



**Town of Timnath
Public Hearing Notice
July 28, 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, Aug 05, 2025	5:30 P.M.	Planning Commission Public Hearing
Tue, Aug 12, 2025	6:00 P.M.	Town Council Public Hearing (1st Reading)
Tue, Aug 26, 2025	6:00 P.M.	Town Council Public Hearing (Second Reading)

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:	County Road 3F Right-of-Way Vacation
Location:	A portion of Larimer Country Road 3F south of Harmony Road and North of Stone Fly Drive.
Property Size:	1.151 acres
Current Zoning:	RMU/R4
Case #	MA-2024-0011
Property Owner:	Timnath Trail, LLC
Summary:	This application proposed vacating a portion the right-of-way on County Road 3F.

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

Town Planner
Attached:

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

Town of Timnath
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