



**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 08, 2023	6:00 P.M.	Town Council - 1st Reading Setting the Public Hearing
Tue, Aug 22, 2023	6:00 P.M.	Town Council - 2nd Reading & 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:	Ladera ROW Vacation
Location:	Swetsville Zoo Road ROW
Property Size:	0.486 acres
Current Zoning:	Community Commercial (CC)
Proposed Zoning:	CC
Case #	MA-2023-0005
Property Owner:	Town of Timnath
Summary:	Vacation of Right-of-Way request for a portion of Swetsville Zoo Road ROW at the northwest corner of the Ladera Development.

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

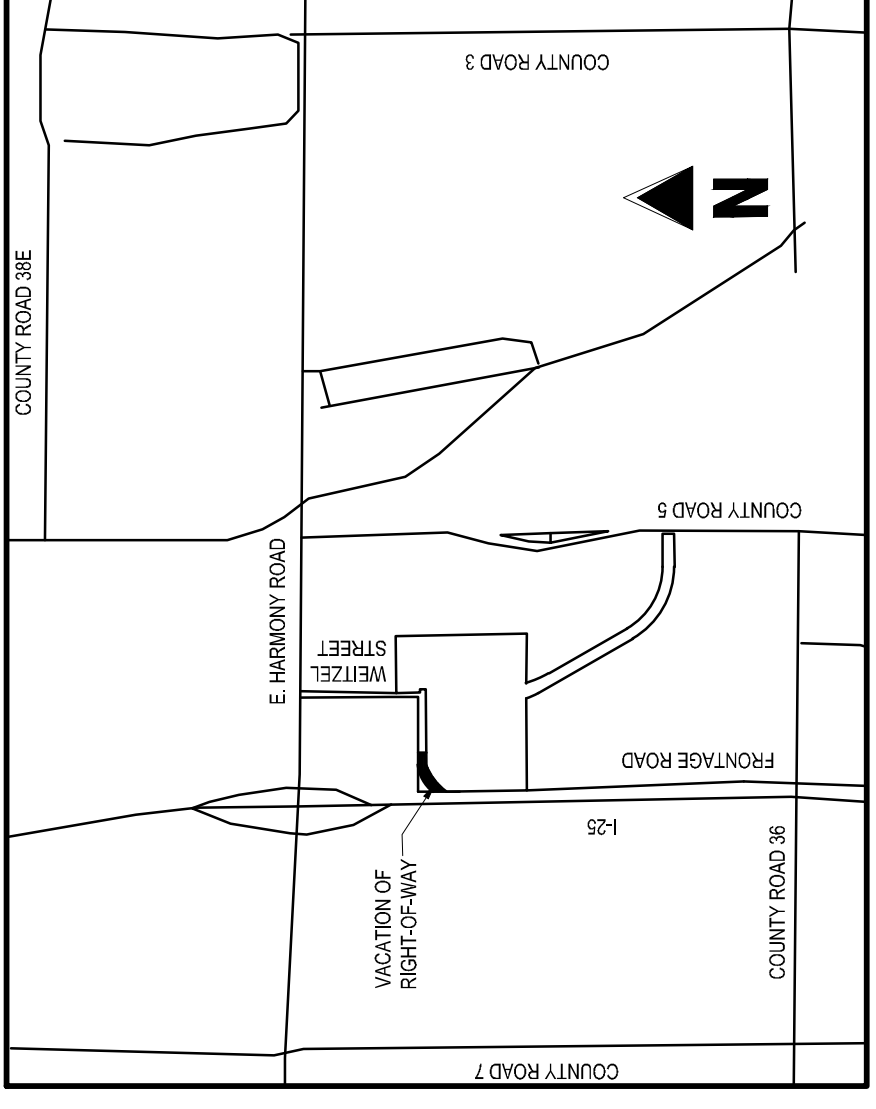
VACATION OF RIGHT-OF-WAY

PART OF THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH
COUNTY OF LARIMER, STATE OF COLORADO

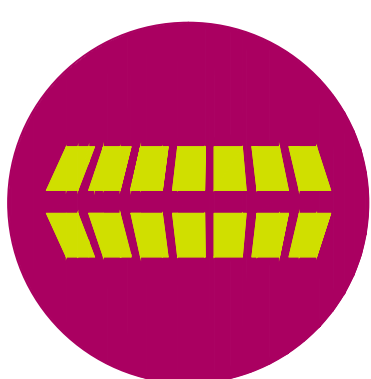
OWNER/DEVELOPER:
CONNELL LLC
7785 HIGHLAND MEADOWS PKWAY SUITE 100
FORT COLLINS, CO 80528
TEL: 970-223-3151

