

April 9, 2025

Connell LLC  
7785 Highland Meadows Pkwy, Ste 100  
Fort Collins, CO 80528

### **Notice of Neighborhood Meeting**

You are invited to attend a Neighborhood Meeting regarding the Ladera South Subdivision Application that has been submitted to the Town of Timnath. Following a presentation by the development team, the public may engage in the development review process by making comments focused on this Application. This property is generally located west of County Road 5, on either side of Weitzel Street. See the vicinity map included below for more location information.

**This Neighborhood Meeting will be held:**  
**Monday, April 28<sup>th</sup>, 2025 – 6:00 pm to 7:30 pm**  
**CF&G Public Market & Coffee House**  
**2nd Floor Public Meeting Room**  
**4138 Main Street, Unit A**  
**Timnath, CO 80547**  
(coffee, tea, morsels & bites available)

**Owner:** Connell LLC  
7785 Highland Meadows Pkwy, Ste 100  
Fort Collins, CO 80528  
William Welch  
[wwelch@wmtwelch.com](mailto:wwelch@wmtwelch.com)

**Project Name:** Ladera South Subdivision Filing No. 4, Preliminary Plat Application

**Property Size:** 194.35 acres

**Current Zoning:** RC – Regional Commercial including existing PD Overlay

**Location:** West of County Road 5, on either side of Weitzel Street, and a portion of Ladera Subdivision Filing No. 2

**Parcel #s:** 8603406003, 8603110004, 8603106002

**General Description:** The proposal includes the establishment of nine (9) lots and six (6) tracts on 194.35 acres. Principle uses consist of Open space, Business, Commercial, Retail and Multi-family dwellings

Other supporting materials for the submittal can be found on the Town of Timnath's Planning website.

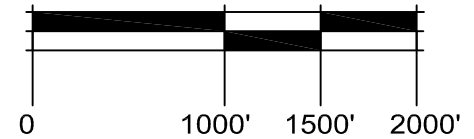
If you are unable to attend the meeting and would like a copy of the presentation, please contact Cathy Mathis at [cathy@tbgroup.us](mailto:cathy@tbgroup.us).

Requests for a copy of the presentation must be made by April 14, 2025.

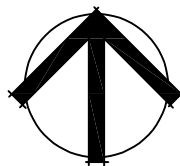
The affected property owners list for this neighborhood meeting is derived from official records of the Assessor's Office of Larimer County, Colorado. Because of the lag time between home occupancy and record keeping or because of rental situations, a few affected property owners or residents may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.



VICINITY MAP



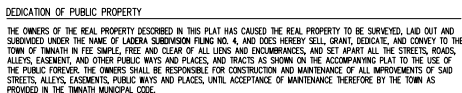
SCALE 1" = 1000'-0"



NORTH



A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



WE CERTIFY THAT CONNELL LLC IS THE OWNER OF THE PROPERTY AND HEREBY CONSENTS TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

BY: SHERI C. WELCH, MANAGER

STATE OF COLORADO)  
COUNTY OF LARIMER)

MY COMMISSION EXPIRES

NOTARY PUBLIC

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LAND BEING A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO.

[illegible]

I, BENJAMIN D. KRAMER AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THAT THE TITLE OF SUCH LANDS IS THAT OF THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCE EXCEPT THOSE SHOWN HEREON.

STATE OF COLORADO))  
                                  ))SS  
COUNTY OF LARIMER))

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

APPROVAL THIS        DAY OF       , 20  , A.D., BY THE TOWN COUNCIL, TIMNATH, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE INSTALLED AND FINANCED ACCORDING TO THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN TOWN AND OWNERS DATED AS OF DECEMBER 14, 2021.

BY: MAYOR MARK J. SQUILIP TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY THE TOWN PLANNING  
COMMISSION, TIMNATH, COLORADO.

CHAIRPERSON, PHIL GOLDSTEIN

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

### EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED TOGETHER WITH ALL EASEMENT VACATIONS.

QWEST COMMUNICATIONS

COMCAST FORT COLLINS-LOVELAND WATER DISTRICT

SOUTH FORT COLLINS SANITATION DISTRICT

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.

