



TIMNATH LAKES (FORMERLY TIMNATH LANDING) NEIGHBORHOOD MEETING NOTICE

DATE: July 28, 2025
TIME: 6:00 p.m. to 7:00 p.m.
PLACE: Town of Timnath Community Room
4750 Signal Tree Dr
Timnath, CO 80547

The Timnath Lakes Development team will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Timnath. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to the Timnath Lakes team.

PROJECTS: RZ-2025-0002
PROPERTY SIZE: 407.2 Acres (This Application: Approx 8.5 Acres)
CURRENT ZONING: PD Overlay (R-2, RMU, CMU)
APPLICATION TYPE: Rezone
PROJECT NAME: Timnath Lakes (Formerly Timnath Landing)
PROJECT LOCATION: North of Harmony Rd and East of Timnath Parkway
OWNER: CAC Timnath
CONTACT: Nick Montalbano
Email: nmontalbano@catellus.com
Phone: 720-582-0927
Address: 2000 Powell St, Ste 500
Emeryville, CA 94608



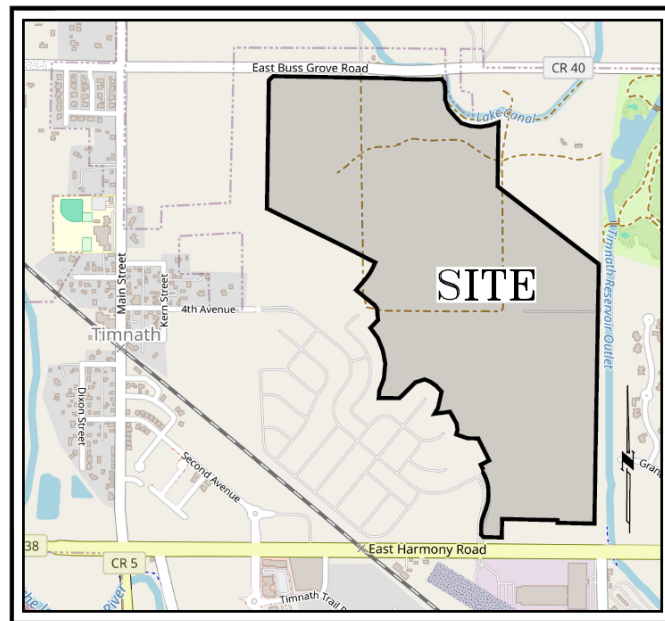
PROJECT DESCRIPTION:

Timnath Lakes is a thoughtfully planned community designed around a series of lakes, with an interconnected network of trails, parks and open spaces that ties into the existing fabric of the Town of Timnath. Much of the approved Sketch Plan from 2015 was successfully designed, platted, and is now under construction or built. The development application currently under review by Town staff is a Zoning Map Amendment.

A majority of this application is zoned R-2 (Single-Family Residential), with smaller areas of R-3 (Mixed Residential) and CMU (Commercial Mixed-Use) towards the southeast. These boundaries were established before the final development areas of the community had been fully designed. This application seeks to rezone only about 8.5 acres, an area that affects less than 2% of the entire community. The rezone would change approximately 6.2 acres of R-2 and CMU to R-3, and approximately 2.3 acres will be rezoned from CMU to R-2 (and vice versa). The land uses proposed for these parcels are not changing from the uses approved in the PD Overlay and the Preliminary Plat for this area. This zoning update is only needed to make the Timnath Zoning Map conform with the currently approved Sketch Plan, PD Overlay and Preliminary Plat for this area.

The maximum density permitted by the approved Sketch Plan allows for up to 764 dwelling units within this phase. However, the Preliminary Plat currently proposes 698 Single-Family Detached Lots, so the number of proposed units is far less than what is currently approved for this phase. The proposed density for this phase is approximately 2.8 dwelling units/acre, less than what is permitted at 4.6 du/ac.

VICINITY MAP:



