



October 22,
2024

Notice of Public Hearing

At its regular meeting to be held Wednesday, November 20, 2024 at 7:00 PM in the City Council Chambers of the Civic Center Complex located at 350 Kimbark Street, Planning and Zoning Commission will hold a public hearing on and consider:

Proposal:	A 3,387 +/- sqft. In-N-Out restaurant with a drive-through
Location:	725 Harvest Moon Drive, Southwest of the intersection of East Ken Pratt Boulevard and Harvest Moon Drive.
Area:	1.64 acres
Existing Use:	Vacant Land
Zoning:	Mixed Use- Regional Center (MU-R)
Property Owner:	Diamond G Concrete Company
Applicant:	In-N-Out Burgers

Surrounding land uses and zoning

North:	Planned Unit Development (PUD)
South:	Mixed-Use Regional Center (MU-R)
East:	Mixed-Use Regional Center (MU-R)
West:	Mixed-Use Regional Center (MU-R)

Comprehensive Plan Specifications:	Mixed Use-Employment
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Any person having an interest in the above proceeding is invited to be present and speak at the public hearing or, if unable to attend, submit written comments to the Planning Division, City of Longmont, Development Services Center, 385 Kimbark Street, Longmont CO 80501. Comments submitted to the Planning Division prior to the public hearing will be forwarded to Commission members. If you have any questions, please call the staff planner.

If you are unfamiliar with the City Council Procedures and intend to appear before the Council, please contact the City Clerk's Office for further information at 303-651-8649.

Applicant Contact:

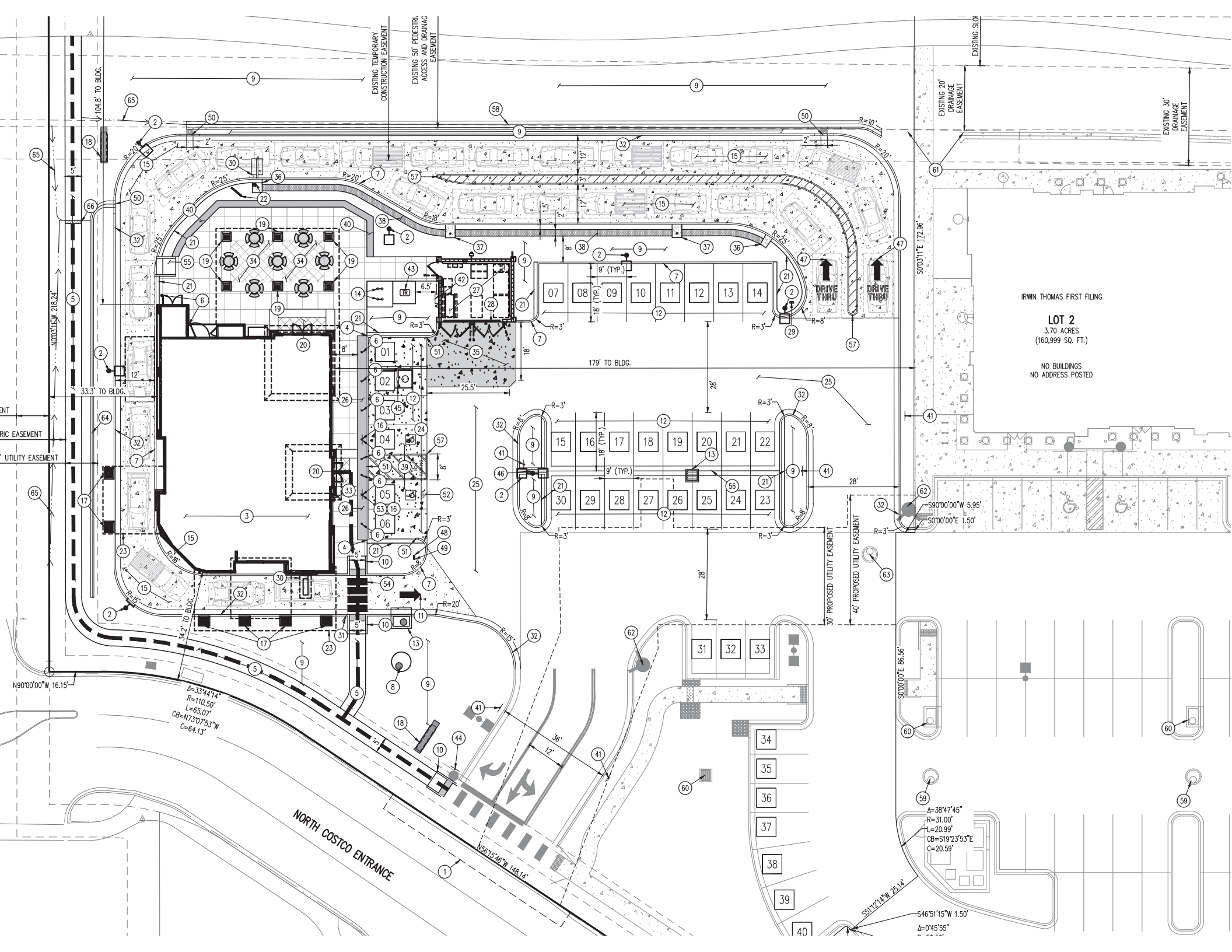
Tasha Bolivar
5500 Greenwood Plaza Blvd
Suite 200
Greenwood Village, CO 80111
303-770-8884
tashabolivar@gallowayus.com

