



**Town of Timnath
Public Hearing Notice
October 1, 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, Oct 07, 2025	5:30 P.M.	Planning Commission Public Hearing
Tue, Oct 14, 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:	Whitewing at Timnath Manor Preliminary Plat
Location:	5536 E Buss Grove Road
Property Size:	40.09 acres
Current Zoning:	Estate Residential (R-E)
Case #	PP-2024-0002
Property Owner:	Timnath Land Holdings LLC
Summary:	This preliminary plat proposes a 40-lot custom home subdivision in accordance with the Estate Residential (R-E) zoning requirements. A waiver request for side yard setbacks has been submitted concurrently with this application.

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
Phone: (970) 224-3211 Fax: (970) 224-3217
www.timnath.org
4750 Signal Tree Drive, Timnath, CO 80547