



**Town of Timnath
Public Hearing Notice
October 6, 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, Oct 17, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Nov 14, 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:	Willis Farm Sketch Plan
Location:	Property located west of County Road 5, east of McLaughlin Lane and North of County Road 42E.
Property Size:	79.56 acres
Current Zoning:	Estate Residential (RE) & Industrial (I-1)
Proposed Zoning:	Estate Residential (RE) & Industrial (I-1)
Case #	SP-2023-0003
Property Owner:	Hillside Commercial Group
Summary:	Sketch Plan application for future development of industrial and Estate Residential lots.

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>

Willis Farm Sketch Plan Submittal

Timnath, Colorado

Vicinity Map:



Legal Description:

A PART OF WILLIS FARM, 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
(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 Clerk

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.

By: _____

Certificate of Ownership

WE CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY.

OWNER: _____

By: _____

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 _____

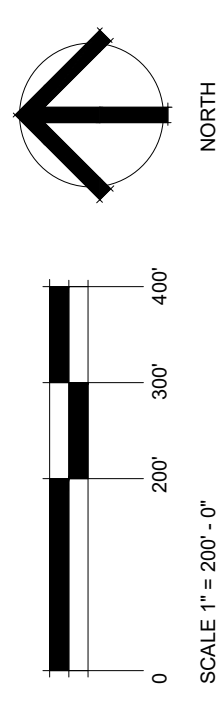
Sketch Plan



Legend



PROST TRAIL



Sketch Plan

SHEET INFORMATION

Sheet Number: **1**

Of: **3**

STAFF COMMENTS 07.14.23

DATE April 26, 2023