Legal Description of the Proposed Rezone

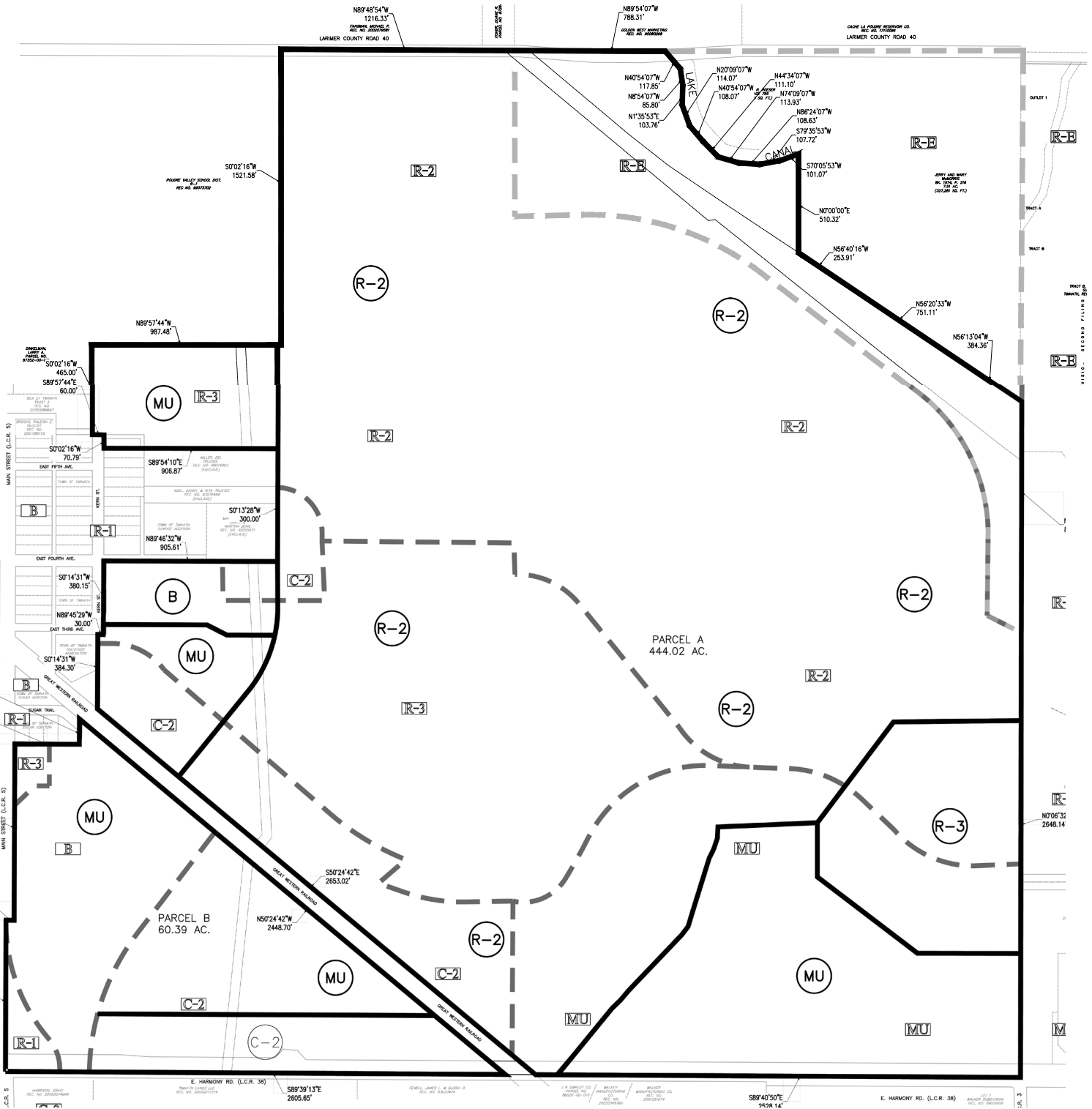
A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°54'07" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 788.31 FEET;
THENCE SOUTH 40°54'07" EAST, A DISTANCE OF 117.85 FEET;
THENCE SOUTH 08°54'07" EAST, A DISTANCE OF 85.80 FEET;
THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 103.76 FEET;
THENCE SOUTH 20°09'07" EAST, A DISTANCE OF 114.07 FEET;
THENCE SOUTH 40°54'07" EAST, A DISTANCE OF 108.07 FEET;
THENCE SOUTH 44°34'07" EAST, A DISTANCE OF 111.10 FEET;
THENCE SOUTH 74°09'07" EAST, A DISTANCE OF 113.93 FEET;
THENCE SOUTH 86°24'07" EAST, A DISTANCE OF 108.63 FEET;
THENCE NORTH 79°35'53" EAST, A DISTANCE OF 107.72 FEET;
THENCE NORTH 70°05'53" EAST, A DISTANCE OF 101.07 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 723.05 FEET;
THENCE SOUTH 53°14'54" EAST, A DISTANCE OF 1,443.05 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 35;
THENCE SOUTH 00°06'35" WEST, ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 535.02 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;
THENCE SOUTH 00°06'32" WEST, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2,648.14 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35;
THENCE NORTH 89°40'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2,528.14 FEET TO THE NORTHEAST LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY DESCRIBED IN BOOK T AT PAGE 346 OF THE LARIMER COUNTY RECORDS;
THENCE NORTH 50°24'42" WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 2,416.63 FEET;
THENCE NORTH 39°35'18" EAST, A DISTANCE OF 538.50 FEET TO A POINT OF TANGENT CURVATURE;
THENCE 528.07 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 39°33'02";
THENCE NORTH 00°02'16" EAST, A DISTANCE OF 141.19 FEET;
THENCE NORTH 01°03'56" WEST, A DISTANCE OF 66.02 FEET;
THENCE NORTH 00°13'28" EAST, A DISTANCE OF 300.00 FEET;
THENCE NORTH 00°05'50" EAST, A DISTANCE OF 282.85 FEET;
THENCE NORTH 00°02'16" EAST, A DISTANCE OF 536.73 FEET;
THENCE SOUTH 89°57'44" EAST, A DISTANCE OF 20.61 FEET;
THENCE NORTH 00°02'16" EAST, A DISTANCE OF 1,521.58 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE SOUTH 89°48'54" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,216.33 FEET TO SAID NORTH QUARTER CORNER, BEING THE POINT OF BEGINNING.

