



**Town of Timnath
Public Hearing Notice
August 4, 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 15, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Sep 12, 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:	Riverbend Minor Subdivision
Location:	4625 E Harmony Road
Property Size:	11.8 Acres
Current Zoning:	Community Commercial (CC)
Proposed Zoning:	CC
Case #	MS-2022-0001
Property Owner:	Timnath Lands, LLC & Riverbend Development LLC
Summary:	A minor subdivision application for the creation of six commercial lots and the construction of a new Private Roadway through the 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 call Kevin Koelbel, Town Planner, at (970) 224-3211 or contact him by e-mail at kkoelbel@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/public-hearings-
notices/](https://timnath.org/public-hearings-
notices/)

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

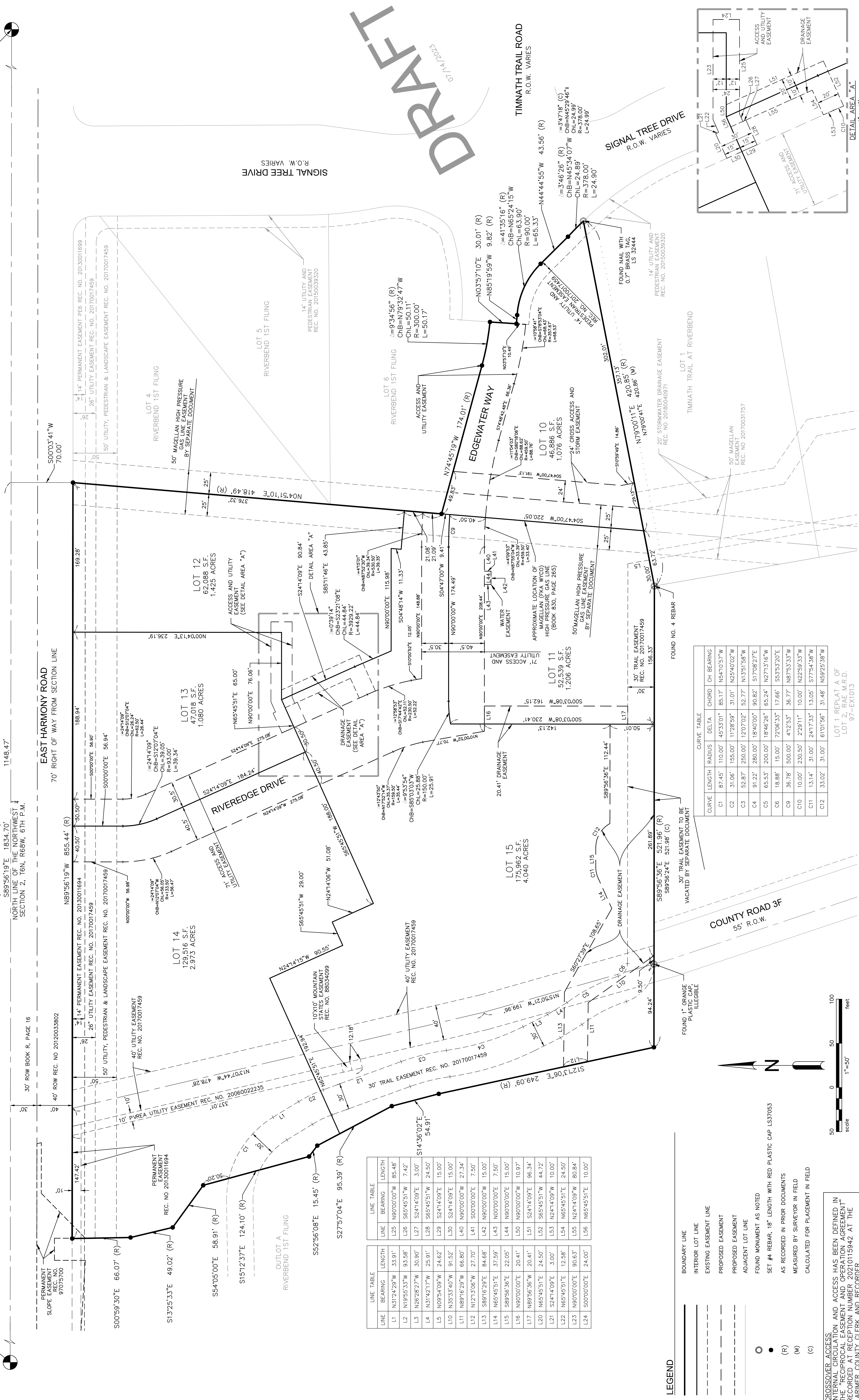
RIVERBEND SUBDIVISION, FILING NO. 2

BEING A REPLAT OF TRACT 2, REPLAT A OF RIVERBEND SUBDIVISION
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

POINT OF COMMENCEMENT
 NW COR SEC 2 T6N, R 68 W,
 FOUND 3 1/4" ALUM. CAP
 LS 10734 IN RANGE BOX

(BASIS OF BEARINGS)
 S89°56'19"E 1834.70'
 NORTH LINE OF THE NORTHWEST
 SECTION 2, T6N, R68W, 6TH P.M.

