



**Town of Timnath  
Public Hearing Notice  
December 6, 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 17, 2024</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Jan 14, 2025</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>Harmony Assisted Living &amp; Memory Care Community - Conditional Use</b>
<b>Location:</b>	<b>The property is located on the northeast corner of Harmony Road and Club Drive.</b>
<b>Property Size:</b>	<b>6.4 acres</b>
<b>Current Zoning:</b>	<b>CMU</b>
<b>Proposed Zoning:</b>	<b>CMU</b>
<b>Case #</b>	<b>CU-2024-0001</b>
<b>Property Owner:</b>	<b>Elton Development, Inc.</b>
<b>Summary:</b>	<b>The application proposes a 145,000 square-foot facility featuring two full stories throughout, with a partial third floor that is stepped back from Harmony Road. The facility consists of 126 assisted living apartments and 24 memory care suites. The conditional use permit is requested to allow the operation of the assisted living and memory care facility within the Harmony Corridor planning overlay area, where such a use requires Town Council approval.</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/>

<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>
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