

September 1st, 2023

Willis Estates, LLC 6355 N Fairgrounds Ave., Suite 300 Windsor, CO 80550

Notice of Neighborhood Meeting

You are invited to attend a neighborhood meeting and make comments on a presentation of a Sketch Plan application which has been filed with the Town of Timnath. This property is located west of County Road 5 and north of County Road 42E.

The meeting will be held:

Timnath Town Center
4750 Signal Tree Drive
Timnath, CO 80547
Community Meeting Room
Monday September 25th, 2023 - 5:30 to 6:30pm

Owner: Willis Estates LLC

6355 N Fairgrounds Ave., Suite 300

Windsor, CO 80550

Property Size: 79.148 Acres

Current Zoning: (I) Industrial and (RE) Estate Residential **Proposed Zoning:** (I) Industrial and (RE) Estate Residential

Legal Description: Northeast Quarter of Section 22, Township 7 North, Range 68 West of the 6th P.M.Town of Timnath, County of Larimer, State of Colorado

Application File #: SP-2023-0003

Parcel #: 8722100002 and 8722100003

General Description: This proposal is for a sketch plan for the Willis Farm property. The proposed zoning is (I) Industrial with employment as the proposed use and (RE) Estate Residential. Specific users have not yet been determined, but it envisioned that this area could develop with employment uses, which might include office, office campus type development, light industrial, sports complex or similar uses. There are (six) 6 industrial lots proposed as well as three (3) residential lots proposed, north of the ditch and adjacent to the County residential development. The uses listed are intended to provide an idea of how the property could develop but may be adjusted as the property moves through the entitlement process.

If you are unable to participate in this meeting, please contact: Kristin Turner kristin@tbgroup.us for additional information.

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

Willis Farm Sketch Plan Submittal

Timnath, Colorado

Vicinity Map:



Legal Description:

A REPLAT OF WILLIS FARM M.L.D., SITUATE IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

Land Use Table:

ZONING	APPROXIMATE ACREAGE	MAXIMUM DENSITY	PERCENTAGE
WILLIS FARM			
(I-1) INDUSTRIAL LOTS	55.94 AC		70.3%
(RE) ESTATE RESIDENTIAL LOTS	3.26 AC	1 UNIT / ACRE	4.1%
ROW / PUBLIC ACCESS EASEMENT	4.44 AC		5.6%
OPEN SPACE	15.92 AC		20.0%
TOTAL	79.56 AC		100%

Town Council Certificate:

Approved this _____ day of _____ , 20 ____ , by the Town Council, Timnath, Colorado.

By: Timnath Mayor: Mark J. Soukup Timnath Town Cle

Planning Commission Certificate:

Approved this ______ day of _______, 20 _____, by the Town Planning Commission, Timnath, Colorado.

By:Chairperson: Phil Goldstein

Preparer's Certificate:

I certify that this Sketch Plan was prepared by me or under my direct supervision.

Ву:

Certificate of Ownership

WE CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY.

OWNER:

NOTARIAL CERTIFICATE:

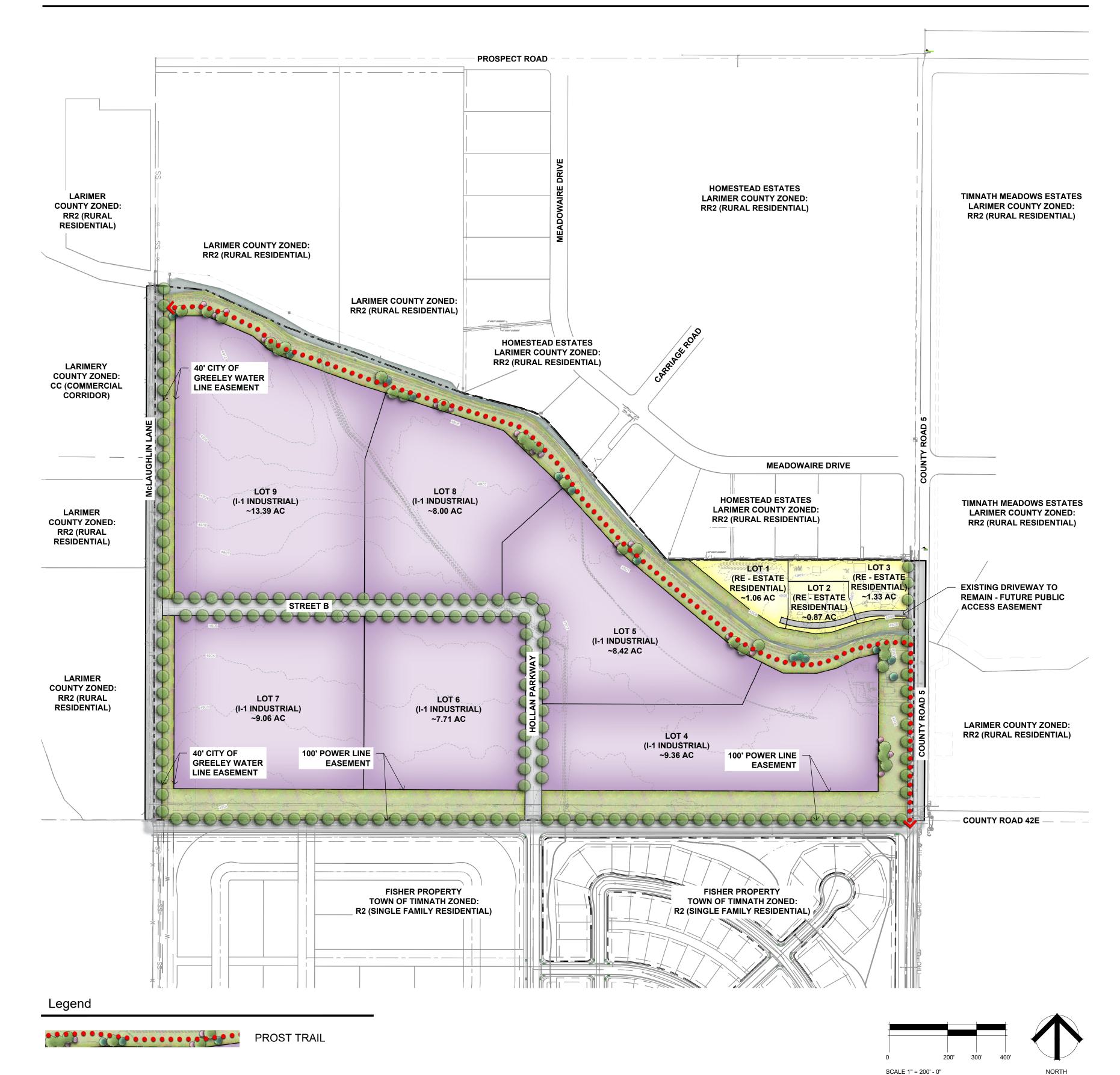
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______DAY OF ______, 20 _____, BY ___

