



**Town of Timnath  
Public Hearing Notice  
March 8, 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, Mar 19, 2024</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Apr 09, 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>Timnath Trail Easement Vacation</b>
<b>Location:</b>	<b>4801 Signal Tree Drive</b>
<b>Property Size:</b>	<b>0.48 acres</b>
<b>Current Zoning:</b>	<b>Community Commercial (CC)</b>
<b>Proposed Zoning:</b>	<b>CC</b>
<b>Case #</b>	<b>MA-2023-0010</b>
<b>Property Owner:</b>	<b>Timnath Trail LLC</b>
<b>Summary:</b>	<b>Application to vacate a portion of the existing Poudre Trail easement, now that the Poudre River Trail has been re-aligned.</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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# TIMNATH TRAIL AT RIVERBEND EASEMENT VACATION

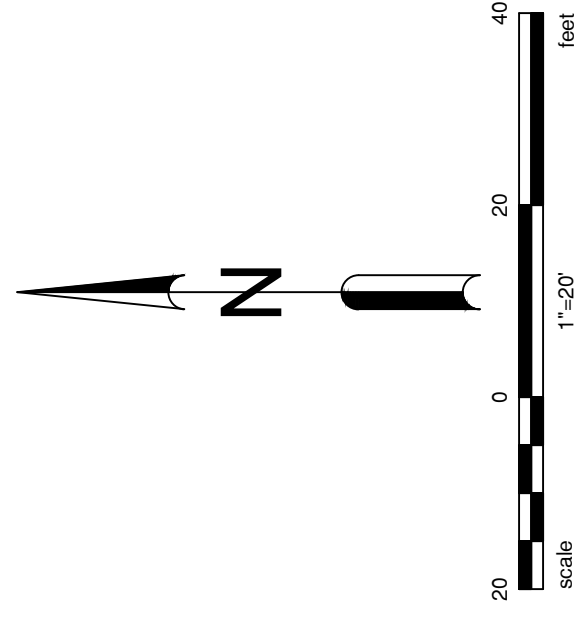
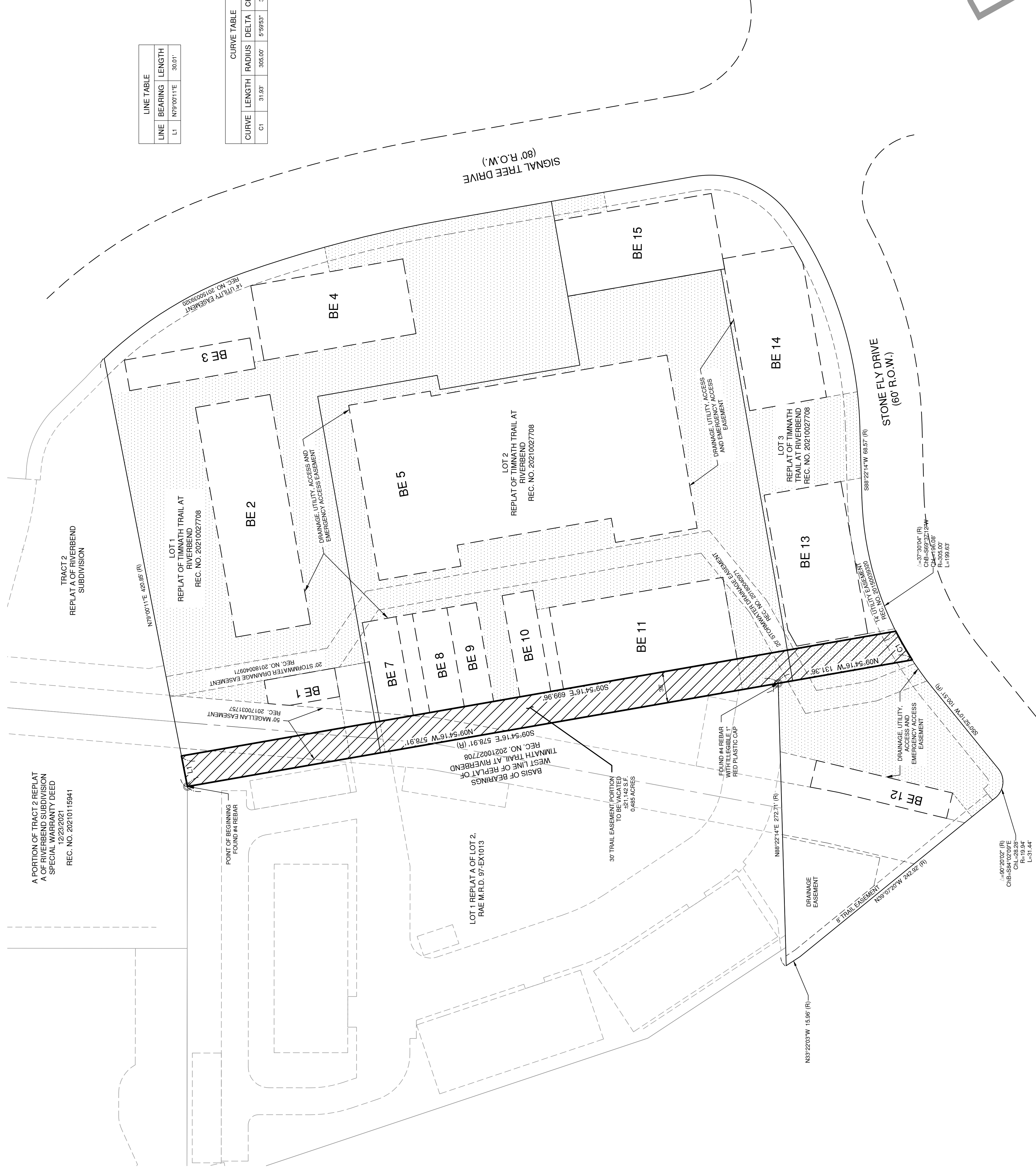
BEING TRAIL EASEMENT VACATION WITHIN LOTS 1, 2, & 3, REPLAT OF TIMNATH TRAIL AT RIVERBEND, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

A PORTION OF TRACT 2 REPLAT  
A OF RIVERBEND SUBDIVISION  
SPECIAL WARRANTY DEED  
12/23/2021  
REC. NO. 20210115941

TRACT 2  
REPLAT A OF RIVERBEND  
SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°00'11"E	30.01'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	31.85'	305.00'	5°59'53"	31.91'	S80°09'01"W



LEGEND	
	VACATION AREA
	EXISTING PROPERTY LINE
	EXISTING BUILDING ENVELOPE
	OFF-SITE EASEMENT
	DRAINAGE UTILITY, ACCESS, AND EMERGENCY ACCESS EASEMENT

ENGINEERING & SURVEYING  
**RIDGE TOP**  
 541 E. GARDEN DRIVE  
 UNIT N  
 WINDSOR, CO 80550  
 970-663-4552

**TIMNATH TRAIL AT RIVERBEND EASEMENT VACATION**  
 BEING TRAIL EASEMENT VACATION WITHIN LOTS 1, 2, & 3, REPLAT OF TIMNATH TRAIL AT RIVERBEND, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

Project: 23-027-002  
 Drawing: VAC01  
 Date: 11/09/2023  
 Rev. Date:  
 Check By:  
 Date:  
 Date:  
 DATE REQUEST BY

DRAFT

11/09/2023