



**Town of Timnath  
Public Hearing Notice  
January 4, 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.

<b>Tue, Jan 16, 2024</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Feb 13, 2024</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing</b>

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](http://www.timnath.org), for more information.

<b>Project:</b>	<b>Ladera 2nd Fil. Final Plat</b>
<b>Location:</b>	<b>Property located southeast and southwest of Weitzel Street and Swetsville Zoo Road.</b>
<b>Property Size:</b>	<b>55.814 acres</b>
<b>Current Zoning:</b>	<b>Regional Commercial(RC) w/ PDO</b>
<b>Proposed Zoning:</b>	<b>RC w/ PDO</b>
<b>Case #</b>	<b>FP-2023-0002</b>
<b>Property Owner:</b>	<b>Connell LLC</b>
<b>Summary:</b>	<b>Final Plat application for the creation of 12 commercial lots and two tracts.</b>

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](mailto: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><b>Town of Timnath</b>  <b>Phone: (970) 224-3211 Fax: (970) 224-3217</b>  <b><a href="http://www.timnath.org">www.timnath.org</a></b>  <b>4750 Signal Tree Drive, Timnath, CO 80547</b></p>
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