



**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.

<b>Tue, Jun 20, 2023</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Jul 11, 2023</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing</b>

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](http://www.timnath.org), for more information.

<b>Project:</b>	<b>Serratoga 3rd Fil., Prospect Road ROW Vacation</b>
<b>Location:</b>	<b>Prospect Road and County Road 3</b>
<b>Property Size:</b>	<b>Right-Of-Way</b>
<b>Current Zoning:</b>	<b>R-2 (Single-Family)</b>
<b>Proposed Zoning:</b>	<b>R-2 (Single-Family)</b>
<b>Case #</b>	<b>MA-2023-0006</b>
<b>Property Owner:</b>	<b>Kitchel Lake Development Corporation</b>
<b>Summary:</b>	<b>Right-of-Way Vacation.</b>

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](mailto: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/>

<p><b>Town of Timnath</b>  <b>Phone: (970) 224-3211 Fax: (970) 224-3217</b>  <b><a href="http://www.timnath.org">www.timnath.org</a></b>  <b>4750 Signal Tree Drive, Timnath, CO 80547</b></p>
--

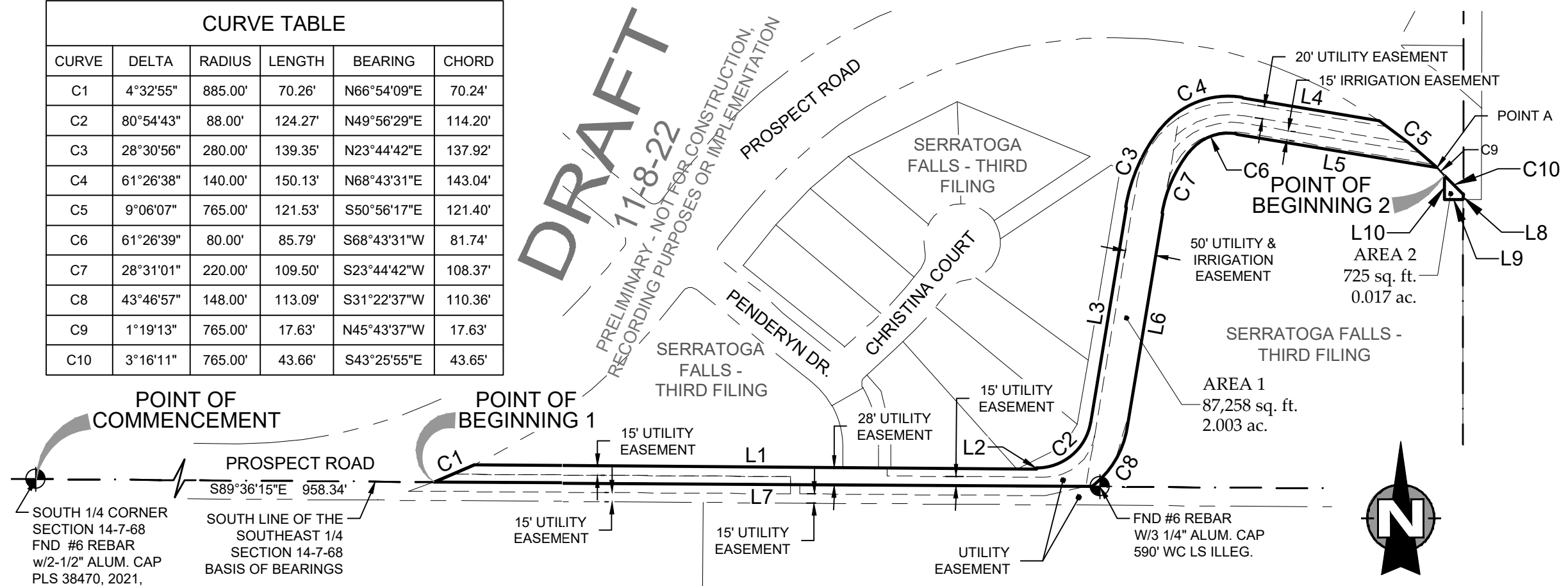
# EXHIBIT

PARCELS OF LAND LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°32'55"	885.00'	70.26'	N66°54'09"E	70.24'
C2	80°54'43"	88.00'	124.27'	N49°56'29"E	114.20'