NE 1/4 COR SEC 2 T6N, R 68 W,
 FOUND 2 1/2" ALUM. CAP
 LS 16404 IN RANGE BOX



Project: 22-187-002
 Date: 07/14/2023
 Rev. Date: 07/14/2023
 Check By: BSA
 Date: 07/14/2023
 Project: 22-187-002
 Date: 07/14/2023
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 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

ENGINEERING & SURVEYING
RIDGE TOP
 541 E GARDEN DRIVE
 WINDSOR, CO 80550
 970-663-4522

Sheet: 2
 of 2

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N31°24'29"W	33.91'	L25	N90°00'00"W	85.48'
L2	N19°55'33"W	93.58'	L26	S65°45'51"W	7.42'
L3	N26°28'27"W	30.90'	L27	S24°14'09"E	3.00'
L4	N31°42'17"W	25.91'	L28	S65°45'51"W	24.50'
L5	N09°54'09"W	24.62'	L29	S24°14'09"E	15.00'
L10	N35°33'40"W	91.52'	L30	S24°14'09"E	15.00'
L11	N89°16'29"W	66.80'	L40	N90°00'00"W	27.34'
L12	N12°13'08"W	27.70'	L41	S00°00'00"E	7.90'
L13	S89°16'29"E	84.68'	L42	N90°00'00"W	15.00'
L14	N65°45'51"E	37.59'	L43	N00°00'00"E	7.90'
L15	S89°16'29"E	22.05'	L44	N90°00'00"E	15.00'
L16	N90°00'00"E	20.41'	L50	N90°00'00"W	10.97'
L17	N89°16'29"W	20.41'	L51	S24°14'09"E	96.34'
L20	N65°45'51"E	24.50'	L52	S65°45'51"W	44.72'
L21	S24°14'09"E	3.00'	L53	N24°14'09"W	10.00'
L22	N65°45'51"E	12.58'	L54	N65°45'51"E	24.00'
L23	N90°00'00"E	90.63'	L55	N24°14'09"W	80.84'
L24	S00°00'00"E	24.00'	L56	N65°45'51"E	10.00'

