



**Town of Timnath
Public Hearing Notice
July 19, 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:	McMorris Sketch Plan
Location:	Property located south of Buss Grove Road, just west of the Harmony Subdivision.
Property Size:	46.7 acres
Current Zoning:	Estate Residential (RE)
Proposed Zoning:	RE
Case #	SP-2023-0002
Property Owner:	SC Land Estates, LLC
Summary:	Sketch Plan for a residential subdivision to create approximately 28 lots on 48 acres in accordance with properties Estate Residential zoning designation.

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.

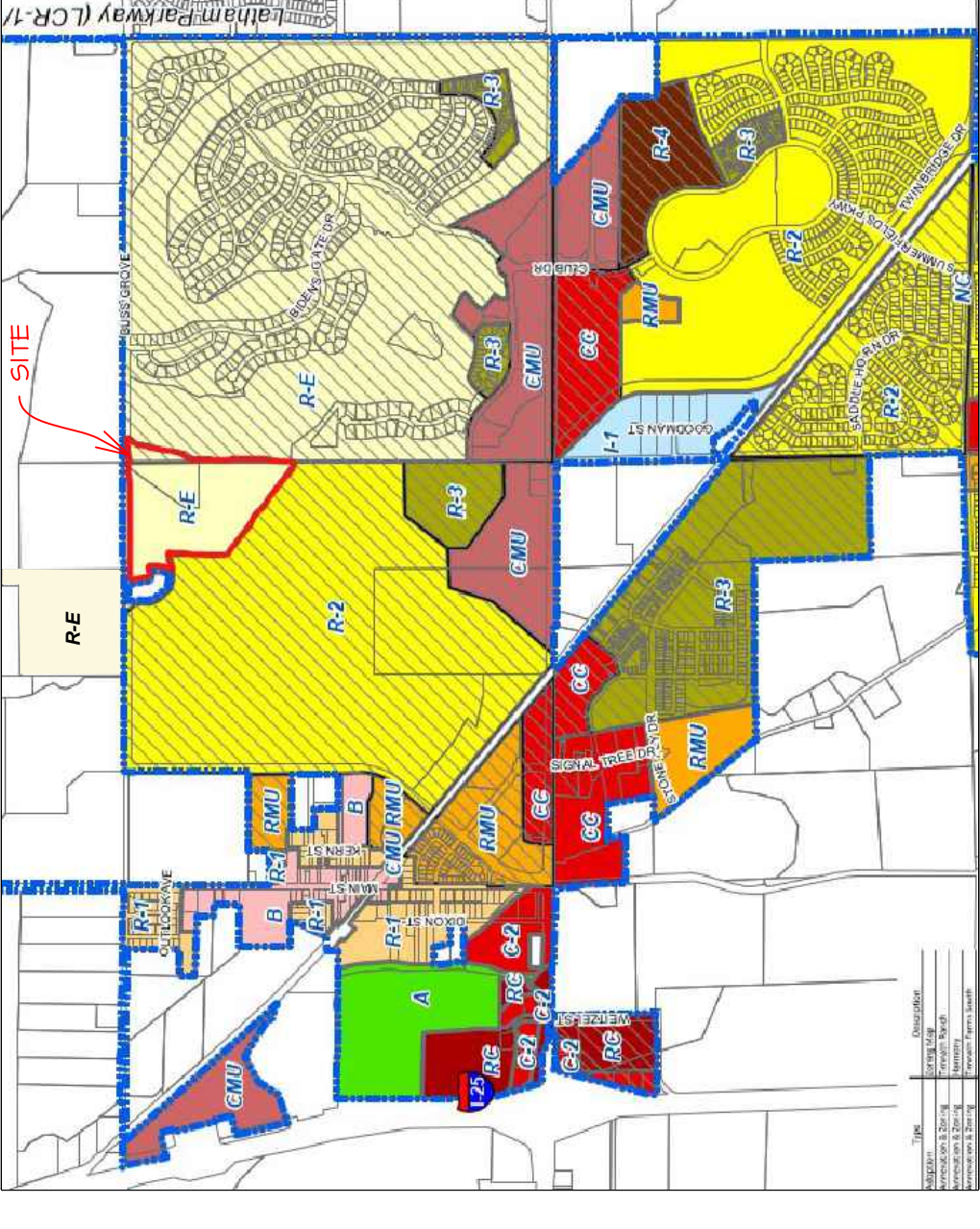
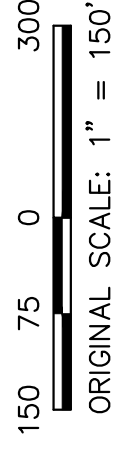
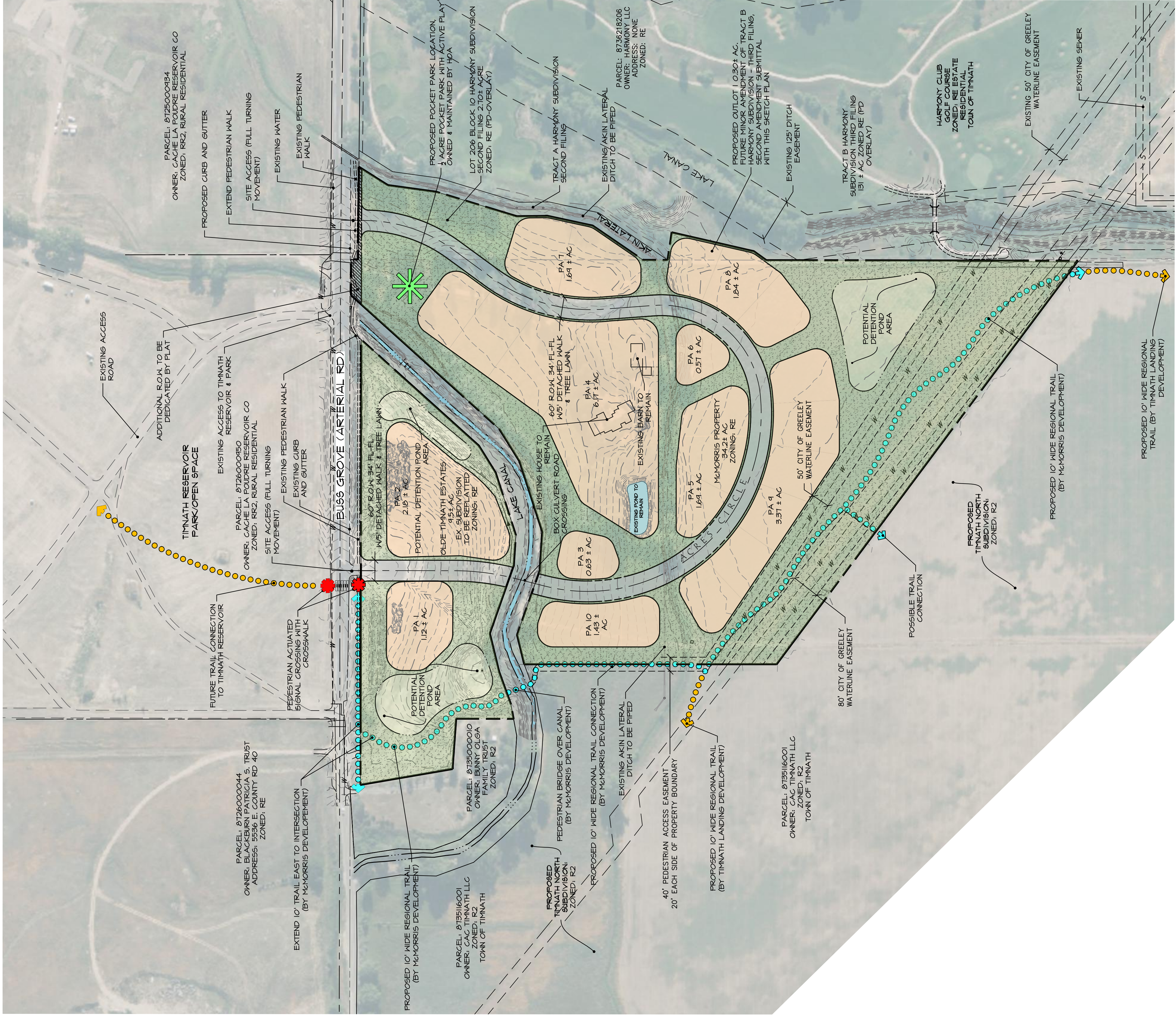
The list of affected property owners for this public notice is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your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