C3	28°30'56"	280.00'	139.35'	N23°44'42"E	137.92'
C4	61°26'38"	140.00'	150.13'	N68°43'31"E	143.04'
C5	9°06'07"	765.00'	121.53'	S50°56'17"E	121.40'
C6	61°26'39"	80.00'	85.79'	S68°43'31"W	81.74'
C7	28°31'01"	220.00'	109.50'	S23°44'42"W	108.37'
C8	43°46'57"	148.00'	113.09'	S31°22'37"W	110.36'
C9	1°19'13"	765.00'	17.63'	N45°43'37"W	17.63'
C10	3°16'11"	765.00'	43.66'	S43°25'55"E	43.65'

DRAFT

11-8-22  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION



**POINT OF COMMENCEMENT**

SOUTH 1/4 CORNER SECTION 14-7-68  
FND #6 REBAR  
w/2-1/2" ALUM. CAP  
PLS 38470, 2021,  
IN MONUMENT BOX

**PROSPECT ROAD**

S89°36'15"E 958.34'

SOUTH LINE OF THE  
SOUTHEAST 1/4  
SECTION 14-7-68  
BASIS OF BEARINGS

**POINT OF BEGINNING 1**

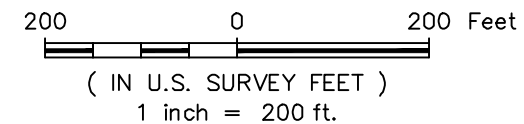
15' UTILITY EASEMENT

28' UTILITY EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

FND #6 REBAR  
W/3 1/4" ALUM. CAP  
590' WC LS ILLEG.



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	914.86'	S89° 36' 15"E
L2	2.00'	N00° 23' 45"E
L3	353.79'	N09° 29' 12"E
L4	224.53'	S80° 33' 11"E

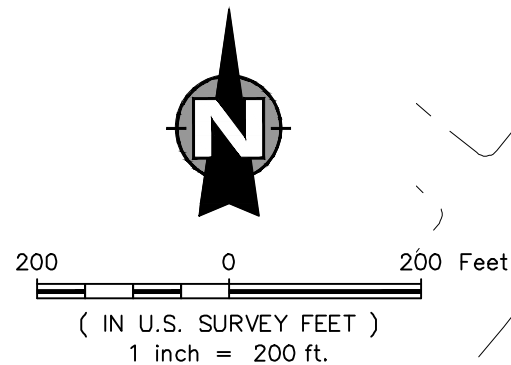
LINE TABLE		
LINE	LENGTH	BEARING
L5	330.07'	N80° 33' 11"W
L6	353.79'	S09° 29' 12"W
L7	1068.61'	N89° 36' 15"W
L8	8.02'	S00° 11' 17"W