City Staff Planner:

Phil Taylor, Senior Planner
303-774-4308
phil.taylor@longmontcolorado.gov

Project File Number:
DV-CUSP-24-00003

385 KIMBARK ST | LONGMONT, COLORADO 80501 | (303) 651-8330 | longmontcolorado.gov



IRWIN THOMAS FIRST FILING

LOT 2
3.70 ACRES
(160,999 SQ. FT.)

NO BUILDINGS
NO ADDRESS POSTED

$\Delta=33'44.14"$
 $R=110.50'$
 $L=65.07'$
 $CB=N73'07.53"W$
 $C=64.13'$

$\Delta=38'47.45"$
 $R=31.00'$
 $L=20.99'$
 $CB=S19'23.53"E$
 $C=20.59'$

$S46'51'15"W$ 1.50'
 $\Delta=0'45'55"$

List of Recipients - CUSP Planning Commission Meeting - In-N-Out Burger

Owner	Mailing Address	Mail City	Mail State	Mail Zip
CITY OF LONGMONT Attn: Phil Taylor	350 KIMBARK ST	LONGMONT	CO	80501-5500
COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 480 999 LAKE DRIVE	ISSAQUAH	WA	98027-8990
DIAMOND G CONCRETE CO	7889 ST VRAIN RD	LONGMONT	CO	80503
GOLDEN FARM LTD	PO BOX 54	LONGMONT	CO	80502
HARVEST JUNCTION VILLAGE HOA INC	2619 CANTON CT STE 1	FORT COLLINS	CO	80525
WATERMARK AT LONGMONT CO LLC	901 WABASH AVE STE 300	TERRE HAUTE	IN	47807
CITY OF LONGMONT	350 KIMBARK ST	LONGMONT	CO	80501-5500
BELLCO CREDIT UNION	7600 E ORCHARD RD STE 400 N	GREENWOOD VILLAGE	CO	80111



CITY OF LONGMONT | Planning

Certificate of Property Posting

I, Natasha Bolivar, certify that 2 sign(s) was/were posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

In-N-Out Conditional Use Site Plan

Project Name

for a

☐ Neighborhood Meeting

☐ Notice of Application

☒ Planning and Zoning Commission Public Hearing to be held on November 20, 2024

☐ City Council Public Hearing to be held on _____

On the subject property located at

725 Harvest Moon Drive

Site Address or Location Description

Attach photo(s) of posting – at least one photo for each street frontage (attach additional pages if necessary):

I certify that the foregoing information is true and correct.

Natasha Bolivar

Signature

11/1/2024
Date

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, Telephone 303-651-8330,
Email: longmont.planning@longmontcolorado.gov website: <http://www.longmontcolorado.gov>

385 KIMBARK STREET | LONGMONT, COLORADO 80501 | T 303-651-8330 | [longmontcolorado.gov](http://www.longmontcolorado.gov)

