



**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.

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|--------------------------|------------------|-------------------------------------------|
| 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: | Whitewing at Timnath Manor |
| Location: | 5532 E. County Road 40 |
| Property Size: | 40 acres |
| Current Zoning: | Estate Residential (RE) |
| Proposed Zoning: | Estate Residential (RE) |
| Case # | SP-2023-0004 |
| Property Owner: | Timnath Land Holdings LLC |
| Summary: | Sketch Plan application for 40 Estate Residential (RE) 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

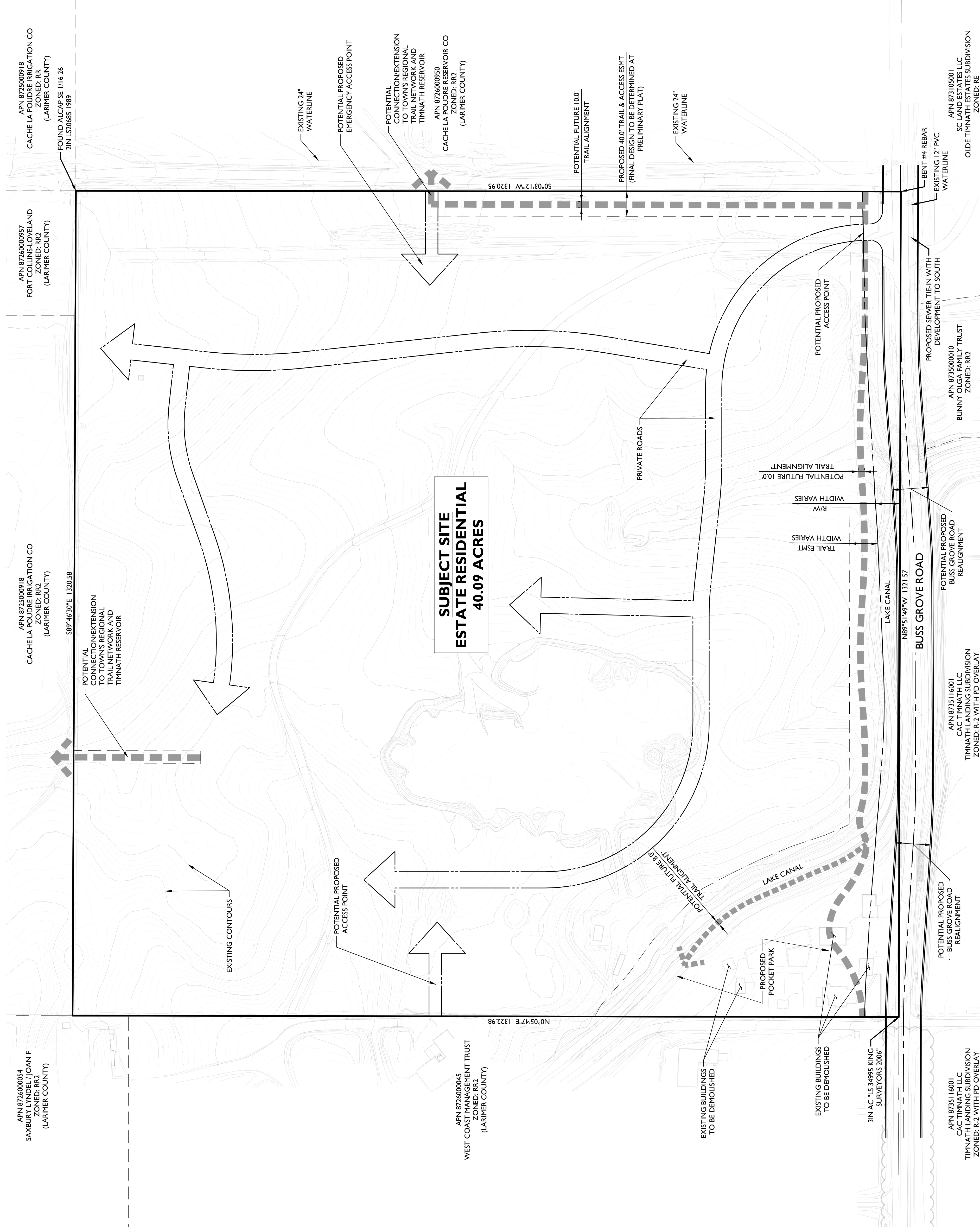
Chad Kemper, BUP, APA
Town Planner
Attached:

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

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| Town of Timnath Phone: (970) 224-3211 Fax: (970) 224-3217 www.timnath.org 4750 Signal Tree Drive, Timnath, CO 80547 |
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WHITEWING AT TIMNATH MANOR SKETCH PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST,
LARIMER COUNTY, COLORADO



