

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, Dec 19, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Jan 23, 2024	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.

information.	
Project:	McMorris Preliminary Plat
Location:	Property located south of Bus Grove Road, immediately west of the Harmony subdivision.
Property Size:	46.7 acres
Current Zoning:	Estate Residential (RE)
Proposed Zoning:	RE w/ PDO
Case #	PP-2023-0002
Property Owner:	SC Land Estates, LLC
Summary:	Preliminary Plat application for the McMorris subdivision to create 27 Estates Residential lots on
	approximately 47 acres.

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 email 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

Chad Kemper, BUP, APA Town Planner Attached:

For a PDF version of this mailing, please go to https://timnath.org/neighborhoodmeetings/

Town of Timnath Phone: (970) 224-3211 Fax: (970) 224-3217 www.timnath.org 4750 Signal Tree Drive, Timnath, CO 80547

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROPRIATE REVIEWING APPROPRIATE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SC LAND ESTATES, LLC 7385 GREENDALE ROAD #104 WINDSOR, CO 80505 ATTN: ALEX SHUMAN 970-219-1493 ALEX@SCHUMANCO.COM	J-B Bedingendo Fortennial 303–740–9393 • Colorado Springs 719–593–2593 Fort Collins 970–491–9888 • wwwjrengineering.com	DATE	 	NC	No. REVISIO	CHECKED BJ DBAWN BJ VS DESIGNED BJ VH N-SCALE 11/22/23 H-SCALE 1=N/A	ΜCMORRIS SUBDIVISION – ΡRELIMINARY PLAT ΒΟυΝDARY ΥΑΔΝΟΑRY	SHEET 3 OF 31
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