



**Town of Timnath
Public Hearing Notice
November 1, 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, Nov 07, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Dec 12, 2023	6:00 P.M.	Town Council Public Hearing UPDATED DATE

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 Fil. No. 1 Preliminary Plat
Location:	SE and SW corner of Weitzel and Swetsville Zoo Road.
Property Size:	60 acres
Current Zoning:	Regional Commercial
Proposed Zoning:	Regional Commercial
Case #	PP-2023-0001
Property Owner:	Connell LLC
Summary:	Preliminary Plat for Ladera for the creation of 12 commercial lots and two tracts on approximately 60-acres for future commercial 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

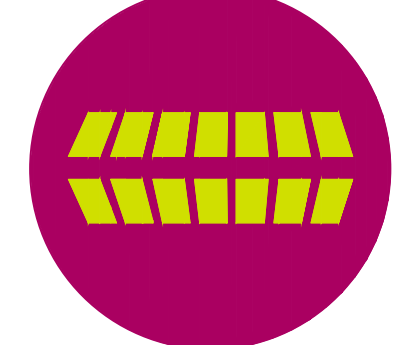
Kevin Koelbel, BSP, APA
Town Planner
Attached:

For a PDF version of this mailing,
please go to
<https://timnath.org/neighborhood-meetings/>

<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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PRELIMINARY
NOT FOR CONSTRUCTION

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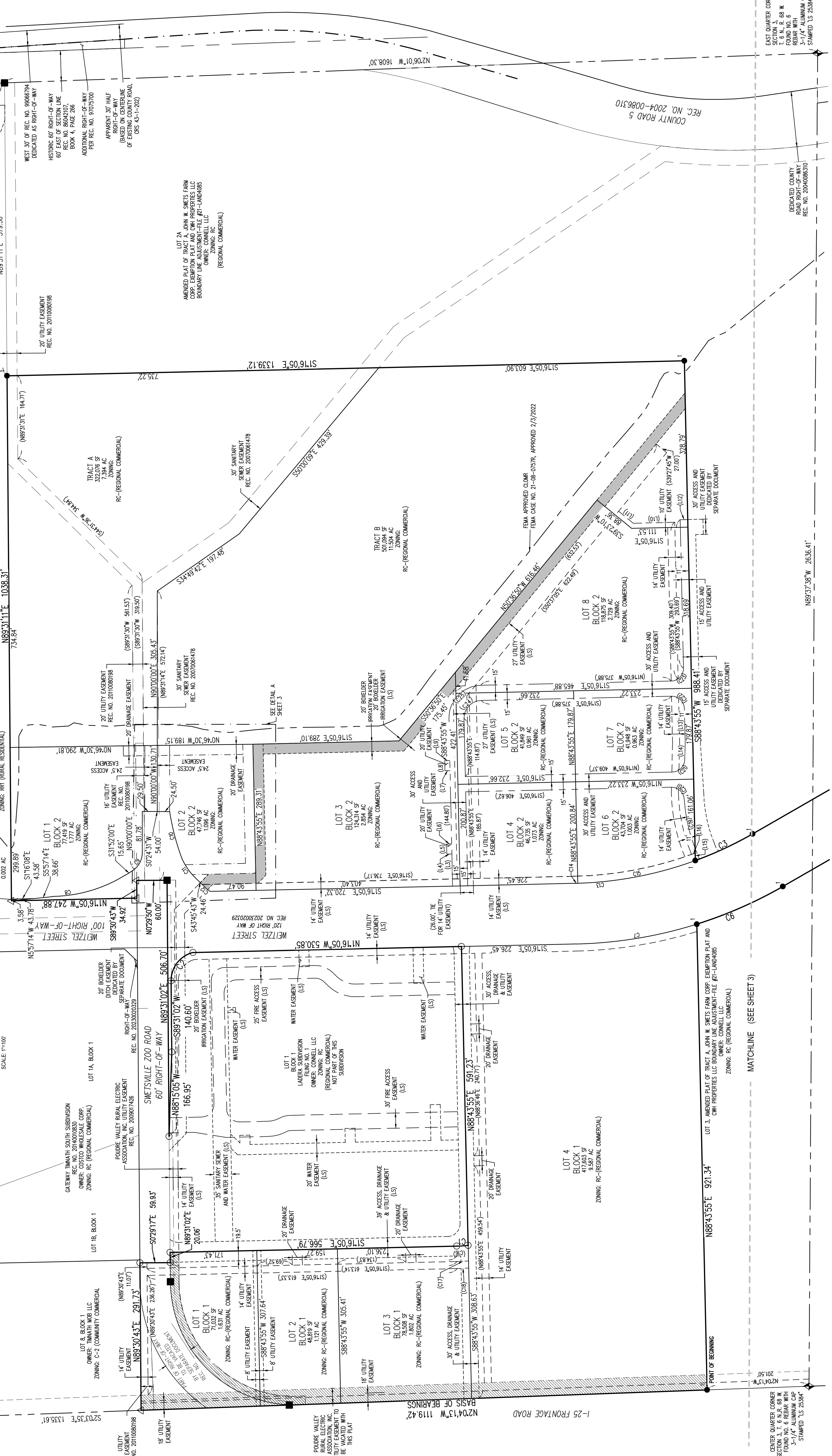