- ALL LINEAL MEASUREMENTS SURVEY ARE BASED ON DISTANCES AND U.S. SURVEY FEET.
3. EXISTING EASEMENTS AND CONDITIONS ARE BASED ON TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL SURVEYING COMPANY, FILE #FD295567878, WITH DATE OF AUGUST 14, 2019 AT 5:09:41 PM.
4. CAUTION: THE SURVEYOR PROVIDED THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEKEMATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN. C.R.S. 13-80-106(3)(A).
6. BASIS OF BEARING: CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 20°41'31" W, COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 3 BY A BEAR OF UNKNOWN LENGTH WITH AN ATTACHED 1/4" ALUMINUM CAP STAMPED SURS 253847 AND TO THE NORTH BY A 6" OAK BEARING WITH A 1/4" ALUMINUM CAP STAMPED SURS 253037, AS SHOWN HEREIN, AND WITH ALL OTHER BEARINGS RELATIVE THERETO.
7. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY CALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE THEREIN, CALLOWAY & COMPANY, INC. RELIES UPON THE TITLE COMMITMENT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT AND PREPARED BY COMMERCIAL LAND TITLE INSURANCE COMPANY, COMPANY NO. 597-HSSB4888-412, AMENDMENT NO. 1, WITH AN EFFECTIVE DATE OF MARCH 14, 2023 AT 12:20 AM.
8. PER THE FLOOD HAZARD INSURANCE RATE MAPS (FIRM), MAP NO. 08060C0107, HAVING AN ACTION REVISIONS DATE OF DECEMBER 26, 2014, AND THE FLOOD HAZARD INSURANCE STATEMENT BY GRAPHIC FLOODING UNIT, THE SURVEYOR RECOMMENDS A FLOOD STUDY FOR THE NEARBY FLOODING IS REQUIRED.

CITY OF FORT COLLINS BENCHMARK # 21-01 LOCATED ON THE NORTH SIDE OF HARMONY ROAD, EAST OF THE NORTHBOUND RAMP TO I-25 ON A STORM INLET.

ELEVATION=4868.56 (NAVD88)

KNOW ALL MEN BY THESE PRESENTS THAT WE THE FOREGOING SIGNATURES BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF LOTS, BLOCKS, TRACTS, OUTLOTS AND EASEMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND.

I, READE COLIN ROSELLES, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF LADERA SUBDIVISION FILING NO. 4 HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS FINAL PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

READE COLIN ROSELLES  
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911  
 AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.  
 PROJECT NO.: CNL00001.10

OWNER/DEVELOPER:  
CONNELL, LLC  
7785 HIGHLAND MEADOWS PKWAY SUITE 100  
FORT COLLINS, CO 80528  
TEL: 970-223-3151

ENGINEER:  
UNITED CIVIL DESIGN GROUP  
19 OLD TOWN SQUARE #238  
FORT COLLINS, CO 80524  
970.530.4044

GALLOWAY AND COMPANY, INC  
5235 RONALD REAGAN BLVD., SUITE 200  
JOHNSTOWN, CO 80534  
970-800-3300

5235 Ronald Reagan Blvd., Suite 200  
Johnstown, CO 80534  
970.800.3300  
[Galaxyweld.com](http://Galaxyweld.com)

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ADERA SUBDIVISION FILING NO. 4

A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

[illegible]

