



**Town of Timnath
Public Hearing Notice
December 7, 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, Dec 19, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Jan 09, 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.

Project:	Timnath Ranch 9th Fil. Final Plat
Location:	Property located west of School House Drive, south of Harmony Road.
Property Size:	108.9 acres
Current Zoning:	CC, R3 & R4
Proposed Zoning:	CC, R3 & R4
Case #	FP-2023-0002
Property Owner:	TROC LLC
Summary:	Final Plat application proposing 407 residential lots with R-3/R-4 zoning designation with two (2) tracts for 507 units and four (4) lots 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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FINAL PLAT OF TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

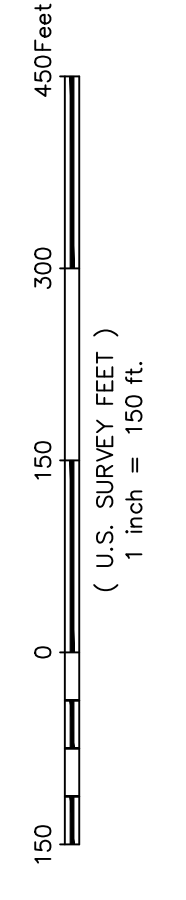
DRAFT

11-6-23

PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION



LOT & BLOCK TABLE		LOT & BLOCK TABLE		LOT & BLOCK TABLE		LOT & BLOCK TABLE	
LOT	# OF LOTS	LOT	# OF LOTS	LOT	# OF LOTS	LOT	# OF LOTS
1	5	21	6	41	4	61	9
2	6	22	5	42	3	62	5
3	5	23	8	43	4	63	5
4	6	24	6	44	5	64	6
5	6	25	6	45	4	65	4
6	6	26	5	46	6	66	4
7	5	27	6	47	4	67	5
8	5	28	5	48	5	68	6
9	5	29	6	49	6	69	6
10	5	30	5	50	6	70	4
11	6	31	4	51	6	71	6
12	6	32	5	52	4	72	5
13	6	33	6	53	4	73	5
14	4	34	5	54	4	74	5
15	7	35	8	55	5	75	5
16	4	36	5	56	5	76	5
17	5	37	6	57	6	77	5
18	9	38	5	58	6		
19	18	39	8	59	6		
20	12	40	8	60	6		
		TOTAL LOTS		TOTAL LOTS		TOTAL LOTS	
		437		437		437	



