



**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 Trail Vacation
Location:	Riverbend Subdivision
Property Size:	
Current Zoning:	Community Commercial (CC)
Proposed Zoning:	Community Commercial (CC)
Case #	MA-2023-0008
Property Owner:	Timnath Lands LLC
Summary:	Vacation of a portion of the Poudre River Trail Easement within the Riverbend Subdivision.

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/>

<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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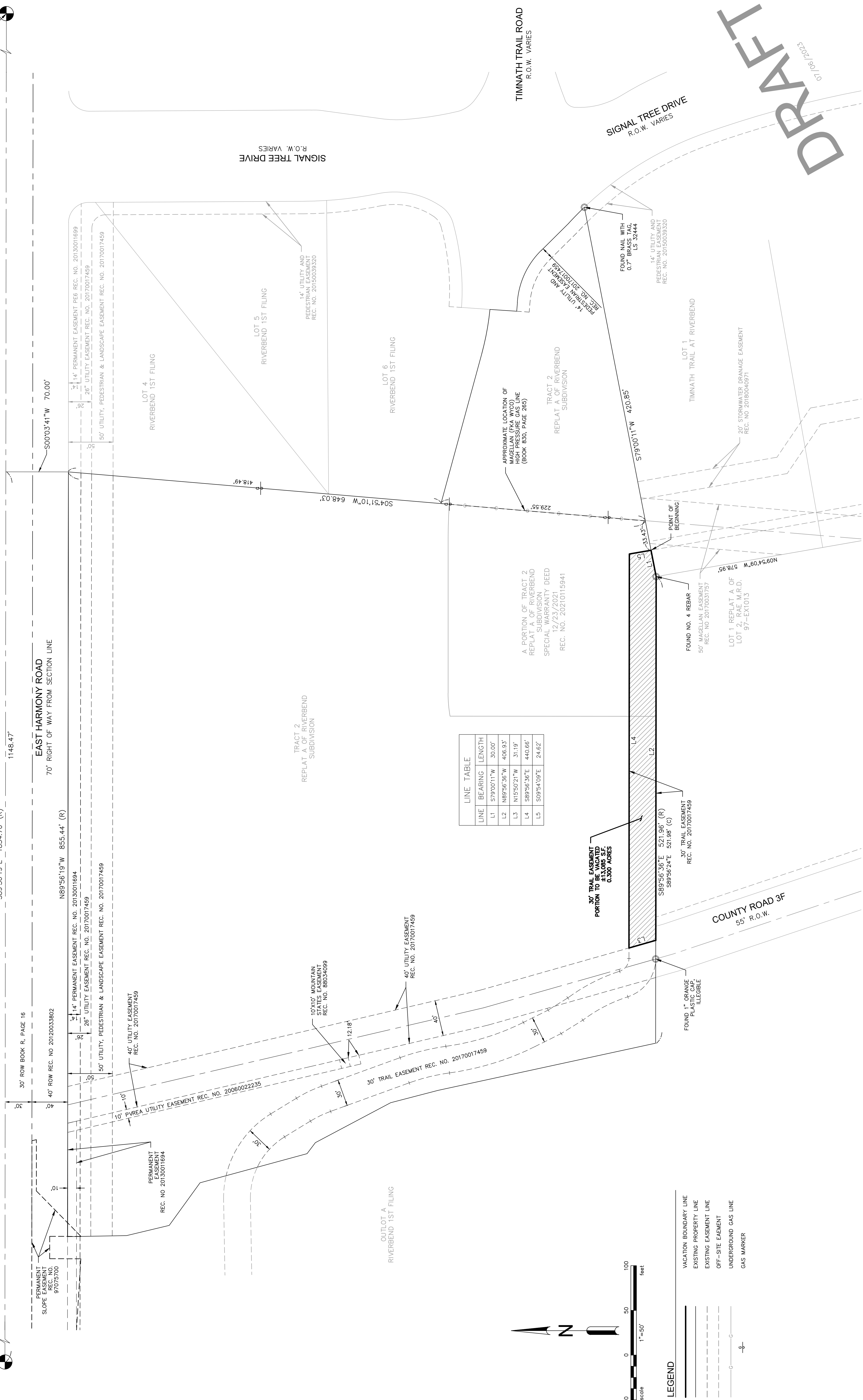
TRAIL EASEMENT VACATION

A PARCEL OF LAND WITHIN 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

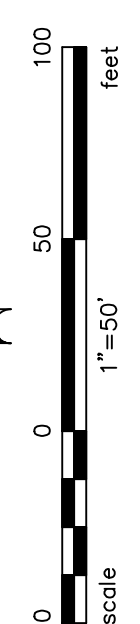
POINT OF COMMENCEMENT
NW COR SEC 2 T6N, R 68 W,
FOUND 3 1/4" ALUM. CAP
LS 10734 IN RANGE BOX

NORTH LINE OF THE NORTHWEST 1/4
SECTION 2, T6N, R68W, 6TH P.M.
(BASIS OF BEARINGS)
S89°56'19"E 1834.70' (R)

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



LINE	BEARING	LENGTH
L1	S79°00'11"W	30.00'
L2	N89°56'36"W	406.93'
L3	N15°52'27"W	31.19'
L4	S89°56'36"E	440.66'
L5	S09°54'09"E	24.62'



- LEGEND**
- VACATION BOUNDARY LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - OFF-SITE EASEMENT
 - UNDERGROUND GAS LINE
 - GAS MARKER

DATE	REQUEST BY	REVISED

Project: 22-187-002
Client: BSA
Date: 07/06/2023
Rev. Date:

TRAIL EASEMENT VACATION
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

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