Project No:	CNL00006, 10
Drawn By:	AN
Checked By:	RCR
Date:	3/26/2025

1  
SHEET 1 OF 2

# LADERA SUBDIVISION FILING NO. 4

A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

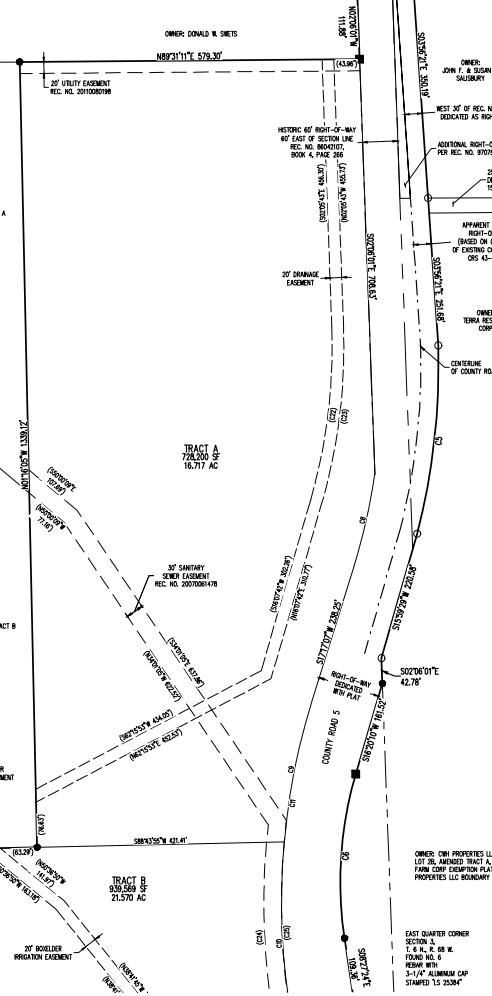
## LEGEND

BOUNDARY LINE	LS	LADERA SUBDIVISION PER RECEPTION NO. 2022004946
ADJACENT PROPERTY LINE	LS2	LADERA SUBDIVISION FILING NO. 2 PER RECEPTION NO. 202004353
PLUS SECTION LINE	LS3	LADERA SUBDIVISION FILING NO. 3
PROPOSED EASEMENT	(DMS)	ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
EXISTING EASEMENT	(DMS)	SKANAWA EASEMENT DIMENSIONS ARE IN PARENTHESES

REC. NO.	RECEPTION NUMBER
ADJUST CORNER (AS DESCRIBED)	ADJUST CORNER (AS DESCRIBED)
FOUND 3/4" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "7LS 3/2017" UNLESS OTHERWISE NOTED	FOUND 3/4" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "7LS 3/2017" UNLESS OTHERWISE NOTED
FOUND 3/4" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "7LS 3/2017" UNLESS OTHERWISE NOTED	FOUND NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP, STAMPED "7LS 3/2017"



ALL LINEAL UNITS ARE US SURVEY FEET



OWNER: DONALD M. SMITH

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# LADERA SUBDIVISION FILING NO. 4

A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



**Galloway**

6235 Riverview Boulevard, Suite 200  
Fort Collins, CO 80524  
970.800.3300  
GallowayUS.com

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## LADERA SUBDIVISION FILING NO. 4

A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

Date	Issue / Description	PLT

Project No.	CHL000010
Drawn By:	AN
Checked By:	RLC
Date:	02/01/2023

1

SHEET 1 OF 2

## LEGEND

—	BOUNDARY LINE	LS	LADERA SUBDIVISION PER RECEPTION NO. 2020000486
—	ADJACENT PROPERTY LINE	LS2	LADERA SUBDIVISION FILING NO. 2 PER RECEPTION NO. 20240204330
---	PLSS SECTION LINE	LS3	LADERA SUBDIVISION FILING NO. 3
- - - -	PROPOSED EASEMENT	(DIM)	ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
- - - -	EXISTING EASEMENT	(DIM)	DRAINAGE EASEMENT DIMENSIONS ARE IN BRACKETS
REC. NO.	RECEPTION NUMBER		
◆	ADJUST CORNER (AS DESCRIBED)		
●	FOUND 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 3/11/11" (ALL DIMENSIONS NOTED)		ALL LINEAL UNITS ARE US SURVEY FEET
○	SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 3/11/11"		
△	FOUND 24" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 3/11/11" (ALL DIMENSIONS NOTED)		
■	FOUND NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP, STAMPED "PLS 3/11/11"		

A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



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TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO  
LADERA SUBDIVISION FILING NO. 4

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Project No:	CNL00006, 10
Drawn By:	AN
Checked By:	PCR
Date:	3/25/2025