



**Town of Timnath
Public Hearing Notice
September 5, 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, Sep 16, 2025	5:30 P.M.	Planning Commission Public Hearing
Tue, Sep 23, 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:	Ladera South Preliminary Plat
Location:	The subdivision is bounded by Ladera Subdivision Filing No. 3 and the William Swets property to the north, Larimer County Road 5 to the east, Kechter Road to the south, and Interstate 25 to the west.
Property Size:	179 acres
Current Zoning:	RC
Proposed Zoning:	RC
Case #	PP-2025-0001
Property Owner:	Connell LLC
Summary:	This request is for a Major Subdivision Preliminary Plat for approximately 179 acres known as the Ladera South Subdivision. There will be a total of 9 lots, 4 tracts (for future development) and 2 outlots (for open space) with associated easements for utilities, public access and emergency access.

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

Troy W, Jones, Planner II

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

Town of Timnath
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