



**Town of Timnath
Public Hearing Notice
November 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.

Tue, Nov 19, 2024	6:00 P.M.	Planning Commission Public Hearing
Tue, Dec 10, 2024	6:00 P.M.	Town Council Public Hearing - First Reading
Tue, Jan 14, 2025	6:00 P.M.	Town Council Public Hearing - Second Reading

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 PD Overlay Amendment
Location:	5000 SE Frontage Rd
Property:	Ladera Second Filing
Current Zoning:	Regional Commercial w PD Overlay
Proposed Zoning:	Regional Commercial w PD Overlay
Case #	RZ-2024-0003
Property Owner:	Connell LLC
Summary:	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.

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

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