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

Sketch Plan



IB GROUP landscape architecture | planning | illustration

444 Mountain Ave. | TEL 970,532,5891 Berthoud,CO 80513 | WEB TBGroup.us

WILLIS FARM

SKETCH PLAN

PROJECT TITLE

Timnath, CO

OWNER:
HILLSIDE
COMMERCIAL
GROUP

8020 S CO RD 5, #200 Fort Collins, CO 80528

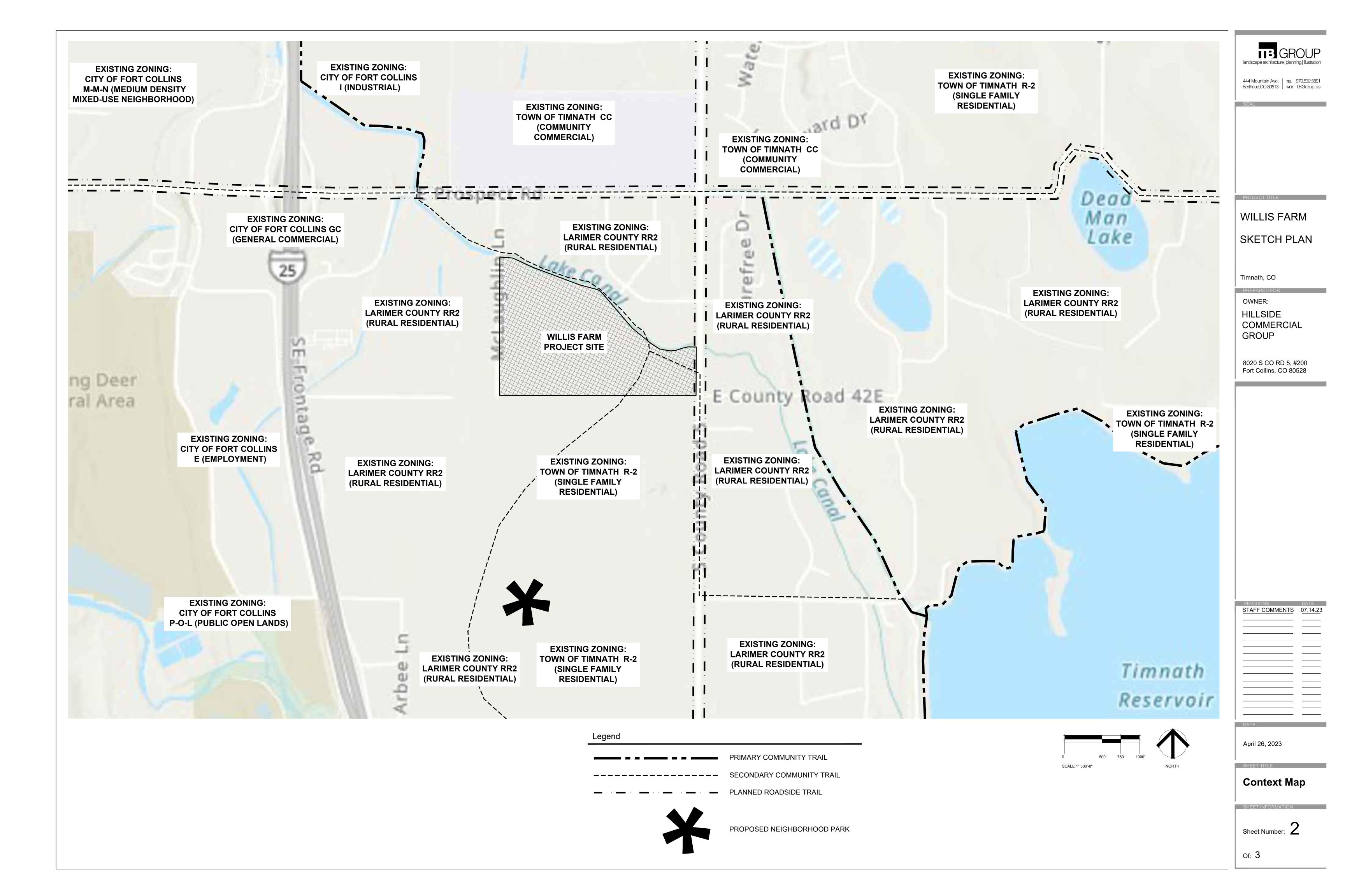
STAFF COMMENTS 07.14.23

April 26, 2023

Sketch Plan

Sheet Number:

Of: 3



LANDSCAPE / OPEN SPACE WRITTEN DESCRIPTION

THE DESIGN INTENT FOR WILLIS FARM IS TO PROVIDE LANDSCAPE STRUCTURE AROUND THE PERIMETER OF THE SITE AND ALONG THE INTERNAL ROAD NETWORK. THE ROAD NETWORK WILL INCLUDE TREE LAWNS AND STREET TREES. A BUFFER ALONG THE NORTHERN PROPERTY BOUNDARY AND IRRIGATION DITCH WILL ALLOW FOR A NATURAL TRANSITION BETWEEN EXISTING AND PROPOSED DEVELOPMENT.

