



**Town of Timnath
Public Hearing Notice
May 3, 2024**

Dear Resident/Property Owner:

The Town of Timnath would like to notify you of a Public Hearing on a proposed development project in your neighborhood. The Timnath Board of Adjustment will hold a public hearing on the development action as indicated below.

Tue, May 14, 2024 6:00 P.M. Board of Adjustment Public Hearing

This meeting 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:	Whitewing Variance
Location:	5532 E. County Road 40
Property Size:	40 acres
Current Zoning:	R-E
Proposed Zoning:	R-E
Case #	VA-2023-0001
Property Owner:	Timnath Land Holdings, LLC
Summary:	The Whitewing development proposal entails 40 lots within a gated community. An application for variance has been submitted to exempt the developer from adhering to Land Use Code Section 6.6.2B, which mandates extending streets into adjacent undeveloped properties irrespective of the community's gated status. Instead, the developer is proposing to construct a 20' wide emergency access connection in place of full public connectivity.

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
Town Planner

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

**Town of Timnath
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