

June 8, 2026

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

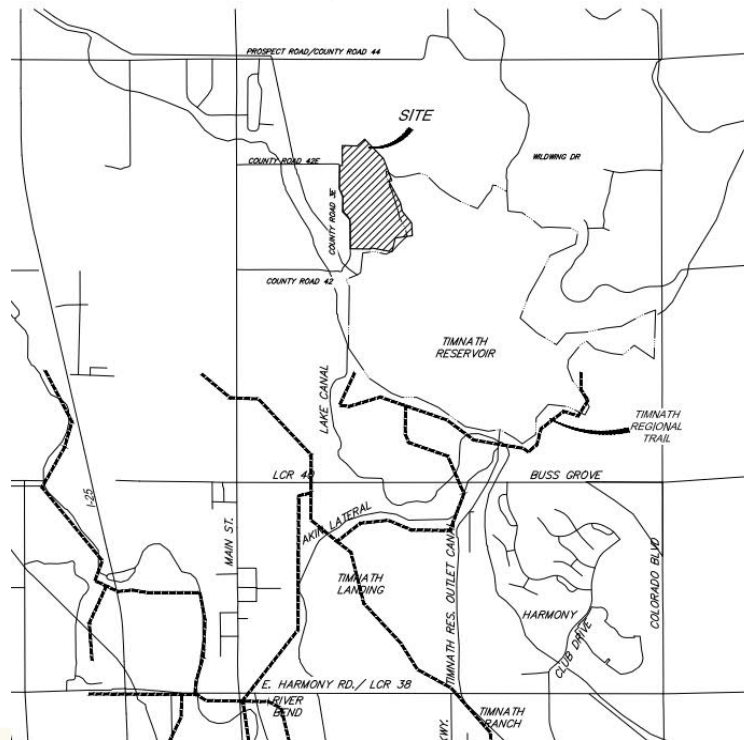


Notice of Neighborhood Meeting

The meeting for the Timnath Shores, Preliminary Plat has been scheduled for
Wednesday, June 24th, 2026 - 5:30 to 6:30 pm

You are invited to attend a Neighborhood Meeting and to comment on a presentation for a Preliminary Plat 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
Wednesday, June 24th, 2026 - 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 – Preliminary Plat

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 #: PP-2026-0001

General Description

Timnath Shores is a proposed 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. The Timnath Shores development 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 was annexed to the Town of Timnath in September 2025 and was zoned with 25± acres designated as RE – Estate Residential and 51± acres designated as R2 – Single Family Residential. The Timnath Shores Preliminary Plat proposal seeks to further support and build upon the Sketch Plan that was approved in February 2026. The Preliminary Plat includes 172 total residential units on 76 acres of land which represents an Overall Density of 2.26 Dwelling Units per Acre. This includes 22 Estate Residential Homes situated on 25 acres located adjacent to the western shoreline of the Timnath Reservoir with a Density of 0.88 Dwelling Units per Acre and 150 Low-Density Detached Residential Homes on 51 acres with a Density of 2.94 Dwelling Units per Acre. Additionally Timnath Shores will develop over 18 acre of Active and Passive Open Space with a network of Trails and Recreational Amenities and a minimum 50’ wide Natural Habitat Buffer adjacent to the Timnath Reservoir Shoreline. When developed the Timnath Shores development will help to support a major goal and objective of the Towns Comprehensive Plan by providing a diverse mix of housing types, 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 an din 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



