



**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 (First Reading)
Tue, Oct 14, 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:	Timnath Landing Zoning Map Amendment 1
Location:	The property is located in the north portion of the Timnath Lakes community, generally located north of Harmony Road and east of the Timnath Parkway.
Current Zoning:	R-2, R-3, RMU, CMU, CC
Proposed Zoning:	Proposed minor adjustments to the R-2, R-3, and CMU zone districts.
Case #	RZ-2025-0002
Property Owner:	CAC Timnath, LLC
Summary:	This project proposes minor adjustments to the R-2, R-3, and CMU zone districts in the southeast corner of the property to align zoning boundaries with the proposed lot layout in the Filing 9 Final Plat, ensuring that each lot falls entirely within a single zone district.

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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