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.

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Meeting Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tue, Sep 20, 2022</td>
<td>6:00 P.M.</td>
<td>Planning Commission Public Hearing</td>
</tr>
<tr>
<td>Tue, Oct 11, 2022</td>
<td>6:00 P.M.</td>
<td>Town Council Public Hearing</td>
</tr>
</tbody>
</table>

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.

### Summary:

**Project:** Red Barn Comp. Plan Amendment

**Location:** 38434 CR13 Fort Collins, CO 80524

**Property Size:** 2.56

**Current Zoning:** Agriculture (Weld County)

**Proposed Zoning:** Commercial Mixed-Use (CMU)

**Case #** CP-2022-0001

**Property Owner:** Ed Holloway

**Summary:** Comprehensive Plan Amendment Application proposing an amendment to the 2020 Comprehensive Plan to change the zoning designation of the parcel from Rural Residential to Commercial Mixed-Use.

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 call Kevin Koelbel, Town Planner, at (970) 224-3211 or contact him by e-mail at kkoelbel@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

For a PDF version of this mailing, please go to https://timnath.org/public-hearings-notices/
PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS A AND B OF RECORDED EXEMPTION NO. 0705-19-3 E-4309, RECORDED JUNE 6, 2006 AT RECEPTION NO.3393932, BEING A PART OF SOUTHWEST 1 / 4 SECTION 19, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 435,643 SQUARE FEET OR 10,001 ACRES MORE OR LESS BY THIS SURVEY.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS ___ DAY OF ___, 2022, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

PHIL GOLDSTEIN

PLANNING COMMISSION CHAIRPERSON

TOWN COUNCIL CERTIFICATE

APPROVED THIS ___ DAY OF ___, 2022, BY THE TOWN COUNCIL, TIMNATH, COLORADO.

MARK J. SOKUP

TOWN COUNCIL CLERK

CERTIFICATE OF OWNERSHIP

I / WE CERTIFY THAT I / WE AM / ARE THE OWNERS OF THE PROPERTY, AND THAT I / WE AND ALL OTHERS HEREIN CONSENT TO THE PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HEREON.

OWNER'S SIGNATURE