



**Town of Timnath  
Public Hearing Notice  
November 2, 2022**

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.

<b>Tue, Nov 15, 2022</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Dec 13, 2022</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing</b>

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](http://www.timnath.org), for more information.

<b>Project:</b>	<b>Kum &amp; Go - Conditional Use</b>
<b>Location:</b>	<b>Proposed location at the corner of East Harmony Road and Club Drive.</b>
<b>Property Size:</b>	<b>1.55 acres</b>
<b>Current Zoning:</b>	<b>Commercial Mixed Use (CMU)</b>
<b>Proposed Zoning:</b>	<b>Commercial Mixed Use (CMU)</b>
<b>Case #</b>	<b>CU-2022-0001</b>
<b>Property Owner:</b>	<b>Timnath Ranch LLC</b>
<b>Summary:</b>	<b>Conditional Use Application for the development of a convenience store and associated fuel canopy.</b>

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](mailto: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.

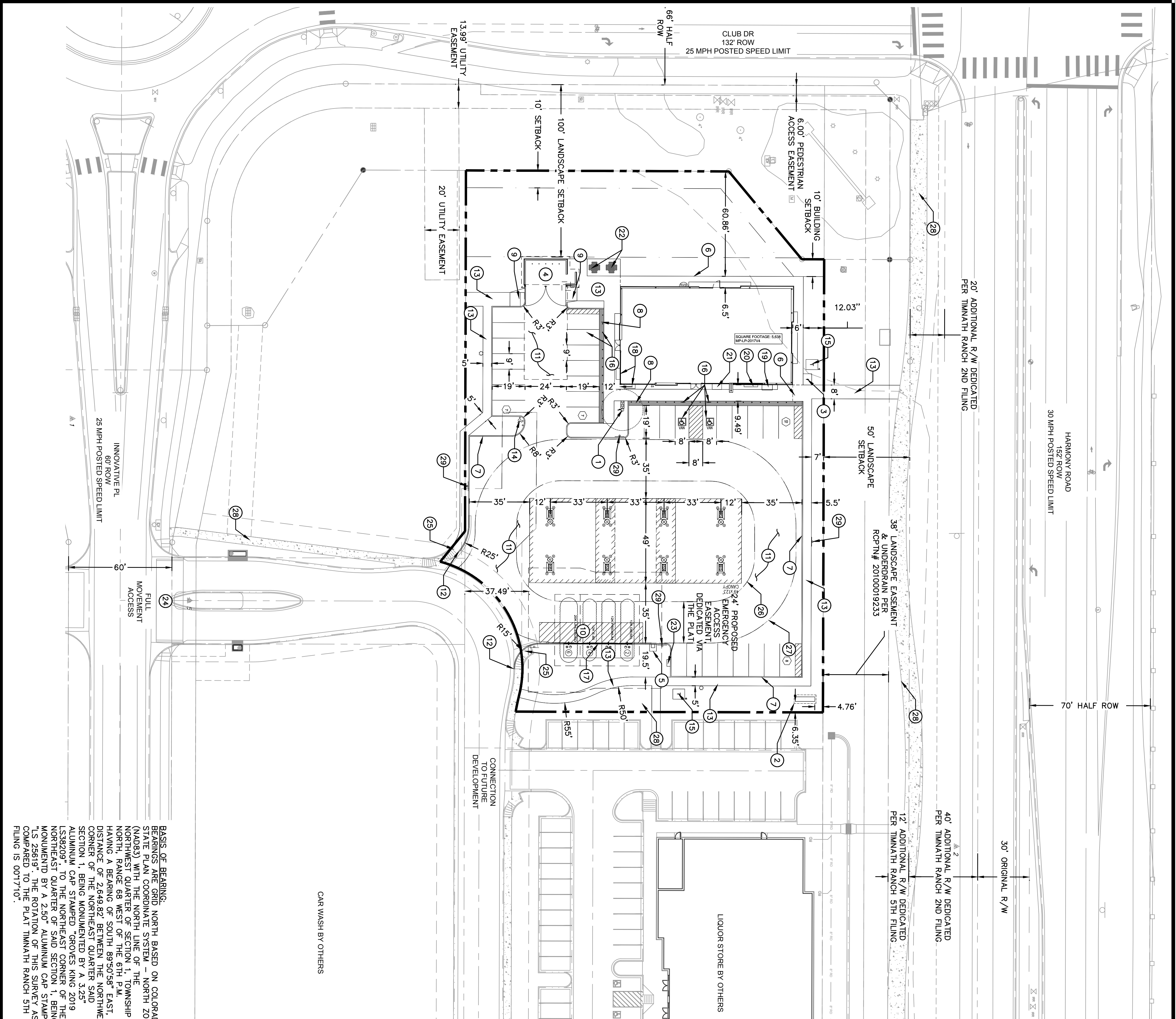
Cordially,  
TOWN OF TIMNATH

Kevin Koelbel, BSP, APA  
Town Planner  
Attached:

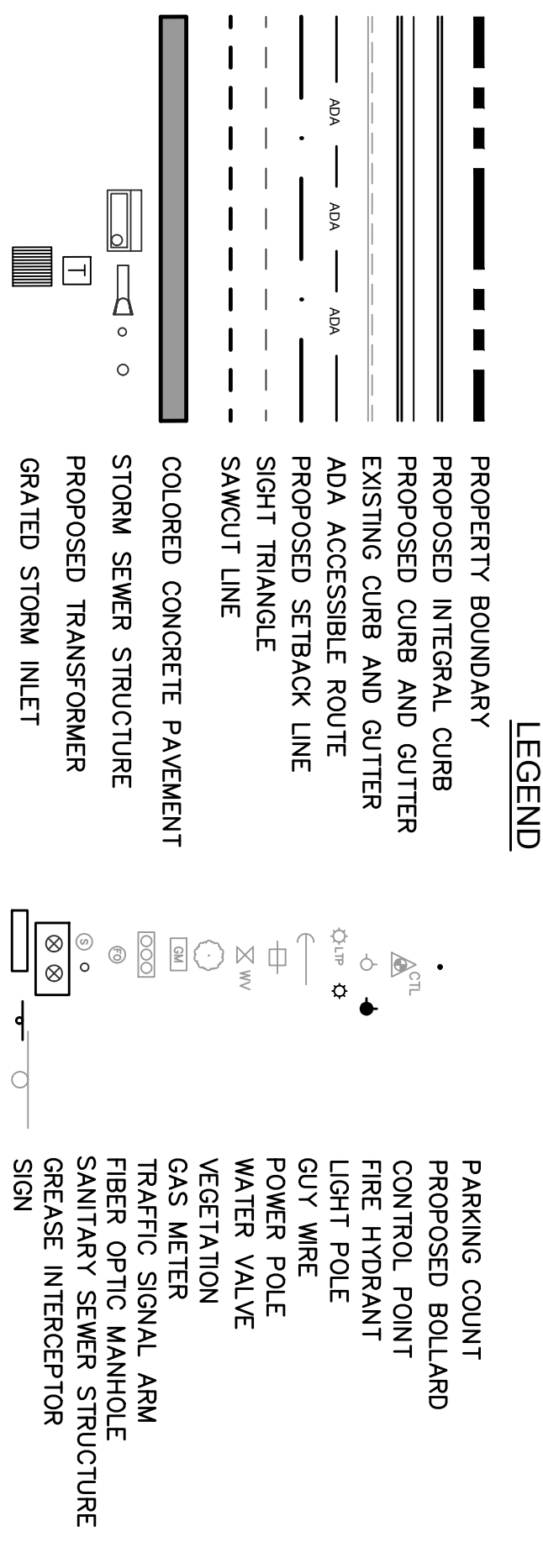
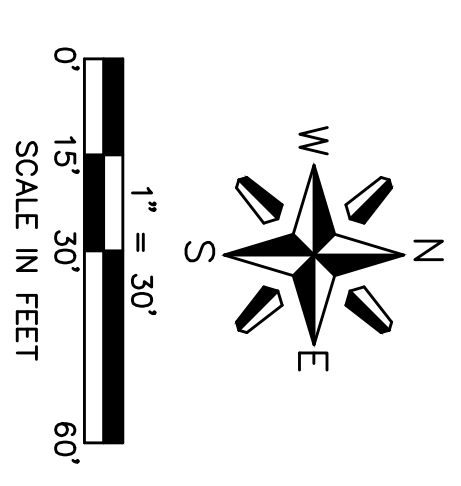
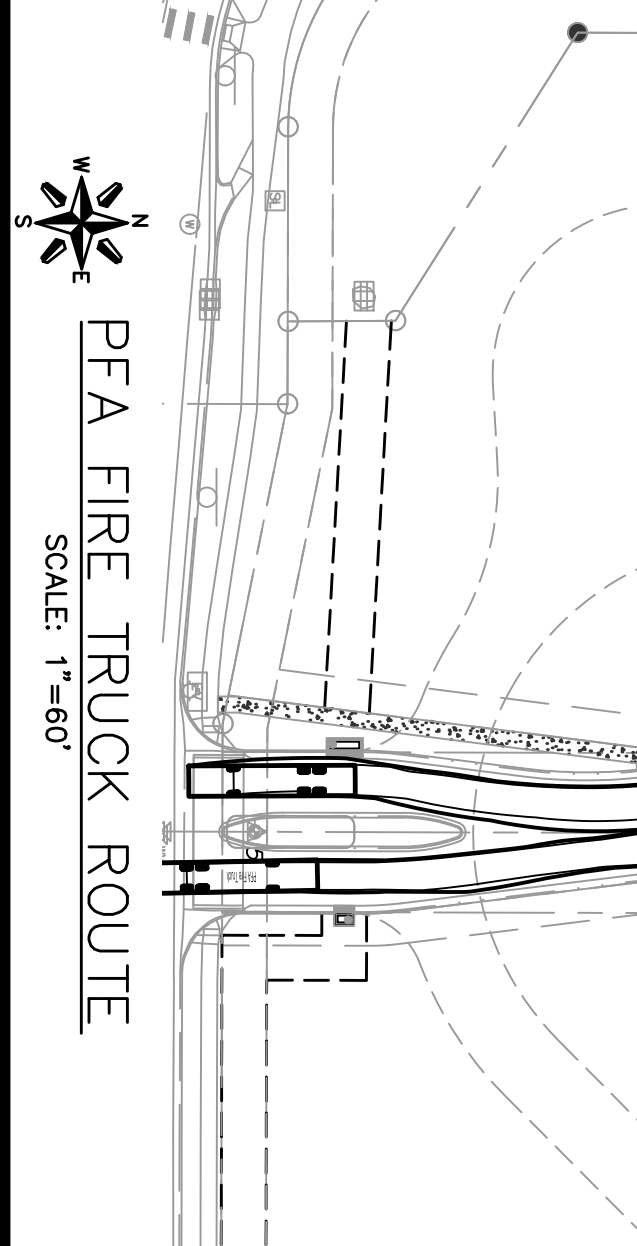
For a PDF version of this mailing,  
please go to  
[https://timnath.org/public-hearings-  
notices/](https://timnath.org/public-hearings-<br/>notices/)