ENGINEER:
GALLOWAY AND COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
970-800-3300

SURVEYOR:
GALLOWAY AND COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
970-800-3300



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CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT TOWN OF TIMNATH IS THE OWNER OF THE PROPERTY AND HEREBY CONSENTS TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

OWNER: TOWN OF TIMNATH

BY: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2023, BY _____ OF TOWN OF TIMNATH.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL. (SEAL)

NOTARY PUBLIC

VACATION OF RIGHT-OF-WAY

PART OF THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2022009456 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF LADERA SUBDIVISION, A PLAT RECORDED AT RECEPTION NO. 2022009456 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED BY A NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED PLS 34176;

THENCE S89°31'02"W, A DISTANCE OF 796.30 FEET ON SAID NORTHERLY LINE, AND ON THE SOUTHERLY LINE OF SAID DEED TO THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) COURSES:

- S89°31'02"W, A DISTANCE OF 37.90 FEET TO A NON-TANGENT CURVE;
- ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 246.00 FEET, A CENTRAL ANGLE OF 86°57'35", A DISTANCE OF 373.36 FEET, A CHORD BEARING OF S46°30'08"W WITH A CHORD DISTANCE OF 338.64 FEET;
- N02°04'13"W, A DISTANCE OF 163.09 FEET TO A NON-TANGENT CURVE;
- ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 306.00 FEET, A CENTRAL ANGLE OF 55°03'34", A DISTANCE OF 293.79 FEET, A CHORD BEARING OF N62°10'52"E WITH A CHORD DISTANCE OF 282.63 FEET;
- N89°30'43"E, A DISTANCE OF 37.06 FEET;

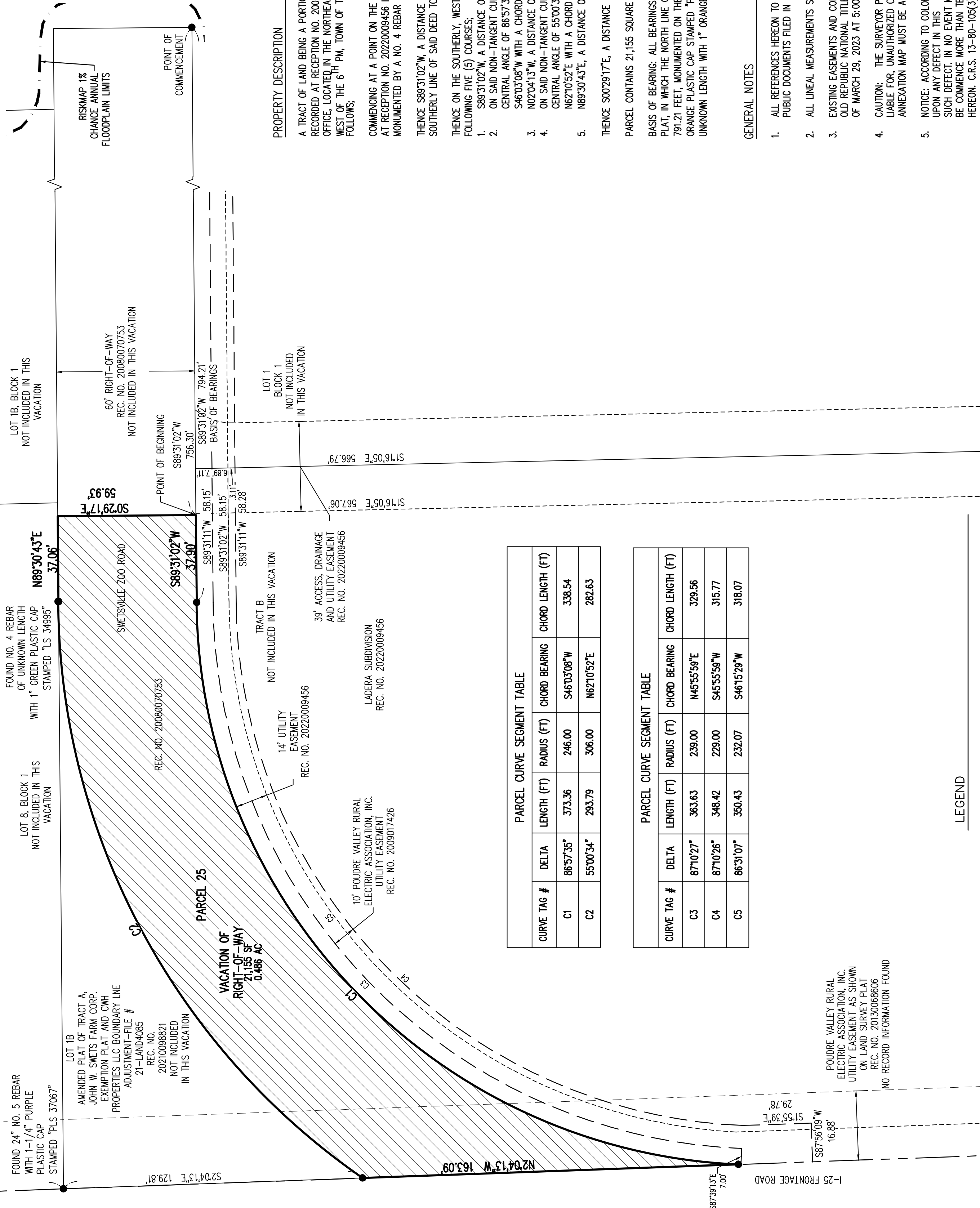
THENCE S00°29'17"E, A DISTANCE OF 58.93 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 21,185 SQUARE FEET OR 0.486 ACRES, MORE OR LESS.

