



**Town of Timnath
Public Hearing Notice
June 9, 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, Jun 20, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Jul 11, 2023	6:00 P.M.	Town Council Public Hearing

These meetings will be held in a hybrid format both 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:	Riverbend Harmony Road ROW Vacation
Location:	4625 Harmony Road Drive, Timnath CO
Property Size:	3.27 Acres
Current Zoning:	Community Commercial
Proposed Zoning:	Community Commercial
Case #	MA-2023-0002
Property Owner:	Riverbend Development LLC
Summary:	Vacation of a Utility, Pedestrian, and landscape easement.

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 contact the Planning Department at (970) 224-3211 ext. 5 or contact us by e-mail at planning@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

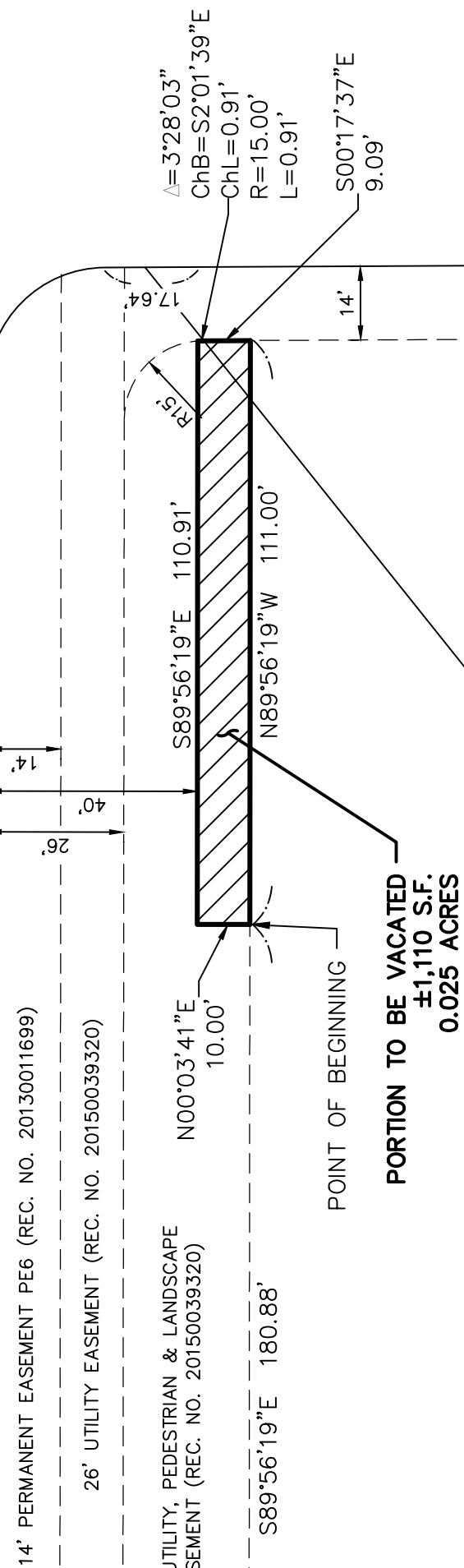
VACATION SITE PLAN

A PARCEL OF LAND LOCATED ON LOTS 4 AND 5, RIVERBEND 1ST FILING, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

POINT OF COMMENCEMENT NW COR. SEC 2, T6N, R 68 W, FOUND 3 1/4" ALUM. CAP LS 10734 IN RANGE BOX

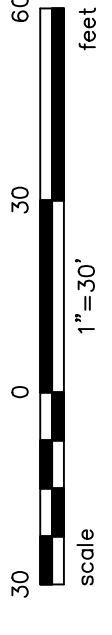
BASIS OF BEARINGS NORTH LINE OF THE NORTHWEST 1/4 SECTION 2, T6N, R68W, 6TH P.M. S89°56'19"E 1834.70'

EAST HARMONY ROAD 70' RIGHT OF WAY FROM SECTION LINE



LEGEND

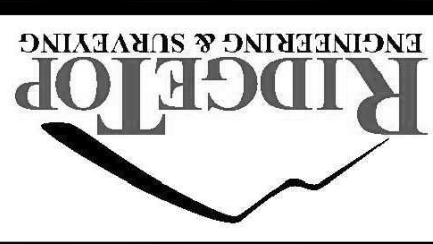
- VACATION BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- OFF-SITE EASEMENT
- UNDERGROUND GAS LINE
- GAS MARKER



NE 1/4 COR SEC 2 T6N, R 68 W, FOUND 2 1/2" ALUM. CAP LS 16404 IN RANGE BOX

VACATION SITE PLAN
A PARCEL OF LAND LOCATED ON LOTS 4 AND 5, RIVERBEND 1ST FILING, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552



DRAFT
09/10/2023