



**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, Jan 23, 2024	6:00 P.M.	Town Council - Finding of Fact and 1st Reading, Setting the Public Hearing
Tue, Feb 13, 2024	6:00 P.M.	Town Council - 2nd Reading & 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:	Ladera Annexation
Location:	Property located southeast and southwest of Weitzel Street and Swetsville Zoo Road.
Property Size:	188 acres
Current Zoning:	Larimer County
Proposed Zoning:	Regional Commercial (RC) w/ PDO
Case #	AX-2023-0001
Property Owner:	Connell LLC
Summary:	Annexation application for approximately 188 acres to be annexed into the Town of Timnath for future commercial and residential 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:

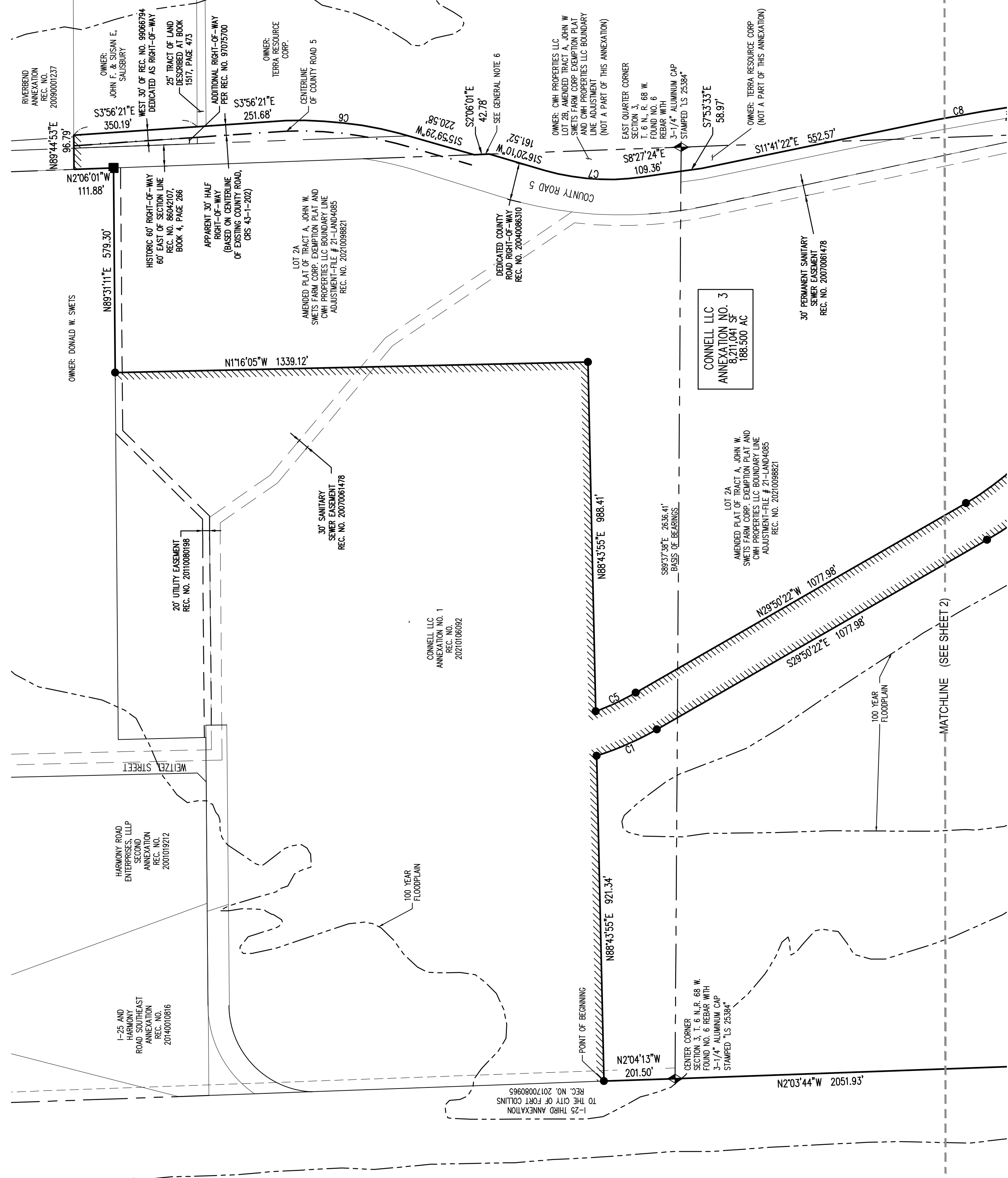
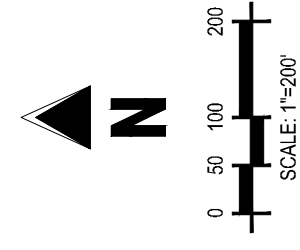
For a PDF version of this mailing,
please go to
<https://timnath.org/neighborhood-meetings/>

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

CONNELL LLC ANNEXATION NO. 3

TO THE TOWN OF TIMMATH

A PART OF THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, ALL IN T. 6 N., R. 68 W. OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



GENERAL NOTES

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR OR HIS ASSISTANT.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME INTO ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMANDED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-106(3)(A).
- THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FCF25167878, WITH AN EFFECTIVE DATE OF JANUARY 13, 2022 AT 5:00 P.M.
- THE RIGHT-OF-WAY FOR LARIMER COUNTY ROAD 5, AS SHOWN ON THIS ANNEXATION NO. 3 MAP, IS A PORTION OF HISTORIC RIGHT-OF-WAY DOCUMENTS AND RIGHT-OF-WAY ANNEXATIONS. THERE IS A PORTION OF THE EASTERN RIGHT-OF-WAY THAT WAS CALCULATED BY USING THE EXISTING CENTERLINE OF LARIMER COUNTY ROAD 5 AND OFFSETTING IT 30 FEET PER COLORADO REVISED STATUTE 43-1-202. THE CURRENT APPARENT RIGHT-OF-WAY DOES NOT LINE UP WITH THE DEDICATED ROAD RIGHT-OF-WAY PER DOCUMENT #20040086310. SINCE THE CENTERLINE OF COUNTY ROAD 5 HAS SINCE BEEN RECONSTRUCTED, IT SHIFTED SLIGHTLY TO THE WEST AND THE RESULTANT ALIGNMENT OF THE EASTERN RIGHT-OF-WAY ALSO SHIFTED WEST.

LEGEND

- ANNEXATION BOUNDARY
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - - - - - EXISTING EASEMENT
 - ==== CONTIGUOUS BOUNDARY
 - RECEPTION NUMBER
 - ▲ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
 - FOUND NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP, STAMPED "PLS 34178"
- REC. NO. RECEPTION NUMBER
- OWNER/DEVELOPER:
CONNELL LLC
#100
FORT COLLINS, CO 80528
970-223-3161
- ENGINEER:
GALLOWAY AND COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
970-800-3300
- SURVEYOR:
GALLOWAY AND COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
970-800-3300

ALL LINEAL UNITS ARE US SURVEY FEET

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXCEPTION PLAT AND OHM PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE #21-LAND4085 RECORDED AT RECEPTION NO. 20210086821 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

- THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3 FOR THE FOLLOWING SIX (6) COURSES;
1. N89°43'55"E, A DISTANCE OF 201.34 FEET TO A NON-TANGENT CURVE;
2. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 127°42'37", A DISTANCE OF 186.22 FEET, A CHORD BEARING OF S23°38'11"E WITH A CHORD DISTANCE OF 185.65 FEET;
3. S29°50'22"E, A DISTANCE OF 1077.98 FEET;
4. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 904.25 FEET, A CHORD BEARING OF S89°57'42"E WITH A CHORD DISTANCE OF 863.17 FEET;
5. N89°45'59"E, A DISTANCE OF 399.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5 AS DEDICATED IN THE COUNTY ROAD DEDICATION RECORDED AT RECEPTION NO. 20040086310;
6. S00°05'01"E, A DISTANCE OF 485.00 FEET TO THE SOUTHWESTERLY CORNER OF CONNELL LLC ANNEXATION NO. 2 RECORDED AT RECEPTION NO. 20210086892 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID CONNELL LLC ANNEXATION NO. 2 FOR THE FOLLOWING SIX (6) COURSES;

1. S89°49'25"E, A DISTANCE OF 63.90 FEET;
2. N00°10'31"E, A DISTANCE OF 691.15 FEET ON SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5;
3. N02°25'31"W, A DISTANCE OF 102.55 FEET ON SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5;
4. S84°34'29"W, A DISTANCE OF 66.59 FEET TO A NON-TANGENT CURVE;
5. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1190.00 FEET, A CENTRAL ANGLE OF 06°58'29", A DISTANCE OF 144.86 FEET, A CHORD BEARING OF S03°54'30"E WITH A CHORD DISTANCE OF 144.77 FEET;
6. N01°10'05"W, A DISTANCE OF 37.26 FEET TO THE SOUTHEAST CORNER OF LOT 2A, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXCEPTION PLAT AND OHM PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE #21-LAND4085 RECORDED AT RECEPTION NO. 20210086821 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID LOT 2A FOR THE FOLLOWING SEVEN (7) COURSES;

1. S89°45'59"W, A DISTANCE OF 399.00 FEET;
2. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 778.08 FEET, A CHORD BEARING OF N89°57'42"W WITH A CHORD DISTANCE OF 742.73 FEET;
3. N39°50'22"W, A DISTANCE OF 1077.98 FEET;
4. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 09°41'37", A DISTANCE OF 125.20 FEET, A CHORD BEARING OF N24°59'34"W WITH A CHORD DISTANCE OF 123.05 FEET;
5. N89°43'55"E, A DISTANCE OF 968.41 FEET;
6. N01°10'05"W, A DISTANCE OF 42.78 FEET;
7. N89°31'11"E, A DISTANCE OF 379.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A;

THENCE N02°06'01"W, A DISTANCE OF 111.88 FEET ON THE EAST LINE OF NORTHEAST QUARTER OF SAID SECTION 3 SAID LINE ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 AS SHOWN ON THE DOCUMENT RECORDED AT RECEPTION NO. 8694207, BOOK 4, PAGE 266 TO THE SOUTHERLY LINE OF RIVERBEND ANNEXATION RECORDED AT RECEPTION NO. 20080001237 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N89°44'53"E, A DISTANCE OF 96.79 FEET ON SAID SOUTHERLY LINE TO THE EASTERLY LINE OF A RIGHT-OF-WAY AS DEDICATED ON THE DEED RECORDED AT RECEPTION NO. 99066794 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S03°56'21"E, A DISTANCE OF 350.19 FEET ON SAID EASTERLY LINE;

THENCE ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 5 BEING 30 FEET EASTERLY OF THE EXISTING CENTERLINE OF SAID COUNTY ROAD 5 FOR THE FOLLOWING THREE (3) COURSES;

1. S03°56'21"E, A DISTANCE OF 2510.85 FEET TO A NON-TANGENT CURVE;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1336.65 FEET, A CENTRAL ANGLE OF 18°45'27", A DISTANCE OF 394.34 FEET, A CHORD BEARING OF S08°21'32"W WITH A CHORD DISTANCE OF 333.25 FEET;
3. S15°59'29"W, A DISTANCE OF 220.58 FEET TO EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE S02°06'01"E, A DISTANCE OF 42.78 FEET ON SAID EAST LINE TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY AS DEDICATED ON THE DEED RECORDED AT RECEPTION NO. 2004-0086310 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S03°56'21"E, A DISTANCE OF 350.19 FEET ON SAID EASTERLY LINE;

THENCE ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 5 BEING 30 FEET EASTERLY OF THE EXISTING CENTERLINE OF SAID COUNTY ROAD 5 FOR THE FOLLOWING THREE (3) COURSES;

1. S03°56'21"E, A DISTANCE OF 2510.85 FEET TO A NON-TANGENT CURVE;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1336.65 FEET, A CENTRAL ANGLE OF 18°45'27", A DISTANCE OF 394.34 FEET, A CHORD BEARING OF S08°21'32"W WITH A CHORD DISTANCE OF 333.25 FEET;
3. S15°59'29"W, A DISTANCE OF 220.58 FEET TO EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE S02°06'01"E, A DISTANCE OF 42.78 FEET ON SAID EAST LINE TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY AS DEDICATED ON THE DEED RECORDED AT RECEPTION NO. 2004-0086310 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID EASTERLY LINE FOR THE FOLLOWING THREE (3) COURSES;

1. S16°20'10"W, A DISTANCE OF 161.52 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 652.44 FEET, A CENTRAL ANGLE OF 24°47'33", A DISTANCE OF 282.32 FEET, A CHORD BEARING OF S03°56'23"W WITH A CHORD DISTANCE OF 280.12 FEET;
3. S08°27'24"E, A DISTANCE OF 109.36 FEET TO EASTERLY LINE OF COUNTY ROAD 5 BEING 30 FEET EASTERLY OF THE EXISTING CENTERLINE OF SAID COUNTY ROAD 5;

THENCE ON EASTERLY RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES;

1. S07°53'33"E, A DISTANCE OF 58.97 FEET;
- 511°41'22"E, A DISTANCE OF 552.57 FEET TO A NON-TANGENT CURVE;
- ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5791.08 FEET, A CENTRAL ANGLE OF 03°47'57", A DISTANCE OF 383.99 FEET, A CHORD BEARING OF S10°21'36"E WITH A CHORD DISTANCE OF 383.92 FEET;
- 50°07'41"W, A DISTANCE OF 114.22 FEET;
- S09°25'30"E, A DISTANCE OF 1546.35 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY FOR COUNTY ROAD 5, S00°01'50"W, A DISTANCE OF 50.98 FEET; (RECHER ROAD) RECORDED AT RECEPTION NO. 20080025222;

THENCE N89°22'24"W, A DISTANCE OF 90.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 36 (RECHER ROAD) RECORDED AT RECEPTION NO. 20080025222;

THENCE N89°21'24"W, A DISTANCE OF 2960.60 FEET ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF 1-25 THIRD ANNEXATION TO THE CITY OF FORT COLLINS RECORDED AT RECEPTION NO.20170080865;

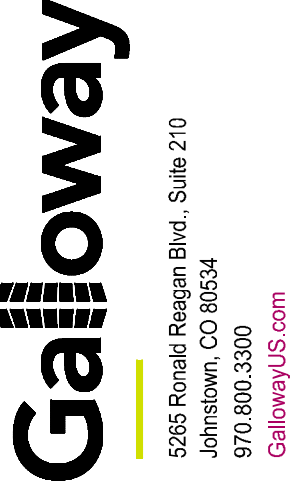
THENCE ON THE SOUTHERLY AND EASTERLY LINES OF SAID ANNEXATION FOR THE FOLLOWING EIGHT (8) COURSES;

1. N88°13'03"E, A DISTANCE OF 259.25 FEET;
2. N00°38'33"E, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
3. N89°22'07"W, A DISTANCE OF 199.97 FEET ON SAID SOUTH LINE;
4. N00°45'22"E, A DISTANCE OF 30.27 FEET;
5. N83°32'48"W, A DISTANCE OF 415.38 FEET;
6. N20°11'09"W, A DISTANCE OF 537.06 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
7. N02°03'44"W, A DISTANCE OF 2051.93 FEET ON SAID WEST LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 3;
8. N02°04'13"W, A DISTANCE OF 201.50 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE POINT OF BEGINNING.

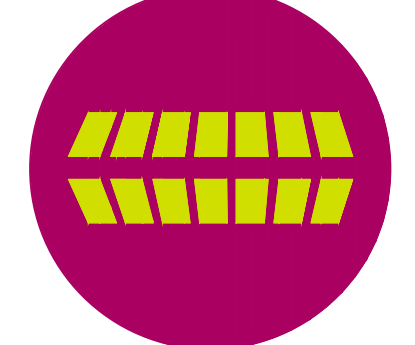
PARCEL CONTAINS 8,211.041 SQUARE FEET OR 188.500 ACRES, MORE OR LESS.

BASES OF BEARING: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF S 89°37'38" E, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP, STAMPED "LS 25384" AND MONUMENTED AT THE EAST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 25384, AND WITH ALL OTHER BEARINGS RELATIVE THERE TO

BY: TIMMATH TOWN MAYOR MARK SCOUJP
ATTEST: TIMMATH TOWN CLERK



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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY AND COMPANY, INC. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF GALLOWAY AND COMPANY, INC. VIOLATIONS WILL BE ENFORCED AND PROSECUTED.



CONNELL LLC ANNEXATION NO. 3
TO THE TOWN OF TIMMATH
A PART OF THE EAST HALF OF SECTION 2, ALL IN T. 6 N., R. 68 W. OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

#	Date	Issue / Description	Intl.
1.	5/18/2023	2nd TOWN SUBMITTAL	AN
2.	5/22/2023	3rd TOWN SUBMITTAL	AN

Project No: CAL0000110
Drawn By: AN
Checked By: RCR
Date: 2/17/2023

