



**Town of Timnath
Public Hearing Notice
July 10, 2026**

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.

Tue, July 21, 2026	5:30 P.M.	Planning Commission Public Hearing
Tue, July 28, 2026	6:00 P.M.	Town Council Public Hearing

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.

Project:	TIMNATH/LADERA EXPRESS CAR WASH-AUTO SPA Conditional Use
Location:	The subject property is located at Lot 3, Block 1 of the Ladera Subdivision Filing Number 3.
Property Size:	1.23 Acres
Current Zoning:	Regional Commerical
Proposed Zoning:	Regional Commercial
Case #	CU-2026-0003
Property Owner:	Connell LLC
Summary:	The applicant proposes the use "car wash" which is a conditional use in the RC zone district. The use would include an approximate 3,767 square foot car wash tunnel building with outdoor vacuums within parking stalls.

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 contact the Planning Department at (970) 224-3211 ext. 5 or contact us by e-mail at planning@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

Troy Jones, Planner II
Attached:

For a PDF version of this mailing,
please go to
<https://timnath.org/neighborhood-meetings/>

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.timnath.org
4750 Signal Tree Drive, Timnath, CO 80547