



**Town of Timnath  
Public Hearing Notice  
August 9, 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, Aug 20, 2024</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Sept 10, 2024</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing</b>

These meetings will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547 and live streamed on the Town's YouTube page. Please visit our website, [www.timnath.org](http://www.timnath.org), for more information.

<b>Project:</b>	<b>Timnath Shores</b>
<b>Location:</b>	<b>Property located north and south of the intersection of County Road 42E and County Road 3.</b>
<b>Property Size:</b>	<b>76 acres</b>
<b>Current Zoning:</b>	<b>Larimer Cty Rural Residential</b>
<b>Proposed Zoning:</b>	<b>Low Density and Rural Residential</b>
<b>Case #</b>	<b>CP-2024-0001</b>
<b>Property Owner:</b>	<b>Cottonwood Development Partners LLC</b>
<b>Summary:</b>	<b>Comprehensive Plan Amendment application proposing to amend a majority of the property from Rural Residential to Low Density Residential</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

Logan Graves, AICP  
Principal Planner

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

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