BASES OF BEARINGS, ALL BEARINGS, ARE BASED ON THE FINAL PLAT OF LADERA SUBDIVISION PLAT IN WHICH THE NORTH LINE OF SAID PLAT BEARS SOUTH 89°31'02" WEST, A DISTANCE OF 796.30 FEET MONUMENTED ON THE EAST BY NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 34176" AND ON THE WEST BY NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 34176".

GENERAL NOTES

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EXISTING EASEMENTS AND CONDITIONS ARE BASED ON TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. FOPE2003516, WITH DATE OF MARCH 29, 2023 AT 5:00 P.M.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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. C.R.S. 13-80-105(3)(A).
- THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY, INC. RELIED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FOPE25167676, WITH AN EFFECTIVE DATE OF JANUARY 13, 2022 AT 3:00 P.M.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 080603013E, HAVING AN MAP REVISION DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD) AND ZONE AE. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.



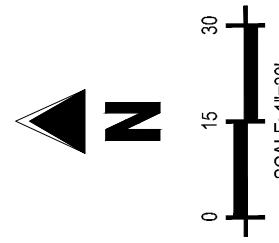
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	86°57'35"	373.36	246.00	S46°30'08"W	338.64
C2	55°03'34"	293.79	306.00	N62°10'52"E	282.63

CURVE TAG #	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C3	87°10'27"	363.63	N45°55'59"E	329.56
C4	87°10'26"	348.42	S45°55'59"W	315.77
C5	86°31'07"	350.43	S46°15'29"W	316.07

LEGEND

- VACATION OF RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- PLUS SECTION LINE
- EXISTING EASEMENT
- VACATION OF RIGHT-OF-WAY
- RECEPTION NUMBER
- ADJUTANT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 34176" UNLESS OTHERWISE NOTED
- ALL LINEAL UNITS ARE US SURVEY FEET

NORTH QUARTER CORNER
T & N, SECTION 3,
RANGE 68, TOWNSHIP 6 NORTH,
COUNTY OF LARIMER, COLORADO
FOUND NO. 6 REBAR
WITH 3-1/4" CAP
ALUMINUM CAP
STAMPED "LS 24307"



POUDRE VALLEY RURAL
ELECTRIC ASSOCIATION, INC.
UTILITY EASEMENT AS SHOWN
ON LAND SURVEY PLAT
REC. NO. 2010058821
NO RECORD INFORMATION FOUND

#	Date	Issue / Description	Initials
1	7/18/2023	2ND SUBMITTAL	AM

Project No: CAL00001.10
Drawn By: AM
Checked By: RCR
Date: 4/12/2023

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
PROJECT NO.: CAL00001.10