



**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.

<b>Tue, Aug 01, 2023</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Aug 22, 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>Harmony Subdivision 3rd Fil. 2nd Amendment Minor Subdivision</b>
<b>Location:</b>	<b>Harmony 3rd Filing, 1st Amendment</b>
<b>Property Size:</b>	<b>131.01 acres</b>
<b>Current Zoning:</b>	<b>Estate Residential (RE)</b>
<b>Proposed Zoning:</b>	<b>RE</b>
<b>Case #</b>	<b>MS-2023-0001</b>
<b>Property Owner:</b>	<b>SC Land Estates, LLC</b>
<b>Summary:</b>	<b>Minor Subdivision application to define Outlot 1, Tract B within Harmony Subdivision 3rd Fil, 1st Amendment.</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

Chad Kemper, BUP, APA  
Town Planner

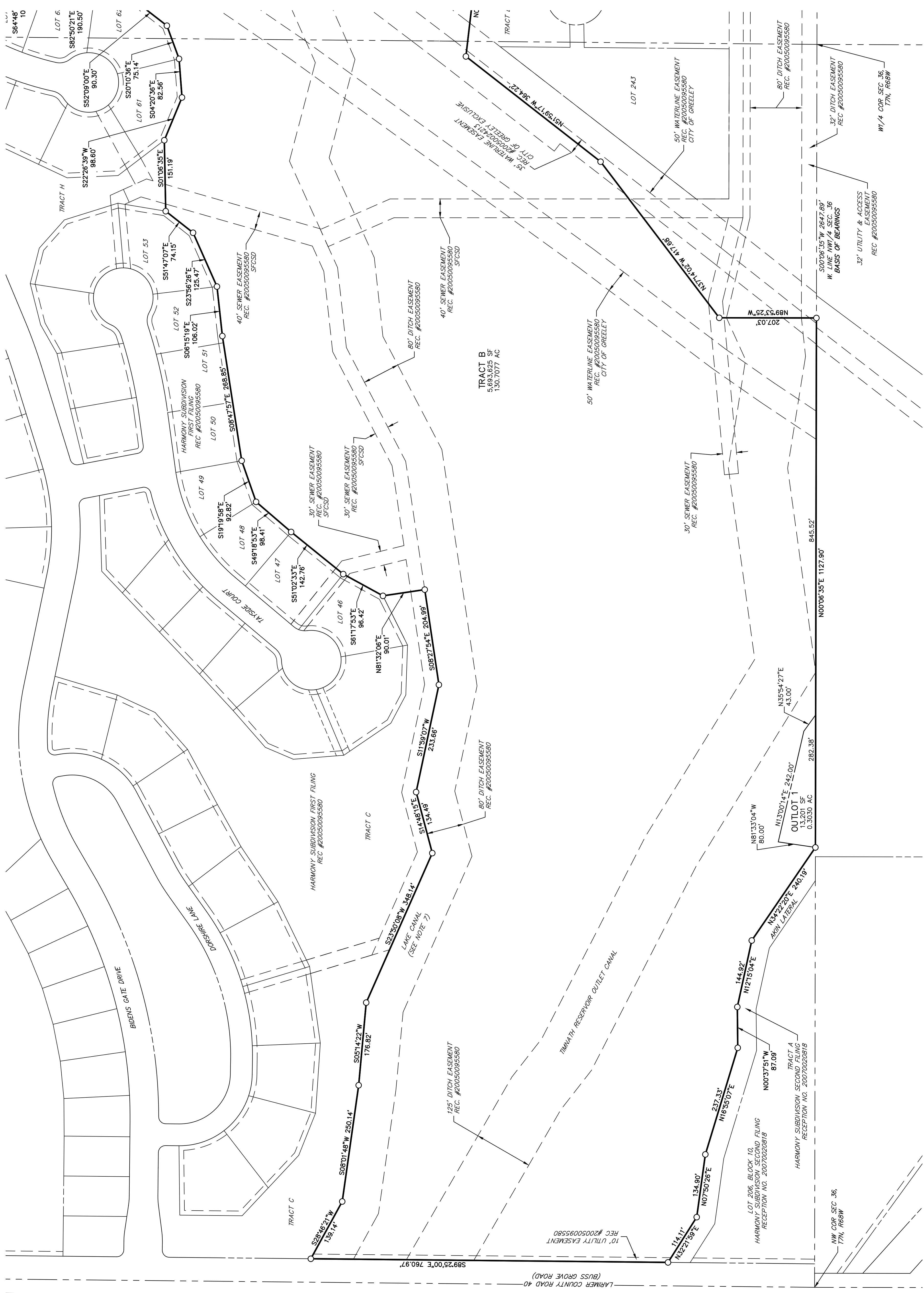
Attached:

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

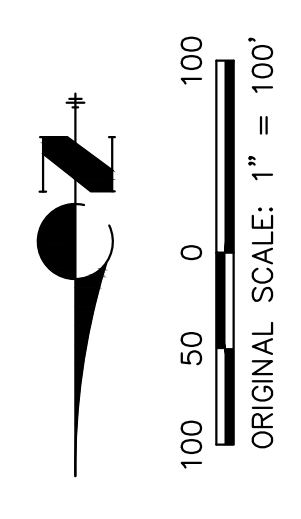
<b>Town of Timnath</b> <b>Phone: (970) 224-3211 Fax: (970) 224-3217</b> <b><a href="http://www.timnath.org">www.timnath.org</a></b> <b>4750 Signal Tree Drive, Timnath, CO 80547</b>
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# HARMONY SUBDIVISION - THIRD FILING, SECOND AMENDMENT

TRACT B, HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT,  
LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 3



HARMONY SUBDIVISION - THIRD  
FILING, SECOND AMENDMENT  
JOB NO. 39811.00  
JUNE 5, 2023  
SHEET 2 OF 4



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