



**Town of Timnath
Public Hearing Notice
July 18, 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, Aug 01, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Aug 22, 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:	Drehle Final Plat
Location:	5409 S. County Road 3 Timnath, CO
Property Size:	33.34 acres
Current Zoning:	Single Family Residential (R-2)
Proposed Zoning:	R-2
Case #	FP-2023-0001
Property Owner:	CCW Development LLC
Summary:	Final Plat application proposing 111 new residential lots on 33.34 acres, that will include a new neighborhood park and other amenities, like preserving the historic barn.

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

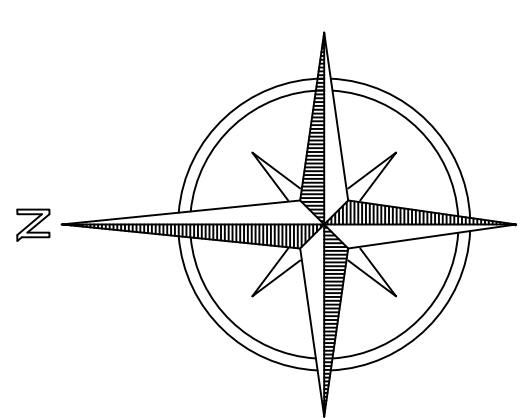
Chap Kemper, BUP, APA
Town Planner
Attached:

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

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

DREHLE SUBDIVISION FINAL PLAT

SITUATE IN THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 6 NORTH, RANGE 68
WEST OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF LARIMER,
STATE OF COLORADO



LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP, LS 38348
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- UTILITY EASEMENT
- 1" U/E
- 2" U/E
- DRAINAGE EASEMENT

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

REVISIONS	DATE
REDLINES	11-29-22
REDLINES	3-15-23
REVISE LOTS	5-5-23
REDLINES	6-16-23

PROJECT NAME	DATE	DRAWN BY	CHECKED BY
DREHLE	6-17-2022	SIP	SIP
CLIENT: HARTFORD			
FILE NAME: 2022258			
SCALE: 1" = 60'			



MAJESTIC SURVEYING, LLC
1000 WINDSOR DRIVE, WINDSOR, CO 80550

PROJECT NO.	CLIENT	DRAWN BY	CHECKED BY
2022258	HARTFORD	SIP	SIP

PROJECT NAME	DATE	DRAWN BY	CHECKED BY
DREHLE	6-17-2022	SIP	SIP
CLIENT: HARTFORD			
FILE NAME: 2022258			
SCALE: 1" = 60'			

