



**Town of Timnath
Public Hearing Notice
August 21, 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 19, 2025	5:30 P.M.	Planning Commission Public Hearing
Tue, Aug 12, 2025	6:00 P.M.	Town Council Public Hearing - 1st Reading
Tue, Sep 09, 2025	6:00 P.M.	Town Council Public Hearing - 2nd 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:	Timnath Shores Rezoning
Location:	The subject property is located adjacent to Timnath Reservoir, approximately one half mile east of County Road 5 and at the southeast corner of Larimer County Road 3E and County Road 42E.
Property Size:	76 acres
Current Zoning:	Larimer County Rural Residential
Proposed Zoning:	Single Family Residential R-2 (51 acres) and Estate Residential R-E (25 acres)
Case #	RZ-2025-0001
Property Owner:	Cottonwood Development Partners LLC
Summary:	This project proposes rezoning 76 acres of land currently zoned Rural Residential in Larimer County to Single-Family Residential (51 acres) and Estate Residential (25 acres) within the Town of Timnath.

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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www.timnath.org
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