LINE TABLE		
LINE	LENGTH	BEARING
L9	30.00'	N89° 54' 53"W
L10	39.68'	N00° 01' 30"E

# EXHIBIT

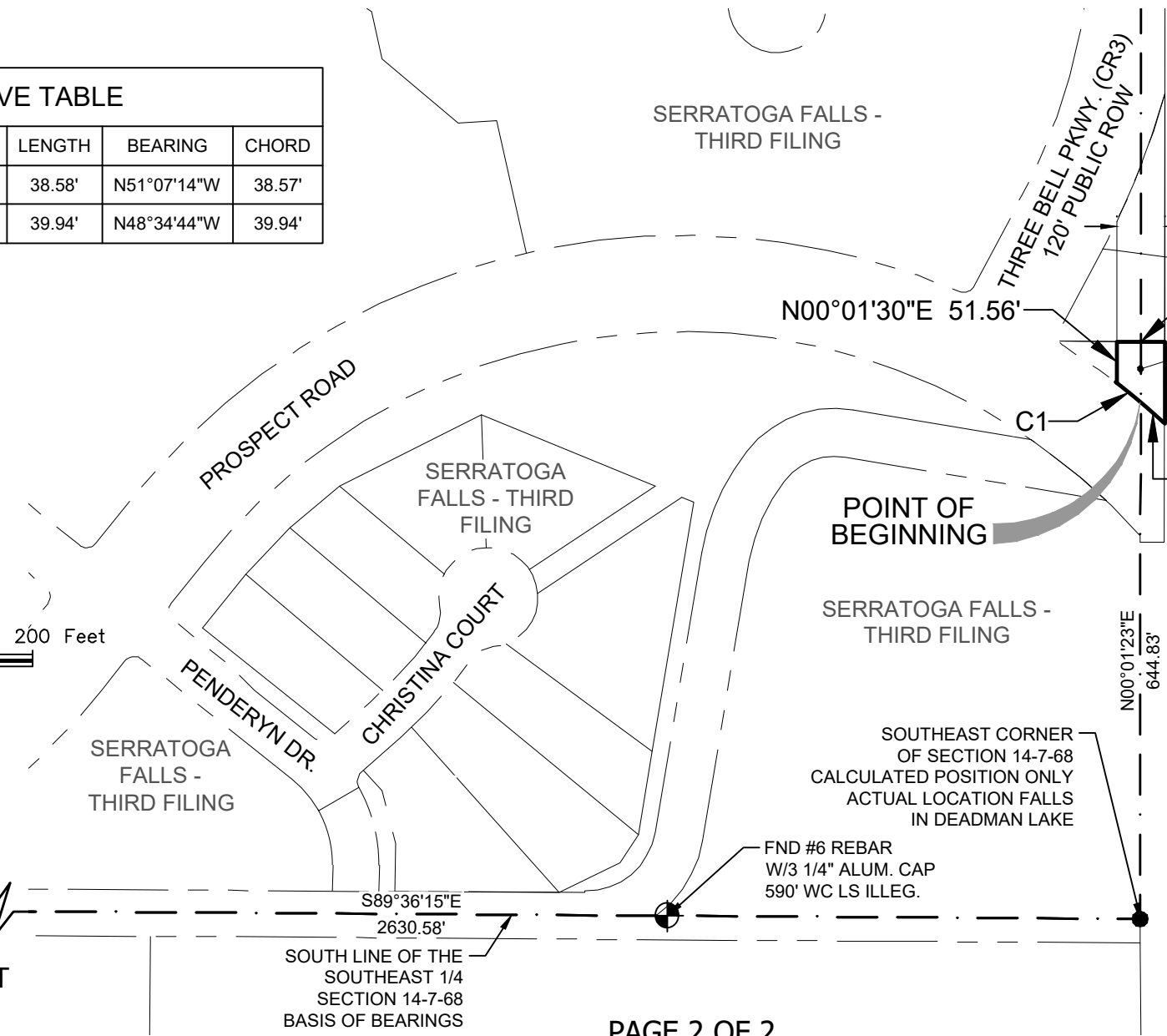
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°29'51"	885.00'	38.58'	N51°07'14"W	38.57'
C2	2°35'10"	885.00'	39.94'	N48°34'44"W	39.94'



SOUTH 1/4 CORNER  
SECTION 14-7-68  
FND #6 REBAR  
w/2-1/2" ALUM. CAP  
PLS 38470, 2021,  
IN MONUMENT BOX

POINT OF  
COMMENCEMENT



THREE BELL PKWY (CR3)  
120' PUBLIC ROW  
THREE BELL PKWY (CR3)  
60' PUBLIC ROW  
S89°42'57"E 60.03'  
AREA  
4,560 sq. ft.  
0.105 ac.

