

August 8, 2025

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 Preliminary Plat application in your area.

Name of Proposal: Whitewing at Timnath Manor Preliminary Plat

Property Owner: Timnath Land Holdings, LLC
Greg Bamford
325 S Higley Road, Suite 110
Gilbert, AZ 85296
Tel: 480.941.1584
Email: glb@bamcos.com

Property Address: 5536 E County Road 40

Property Size: 40.09 Acres

Property Zoning: Estate Residential (R-E)

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 23,409 SF to 45,656 SF. The site will also feature over 7.95-acres of dedicated open space, which is 20.5% 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 new community, the Developer is seeking approval of a Preliminary Plat 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: Thursday, August 28, 2025 6:00 p.m. to 7:00 p.m.

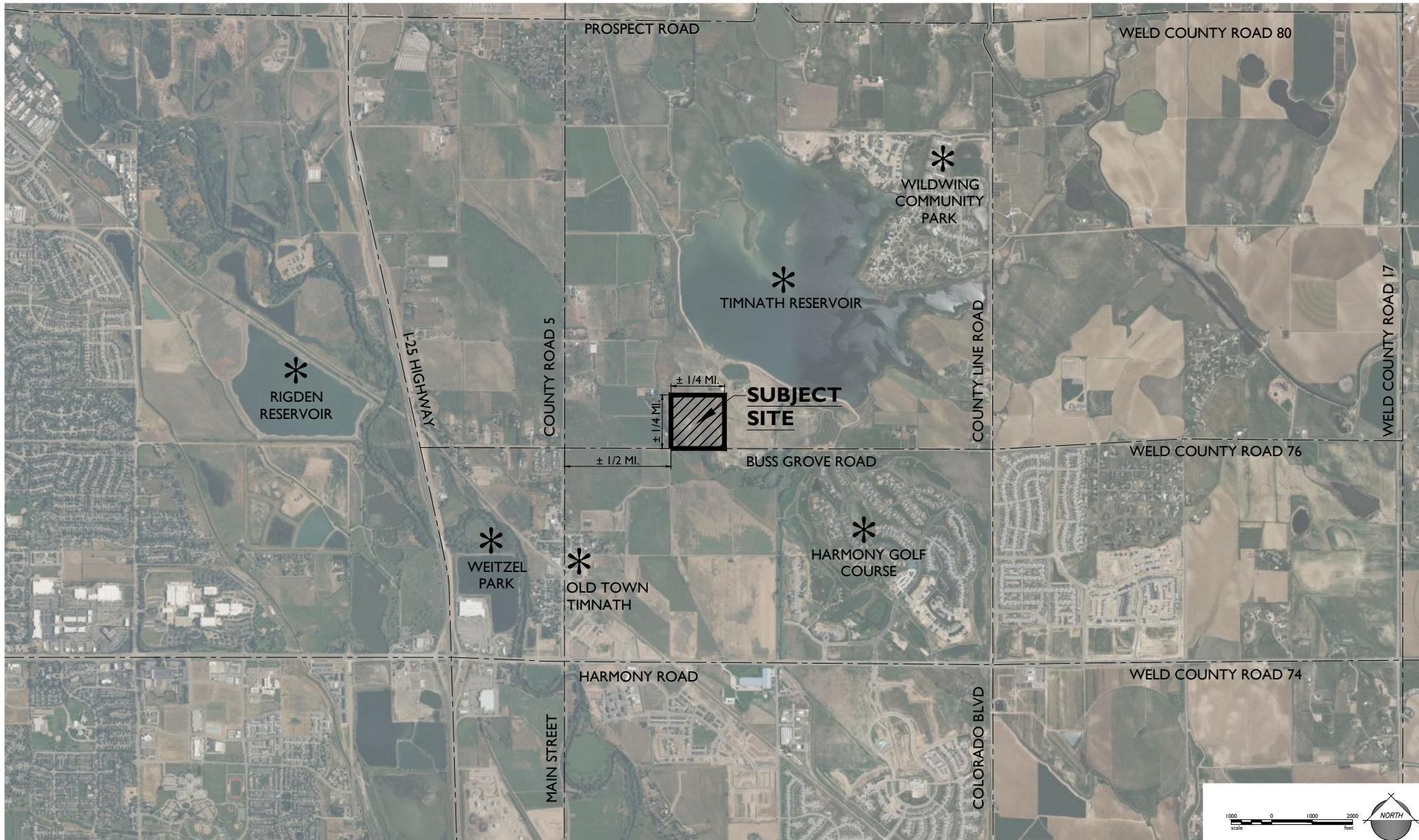
Meeting Location: Town of Timnath Community Room
4750 Signal Tree Drive
Timnath, CO 80547

