Notice of Neighborhood Meeting

08/25/2022

To Whom It May Concern:

A neighborhood meeting will be held **September 12, 2022**, from **5:30 PM to 6:30 PM** for the **Cannon Car Wash Site Plan Application**. The meeting will be held in the Timnath Community Room at 4750 Signal Tree Drive.

Proposal Name Cannon Xpress Car Wash

Application Number: ST-2022-0005

Proposal/Description Proposal for the development of a commercial site with three separate

buildings. The current site layout is shown below proposing a car wash to the north and two-mixed use buildings to the South. The intended uses are still to be determined but are anticipated to be office space or retail and will conform with the Harmony Corridor and Town of Timnath Development Standards. The intent of the development site review application is to provide a proposed lot layout, along with proposed grading and drainage,

infrastructure improvements, and proposed landscaping.

Site Address & Location 5580 & 5600 E. Harmony Road, Timnath, CO

Located approximately 200 feet Northeast of corner of the E. Harmony Road & Signal Tree Drive Intersection. Current Parcel Numbers: 8735306002 &

8735306003

Property Owner Edward Cannon

Applicant Bulldog Engineering, LLC

Applicant Contact Mark Harris, (970)502-6444, mark@bulldogeng.com

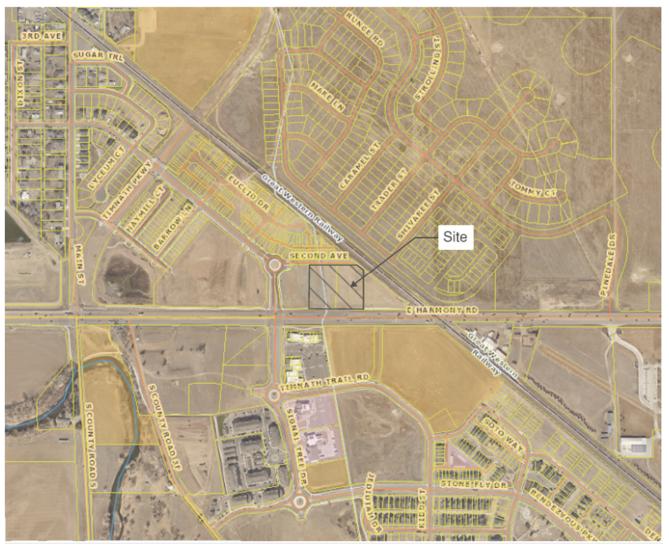
Property Size 2.98 acres

Current Zoning Property is zoned Community Commercial with Planned Development

overlay (CC)

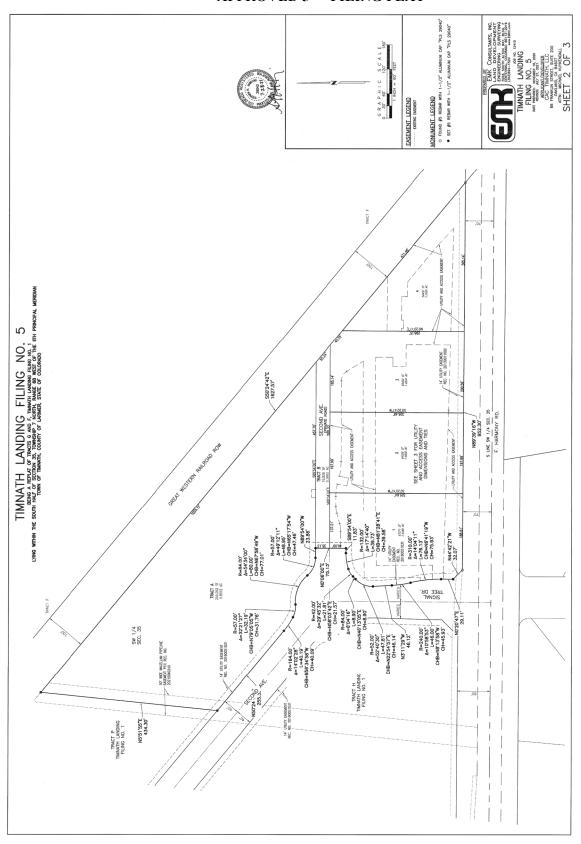
At the neighborhood meeting the applicant will provide an overview of the proposal and required processes. During the meeting, Town staff and the applicant will be available to respond to your comments and questions regarding the proposal and process. If you are unable to attend the meeting, you may reach out to Mark Harris for a copy of the presentation.

Vicinity Map



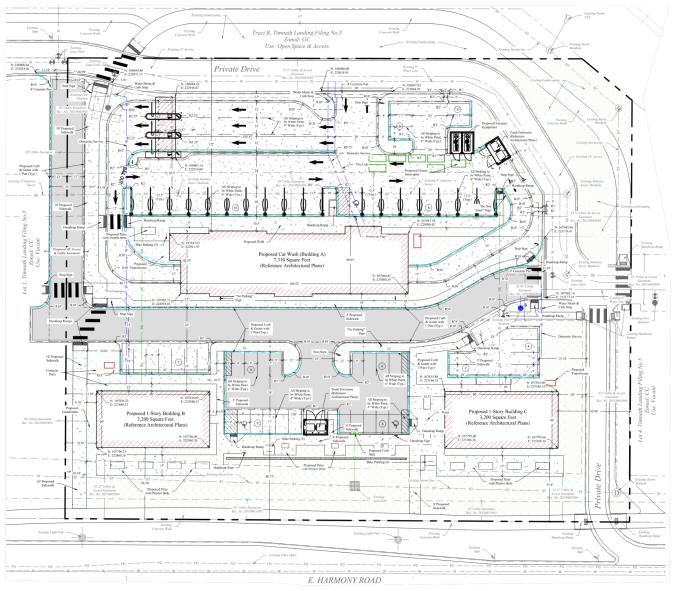
Maps are not to scale

APPROVED 5TH FILING PLAT



Maps are not to scale

Current Site Plan (Subject to Change)



Maps are not to scale