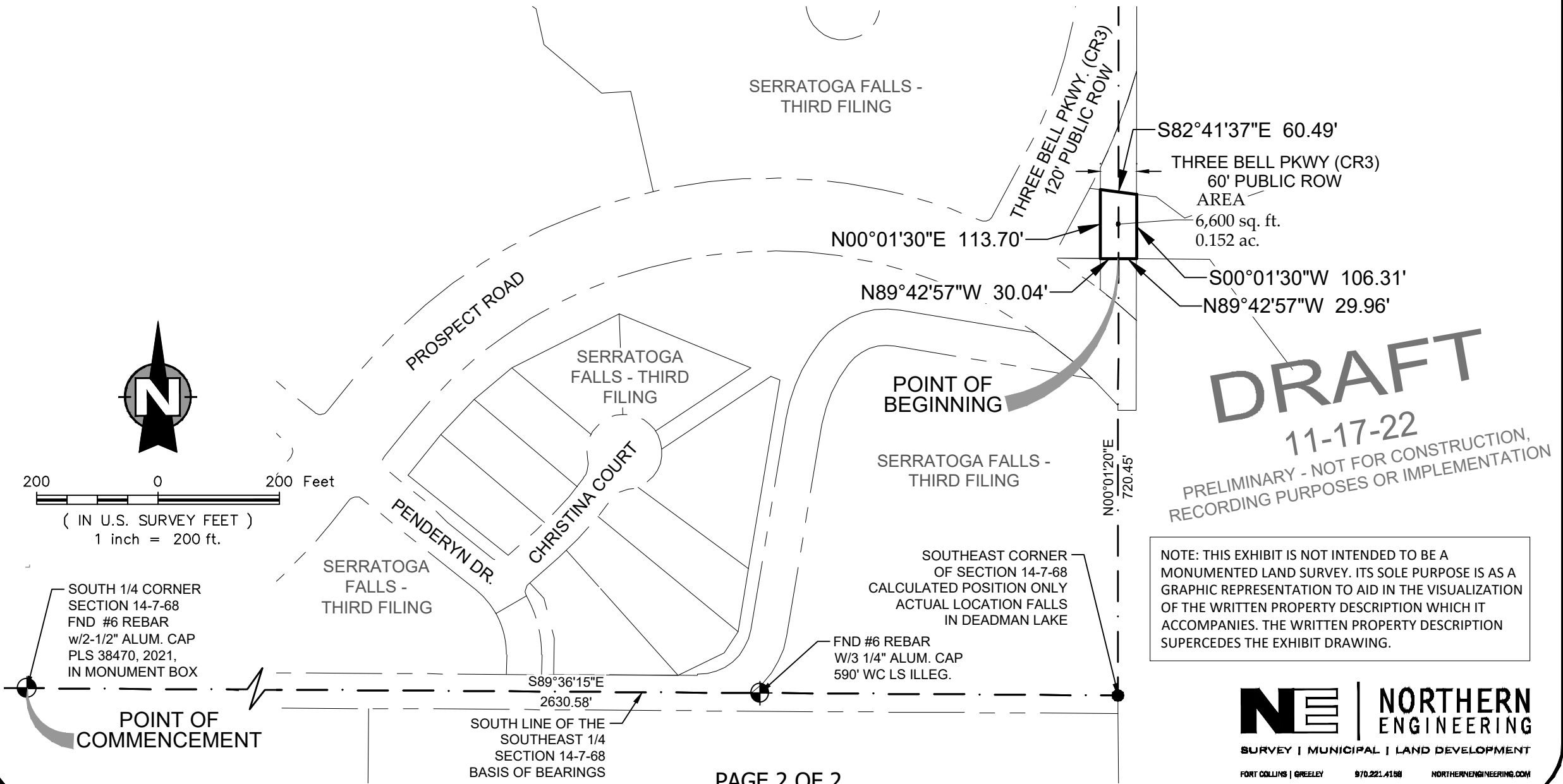
**DRAFT**  
11-17-22  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

**NE** | **NORTHERN ENGINEERING**  
SURVEY | MUNICIPAL | LAND DEVELOPMENT  
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

# EXHIBIT

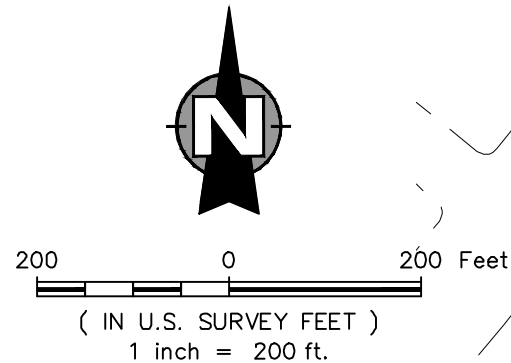
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



