

September 15, 2023

Notice of Neighborhood Meeting

Dear Neighbor:

You are cordially invited to a neighborhood meeting hosted by Greg Bamford of Timnath Land Holdings, LLC (Owner) and Whitewing VII, LLC (Developer) regarding a Sketch Plan application in your area.

Name of Proposal: Whitewing at Timnath Manor Sketch Plan

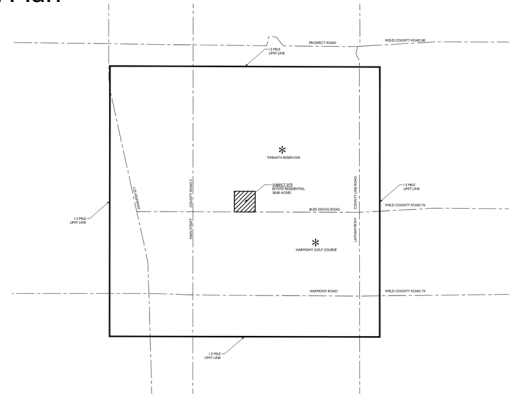
Property Owner: Timnath Land Holdings, LLC
Greg Bamford
325 S Higley Road, Suite 110
Gilbert, AZ 85296
Tel: (480) 632-5422
Email: glb@bamcos.com

Property Address: 5536 E County Road 40

Property Size: 38.80 Acres

Property Zoning: Estate Residential (R-E)

Application #: SP-2023-0004



Whitewing VII, LLC is introducing its high-end custom home subdivision concept to the Colorado Front Range market, located north of Buss Grove Road, one-half mile east of Main Street in Timnath. The future community will have an overall density of one dwelling unit per gross acre (1.0 du/ac) with 40 home-sites being developed on lots ranging from 24,000 SF to over 42,000 SF. The site will also feature over 8-acres of dedicated open space, which is 20% of the total site area. The proposed development request provides an opportunity for the Town to increase compatible residential development to the area. In order to facilitate the development of this vibrant new community, the Developer is seeking approval of a Sketch Plan application, which has been filed with the Town of Timnath.

A neighborhood meeting to discuss the proposed request and answer any questions you may have will be held in-person at the date, time, and venue listed below:

Meeting Date & Time: Wednesday, October 4, 2023, at 6:00 PM

Meeting Location: Timnath Presbyterian Church
Fellowship Hall
4020 Main Street
Timnath, CO 80547

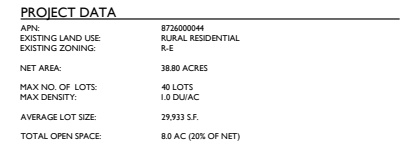
This meeting notification is being sent to all property owners within 500' the proposed development. If we elect to proceed with our application there will be future public hearings before the Town of Timnath Planning Commission and Town Council, and you will be notified of those hearings. Following Sketch Plan approval, the property is subject to Preliminary and Final Plat approvals.

Sincerely,
Greg Bamford
Email: glb@bamcos.com
Office: (480) 632-5422

Enc. Copy of Sketch Plan

21-0281

Sep 15, 2023 11:09am \\Eps-m16-fs01\shared\Projects\2021\21-0281\Planning\Drawings\Sketch Plan\21-0281 - Sheet 4_Site Plan.dwg

ngriffin

1. TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SURVEYED BY SITE ENGINEER IN PLACE OF USGS TOPOGRAPHIC CONTOURS.
2. THERE ARE NO KNOWN HAZARDS PRESENT DUE TO TOPOGRAPHY, GEOLOGY, OR HYDROLOGY. NO OTHER KNOWN ENVIRONMENTAL ISSUES.
3. BOUNDARY LINES OF PLANNING AREAS ARE REPRESENTATIONS OF ANTICIPATED, LAND-OWNED, AND UNOWNED LANDS. THERE ARE NO GUARANTEES OF ACCURACY.
4. FINAL DENSITY AND FAR WILL BE DETERMINED AT THE TIME OF FINAL PLAT, BASED ON PROPOSED NUMBER OF UNITS. MINIMUM LOT SIZE WILL COMPLY WITH THE CURRENT ZONING.
5. AT MINIMUM, 20% OF THE TOTAL SITE AREA WILL BE OPEN SPACE, INCLUDING A POCKET PARK, COMMUNITY ANTICIPATED TRAILS, AND HOA MAINTAINED LANDSCAPED AREAS.
6. TRAILS AND HAZARD FREE ACCESS TO EACH LOT WILL BE PROVIDED. TRAIL AND TRAIL WILL BE DETERMINED AT THE TIME OF FINAL PLAT.
7. POTABLE WATER WILL BE PROVIDED BY THE FOR COLLING-LOVEDALE DISTRICT.
8. WASTEWATER AND SEWER WATER WILL BE PROVIDED BY THE TOWN OF TWINNANT SANITATION DISTRICT, AND ELECTRICITY WILL BE PROVIDED BY XCEL ENERGY / POUDRE VALLEY REA.
9. THE PROJECT IS ZONED R-1.
10. WHITEWATER AT TWINNANT MANOR IS ZONED R-1 ESTATE RESIDENTIAL WITHIN THE TOWN OF TWINNANT. ADJACENT PROPERTIES TO THE SOUTH ARE ZONED SINGLE FAMILY RESIDENTIAL (R-2). WITHIN THE TOWN OF TWINNANT, THE TOWN OF TWINNANT HAS A LOT OF UNITS ARE IN UNINCORPORATED LARIMER COUNTY AND ARE ZONED RURAL RESIDENTIAL (RR-2).
11. THE MAXIMUM RESIDENTIAL DENSITY FOR THIS SITE IS 40 UNITS. THE DISTRIBUTION OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT. TOTAL OF 40 SINGLE FAMILY UNITS IS ANTICIPATED, INCLUSIVE OF ALL PLANNING AREAS.

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE: X AND FEMA SUB FLOOD ZONE: AREA OF MINIMAL HAZARD.