LADERA SUBDIVISION FILING NO. 2
A PART OF THE NORTHEAST QUARTER OF SECTION 3,
T. 6 N., R. 68 W. OF THE 6TH P.M.,
STATE OF COLORADO

#	Date	Issue / Description	Initials
1.	6/6/2023	ADDRESSED TOWN COMMENTS	AN
2.	7/16/2023	2ND SUBMITTAL	AN
3.	9/6/2023	3RD SUBMITTAL	AN
4.	10/4/2023	4TH SUBMITTAL	AN

Project No: CAL00001.0
Drawn By: AN
Checked By: RCR
Date: 5/15/2023

LADERA SUBDIVISION FILING NO. 2
A PART OF THE NORTHEAST QUARTER OF SECTION 3,
T. 6 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
(C16)	120°23'	7.47	316.50	S75°17'E	7.47
(C17)	33°55'	22.49	330.50	S71°03'E	22.48
(C18)	344°23'	22.49	344.50	S208°17'E	22.48
(C19)	175°58'	100.22	316.50	S77°35'47"W	98.81
(C20)	87°52'02"	38.33	25.00	S42°39'25"W	34.69
(C21)	87°52'54"	38.15	25.00	S43°43'55"W	34.55
(C22)	90°00'00"	39.27	25.00	N45°16'05"W	35.36
(C24)	90°00'00"	54.88	35.00	S46°16'05"E	48.50
(C25)	90°00'00"	102.10	65.00	N45°16'05"W	91.92

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	47°14'	22.48	300.00	S32°57'E	22.48
C2	76°21'	76.47	57.50	N52°22'52"W	70.96
C3	69°13'	125.20	740.00	S24°50'34"E	125.05
C4	60°14'38"	778.08	740.00	S59°57'42"E	742.73
C5	60°14'38"	804.25	860.00	N59°57'42"W	883.17
C6	122°42'3"	186.22	860.00	N23°58'11"W	186.85
C7	16°09'54"	24.63	860.00	S97°10'E	24.83
C8	30°52'48"	151.31	260.30	S16°20'06"E	149.48
C9	36°08'00"	43.12	42.50	S69°56'00"E	41.30
C10	11°24'51"	95.25	478.11	S73°23'29"W	95.08
C11	22°52'27"	48.01	122.50	S55°13'27"W	46.89
C12	17°23'21"	14.32	47.68	S32°28'07"W	14.27
C13	18°52'40"	243.82	740.00	N19°42'26"W	242.71
C14	07°28'51"	6.21	740.00	S71°30'31"E	6.21
C15	18°22'48"	237.60	740.00	S10°58'51"E	236.58

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
(L1)	N45°16'05"W	23.13
(L2)	S46°16'05"E	22.43
(L3)	N88°43'55"E	63.47
(L4)	S71°05'E	10.00
(L5)	S88°43'55"W	20.00
(L6)	N71°05"W	10.00
(L7)	N88°43'55"E	10.00
(L8)	S88°43'55"W	20.00

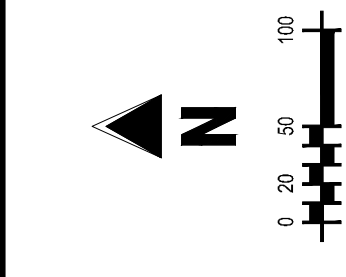
PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
(L9)	N71°05"W	10.00
(L10)	S71°05'E	81.83
(L11)	S39°23'10"W	37.68
(L12)	N71°05"W	15.00
(L13)	S88°43'55"W	66.95
(L14)	N88°43'55"W	34.08
(L15)	N88°43'55"E	14.81
(L16)	N20°13'07"W	7.75

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PLUS SECTION LINE
- EXISTING EASEMENT
- RECEPTION NUMBER
- ALLOUT CORNER (AS DESCRIBED)
- FOUND MONUMENT AS DESCRIBED
- FOUND 24" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067" UNLESS OTHERWISE NOTED
- FOUND NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP, STAMPED "PLS 3476"
- FOUND 30" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37067"
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37067"

LS LADERA SUBDIVISION PER RECEPTION NO. 2020008456
 (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTSIS
 BODELDER IRRIGATION EASEMENT
 EASEMENT TO BE VACATED
 ALL LINEAL UNITS ARE IN SURVEY FEET



POINT OF BEGINNING
 MATCHLINE (SEE SHEET 3)
 CENTER QUARTER CORNER SECTION 3, T. 6 N., R. 68 W. FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 24507"