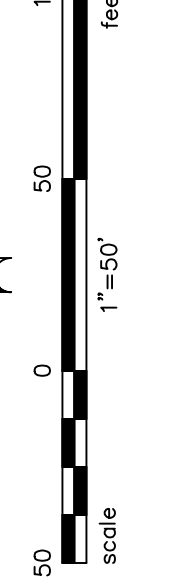
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	87.45'	110.00'	45°33'01"	85.17'	N54°10'57"W
C2	31.06'	155.00'	11°28'59"	31.01'	N25°40'02"W
C3	52.87'	250.00'	12°07'02"	52.77'	N1°35'158"W
C4	91.22'	280.00'	18°40'00"	90.82'	S17°08'27"E
C5	65.53'	200.00'	18°46'26"	65.24'	N27°13'16"W
C6	18.88'	15.00'	72°06'33"	17.66'	S53°53'20"E
C9	36.78'	500.00'	4°23'33"	36.77'	N87°53'33"W
C10	10.00'	230.50'	2°29'11"	10.00'	N22°58'33"W
C11	13.14'	31.00'	24°17'33"	13.05'	S77°54'38"W
C12	33.02'	31.00'	61°01'56"	31.48'	N59°25'38"W

LEGEND

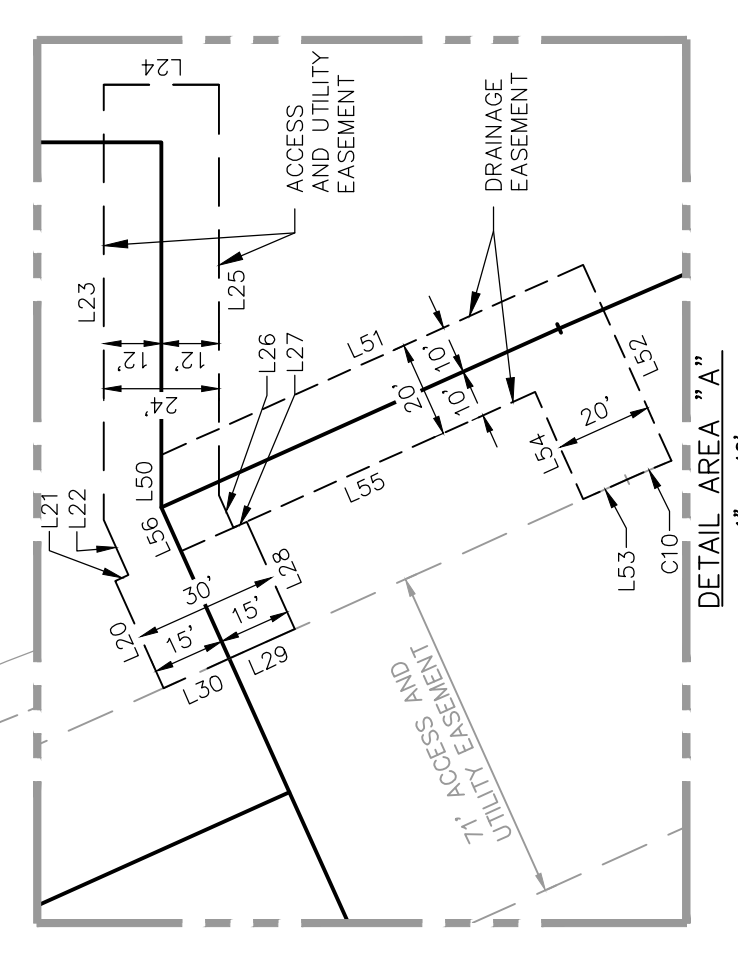
- BOUNDARY LINE
- INTERIOR LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT
- PROPOSED EASEMENT
- ADJACENT LOT LINE

FOUND MONUMENT AS NOTED
 SET #4 REBAR, 18" LENGTH WITH RED PLASTIC CAP LS37063
 AS RECORDED IN PRIOR DOCUMENTS
 MEASURED BY SURVEYOR IN FIELD
 CALCULATED FOR PLACEMENT IN FIELD

CROSSOVER ACCESS
 INTERNAL CIRCULATION AND ACCESS HAS BEEN DEFINED IN
 THE "REPRODUCTION AND OPERATION AGREEMENT"
 RECORDED AT RECEPTION NUMBER 2021015942 AT THE
 LARIMER COUNTY CLERK AND RECORDER.



LOT 1, REPLAT A OF
 LOT 2, RAE M.R.D.
 97-EX1013



DRAFT
 07/14/2023