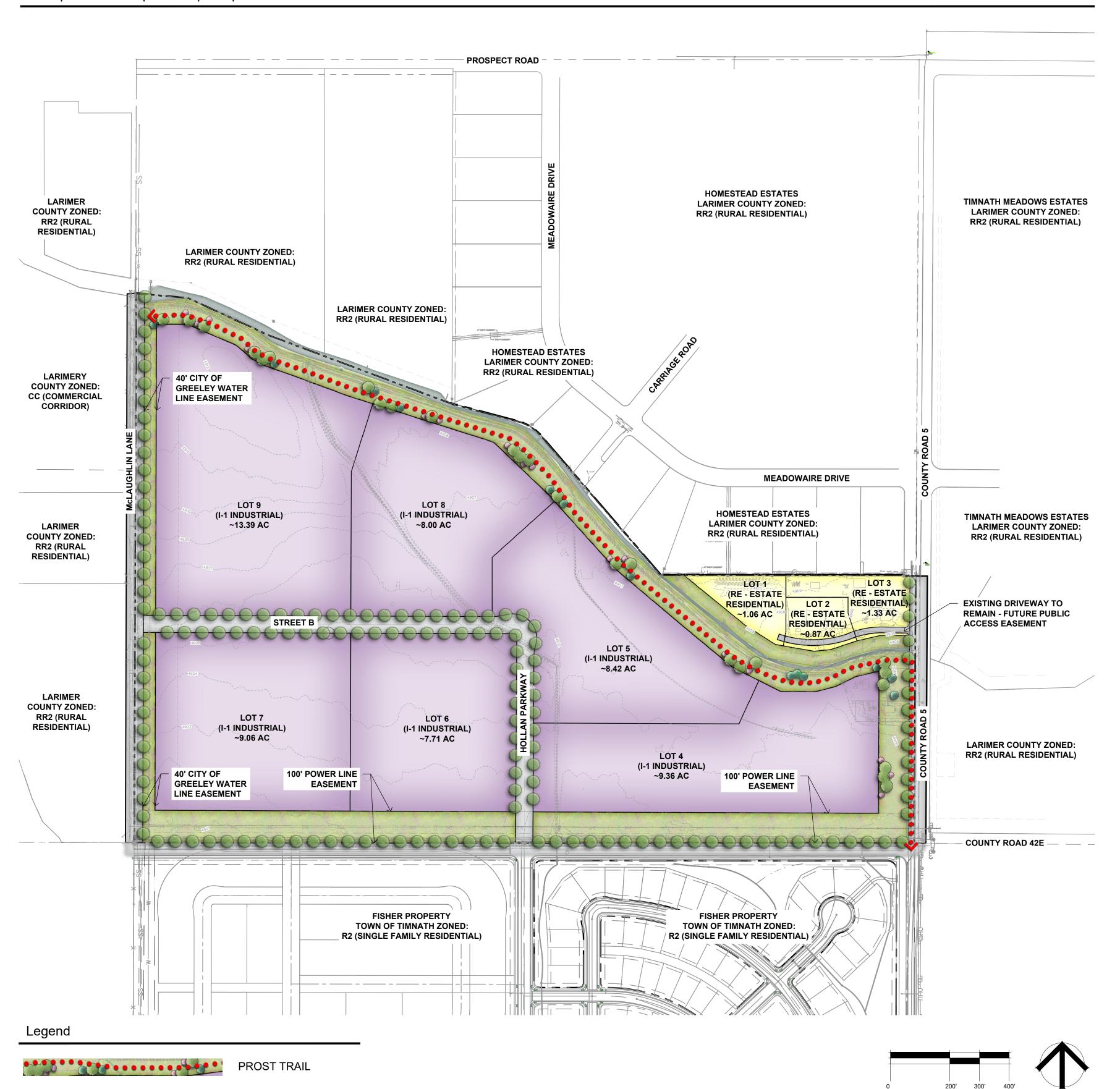
LANDSCAPE AND OPEN SPACE

A LANDSCAPE BUFFER IS PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY WHICH INCORPORATES THE IRRIGATION DITCH. ADDITIONAL LANDSCAPING WILL BE PROVIDED WITHIN EACH LOT, IN ACCORDANCE WITH THE LAND USE CODE, AS PART OF FUTURE SITE PLAN APPLICATIONS.

TRAILS

THERE IS A PROPOSED 50' TRAIL EASEMENT ON THE SOUTH SIDE OF THE IRRIGATION DITCH. THIS EASEMENT WILL CONTAIN THE ENVISIONED PROST TRAIL CONNECTING PEDESTRIANS SAFELY FROM THE NORTH SIDE OF THE SITE TO THE SOUTH SIDE.

Conceptual Landscape and Open Space Plan



IN GROUP

landscape architecture | planning | illustration

444 Mountain Ave. | TEL 970.532,5891 Berthoud,CO 80513 | WEB TBGroup.us

WILLIS FARM
SKETCH PLAN

PROJECT TITLE

Timnath, CO

OWNER:
HILLSIDE
COMMERCIAL
GROUP

8020 S CO RD 5, #200 Fort Collins, CO 80528

April 26, 2023

CONCEPTUAL LANDSCAPE /OPEN SPACE PLAN

Sheet Number: 3

Of: 3

SCALE 1" = 200' - 0"