



**Town of Timnath
Public Hearing Notice
January 5, 2024**

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, Jan 16, 2024	6:00 P.M.	Planning Commission Public Hearing
Tue, Feb 13, 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:	Harmony 2nd Filing, Second Amendment
Location:	Northeastern corner of Harmony Road and Club Drive.
Property Size:	6.4 Acres
Current Zoning:	Commercial Mixed Use (CMU)
Proposed Zoning:	CMU
Case #	MS-2023-0002
Property Owner:	Harmony RN Holdings, LLC
Summary:	Minor Subdivision application to create two tracts and one lot of land with Commercial Mixed-Use zoning designation.

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/>

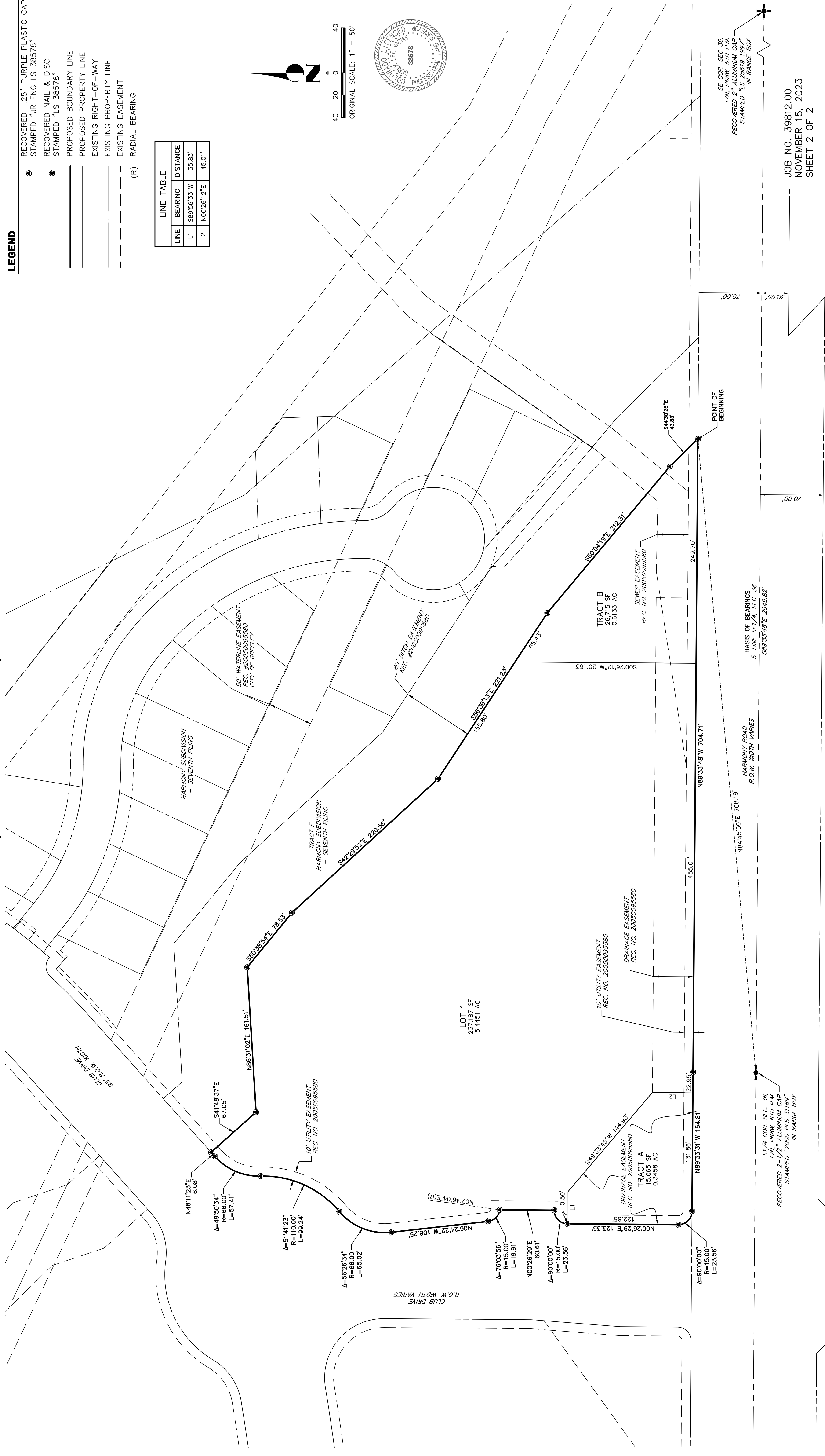
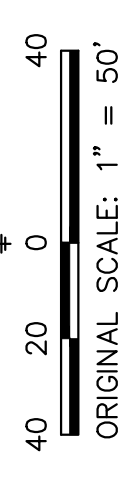
<p>Town of Timnath Phone: (970) 224-3211 Fax: (970) 224-3217 www.timnath.org 4750 Signal Tree Drive, Timnath, CO 80547</p>
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HARMONY SUBDIVISION - SECOND FILING, SECOND AMENDMENT

BEING A REPLAT OF A PORTION OF OUTLOT 4, HARMONY SUBDIVISION - SECOND FILING,
 LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

- LEGEND**
- RECOVERED 1.25" PURPLE PLASTIC CAP
 - STAMPED "JR ENG LS 38578"
 - RECOVERED NAIL & DISC
 - STAMPED "LS 38578"
 - PROPOSED BOUNDARY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING EASEMENT (R)
 - RADIAL BEARING

LINE TABLE	
LINE	DISTANCE
L1	S69°56'33"W 35.83'
L2	N00°26'12"E 45.01'



SE COR. SEC. 36,
 T7N, R68W, 6TH P.M.
 RECOVERED 2" ALUMINUM CAP
 STAMPED "LS 29619 1997"
 IN RANGE BOX

JOB NO. 39812.00
 NOVEMBER 15, 2023
 SHEET 2 OF 2



Central 303-740-8388 • Colorado Springs 719-589-2880
 Fort Collins 970-491-8888 • www.jreng.com