



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

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.

Tue, Jun 17, 2025	5:30 P.M.	Planning Commission Public Hearing
Tue, Jun 24, 2025	6:00 P.M.	Town Council Public Hearing - First Reading
Tue, Jul 08, 2025	6:00 P.M.	Town Council Public Hearing - Second Reading

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

Project:	Timnath Lakes North PD Overlay Amendment 2
Location:	The property is located in the north portion of the Timnath Lakes community.
Property Size:	252 acres
Current Zoning:	R2/R3 with PD Overlay
Proposed Zoning:	R2/R3 with PD Overlay
Case #	RZ-2024-0002
Property Owner:	CAC Timnath, LLC
Summary:	This is an application for a Planned Development to modify setback standards for portions of the Timnath Lakes community.

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-notice/>

Town of Timnath
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