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>Hearing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tue, Nov 15, 2022</td>
<td>6:00 P.M.</td>
<td>Planning Commission Public Hearing</td>
</tr>
<tr>
<td>Tue, Dec 13, 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>Kum &amp; Go - Conditional Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Proposed location at the corner of East Harmony Road and Club Drive.</td>
</tr>
<tr>
<td>Property Size:</td>
<td>1.55 acres</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>Commercial Mixed Use (CMU)</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>Commercial Mixed Use (CMU)</td>
</tr>
<tr>
<td>Case #</td>
<td>CU-2022-0001</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Timnath Ranch LLC</td>
</tr>
<tr>
<td>Summary:</td>
<td>Conditional Use Application for the development of a convenience store and associated fuel canopy.</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/public-hearings-notices/
REQUIRED PARKING
ADA STALL

DIGGING, GRADING OR EXCAVATING FOR THE CALL 811 SEVENTY-TWO HOURS PRIOR TO BEFORE YOU DIG.

SHEET NUMBER:

CALL
DATE:

BE DISTRIBUTED.

PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT INFORMATION CONTAINED IN THIS DOCUMENT IS CONFIDENTIAL DOCUMENT:

INNOVATIVE PL

DATE

ACCESS

MOVEMENT

FULL

STANDARD DUTY CONCRETE PAVEMENT SECTION

REVISION DESCRIPTION

7

7

BS

CPM:

DG

SDM:

TC

RDM:

T

KG

PROJECT TEAM:

E/T/I

CAR WASH BY OTHERS

VAN

MP-LP-2017V4

SQUARE FOOTAGE: 5,638

FUTURE DEVELOPMENT

WEST

CMU

SOUTH

8'' RD

HARMONY RD & CLUB DR

FUTURE DEVELOPMENT

CMU

NORTH

SITE PLAN

TOTAL

32

2

STANDARD (1 EV)

5,638

8

TOTAL EMPLOYEES

15-20

EMPLOYEES PER SHIFT

3-5

HOURS OF OPERATION

5 AM-11 PM / 7 DAYS A WEEK

TEL 970.461.7733

www.olsson.com