



**Town of Timnath  
Public Hearing Notice  
November 22, 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, Dec 03, 2024</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Dec 10, 2024</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing - First Reading</b>
<b>Tue, Jan 14, 2025</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing - Second Reading</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 PD Overlay Amendment</b>
<b>Location:</b>	<b>5000 SE Frontage Rd</b>
<b>Property:</b>	<b>Ladera Second Filing</b>
<b>Current Zoning:</b>	<b>Regional Commercial w PD Overlay</b>
<b>Proposed Zoning:</b>	<b>Regional Commercial w PD Overlay</b>
<b>Case #</b>	<b>RZ-2024-0003</b>
<b>Property Owner:</b>	<b>Connell LLC</b>
<b>Summary:</b>	<b>This application is to amend the Planned Development Overlay to allow architectural metal wall panels and roofing materials, and to allow a height exception to the standard zoning restrictions to Lot 4 of the Ladera Subdivision Filing Number 3.</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

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>www.timnath.org</b>  <b>4750 Signal Tree Drive, Timnath, CO 80547</b></p>
---