Cordially,
TOWN OF TIMNATH

Chad 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>
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VICINITY MAP

LAND USE DATA

CURRENT ZONING: RE-ESTATE RESIDENTIAL
 PROPOSED ZONING: RE-ESTATE RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL ESTATES
 TOTAL SITE AREA: 47.0 ± AC (100%)
 LOT AREA (PAI-PA10): 21.0 ± AC (45%)
 DEDICATED ROAD: 4.0 ± AC (9%)
 OPEN SPACE: 22.0 ± AC (47%)
 PROPOSED SINGLE FAMILY LOTS: 20 SF LOT (MAXIMUM)

SKETCH PLAN NOTES

1. TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SURVEYED BY SITE ENGINEER IN PLACE OF USGS TOPOGRAPHIC CONTOURS.
2. THERE ARE NO KNOWN HAZARDOUS PRESENT DUE TO TOPOGRAPHY, GEOLOGY OR HYDROLOGY, NOR ARE THERE ANY KNOWN CONTAMINATED AREAS.
3. BOUNDARY OF RESIDENTIAL LOTS & OPEN SPACE ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING PRELIMINARY PLAT PROCESS.
4. PROPOSED DENSITY WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAT, BASED ON ACTUAL NUMBER OF UNITS.
5. OPEN SPACE AREA WILL COMPLY WITH CURRENT ZONING REQUIREMENT.
6. POTABLE WATER TO BE PROVIDED BY FORT COLLINS-LOVELAND WATER DISTRICT.
7. SEWER TO BE PROVIDED BY SOUTH FORT COLLINS SANITATION DISTRICT.
8. ELECTRIC & GAS SERVICE TO BE PROVIDED BY XCEL ENERGY.
9. McMORRIS PRELIMINARY PLAT SHALL PUBLICLY DEDICATE A 60' WIDE RIGHT OF WAY WITH A 34' WIDE ROAD, 5' DETACHED WALK, AND 6' TREE LAWN ON EACH SIDE OF THE ROADWAY.
10. STREET TREES ALONG THE PUBLIC ROM SHALL BE PLANTED A MINIMUM OF 40' ON CENTER ALONG THE DEDICATED ROADWAY.
11. THE "OLD TIMNATH ESTATES" SUBDIVISION SIA WILL BE INTEGRATED INTO A NEW OVERALL SIA FOR THE McMORRIS SUBDIVISION.

LEGEND

- SITE BOUNDARY
- ✳ POCKET PARK, MIN 1/2 ACRE OWNED & MAINTAINED BY HOA
- ⬇ PEDESTRIAN CROSSING
- ⬆ REGIONAL TRAIL NETWORK BY McMORRIS DEVELOPMENT
- ⬇ FUTURE REGIONAL TRAIL BY OTHERS
- REGIONAL TRAIL NETWORK BY McMORRIS & TIMNATH NORTH SUBDIVISION
- APPROXIMATE EXTENT OF SINGLE FAMILY RESIDENTIAL LOTS
- OPEN SPACE AREA



Know what's below.
Call before you dig.

PREPARED FOR
 SC LAND ESTATES, LLC
 7388 GREENDALE ROAD #104
 WINDSOR, CO 80505
 ATTN: ALEX SHUMAN
 970-219-1493
 UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES AUTHORIZATION.

J-R ENGINEERING
 A Westran Company
 Fort Collins 970-491-9888 • www.jrengineering.com
 Central 303-740-9999 • Colorado Springs 719-593-2893

NO.	REVISION	DATE
1	REVISED PER TOWN OF TIMNATH COMMENTS	6/7/23
	BY JSC	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 150'	N/A	7/6/23	AJH	AJH	AJH




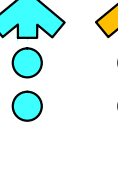
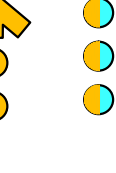
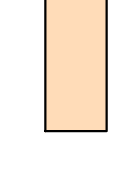
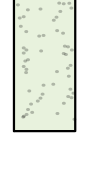

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LANDSCAPE & OPEN SPACE PLAN NOTES

- BOUNDARY LINES OF PLANNING AREAS, AS WELL AS THE LOCATIONS OF PARKS AND TRAILS ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING PRELIMINARY PLAT, OPEN SPACE SIZE AND LOCATIONS WILL BE DETERMINED DURING THE PLATTING PROCESS.
- TOWN CODE RELATED TO PLANT HEIGHT AND VARIETY WILL COMPLY WITH THE DISTRICT TOWN OF TIMNATH REGULATIONS.
- SITE DISTANCE TO NEAREST REGIONAL TRAIL SHALL BE USED WHEN FEASIBLE TO DETERMINE ACCESS POINTS. ACCESS POINTS ARE SUBJECT TO CHANGE DURING THE PRELIMINARY PLAT.
- TOWN OF TIMNATH REGIONAL TRAIL HAS BEEN CONCEPTUALLY SHOWN THROUGHOUT THE SITE AND THE LOCATION IS SUBJECT TO CHANGE DURING THE PRELIMINARY PLAT PROCESS.
- FINAL CONFIGURATION OF OPEN SPACE AND NATURAL LAND USES WILL BE DETERMINED DURING THE PLATTING PROCESS, GENERALLY BREAKING UP THE DEVELOPED PORTIONS OF THE SITE.
- THE ROAD AND INCLUDE LANDSCAPING PER SECTION 5.16.2 PARKS & OPEN SPACE. A POCKET PARK IS REQUIRED FOR SUBDIVISIONS OF MORE THAN 6 DWELLING UNITS. THE PARK MUST BE A MINIMUM OF 1/2 ACRE & INCLUDE LANDSCAPING AND IRRIGATION. THE PARK WILL BE OWNED & MAINTAINED BY A HOMEOWNERS ASSOCIATION.

LEGEND

-  SITE BOUNDARY
-  POCKET PARK, MIN 1/2 ACRE OWNED & MAINTAINED BY HOA
-  PEDESTRIAN CROSSING
-  REGIONAL TRAIL NETWORK BY McMORRIS DEVELOPMENT
-  FUTURE REGIONAL TRAIL BY OTHERS
-  REGIONAL TRAIL NETWORK BY McMORRIS & TIMNATH NORTH SUBDIVISION
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