



**Town of Timnath
Public Hearing Notice
February 6, 2025**

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, Feb 18, 2025	6:00 P.M.	Planning Commission Public Hearing
Tue, Feb 25, 2025	6:00 P.M.	Town Council Public Hearing

Both of these meetings will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547

Project:	Ladera Fil. No. 3 Sketch Plan
Location:	Lots 2A and 3 of the Connell LLC Annexation No. 3
Property Size:	180 acres
Current Zoning:	Regional Commercial w/ PD Overlay
Proposed Zoning:	Regional Commercial w/ PD Overlay
Case #	SP-2024-0001
Property Owner:	Connell LLC
Summary:	This is a Sketch Plan application for the Ladera Subdivision Filing No. 3, comprising property south of Ladera Subdivision Filing No. 2 and west of South County Road 5, totaling roughly 179 acres. The Sketch Plan proposes eleven planning areas for the future land uses of business, commercial, retail, multi-family dwellings, and open space. This application is the first step in the Major Subdivision process.

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 call Chad Kemper, Town Planner, at (970) 224-3211 or contact him by e-mail at ckemper@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, BUP, APA
Town Planner
Attached:

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

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