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.

<table>
<thead>
<tr>
<th>Project:</th>
<th>Timnath South Amended Sketch Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Timnath South 1st Fil., east of Three Bell Parkway and south of Summerfield Parkway.</td>
</tr>
<tr>
<td>Property Size:</td>
<td>89.36 acres</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>R2 (Single-Family), R3 (Two Family &amp; Multi-Family), A (Agriculture), C-2 (Community Commercial)</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>R2 (Single Family) &amp; R3 (Two Family &amp; Multi-Family)</td>
</tr>
<tr>
<td>Case #</td>
<td>SP-2022-0002</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Overland Trail Farm LLC</td>
</tr>
<tr>
<td>Summary:</td>
<td>Sketch Plan application proposing amendments to include Townhomes in Timnath South’s previously approved Sketch Plan.</td>
</tr>
</tbody>
</table>

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

Kevin Koelbel, BSP, APA
Town Planner

For a PDF version of this mailing, please go to https://timnath.org/neighborhood-meetings/
Three Bell's Pkwy

Summerfields Pkwy

Existing Neighborhood Park

Folsom Pkwy

Red Bridge Drive

Oak Grove St.

Yellow Tail St.

Brunner Subdivision

Timnath South Subdivision

Timnath South Subdivision

Timnath South Subdivision

Potential Collector Road

Potential Local Road TYP.

Neighborhood Park

Townhomes & Paired Villas

Approved this _______________ day of __________________ , 20 ______ , by the Town Council, Timnath, Colorado.

________________________________________
Timnath Mayor

Timnath Town Clerk

Town Council Certificate:

Approved this _______________ day of __________________ , 20 ______ , by the Town Planning Commission, Timnath, Colorado.

_________________________
By:

Planning Commission Certificate:

I certify that this Sketch Plan was prepared by me or under my direct supervision.

_________________________
By:

Preparer's Certificate:

Project Title: Timnath South Amended Sketch Plan

Timnath, Colorado

Visibility Map:

Legal Description:

Land Use Table:

<table>
<thead>
<tr>
<th>ZONING</th>
<th>APPROXIMATE ACREAGE</th>
<th>ESTIMATED UNIT COUNT</th>
<th>DENSITY + FLOOR AREA RATIO PERCENTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>±89.36 AC</td>
<td>±147</td>
<td>MAX. 4 DU/AC</td>
</tr>
<tr>
<td>R2 - Single Family</td>
<td>±89.36 AC</td>
<td>±147</td>
<td>MAX. 4 DU/AC</td>
</tr>
<tr>
<td>R2 - Townhomes</td>
<td>±28</td>
<td>MAX. 4 DU/AC</td>
<td></td>
</tr>
<tr>
<td>R3 - Mixed Residential</td>
<td>±163</td>
<td>±80</td>
<td>MAX. 5 DU/AC</td>
</tr>
<tr>
<td>R3 - Townhomes</td>
<td>TBD</td>
<td>MAX. 5 DU/AC</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>±26.02 AC</td>
<td>±40</td>
<td>MAX. 4 DU/AC</td>
</tr>
<tr>
<td>Residential</td>
<td>±26.02 AC</td>
<td>±40</td>
<td>MAX. 4 DU/AC</td>
</tr>
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<td>±40</td>
<td>MAX. 4 DU/AC</td>
</tr>
</tbody>
</table>

Sub-Total: 184.72 AC

Total: 164.03 AC

Maximum Density: 630*

*R2 Boundary

R3 Boundary

*Note: The maximum allowable density shall not exceed 630 per the designated sewer capacity.

Town Council Certificate:

Applicant Site:_____________ Day of ___________ 20______ by the Town Council; Timnath Clerk

Site Plan:_____________ Date of ___________ 20______ by the Town Council; Timnath Clerk

Planning Commission Certificate:

Applicant Site:_____________ Day of ___________ 20______ by the Town Planning Commission; Timnath Clerk

Preparer’s Certificate:

Owner:____________________ Date of ___________ 20______ by the Town Planning Commission; Timnath Clerk

By:____________________

Preparer's Certificate:

Owner:____________________ Date of ___________ 20______ by the Town Planning Commission; Timnath Clerk

Preparer:____________________ Date of ___________ 20______ by the Town Planning Commission; Timnath Clerk

Legal Description:

A Portion of the South Half of Section 12 and a Portion of the Northwest Quarter of Section 13, and a Portion of the Northwest Quarter of the Southeast Quarter of Section 13, Township 6 North, Range 68 West of the 6th P.M., Town of Timnath, County of Larimer, State of Colorado.

Prepared for:____________________

Sheet Number: 1 of 3

Of:Timnath, CO

Overall:

1327 Wilmington Drive, #101
Fort Collins, CO 80528

T(970) 232-5811

July 15, 2022

Sketch Plan