# EXHIBIT

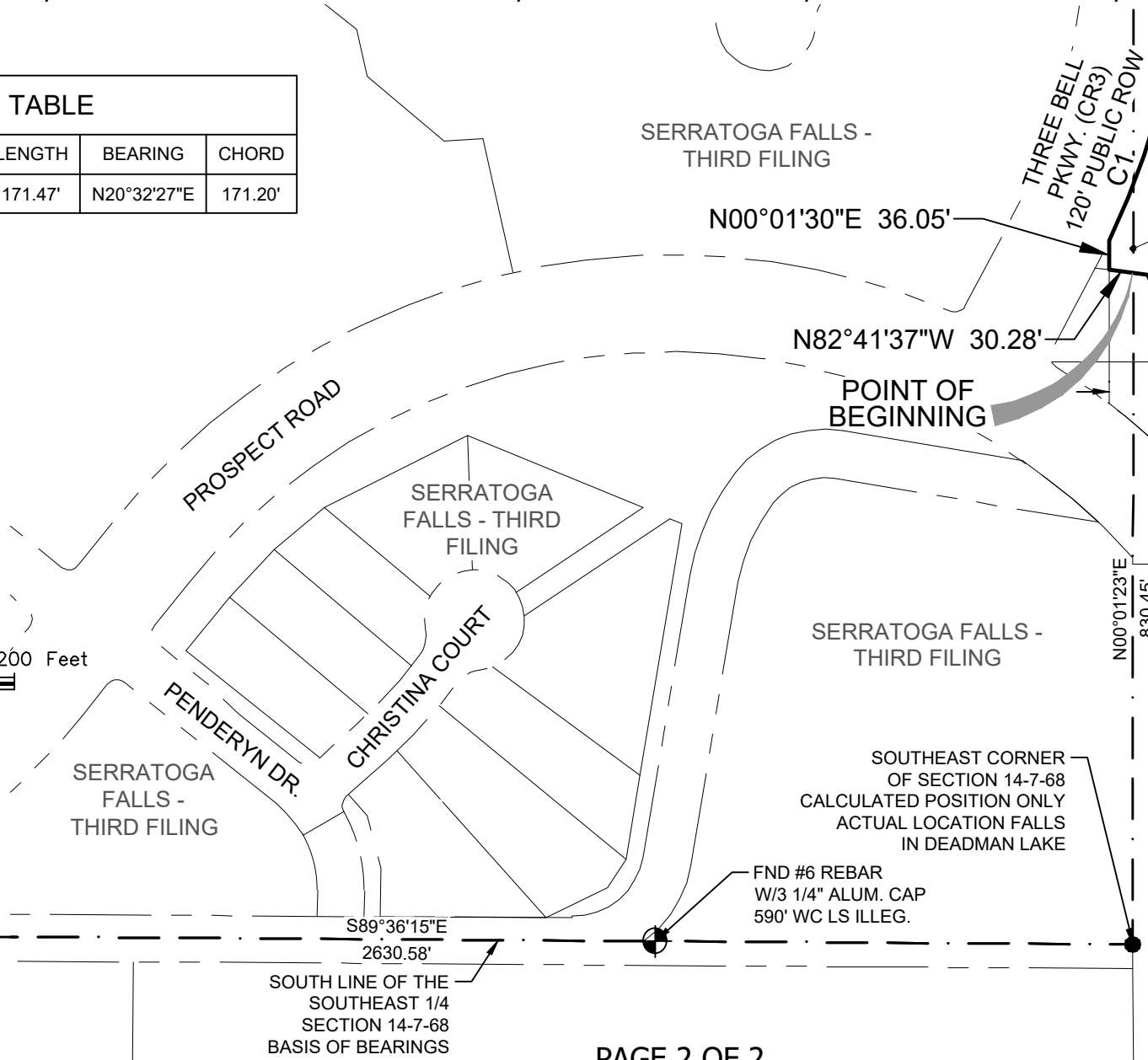
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°06'04"	885.00'	171.47'	N20°32'27"E	171.20'



SOUTH 1/4 CORNER  
SECTION 14-7-68  
FND #6 REBAR  
w/2-1/2" ALUM. CAP  
PLS 38470, 2021,  
IN MONUMENT BOX

POINT OF  
COMMENCEMENT



**DRAFT**  
11-17-22  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

**NE** | **NORTHERN ENGINEERING**  
SURVEY | MUNICIPAL | LAND DEVELOPMENT  
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM