



**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 - 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 Rezoning
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 #	RZ-2023-0002
Property Owner:	Connell LLC
Summary:	Rezoning concurrent with the Annexation, to establish a zoning designation of Regional Commercial (RC).

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/>

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

CONNELL LLC ZONING MAP

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

LEGEND

- ZONING BOUNDARY
ADJACENT PROPERTY LINE
PLSS SECTION LINE
RECEPTION NUMBER
ADJUT CORNER (AS DESCRIBED)

ALL LINEAL UNITS ARE US SURVEY FEET

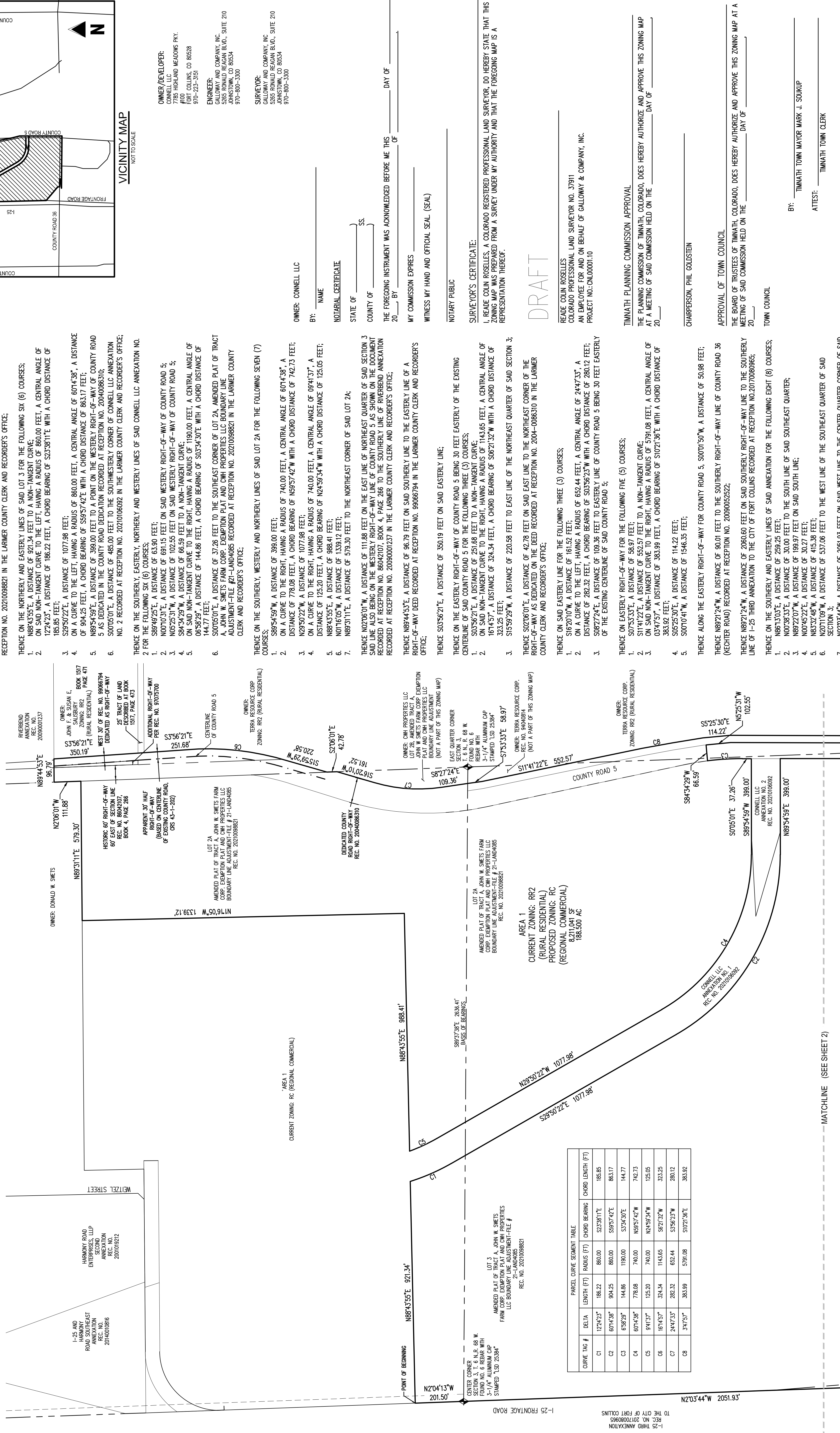
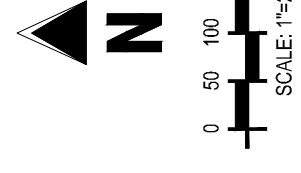


Table with 8 columns: CURVE TAG #, DELTA, LENGTH (FT), RADIUS (FT), CHORD BEARING, CHORD LENGTH (FT). Rows C1 through C8.

PROPERTY DESCRIPTION

- AREA 1: REC TO RC
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. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND-4085 RECORDED AT RECEPTION NO. 20210098821 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°54'59"W, A DISTANCE OF 389.00 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 N59°57'42"W WITH A CHORD DISTANCE OF 742.73 FEET;
3. N29°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 125.05 FEET;
5. N88°43'55"E, A DISTANCE OF 988.41 FEET;
6. N01°16'05"W, A DISTANCE OF 1339.12 FEET;
7. N88°31'11"E, A DISTANCE OF 579.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A;

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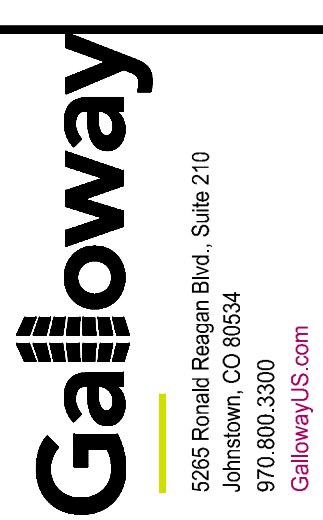
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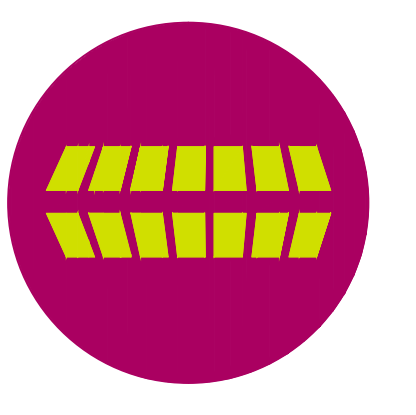
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PARCEL CONTAINS 8,211,041 SQUARE FEET OR 188,500 ACRES, MORE OR LESS.
BASIS OF BEARING: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF S 89°57'38" E, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 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 THERETO



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OWNER/DEVELOPER: CONNELL LLC, 7785 HIGHLAND MEADOWS PKY., #100, JOHNSTON, CO 80528, 970-223-3151
ENGINEER: GALLOWAY AND COMPANY, INC., 5285 RONALD REAGAN BLVD., SUITE 210, JOHNSTON, CO 80524, 970-800-3300
SURVEYOR: GALLOWAY AND COMPANY, INC., 5285 RONALD REAGAN BLVD., SUITE 210, JOHNSTON, CO 80524, 970-800-3300

CONNELL LLC ZONING MAP

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

Table with 2 columns: #, Date, Issue/Description. Row 1: 1, 7/18/2023, 2nd TOWN SUBMITTAL AN.

Project No: CAL00001.0
Drawn By: AN
Checked By: RCR
Date: 2/17/2023