



**Town of Timnath
Public Hearing Notice
May 4, 2023**

Dear Resident/Property Owner:

The Town of Timnath would like to notify you of two Public Hearings on a proposed development project in your neighborhood. The Timnath Planning Commission and Town Council will hold public hearings on the development action as indicated below.

Tue, May 16, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, May 23, 2023	6:00 P.M.	Town Council - 1st Reading Setting the Public Hearing
Tue, Jun 13, 2023	6:00 P.M.	Town Council - 2nd Reading & Public Hearing

These meetings will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547 and live streamed on our website. Please visit our website, www.timnath.org, for more information.

Project:	Ladera PDO Amend. No. 1
Location:	Property located South of Swetsville Zoo Road, East & West of Weitzel Road.
Property Size:	64.753 acres
Current Zoning:	Regional Commercial (RC)
Proposed Zoning:	Regional Commercial (RC)
Case #	RZ-2023-0001
Property Owner:	Connell LLC
Summary:	Planned Development Overlay (PDO) application to amend the previously approved PDO for Ladera.

The Town of Timnath considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's review of this proposal. If you are unable to attend either public hearing, but would like to provide input, written comments are welcome. You may call Kevin Koelbel, Town Planner, at (970) 224-3211 or contact him by e-mail at kkoelbel@timnathgov.com.

The list of affected property owners for this public notice is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF TIMNATH

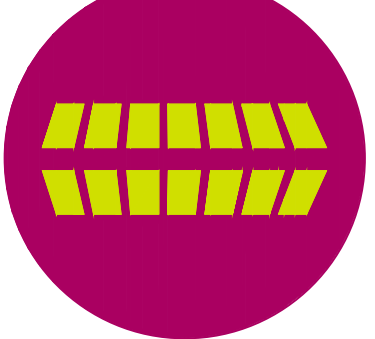
Kevin Koelbel, BSP, APA
Town Planner

Attached:

For a PDF version of this mailing,
please go to
<https://timnath.org/neighborhood-meetings/>

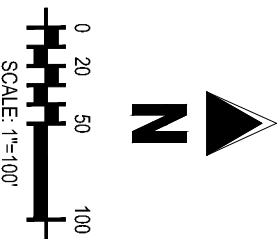
**Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.timnath.org
4750 Signal Tree Drive, Timnath, CO 80547**

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**LADERA SUBDIVISION AMENDMENT NO. 1
 PLANNED DEVELOPMENT OVERLAY**

TIMNATH, CO



PD OVERLAY DESCRIPTION

THE LADERA SUBDIVISION (THE "PROJECT") IS LOCATED SOUTHWEST OF INTERSTATE 25 AND HIGHWAY ROAD. IN ADDITION TO THE EXCELLENT VISIBILITY OF THE PROJECT FROM THE HIGHWAY ROAD, THE PROJECT IS LOCATED IN AN AREA THAT IS UNUSUALLY SITUATED TO FACILITATE REGIONAL COMMERCIAL DEVELOPMENT, PROVIDING AN EXCELLENT ADDITION TO THE STREET AND THE PROJECT IN THE MOST APPROPRIATE AND EFFICIENT MANNER AVAILABLE. THIS PD OVERLAY IS INTENDED TO COVER THE DEVELOPMENT OF THE PROJECT IN THE EVENT OF THE ANY DEVELOPMENT BEING SUBMITTED FOR THE PD OVERLAY. THE TERMS OF THE PD OVERLAY SHALL APPLY.

ADDITIONAL PD OVERLAY GUIDELINES

1. MAINTENANCE FOR THIS PD OVERLAY THE MAINTENANCE FOR ALL OPEN SPACE AREAS AND LANDSCAPE AREAS IS TO BE PROVIDED BY AN OWNERS ASSOCIATION, BUSINESS IMPROVEMENT DISTRICT OR METRO DISTRICT FOR THE PROPERTY.
2. PARKING: THE PROJECT WILL DEVELOPED IN PHASES. ALL NECESSARY IMPROVEMENTS REQUIRED FOR A SPECIFIC PHASE WILL BE CONSTRUCTED IN CONNECTION WITH SUCH PHASE.
3. REFER TO SPEC 3 FOR ADDITIONAL LAND USE CODE AND COMPLIANCE DESIGN REQUIREMENTS FOR THIS PD OVERLAY.

SITE AREA:

LOT	TRACT / LAND USE	LOT AREA S.F.	LOT AREA ACRES	TOTAL BLOCK AREA S.F.	TOTAL BLOCK AREA ACRES
Block 1	REG. COMMERCIAL	77,498 S.F.	1.78 ACRES	48,939 S.F.	1.12 ACRES
Lot 1	REG. COMMERCIAL	48,939 S.F.	1.12 ACRES	78,908 S.F.	1.80 ACRES
Lot 2	REG. COMMERCIAL	78,908 S.F.	1.80 ACRES	417,800 S.F.	9.59 ACRES
Block 2	REG. COMMERCIAL	417,800 S.F.	9.59 ACRES	77,419 S.F.	1.78 ACRES
Lot 1	REG. COMMERCIAL	77,419 S.F.	1.78 ACRES	50,929 S.F.	1.17 ACRES
Lot 2	REG. COMMERCIAL	50,929 S.F.	1.17 ACRES	46,726 S.F.	1.07 ACRES
Lot 3	REG. COMMERCIAL	46,726 S.F.	1.07 ACRES	42,478 S.F.	0.97 ACRES
Lot 4	REG. COMMERCIAL	42,478 S.F.	0.97 ACRES	45,447 S.F.	1.04 ACRES
Lot 5	REG. COMMERCIAL	45,447 S.F.	1.04 ACRES	109,729 S.F.	2.50 ACRES
Lot 6	REG. COMMERCIAL	109,729 S.F.	2.50 ACRES	501,106 S.F.	11.50 ACRES
Tract A	REG. COMMERCIAL	501,106 S.F.	11.50 ACRES	144,619 S.F.	3.33 ACRES
Tract B	REG. COMMERCIAL	144,619 S.F.	3.33 ACRES	217,707 S.F.	4.99 ACRES
TOTAL AREA		217,707 S.F.	4.99 ACRES		

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HERBERT THOMAS JR. OF THE COUNTY OF WASHINGTON STATE AND PAULINE ANN LADERA SUBDIVISION RECORDED AT RECEPTION NO. 2022000045 AND LOT 18, AMENDED PLAT OF TRACT A JOHN W. SMETS 2004, SUBDIVISION AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2022000045, HEREBY CERTIFY THAT THE PROJECT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF TIMNATH, LARIMER COUNTY, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 13° 11' 18" W, A DISTANCE OF 118.84 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO THE SOUTH LINE OF CATHERINE TIMNATH SOUTH SUBDIVISION RECORDED AT RECEPTION NO. 2004000045 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 74° 47' 12" W, A DISTANCE OF 310.97 FEET ON SAID SOUTH LINE;

THENCE SOUTH 74° 47' 12" W, A DISTANCE OF 594.94 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LADERA SUBDIVISION;

THENCE SOUTH 74° 47' 12" W, A DISTANCE OF 594.94 FEET TO THE FOLLOWING CORNER (7) CORNERS:

1. SOUTH 74° 47' 12" W, A DISTANCE OF 30.80 FEET, A CENTRAL ANGLE OF 101° 17' 42" W;
2. NORTH 74° 47' 12" W, A DISTANCE OF 22.80 FEET, A CHORD BEARING OF S02° 25' 12" W WITH A CHORD DISTANCE OF 22.45 FEET;
3. NORTH 74° 47' 12" W, A DISTANCE OF 29.12 FEET, TO A NON-TANGENT CORNER;
4. NORTH 74° 47' 12" W, A DISTANCE OF 74.78 FEET, TO A NON-TANGENT CORNER;
5. ON SAID NON-TANGENT CORNER TO THE LEFT, HAVING A RADII OF 57.50 FEET, A CENTRAL ANGLE OF 75° 17' 11" W, A DISTANCE OF 74.47 FEET, A CHORD BEARING OF N62° 27' 27" W WITH A CHORD DISTANCE OF 74.47 FEET;
6. THENCE SOUTH 74° 47' 12" W, A DISTANCE OF 14.60 FEET;
7. THENCE NORTH 74° 47' 12" W, A DISTANCE OF 16.85 FEET TO THE NORTH LINE OF SAID LADERA SUBDIVISION;

THENCE ON THE NORTH, WEST AND EAST LINES OF SAID LADERA SUBDIVISION FOR THE FOLLOWING SIX (6) CORNERS:

 1. THENCE NORTH 74° 47' 12" W, A DISTANCE OF 64.20 FEET;
 2. THENCE NORTH 74° 47' 12" W, A DISTANCE OF 64.00 FEET;
 3. THENCE SOUTH 74° 47' 12" W, A DISTANCE OF 14.92 FEET;
 4. THENCE NORTH 74° 47' 12" W, A DISTANCE OF 74.78 FEET;
 5. THENCE SOUTH 74° 47' 12" W, A DISTANCE OF 74.78 FEET;
 6. THENCE SOUTH 74° 47' 12" W, A DISTANCE OF 120.12 FEET;
 7. THENCE SOUTH 74° 47' 12" W, A DISTANCE OF 20.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 217707 SQUARE FEET OR 4.9845 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, REGIE COLEMAN RESSLETS, PLS. # 37911, A duly registered land surveyor in the state of Colorado, do hereby certify that I have personally supervised and participated in the survey of the above described parcel and that the description has been prepared in compliance with all applicable laws, rules and regulations of the State of Colorado. I have also reviewed the plat and find it to be accurate to the best of my knowledge, information and belief.

REGIE COLEMAN RESSLETS
 LAND SURVEYOR NO. 37911
 AN EMPLOYEE FOR AND ON BEHALF OF FALCONER & COMPANY, INC.
 PROJECT NO. CND00000110

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

COMMISSIONER _____

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TIMNATH TOWN COUNCIL, TIMNATH, COLORADO.

TIMNATH TOWN CLERK _____

