

May 23rd, 2023



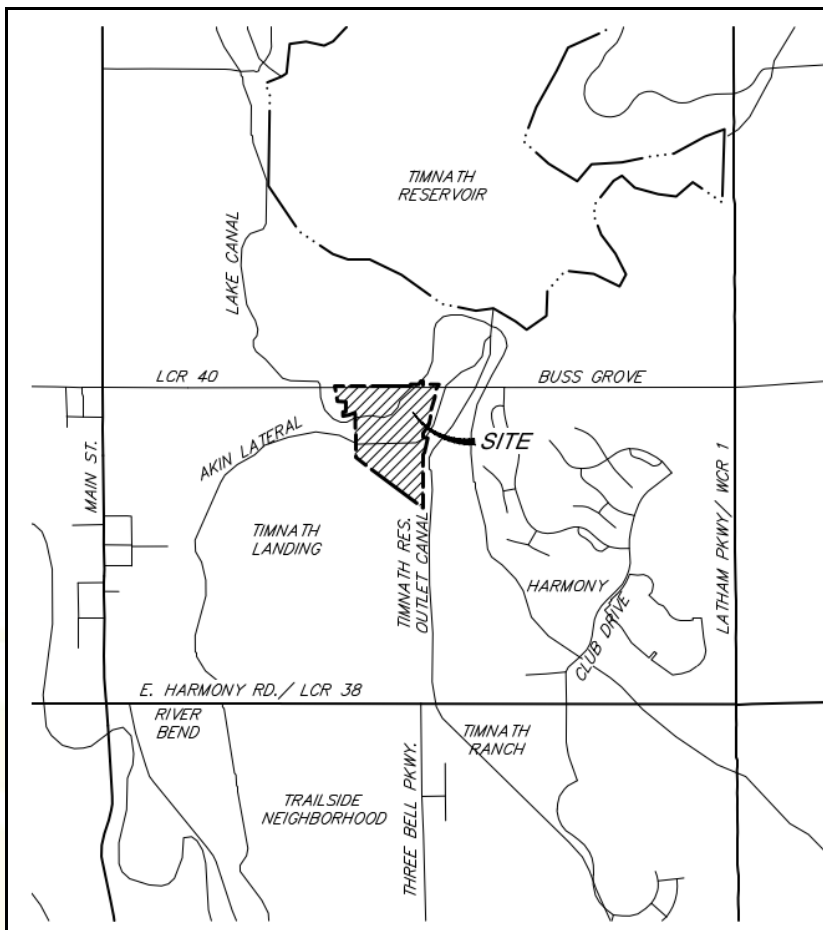
SC Land Estates, LLC  
6432 Grand Tree Blvd.  
Timnath, CO 80547

### **Notice of Neighborhood Meeting Correction**

The meeting for the McMorris Subdivision has been rescheduled for  
Monday June 12, 2023 - 5:30 to 6:30pm

You are invited to attend a neighborhood meeting and to comment on a presentation for a Minor Subdivision and Sketch Plan Application, which has been filed with the Town of Timnath. The proposed McMorris Subdivision is located to the south of Timnath Reservoir and is bordered by Larimer County Road 40 (Buss Grove Road) to the north, Harmony Subdivision to the east, and Timnath Landing Subdivision to the south and west.

**The Neighborhood Meeting will be held on  
Monday June 12, 2023 - 5:30 to 6:30pm  
At the Town of Timnath Community Room located at  
4750 Signal Tree Drive  
Timnath, Colorado 80547**



**Name of Proposal:** McMorris Subdivision – Sketch Plan

**Owner:** SC Land Estates, LLC  
6432 Grand Tree Blvd.  
Timnath, CO 80547

**Property Size:** 46.71 Acres

**Current Zoning:** (RE) – Estate Residential & RE with PD overlay (Harmony Subdivision)

**Legal Description:**

**Parcel 1:** Lots 1,2 and 3, Olde Timnath Estates, Town of Timnath, County of Larimer, State of Colorado

**Parcel 2:** A Parcel of land being all of lot 206, block 10, Harmony Subdivision-Second Filing recorded under reception No. 20070020818 in the records of the Larimer County clerk and recorder, a portion of Tract B, Harmony Subdivision-Third Filing, first amendment recorded under reception No. 20160048302, a portion of the property described in the special warranty deed recorded under reception No. 20170076597, and the property described in the quit claim deed recorded under reception No. 20220030350, located in the northeast quarter of section 35 and the northwest quarter of section 36, township 7 north, range 68 west of the 6<sup>th</sup> principal meridian, County of Larimer, State of Colorado.

