

October 1, 2025

Cottonwood Development Partners, LLC
1510 Larimer Ridge Parkway
Timnath, CO 80547
Email: Jim@rfcomsites.com
Phone: 714-404-7867

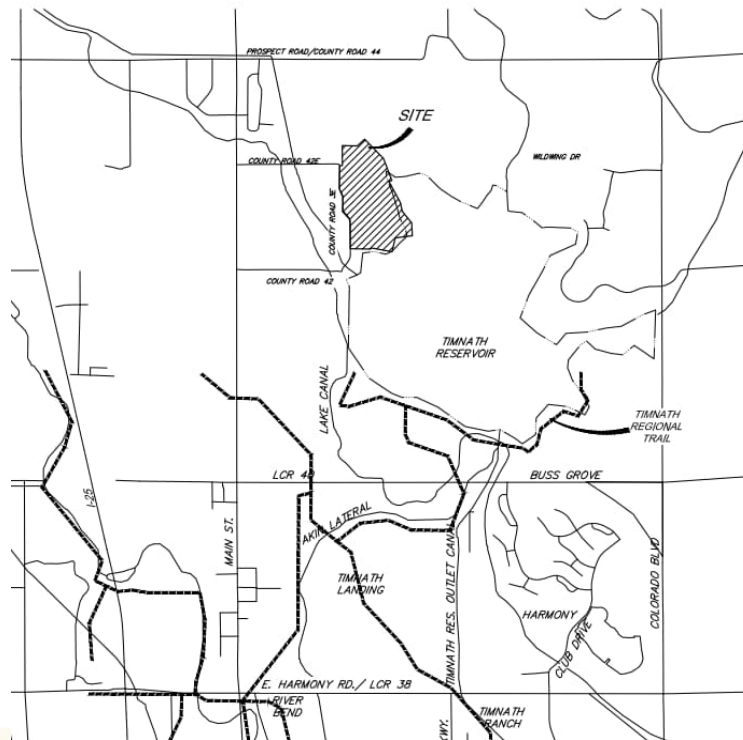


Notice of Neighborhood Meeting

The meeting for the Timnath Shores, Sketch Plan Application has been scheduled for
Thursday, October 16th, 2025 - 5:30 to 6:30 pm

You are invited to attend a Neighborhood Meeting and to comment on a presentation for a Sketch Plan Application, which has been filed with the Town of Timnath. The proposed Timnath Shores Subdivision is located to the west of Timnath Reservoir and is adjacent to County Road 42E & County Road 3E.

**The Neighborhood Meeting will be held on
Thursday, October 16th, 2025 - 5:30 to 6:30 pm
At Town of Timnath, Community Room
located at
4750 Signal Tree Dr.
Timnath, Colorado 80547**



Name of Proposal: Timnath Shores – Sketch Plan

Property Owner: Cottonwood Development Partners, LLC
1510 Larimer Ridge Parkway
Timnath, CO 80547
Email: Jim@rfcomsites.com
Phone: 714-404-7867

Property Size: 76± Acres

Current Zoning: RE– Estate Residential (25± Acres)
R2 – Single Family Residential (51± Acres)

Application File #: SP-2025-0001

General Description

Timnath Shores is a visionary 76-acre residential development located at the southeast corner of Larimer County Road 3E and County Road 42E. Situated just one-half mile east of County Road 5 and adjacent to the scenic Timnath Reservoir, this property presents a remarkable opportunity to contribute meaningfully to the Town of Timnath's long-term vision for high quality sustainable growth and development.

The subject property has been recently annexed to the Town of Timnath and was zoned with 25± acres designated as RE – Estate Residential and 51± acres designated as R2 – Single Family Residential. The Sketch Plan proposal seeks to support the approved zoning with the development of both Estate Residential Homes situated along the western shoreline of the Timnath Reservoir and Low-Density Detached Residential Homes throughout the remainder of the subject property. Timnath Shores when developed will help to support a major goal and objective of the Towns Comprehensive by providing a diverse mix of housing types and community open space and amenities that reflect and reinforce the Town's Small-Town Charm and Livability.

Legal Description:

Parcel 1: SOUTH TRACT: A tract of land situate in the Southeast ¼ of Section 23, Township 7 North, Range 68 West of the Sixth P.M., Larimer County, Colorado, which, considering the East-West centerline of said Section 23 as bearing S 88°50'50" E and with all bearings contained herein relative thereto, begins at a point on the approximate centerline of County Road 3-E, which bears N 88°50'50" W 68.21 feet, and again S 01°28'00" W 590.38 feet, and again S 23°04'36" E 102.11 feet, and again S 23°04'16" E 109.83 feet, and again S 02°16'00" W 168.88 feet from the Center ¼ corner of said Section 23 and runs thence East 1435.04 feet to a point on the boundary line of the Timnath Reservoir; thence along said reservoir boundary, S 11°02'09" E 219.11 feet, and again along said reservoir boundary S 37°55'48" E 374.54 feet, and again along said reservoir boundary S 01°31'06" E 318.34 feet, and again along said reservoir boundary, S 83°11'25" W 426.14 feet, and again along said reservoir boundary, S 14°05'30" W 353.94 feet, and again along said reservoir boundary, N 78°38'08" W 520.09 feet, and again along said reservoir boundary, S 43°40'40" W 36.39 feet, and again along said reservoir boundary, N 88°07'55" W 500.63 feet to a point on the centerline of County Road 3-E; thence along said centerline, N 00°23' E 726.75 feet, and again along said centerline, N 42°00'23" W 274.51 feet, and again along said centerline, N 02°16' E 199.48 feet to the Point of Beginning, subject to a right-of-way for County Road 3-E over the Westerly 30 feet thereof, County of Larimer, State of Colorado.

Parcel 2: NORTH TRACT: A tract of land situate in the East ½ and in the Southwest ¼ of Section 23, Township 7 North, Range 68 West of the Sixth P.M., Larimer County, Colorado, which, considering the East-West centerline of said Section 23 as bearing S 88°50'50" E and with all bearings contained herein relative thereto, begins at the Center ¼ corner of said Section 23 and runs thence N 00°46'03" E 501.89 feet along the North-South centerline of said Section 23; Thence S 87°34' E 371.71 feet along an existing fence line; thence N 48°19'14" E 249.25 feet along an existing fence line; thence S 43°09'40" E 676.26 feet along an existing fence line; thence S 19°34'32" E 585.74 feet to a point on the boundary line of the Timnath Reservoir; thence along said Timnath Reservoir boundary, S 74°15'08" W 75.63 feet, and again along said reservoir boundary, S 27°16'53" E 606.07 feet; thence West 1435.04 feet to a point on the approximate centerline of County Road 3-E; thence along said approximate centerline, N 02°16'00" E 168.88 feet, and again along said centerline, N 23°04'16" W 109.83 feet, and again along said centerline, N 23°04'36" W 102.11 feet, and again along said



centerline, N 01°28' E 590.38 feet to a point on the East-West centerline of said Section 23; thence along said East-West centerline, S 88°50'50" E 68.21 feet to the Point of Beginning, subject to a right-of-way for County Road 3-E over the Westerly 30 feet thereof, and is further subject to a 100 foot wide right-of-way deeded to the Platte River Power Authority in Book 1747 at Page 793, County of Larimer, State of Colorado.

To obtain a copy of the presentation for remote participation via phone, please contact: Ken Merritt kmerritt@jrengineering.com. A copy of the presentation can be provided for those unable to attend. Requests for a copy of the presentation must be made by October 9th, 2025.

The affected property owners list for this Neighborhood Meeting is derived from the 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.