Sincerely,



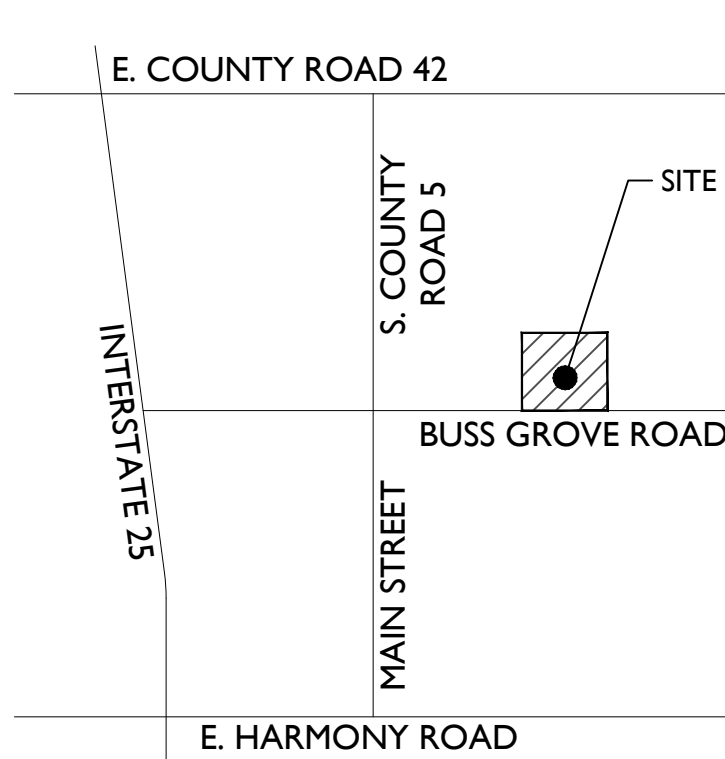
Gregory L. Bamford
Email: glb@bamcos.com
Office: 480.941.1584

Enc. Copy of Lot Plan of Preliminary Plat and Location Map





VICINITY MAP



PROJECT TEAM

PROPERTY OWNER / DEVELOPER:
TIMNATH LAND HOLDINGS LLC
325 S HIGLEY ROAD, SUITE 110
GILBERT, AZ 85296
TEL: (480) 941-1584
CONTACT: GREG BAMFORD
glb@bamcos.com

CIVIL ENGINEERING:
EPS GROUP, INC.
301 N HOWES ST #100,
FORT COLLINS, CO 80521
TEL: (970)-221-4158
CONTACT: STEPHANIE THOMAS, P.E.
stephanie.thomas@epsgruoinc.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ALIZA SABIN, RLA
aliza.sabin@epsgruoinc.com

LAND SURVEY
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ROBERT JOHNSTON
robert.johnston@epsgruoinc.com

PROJECT DATA

APN:	8726000044
ADDRESS:	5536 E. COUNTY ROAD 40 FORT COLLINS, CO 85296
CURRENT LAND USE:	VACANT / UNDEVELOPED
COMPREHENSIVE PLAN FUTURE LAND USE:	RURAL RESIDENTIAL
EXISTING ZONING:	R-E (ESTATE RESIDENTIAL)
GROSS AREA:	40.09 ACRES (1,746,414 SF)
NET AREA:	38.85 ACRES (1,692,419 SF)
NO. OF LOTS:	40 LOTS
GROSS DENSITY:	1.0 DU/ACRE
OPEN SPACE:	7.95 ACRES (20.5% OF NET AREA)

LISTED OF REQUESTED WAIVERS

- SIDE YARD SETBACKS (ARTICLE 5.2, TABLE 5.2). REQUEST FOR ALTERNATING SIDE YARD SETBACKS OF 25' ON THE SIDE OF THE LOT DESIGNATED FOR THE GARAGES WHILE THE OPPOSITE SIDE SHALL BE 15'.

LEGEND

ESMT.	EASEMENT
L/S	LANDSCAPE
P.A.E.	PUBLIC ACCESS EASEMENT
P/S	PRIVATE STREET TRACT
R/W	RIGHT-OF-WAY
—	PROPERTY BOUNDARY
- - -	STREET CENTERLINE
- - - -	STREET RIGHT-OF-WAY
- - - - -	EASEMENT
- - - - -	LOT LINE