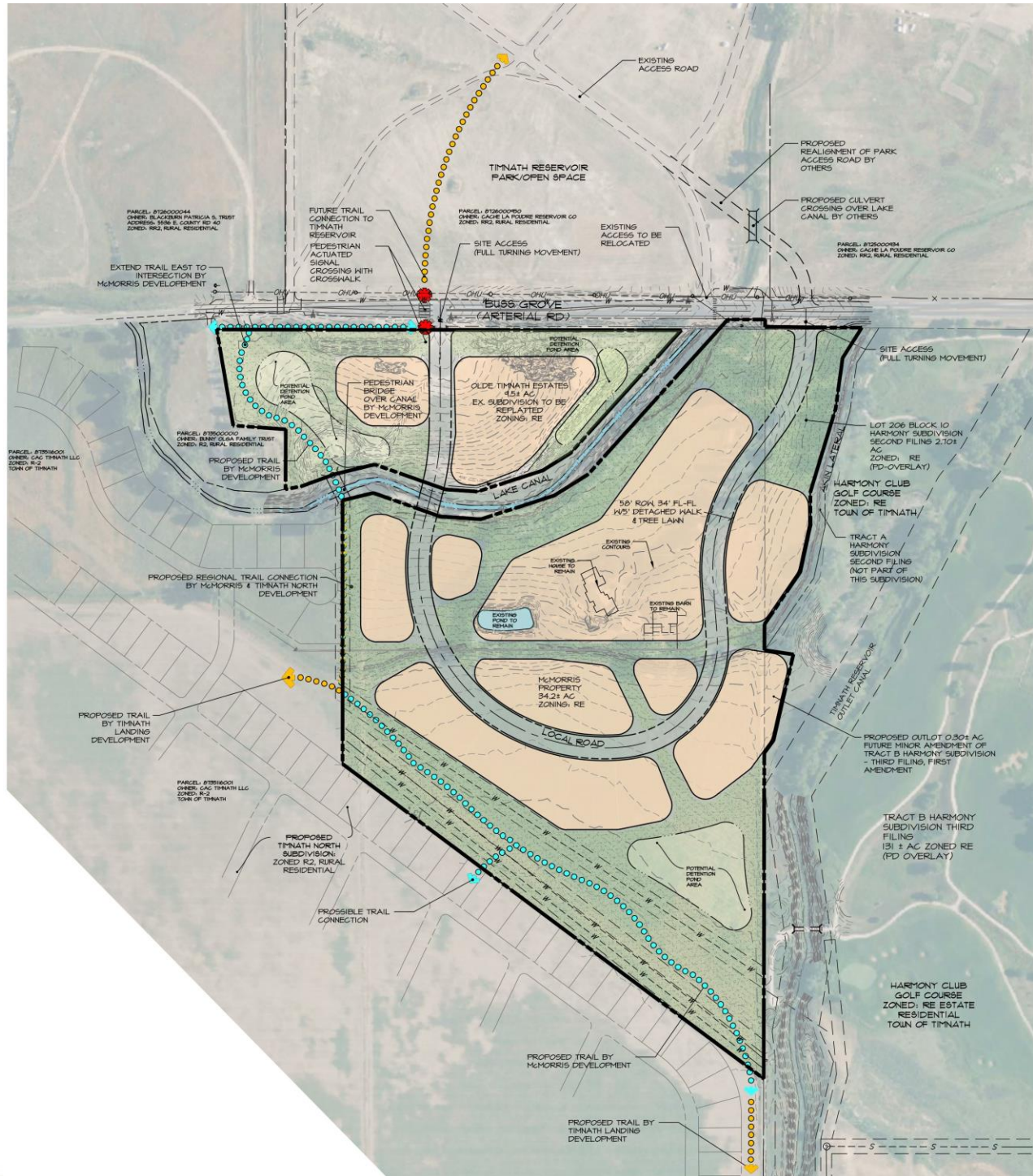
**Application File #:** SP-2023-0002 & MS-2023-0001

**General Description**

The proposed McMorris Property Subdivision encompasses an approximate area of 46.71 acres, primarily characterized by native grasses and vegetation. Additionally, there is an existing home and barn located within the subdivision area. The Sketch Plan is requesting a density for 28 SFD dwelling units. The proposed development's overall density is calculated to be 0.58 dwelling units per acre. Access to the property will be available from two separate locations along Buss Grove Road, each approximately 1000 feet apart. For internal access to the lots, the planned roadway will consist of a 58-foot wide public right-of-way, a 34-foot wide Local Road with detached five-foot sidewalks, and six-foot tree lawns on either side. The current plan designates approximately 45% of the site area as open space and reserves around 9% of the site area as right-of-way.

To obtain a copy of the presentation for remote participation via phone, please contact: Ken Merritt [kmerritt@jrengineering.com](mailto:kmerritt@jrengineering.com). A copy of the presentation can be provided for those unable to attend. Requests for a copy of the presentation must be made by May 30, 2023.

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





**Name of Proposal:** Harmony Subdivision – Third Filing, Second Amendment

**Owner:** Harmony, LLC  
6432 Grand Tree Blvd.  
Timnath, CO 80547

**Property Size:** 131.0107 Acres  
**Current Zoning:** (RE) – Estate Residential

**Legal Description:**

Tract B, Harmony Subdivision – Third Filing, First Amendment recorded under reception No. 20160048302 in the records of the Larimer County clerk and recorder, located in section 36, township 7 north, range 68 west of the 6<sup>th</sup> Principal Meridian, County of Larimer, State of Colorado

**Application File #:** MS-2023-0001

**General Description**

The purpose of this Minor Subdivision is to redefine the boundary of Tract B of the Harmony Subdivision – Third Filing, First Amendment and define a new Outlot called Outlot 1. Outlot 1 will be approximately 0.303 acres in size and remain zoned RE- Estate residential. The defining of Outlot 1 will reduce the Tract B area within Harmony Subdivision from 131.01 acres to 130.71 acres. Outlot 1 is being created in anticipation of being transferred to the proposed McMorris Subdivision for Residential use along with Block 10, Lot 206 of the Harmony Subdivision – Second Filing in the future.