LAND USE TABLE				INTENDED OWNERSHIP	
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	MAINTENANCE BY
TRACT A	Commercial	Future Development	19,189 AC	1.75%	Metro District
TRACT B	Commercial	Future Development	25,620 S.F.	0.23%	Metro District
TRACT C	Commercial	Future Development	254,326 S.F.	2.33%	Metro District
TRACT D	Commercial	Future Development	246,407 S.F.	2.26%	Metro District
TRACT E	Commercial	Future Development	344,433 S.F.	3.14%	Metro District
TRACT F	Access	Future Development	24,668 S.F.	0.23%	Metro District
TRACT G	Access	Future Development	82,239 S.F.	0.76%	Metro District
TRACT H	Multi-Family	Drainage, Utility & Access Easement	1,888 AC	1.73%	Metro District
TRACT I	Multi-Family	Drainage, Utility & Access Easement	86,066 S.F.	0.79%	Metro District
TRACT J	Multi-Family	Drainage, Utility & Access Easement	153,046 S.F.	1.41%	Metro District
TRACT K	Multi-Family	Drainage, Utility & Access Easement	23,598 S.F.	0.22%	Metro District
TRACT L	Multi-Family	Drainage, Utility & Access Easement	3,644 S.F.	0.03%	Metro District
TRACT M	Access	Drainage & Utility Easement	1,822 S.F.	0.02%	Metro District
TRACT N	Access	Drainage, Utility & Access Easement	48,183 S.F.	0.45%	Metro District
TRACT O	Access	Drainage, Utility & Access Easement	20,976 S.F.	0.19%	Metro District
TRACT P	Access	Drainage, Utility & Access Easement	30,087 S.F.	0.28%	Metro District
TRACT Q	Open Space	Drainage, Utility & Access Easement	61,005 S.F.	0.56%	Metro District
TRACT R	Open Space	Drainage, Utility & Access Easement	59,335 S.F.	0.55%	Metro District
TRACT S	Multi-Family	Drainage & Utility Easement	2,028 S.F.	0.02%	Metro District
TRACT T	Multi-Family	Drainage & Utility Easement	51,171 AC	0.47%	Metro District
TRACT U	Multi-Family	Drainage, Utility & Access Easement	34,682 S.F.	0.32%	Metro District
TRACT V	Multi-Family	Drainage & Utility Easement	9,700 S.F.	0.09%	Metro District
TRACT W	Multi-Family	Drainage & Utility Easement	131,075 S.F.	1.21%	Metro District
TRACT X	Access	Drainage & Utility Easement	121,862 S.F.	1.13%	Metro District
TRACT Y	Multi-Family	Drainage & Utility Easement	664 S.F.	0.01%	Metro District
TRACT Z	Multi-Family	Drainage & Utility Easement	26,623 S.F.	0.25%	Metro District
TRACT AA	Multi-Family	Drainage & Utility Easement	13,960 S.F.	0.13%	Metro District
TRACT AB	Multi-Family	Drainage & Utility Easement	54,286 S.F.	0.50%	Metro District
TRACT AC	Multi-Family	Drainage & Utility Easement	1,612 S.F.	0.02%	Metro District
TRACT AD	Multi-Family	Drainage & Utility Easement	1,264 S.F.	0.01%	Metro District
TRACT AE	Multi-Family	Drainage & Utility Easement	1,899 S.F.	0.02%	Metro District
TRACT AF	Multi-Family	Drainage & Utility Easement	1,785 S.F.	0.02%	Metro District
TRACT AG	Open Space	Drainage & Utility Easement	1,998 S.F.	0.02%	Metro District
TRACT AH	Open Space	Drainage & Utility Easement	2,219 S.F.	0.02%	Metro District
TRACT AI	Open Space	Drainage & Utility Easement	1,981 S.F.	0.02%	Metro District
TRACT AJ	Open Space	Drainage & Utility Easement	13,527 S.F.	0.12%	Metro District
TRACT AK	Open Space	Drainage & Utility Easement	18,618 S.F.	0.17%	Metro District
TRACT AL	Open Space	Drainage & Utility Easement	13,549 S.F.	0.12%	Metro District
TRACT AM	Open Space	Drainage & Utility Easement	4,431 S.F.	0.04%	Metro District
TRACT AN	Access	Drainage, Utility & Access Easement	87,973 S.F.	0.81%	Metro District
TRACT AO	Open Space	Drainage & Utility Easement	236,176 S.F.	2.19%	Metro District
TRACT AP	Open Space	Drainage & Utility Easement	126,374 S.F.	1.17%	Metro District
TRACT AQ	Open Space	Drainage & Utility Easement	1,621 S.F.	0.02%	Metro District
TRACT AR	Open Space	Drainage, Sanitary Sewer & Access Easement	33,802 S.F.	0.31%	Metro District
TRACT AS	Open Space	Drainage & Access Easement	196,986 S.F.	1.83%	Metro District
TRACT AT	Open Space	Drainage & Access Easement	1,018 S.F.	0.01%	Metro District
TRACT AV	Open Space	Drainage & Utility Easement	1,296 S.F.	0.01%	Metro District
TRACT AW	Open Space	Drainage & Utility Easement	853 S.F.	0.01%	Metro District
TRACT AX	Open Space	Drainage & Utility Easement	1,188 S.F.	0.01%	Metro District
TRACT AY	Open Space	Drainage & Utility Easement	909 S.F.	0.01%	Metro District
TRACT AZ	Open Space	Drainage & Utility Easement	648 S.F.	0.01%	Metro District
TRACT BA	Open Space	Drainage & Utility Easement	648 S.F.	0.01%	Metro District
TRACT BB	Open Space	Drainage & Utility Easement	2,178 S.F.	0.02%	Metro District
TRACT BC	Open Space	Drainage & Utility Easement	1,835 S.F.	0.02%	Metro District
TRACT BD	Open Space	Drainage & Utility Easement	1,207 S.F.	0.01%	Metro District
TRACT BE	Open Space	Drainage & Utility Easement	1,244 S.F.	0.01%	Metro District
TRACT BF	Open Space	Drainage & Utility Easement	1,183 S.F.	0.01%	Metro District
TRACT BG	Open Space	Drainage & Utility Easement	6,114 S.F.	0.06%	Metro District
TRACT BH	Open Space	Drainage & Utility Easement	916 S.F.	0.01%	Metro District
TRACT BI	Open Space	Drainage & Utility Easement	916 S.F.	0.01%	Metro District
TRACT BJ	Open Space	Drainage & Utility Easement	2,988 S.F.	0.03%	Metro District
TRACT BK	Open Space	Drainage & Utility Easement	2,980 S.F.	0.03%	Metro District
TRACT BL	Open Space	Drainage & Utility Easement	1,323 S.F.	0.01%	Metro District
TRACT BM	Open Space	Drainage & Utility Easement	910 S.F.	0.01%	Metro District
TRACT BN	Open Space	Drainage & Utility Easement	4,333 S.F.	0.04%	Metro District
TRACT BO	Private Residence	Drainage & Utility Easement	1,271,226 S.F.	11.75%	Property Owner
TRACT BP	Public Use	Drainage & Utility Easement	9,448 S.F.	0.09%	Town of Timnath
TOTAL			4,746,922 S.F.	100.00%	

PRELIMINARY

Robert C. Teassey
Colorado Registered Professional Land Surveyor No. 23870
For and on behalf of Northern Engineering Services, Inc.