<p><b>Town of Timnath</b>  <b>Phone: (970) 224-3211 Fax: (970) 224-3217</b>  <b>www.timnath.org</b>  <b>4750 Signal Tree Drive, Timnath, CO 80547</b></p>
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**BASIS OF BEARING:**  
 BEARINGS ARE GRID NORTH BASED ON COLORADO STATE PLAN COORDINATE SYSTEM - NORTH ZONE (NAD83) WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. HAVING A BEARING OF SOUTH 89°50'58" EAST, A DISTANCE OF 2,649.82' BETWEEN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER SAID SECTION 1, BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED GROVES KING 2019 LSS9209, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING MONUMENTED BY A 2.50" ALUMINUM CAP STAMPED LSS9209, AND THE NORTHEAST QUARTER SAID SECTION 1, BEING COMPARED TO THE PLAT TIMNATH RANCH 5TH FILING IS 00°17'10".

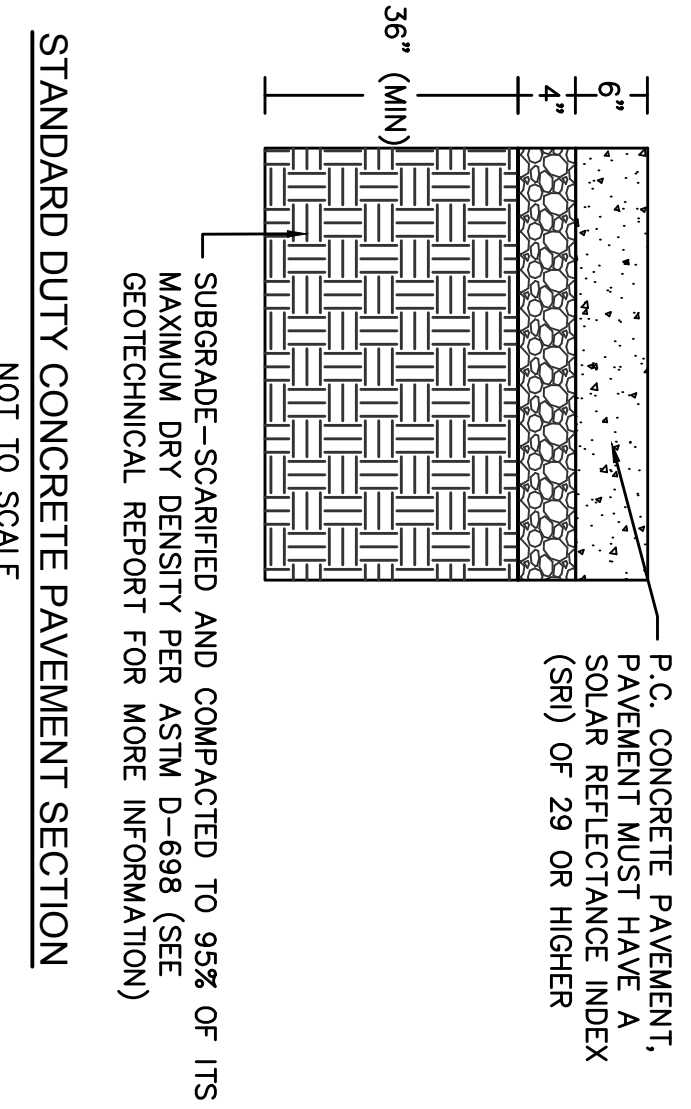


- FLAG NOTES:**
- PROPOSED 40' FLAGPOLE WITH 4"x6" AMERICAN FLAG IN A LANDSCAPE ISLAND WITH BRICK PAVEMENT PATH
  - PROPOSED 6" MONUMENT SIGN, OWNER SUPPLIED & CONTRACTOR INSTALLED
  - PROPOSED BIKE RACK, OWNER SUPPLIED & CONTRACTOR INSTALLED. SEE DETAIL THIS SHEET
  - PROPOSED 15' X 25' TRASH ENCLOSURE WITH NICHIA
  - PROPOSED AIR MACHINE ON 4' X 4' PAD
  - PROPOSED 4" BUILDING SIDEWALK
  - PROPOSED 6" INTEGRAL CURB
  - PROPOSED ZERO CURB WITH BOLLARDS, 5' SPACING (TYP)
  - PROPOSED ADA CURB RAMP
  - 12' X 60' DELIVERY VEHICLE LOADING ZONE
  - PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
  - CONNECT TO EXISTING CURB & GUTTER
  - PROPOSED 4" THICK CONCRETE SITE SIDEWALK, WIDTH PER PLAN
