



**Town of Timnath  
Public Hearing Notice  
December 5, 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.

<b>Tue, Dec 19, 2023</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Jan 09, 2024</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing</b>

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](http://www.timnath.org), for more information.

<b>Project:</b>	<b>4017 Kern Street Minor Subdivision</b>
<b>Location:</b>	<b>4017 Kern Street Timnath CO, 80547</b>
<b>Property Size:</b>	<b>0.43 acres</b>
<b>Current Zoning:</b>	<b>R-1 (Old Town Residential)</b>
<b>Proposed Zoning:</b>	<b>R-1 (Old Town Residential)</b>
<b>Case #</b>	<b>MS-2022-0002</b>
<b>Property Owner:</b>	<b>Twin Pines Investment Group</b>
<b>Summary:</b>	<b>Minor Subdivision application to subdivide the property into two residential lots.</b>

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 [ckemper@timnathgov.com](mailto:ckemper@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

Chad Kemper, BUP, APA  
Town Planner  
Attached:

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

<p><b>Town of Timnath</b>  <b>Phone: (970) 224-3211 Fax: (970) 224-3217</b>  <b>www.timnath.org</b>  <b>4750 Signal Tree Drive, Timnath, CO 80547</b></p>
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# 4017 KERN STREET SUBDIVISION

Being a Replat of the South 41.67 feet of Lot 21, all of Lot 22, and the North 8.67 feet of Lot 23, Block 8, Town of Timmath 1988 Revision, Situate in the Northwest Quarter of Section 35, Township 7 North, Range 68 West of the 6th P.M., Town of Timmath, County of Larimer, State of Colorado

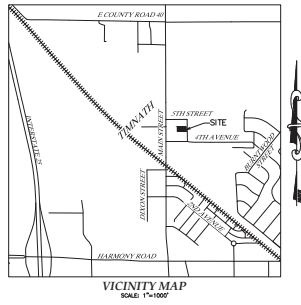
**PROPERTY DESCRIPTION**  
The South 41.67 feet of Lot 21, all of Lot 22, and the North 8.67 feet of Lot 23, Block 8, Town of Timmath 1988 Revision, situated in the Northwest 1/4 Section 35, Township 7 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado.  
Sold described parcel of land contains 19,265 square feet or 0.437 acres, more or less (A).

**CERTIFICATE OF OWNERSHIP**  
We certify that Twin Pines Investment Group, LLC, is the owner of the property, are all of the mortgages and holders of liens upon the property, and each one of them is known to the undersigned, and the undersigned is duly qualified to make and join in the conveyance and destination of all streets, roads, ditches, easements, public ways and places shown here on.

**OWNER**  
By: Jeff Harsworth as President  
TWIN PINES INVESTMENT GROUP, LLC  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Witness my hand and official seal. (SEAL)  
Notary Public

**LEGALS**  
By \_\_\_\_\_ As \_\_\_\_\_  
**NOTARIAL CERTIFICATE**  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Witness my hand and official seal. (SEAL)  
Notary Public

**CERTIFICATE OF TITLE**  
I, \_\_\_\_\_ an authorized representative of \_\_\_\_\_  
attorneys in the State of Colorado, have made an examination of the public records and state that all owners, mortgages, and lien holders of the property are listed in the certificate of ownership and acquisition. We further certify that there are no recorded liens or encumbrances not shown on this Attorney signature and date:



**PLANNING COMMISSION CERTIFICATE**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town Planning and Zoning Commission, Timmath, Colorado.  
Chairperson: Phil Gostelin

**TOWN COUNCIL CERTIFICATE**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town Council, Timmath, Colorado. This plat is conditioned upon all necessary improvements for all utility services, streets, grading, landscaping, curb gutters, street lights, street signs, and sidewalks must be financed by others and not the Town.  
Mayor: Mark A. Schupp  
Township Clerk: \_\_\_\_\_

**BASE OF RECORDS AND LINEAL AREA SECTION**  
According to the West line of the Northwest Quarter of Section 35, T.7N., R.68W., as bearing North 00° 14'45" West, monumented as shown on this plat, being a Old Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (CS-83), a distance of 684.28 feet with all other bearings contained herein relative thereto.  
The final dimensions on combined corners are based upon the "1:5 Survey Foot."

**TITLE COMMENT NOTICE**  
This survey does not constitute an title search by King Surveyors to determine ownership or easements of record. For all information regarding ownership, rights-of-way and site of records, King Surveyors refer you to the Government Number 202-15300-22, Amendment No. 10, dated March 25, 2022 as prepared by Platfile National Title Company for the above information.

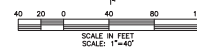
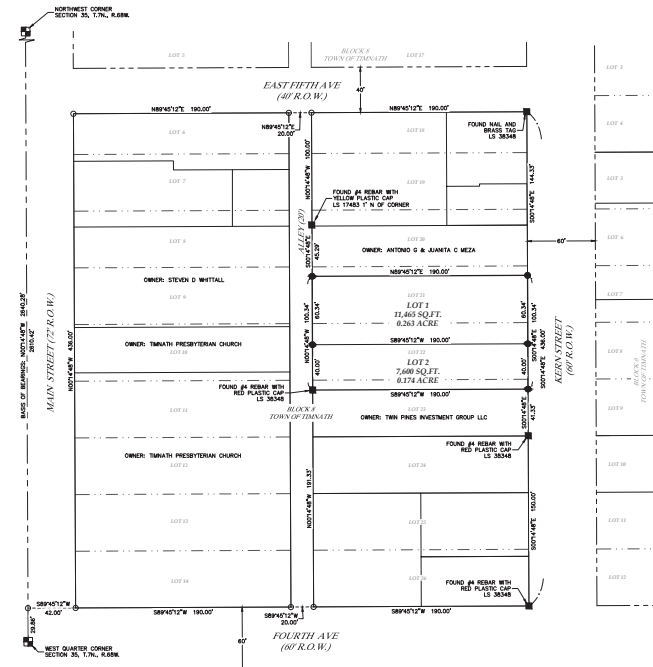
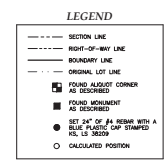
**NOTICE**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event shall any action based upon any defect in this survey be commenced more than ten years from the date of this certification shown herein. (13-60-105 C.R.S. 2012)

**FLOOD PLAIN NOTICE**  
The entire property is in flood zone "X", "area determined to be outside the 0.2% annual chance floodplain", per FEMA flood map 08069C0307, effective December 19, 2006.

**SURVEYOR'S CERTIFICATE**  
I, Paul B. Groves, PLS #2820, a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of the 4017 KERN STREET SUBDIVISION was prepared by me or under my direct supervision and that I have complied with all applicable laws of the State of Colorado at the time of this survey and within my control and it is accurate to the best of my knowledge, information and belief.

**PRELIMINARY**

Paul B. Groves - D. Board of Land Surveyors  
Colorado Licensed Professional  
Land Surveyor #2820



DATE: 8/23/2023  
FILE NAME: 20230201SUB  
SCALE: 1"=40'  
DRAWN BY: JME  
CHECKED BY: PC  
KING SURVEYORS  
650 E. Garden Drive • Windsor, Colorado 80550  
phone: (970) 686-5011 | email: contact@kingsurveyors.com  
DATE: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
4017 KERN STREET SUBDIVISION  
MOUNTAIN STANDARD HOMES  
1271 LAKE AVENUE UNIT #205  
BRIGHTON, CO 80603  
PROJECT #: 20232001  
1  
SHEET 1 OF 1