



**Town of Timnath
Public Hearing Notice
December 23, 2024**

Dear Resident/Property Owner:

The Town of Timnath would like to notify you of three 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.

Tuesday, January 7, 2025	6:00 P.M.	Planning Commission - Public Hearing
Tuesday, January 14, 2025	6:00 P.M.	Town Council - First Reading
Tuesday, January 28, 2025	6:00 P.M.	Town Council - Second Reading Public Hearing

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:	PSD Timnath 50 Rezoning
Location:	This project is located immediately southeast of the intersection of Main Street (S County Road
Property Size:	50 acres
Current Zoning:	Larimer Cty Rural Residential (RR2)
Proposed Zoning:	Commercial Mixed Use
Case #	RZ-2024-0001
Property Owner:	Poudre School District R-1
Summary:	This is a zoning amendment application proposing a change from Larimer County Rural Residential (RR2) to Commercial Mixed Use (CMU) for a 50-acre parcel of land for the use of future educational facilities. The Town of Timnath has initiated the annexation proceedings for the property as part of this request.

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
Senior Town Planner

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

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