PROJECT DATA

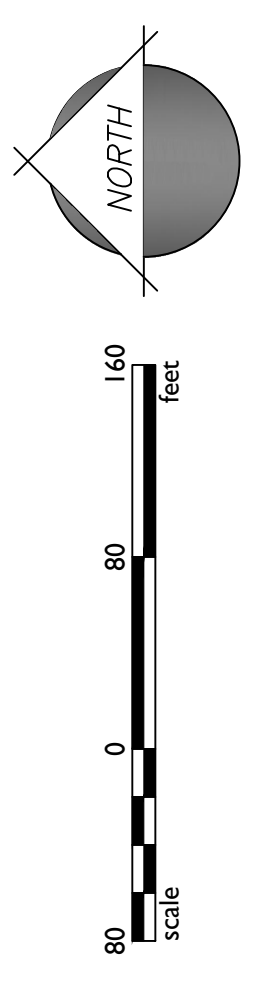
| | |
|--------------------|---------------------|
| APN: | 872600044 |
| EXISTING LAND USE: | RURAL RESIDENTIAL |
| EXISTING ZONING: | R-E |
| GROSS AREA: | 40.09 ACRES |
| NET AREA: | 38.80 ACRES |
| MAX NO. OF LOTS: | 40 LOTS |
| MAX DENSITY: | 1.0 DU/AC |
| AVERAGE LOT SIZE: | 29,933 S.F. |
| TOTAL OPEN SPACE: | 8.0 AC (20% OF NET) |

SKETCH PLAN EXHIBIT NOTES

1. TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SURVEYED BY SITE ENGINEER IN PLACE OF USGS TOPOGRAPHIC CONTOURS.
2. THERE ARE NO KNOWN HAZARDS PRESENT DUE TO TOPOGRAPHY, GEOLOGY, OR HYDROLOGY, NOR ARE THERE ANY KNOWN ENVIRONMENTAL ISSUES.
3. BOUNDARY LINES OF PLANNING AREAS ARE REPRESENTATIONS OF ANTICIPATED LAND USES AND ARE SUBJECT TO CHANGE DURING PRELIMINARY PLAT.
4. FINAL DENSITY AND FAR WILL BE DETERMINED AT THE TIME OF FINAL PLAT. BASED ON PROPOSED NUMBER OF UNITS, MINIMUM LOT SIZE WILL COMPLY WITH THE CURRENT ZONING.
5. AT MINIMUM, 20% OF THE TOTAL SITE AREA WILL BE OPEN SPACE, INCLUDING A POCKET PARK, COMMUNITY AMENITIES, TRAILS, AND HOA MAINTAINED LANDSCAPED AREAS. OWNERSHIP AND MAINTENANCE OF EACH FACILITY, OPEN SPACE AREA, PARK OR TRAIL WILL BE DETERMINED AT THE TIME OF FINAL PLAT.
6. POTABLE WATER WILL BE PROVIDED BY THE SOUTH FORT COLLINS SANITATION DISTRICT, AND ELECTRICITY WILL BE PROVIDED BY XCEL ENERGY / Poudre VALLEY REA.
7. NO LIFT STATIONS ARE CURRENTLY PLANNED.
8. THE PROPOSED 40.0' TRAIL & ACCESS ESMIT (FINAL DESIGN TO BE DETERMINED AT PRELIMINARY PLAT) WILL BE LOCATED WITHIN THE TOWN OF TIMNATH. ADJACENT PROPERTIES TO THE SOUTH ARE ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH A PD OVERLAY, PROPERTIES TO THE EAST, WEST, AND NORTH ARE IN UNINCORPORATED LARIMER COUNTY AND ARE ZONED RURAL RESIDENTIAL (RR2). THE MAXIMUM RESIDENTIAL DENSITY FOR THIS SITE IS 40 UNITS. THE DISTRIBUTION OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT. A TOTAL OF 40 SINGLE FAMILY UNITS IS ANTICIPATED, INCLUSIVE OF ALL PLANNING AREAS.

FEMA FLOOD ZONE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE: X AND FEMA SUB FLOOD ZONE: AREA OF MINIMAL HAZARD.



EPS GROUP
 1130 N. Alma School Rd., Ste. 120
 Mesa, AZ 85210
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com

Whitewing at Timnath Manor
 Timnath, CO
Sketch Plan

Revisions:
 1ST SUBMITTAL: MAY 30, 2023
 REVISED: AUGUST 11, 2023
 REVISED: SEPTEMBER 18, 2023
 REVISED: OCTOBER 19, 2023
 REVISED: NOVEMBER 17, 2023

811
 Designer: EPS
 Drawn by: EPS
 Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
21-0281
 Sheet No.
04
 of **5**