



**Town of Timnath
Public Hearing Notice
June 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, Jun 17, 2025	5:30 P.M.	Planning Commission Public Hearing
Tue, Jul 08, 2025	6:00 P.M.	Town Council 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:	Timnath Lakes Preliminary Plat North
Location:	The property is located in the north portion of the Timnath Lakes community, generally located south of Buss Grove Road and East of Old Town Timnath.
Property Size:	252 acres
Current Zoning:	R2/R3 with PD Overlay
Proposed Zoning:	R2/R3 with PD Overlay
Case #	PP-2024-0001
Property Owner:	CAC Timnath, LLC
Summary:	This application is for a preliminary plat amendment that will complete the north portion of the Timnath Lakes community. It proposes a total of 698 single-family lots. The project also includes several pocket parks, a large neighborhood park, and trail connections.

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, 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
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