  - PROPOSED FIRE HYDRANT
  - PROPOSED ELECTRIC TRANSFORMER
  - PROPOSED ADA VAN PARKING STALL & BOLLARD MOUNTED SIGN
  - PAINT CURB ALONG FRONT OF UNDERGROUND STORAGE TANKS YELLOW
  - PROPANE CAGE
  - ICE MERCHANDISE
  - FIREWOOD
  - MISCELLANEOUS MERCHANDISE
  - INSTALL PICNIC TABLE ON 19'-2"x10' CONCRETE PAD
  - INSTALL EV CHARGING STATION
  - FULL MOVEMENT ACCESS
  - PROPOSED STOP SIGN
  - MINIMUM 25' INSIDE RADIUS
  - MINIMUM 50' OUTSIDE RADIUS
  - SIDEWALK BY OTHERS
  - PROPOSED FIRE LANE SIGN

**SITE DATA**

STORE TYPE	MARKETPLACE VA
CANOPY / DISPENSER ARRANGEMENT	8 DISPENSERS (DOUBLE)
LAND USE TYPE	RETAIL FUEL STATION
BUILDING HEIGHT	17'-10"
PARAPET	21'-0"
BLADE	22'-7"
F.A.R.	0.09
CANOPY HEIGHT	20'-10" (MIN)
GROSS FLOOR AREA	5,638 SF
GROSS CANOPY AREA	6,027 SF
GROSS LOT AREA	61,537 SF
BUILDING COVERAGE	11.66% (19%)
LANDSCAPE COVERAGE	18.51% (30%)
PARKING/DIVERSION/SIDEWALK COVERAGE	31.32% (51%)
TYPE OF ACTIVITY	CONVENIENCE STORE WITH FUEL
BICYCLE PARKING	2 SPACES
TOTAL EMPLOYEES	15-20
HOURS OF OPERATION	5 AM-11 PM / 7 DAYS A WEEK
EMPLOYEES PER SHIFT	3-5
REQUIRED PARKING	STANDARD (T EV) 23 ADA STALL 1
PROVIDED PARKING	PARKING RATIO = 1 STALL / 280 SF EV PARKING 29 ADA STALL 1 TOTAL 32

DIRECTION	ZONING	USE
NORTH	CMU	FUTURE DEVELOPMENT
EAST	CMU	FUTURE DEVELOPMENT
SOUTH	CMU	FUTURE DEVELOPMENT
WEST	CC	FUTURE DEVELOPMENT



**811** Know what's below. Call before you dig.  
 CALLER SERVICE: 800-450-8522  
 MARKING OF UNDERGROUND MEMBER UTILITIES

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