CONTAINING 17,738,409 SQUARE FEET (407.218 ACRES), MORE OR LESS.

Existing Zoning Boundaries for the Property:



LEGEND

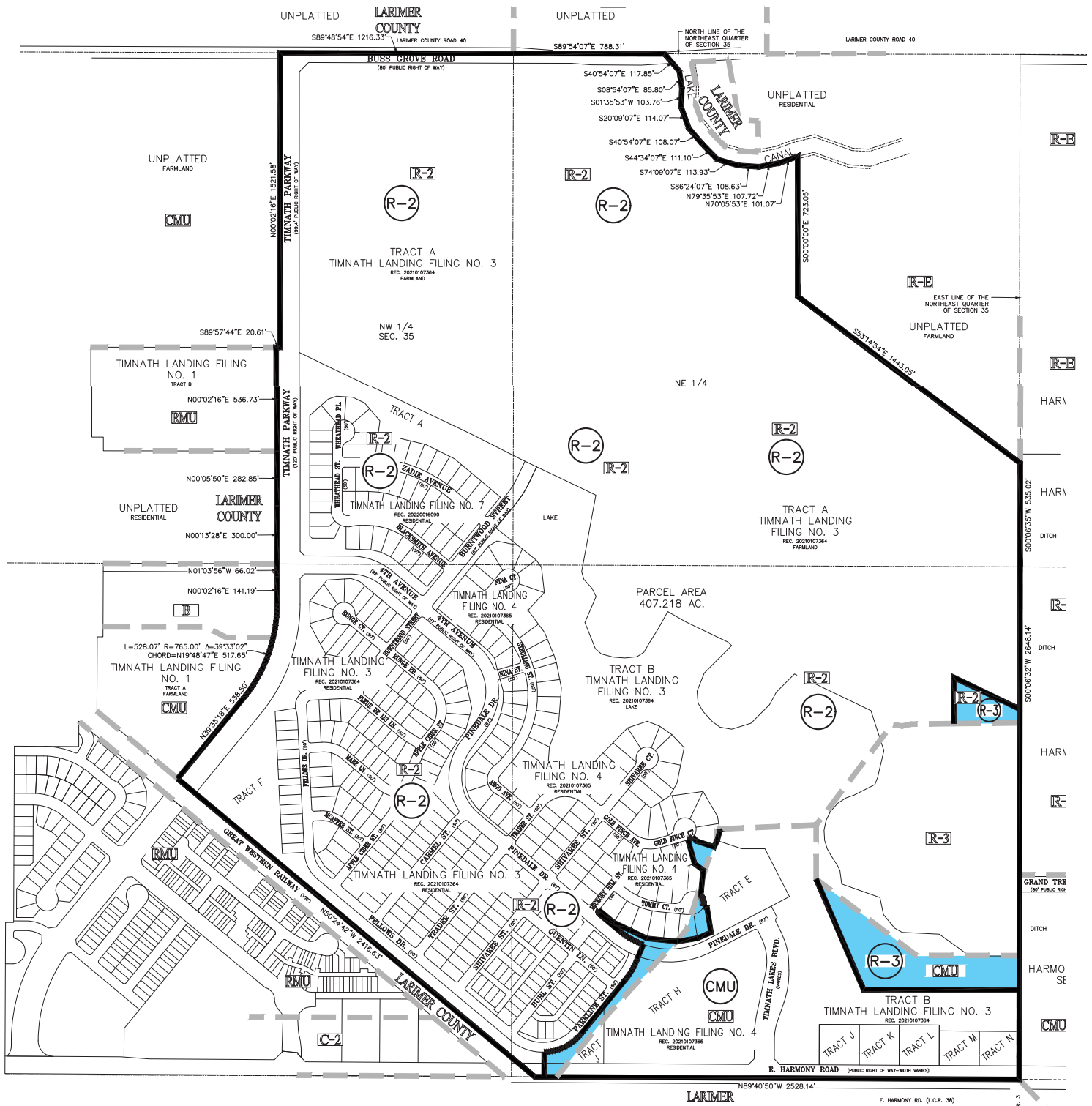


EXISTING ZONING BOUNDARY AND DESIGNATION





PROPOSED ZONING BOUNDARY AND DESIGNATION

Currently Proposed Zoning Boundaries for the Property:



LEGEND

-  EXISTING ZONING BOUNDARY AND DESIGNATION
-  PROPOSED ZONING BOUNDARY AND DESIGNATION

 Areas Included in this Application

Approved Preliminary Plat for the Area:

