



450 S. Parish Avenue  
Johnstown, CO 80534  
970.587.4664  
JohnstownCO.gov

## PLANNING & ZONING COMMISSION

450 S. Parish, Johnstown, CO  
Wednesday, April 24, 2024 at 6:00 PM

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*MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.*

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### AGENDA

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF AGENDA

#### APPROVAL OF MINUTES

1. Minutes - April 10, 2024

**PUBLIC COMMENTS** - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

#### NEW BUSINESS

2. Public Hearing - Consideration of Final Subdivision Plat for The Ridge at Johnstown Filing No. 4

#### DEPARTMENTAL REPORT

#### COMMISSIONER REPORTS AND COMMENTS

#### ADJOURN

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### AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
6:00 PM, Wednesday, April 10<sup>th</sup>, 2024  
**SUMMARY MINUTES**

The meeting was called to order by Chair Grentz at 6:00 P.M. Roll call and attendance were taken. Present were Commissioners Campbell, Jeanneret, Flores, Hayward, Urban, and Chairman Grentz. Commissioners Flores and Hatfield were absent and excused.

Staff Present: Jeremy Gleim, Planning Director; Lilly Cory, Planner I

Consideration to **APPROVE** the agenda.

Motion by Commissioner Hayward, Second by Commissioner Campbell.

Motion passed 5/0.

Consideration to **APPROVE** the minutes from the regular meeting held on February 14th, 2024.

Motion by Commissioner Hayward, Second by Commissioner Jeanneret.

Motion passed 5/0.

The Public Hearing for the **Yellow Roof Annexation** was opened. The planning staff were asked to present their report. Jeremy Gleim, Planning Director, presented an overview of the project. Statements were made regarding compliance with state statutes, as well as alignment with the Town Comprehensive Plan. Staff recommended approval of the Yellow Roof annexation and proposed zoning.

The commission asked what the intention of the property was with the proposed zoning. Staff suggested the potential of a gas station/convenience mart, since it was mentioned in the project application, but stated that no project or proposal had been submitted. There were additional questions about the involvement of CDOT in the project. Staff responded, stating that coordination with CDOT would occur when development was proposed. No other further questions were asked.

No members of the public spoke for or against the project.

The public hearing was closed. There was a brief discussion among the Commissioners and the following motions were made:

Consideration to **APPROVE** the Findings of Fact and Conclusions for the Annexation

Motion by Commissioner Hayward, Second by Commissioner Urban

Motion Passed – 5/0

Consideration to **APPROVE** the Annexation

Motion by Commissioner Campbell, Second by Commissioner Hayward

Motion Passed – 5/0

Consideration to **APPROVE** the I-1 Zoning

Motion by Commissioner Hayward, Second by Commissioner Jeanneret

Motion Passed – 5/0

Commissioners had no reports. The meeting was adjourned.

Respectfully Submitted,  
Lilly Cory, Planner I

Accepted by Chair:

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JohnstownCO.gov

Item 2.

## PLANNING & ZONING COMMISSION STAFF REPORT

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**AGENDA DATE:** April 24, 2024

**SUBJECT:** The Ridge Filing No. 4 – Case No. SUB21-0004

**ACTION PROPOSED:** Public Hearing – Consideration of Final Subdivision Plat for The Ridge at Johnstown Filing No. 4

**ATTACHMENTS:**

1. Vicinity Map
2. Proposed Final Plat
3. Preliminary Plat – The Villages at Johnstown (2018)

**ZONING:** PUD  
The Ridge Johnstown Design Guidelines (Resolution No. 2024-12)

**PRESENTED BY:** Jeremy Gleim, AICP, Planning Director

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### EXECUTIVE DESCRIPTION

The Developer, J-25 Land Holdings, LLC, is requesting approval for a final subdivision within The Ridge at Johnstown PUD. The subdivision will result in five (5) buildable commercial lots, six (6) tracts for future development and dedicated road right-of-way. The subdivision will also plat various utility easements throughout the site to service new lots (Attachment 2).

### LOCATION

The subject property is located on the south side of Freedom Parkway (Colorado 402), just east of Interstate 25 (I-25). The project site is approximately 130 acres in size, is relatively flat, and features prominent western views of the mountains. There is also high visibility into the site from I-25. Major vehicular access points are located along Freedom Parkway and the Frontage Road.

### HISTORY

The subject property was annexed into Johnstown as part of the R&D Development Annexations 1, 2, and 3. It was annexed into the Town by way of Ordinance No. 2001-648, which was recorded by Larimer County on June 4, 2002. Upon annexation, PUD zoning was established pursuant to

*The Community that Cares*

Ordinance No. 2001-651. The PUD included a mix of uses, including PUD-MU (mixed-use), PUD-R (residential), and PUD-I (industrial). Comprehensive design guidelines for The Ridge were approved by the Town Council in March of 2024 via Resolution 2024-12.

**ZONING & LAND USE**

The subject property is subject to PUD zoning and is regulated by The Ridge Johnstown Design Guidelines. Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is split between two land use areas: High Density/Intensity on the west portion of the project, and Medium Density/Intensity on the eastern portion of the project.

<b>ADJACENT ZONING &amp; LAND USE</b>	
NORTH	PUD – North Ridge PUD: Mixed Use Commercial
EAST	PUD – Ridge Filing No. 2: Single-Family Residential
SOUTH	PUD – South Ridge: Single-Family Residential (Under Review)
WEST	Interstate 25 and Unincorporated Larimer County

A portion of the project site is also located within an Activity Center area, as depicted on the Land Use Map. The Activity Center overlay is intended for higher density development that includes a diversity of shops and services and a vibrant public realm. Because Activity Centers are located primarily along I-25 at prominent interchanges, they are meant to support local and regional transportation networks, high-density residential development, employment, recreation, and a diversity of services. The land use balance within the Activity Center overlay should be 85-90% non-residential, with a maximum of 15% residential uses.

**PROJECT DESCRIPTION & ANALYSIS**

The proposed subdivision is intended to create five (5) lots and dedicated road rights-of-way, as well as large tracts for future development. Eight (8) outlots will also be platted, which will provide open space and other infrastructure needed to serve platted lots. Right-of-way will also be platted and dedicated to the Town to provide access to new lots and the surrounding area.

Outlots A through H will serve as drainage, utility, and irrigation easements to service the five new commercial lots. Tract B is the larger central portion of the subdivision and is transected by the Big Hollow Gulch drainage easement; this tract will also provide a large portion of open space for the overall subdivision.

The five buildable commercial lots that would be created with the approval of this subdivision total approximately 29 acres, the largest of which comprises approximately 18 acres. The other four lots range from 2 – 3.4 acres in size. The lot labeled as Block 3 – Lot 1 measures 2.9 acres and is being dedicated to Front Range Fire Rescue for their future development needs. There are no current plans for the other four lots at this time.

The primary function of this filing is to create the infrastructure and circulation network that will ultimately serve the project site. The five (5) buildable lots being created with this filing comprise less than a quarter of the overall project area, so there will be much activity on this site in years to come. The subject request is a prudent step in guiding successful future development.

### **PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, April 11, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map.

### **COMPREHENSIVE PLAN ALIGNMENT**

The 2021 Comprehensive Plan (Comp Plan) identifies this area as appropriate for both high and medium density and intensity development. The western portion of this land use area is planned to support a high percentage of commercial and non-residential uses that will take advantage of the proximity to Interstate 25. The eastern portion of this subdivision is planned to support a higher percentage of residential uses with some supporting non-residential uses.

Pursuant to the Comp Plan, the High Density/Intensity (HDI) areas are intended for a high percentage of non-residential uses, with some residential possibly integrated into larger development areas. HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterials and highways, especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base.

The Medium Density/Intensity (MDI) areas are intended for a more balanced, and wider-ranging mix of land uses. MDI areas may also occur along arterials and other major corridors and may serve as the next layer away from the High Density/Intensity areas they may neighbor, as a transition to lower density neighborhoods. MDI's will offer complete neighborhoods with a diversity of shops and services, including schools and civic facilities, within walking or biking distance from residential areas; and offer good walking connections along with larger-scale multi-modal trails.

The Ridge Johnstown Design Guidelines have been established in alignment with the concepts highlighted above, wherein land use intensities dissipate across the project site from west to east. Staff finds that this project aligns with the adopted Comprehensive Plan and will help create the framework for future development that aligns with the goals and policies listed therein.

### **STRATEGIC PLAN ALIGNMENT**

*The Community that Cares*

- Healthy & Resilient Economy
  - *Drive projects and initiatives that promote Johnstown as a premier destination for business*
  - *Support the local labor market and work with partners to grow diverse employment opportunities*
- Natural & Built Environment
  - *Expect and encourage community centered design*
- Quality Infrastructure & Facilities
  - *Ensure future viability of infrastructure and facilities*

## FINDINGS

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the approved Preliminary Plat, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by creating new lots for commercial development which is intended to expand the community services for its residents, businesses, and visitors alike.
4. The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses. Additionally, the continued expansion of a regionally significant mixed-use development creates a comprehensive and full-service built environment that increasingly supports the community.

**RECOMMENDED ACTION:** Staff recommends that the Planning & Zoning Commission make a favorable recommendation to the Town Council regarding The Ridge Filing No. 4 – Case No. SUB21-0004.

## SUGGESTED MOTIONS:

**For Approval:** Based upon the content and findings in the staff report, and the information provided at this hearing, I recommend that the Town Council APPROVE The Ridge Filing No. 4 – Case No. SUB21-0004.

**For Denial:** I move to deny The Ridge Filing No. 4 – Case No. SUB21-0004, based upon the following findings...

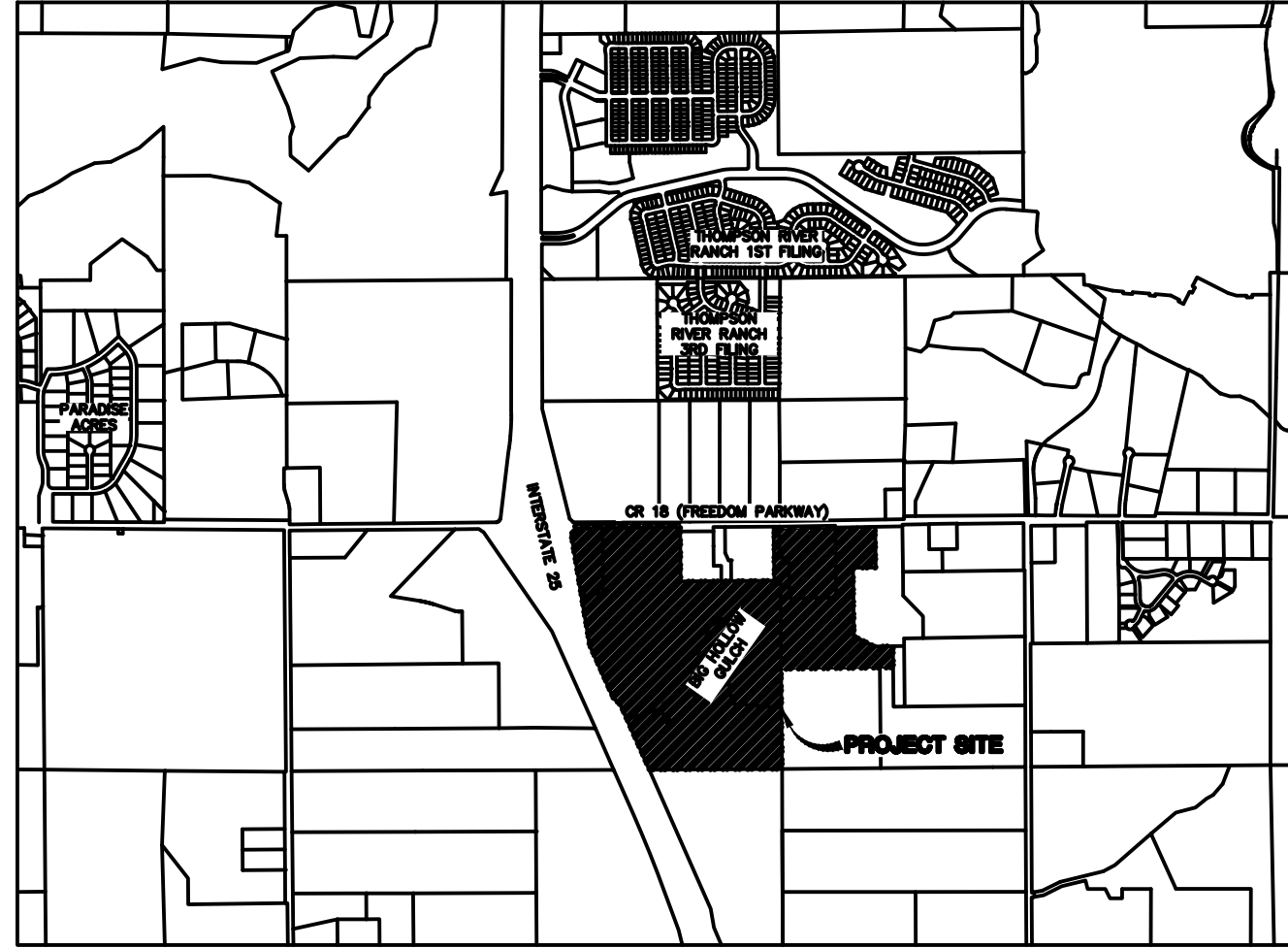
## Vicinity Map





# THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4 FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26 AND NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

DESCRIPTION OF LAND USE	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 1 BLOCK 1 FUTURE DEVELOPMENT	2.00	1.64%	OWNER
LOTS 1 - 1 BLOCK 2 FUTURE DEVELOPMENT	3.41	2.80%	OWNER
LOTS 1 - 1 BLOCK 3 FUTURE DEVELOPMENT	2.88	2.36%	FRONT RANGE FIRE RESCUE
LOTS 1 - 1 BLOCK 4 FUTURE DEVELOPMENT	2.46	2.02%	OWNER
LOTS 2 - 2 BLOCK 4 FUTURE DEVELOPMENT	18.29	14.98%	OWNER
TRACT A - FUTURE DEVELOPMENT	11.43	9.36%	OWNER
TRACT B - FUTURE DEVELOPMENT	5.96	4.88%	OWNER
TRACT C - FUTURE DEVELOPMENT	26.57	21.77%	OWNER
TRACT D - FUTURE DEVELOPMENT	14.57	11.94%	OWNER
TRACT E	0.25	0.21%	OWNER
TRACT F - FUTURE DEVELOPMENT	6.69	5.48%	OWNER
OUTLOT A - OPEN SPACE, A.E., U.E., D.E. & I.E.	2.00	1.64%	METRO DISTRICT
OUTLOT B - OPEN SPACE, A.E., U.E., D.E. & I.E.	0.60	0.49%	METRO DISTRICT
OUTLOT C - OPEN SPACE, A.E., U.E., D.E. & I.E.	1.35	1.10%	METRO DISTRICT
OUTLOT D - OPEN SPACE, A.E., U.E., D.E. & I.E.	1.55	1.27%	METRO DISTRICT
OUTLOT E - OPEN SPACE, A.E., U.E., D.E. & I.E.	1.09	0.89%	METRO DISTRICT
OUTLOT F - OPEN SPACE, A.E., U.E., D.E. & I.E.	11.95	9.79%	METRO DISTRICT
OUTLOT G - OPEN SPACE, A.E., U.E., D.E. & I.E.	0.98	0.81%	METRO DISTRICT
OUTLOT H - OPEN SPACE, A.E., U.E., D.E. & I.E.	0.39	0.32%	METRO DISTRICT
RIGHT-OF-WAY	7.64	6.26%	TOWN OF JOHNSTOWN
<b>TOTAL LOTS</b>	<b>5</b>	<b>122.06</b>	<b>100.00%</b>

**TOTAL LOTS** 5 **TOTAL TRACTS** 6 **TOTAL OUTLOTS** 8

**OWNER:**  
J-25 LAND HOLDINGS, LLC  
8901 E MOUNTAIN VIEW RD., SUITE #150  
SCOTTSDALE, AZ 85258  
(480) 295-7600

**ENGINEERING:**  
TST, INC. CONSULTING ENGINEERS  
748 WHALERS WAY, SUITE #200  
FORT COLLINS, CO 80525  
(970) 226-0557

**SURVEYING:**  
MAJESTIC SURVEYING, LLC  
1111 DIAMOND VALLEY DR., SUITE #104  
WINDSOR, CO 80550  
(970) 883-5698

#### BASIS OF BEARING STATEMENT

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR N 89°28'22" W A DISTANCE OF 2645.21 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 27, MONUMENTED WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN RANGE BOX AND THE NORTH QUARTER CORNER OF SECTION 27, MONUMENTED NO. 6 REBAR WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO.

#### NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF JOHNSTOWN AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

#### SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

STEVEN PARKS  
PROFESSIONAL LAND SURVEYOR  
COLORADO LICENSE NO. 38348

#### DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF JOHNSTOWN, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, OUTLOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF JOHNSTOWN SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

**OWNER: J-25 LAND HOLDINGS, LLC**

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

#### NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**LIENHOLDER: EDGEWOOD MAC V LLC**

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

#### NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**OWNER: FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT**

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

#### NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

#### LEGAL DESCRIPTION

A REPLAT OF TRACTS OF LAND IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO; SITUATE IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, B, C, AND D, THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, ON THE 13TH DAY OF OCTOBER, 2023 AT RECEPTION NO. 20230044233.

SAID PARCELS CONTAIN 5,316,731.0339 SQUARE FEET OR 122.0553 ACRES AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW OR IN USE OR OF RECORD.

#### TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER \_\_\_\_\_ PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR - TROY D. MELLON TOWN CLERK

#### CERTIFICATION OF TITLE:

I/ WE HERITAGE TITLE COMPANY DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE
- EDGEWOOD MAC V LLC, A DELAWARE LIMITED LIABILITY COMPANY  
DEED OF TRUST  
AMOUNT: \$16,500,000.00  
PUBLIC TRUSTEE OF LARIMER COUNTY  
RECORDED FEBRUARY 16, 2021  
RECEPTION NO. 20210016245

COMPANY NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME OF AUTHORIZED OFFICIAL \_\_\_\_\_

#### NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A)
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. 459-HS0823310-414, AMENDMENT NO. 1 PREPARED BY HERITAGE TITLE COMPANY, INC. EFFECTIVE JANUARY 30, 2024 AT 8:00 AM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, AND 08069C1213G, HAVING A MAP REVISED DATE OF JANUARY, 15, 2021, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY, THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- OUTLOTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED AS A BLANKET ACCESS, UTILITY, IRRIGATION AND DRAINAGE EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- ACCESS EASEMENTS IN OUTLOTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED TO THE TOWN OF JOHNSTOWN, THE VILLAGES AT JOHNSTOWN METRO DISTRICTS, AND EMERGENCY VEHICLES.
- MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- UTILITY EASEMENTS TO BE VACATED BY SEPARATE DOC AFTER PROPOSED CONSTRUCTION COMPLETION AND ACCEPTANCE BY THE TOWN OF JOHNSTOWN AND THE OWNER.

REVISIONS	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Cover

THIS PLAT, TO BE KNOWN AS THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER \_\_\_\_\_ PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

THE RIDGE AT JOHNSTOWN SUBDIVISION  
FILING NO. 4  
FINAL PLAT COVER



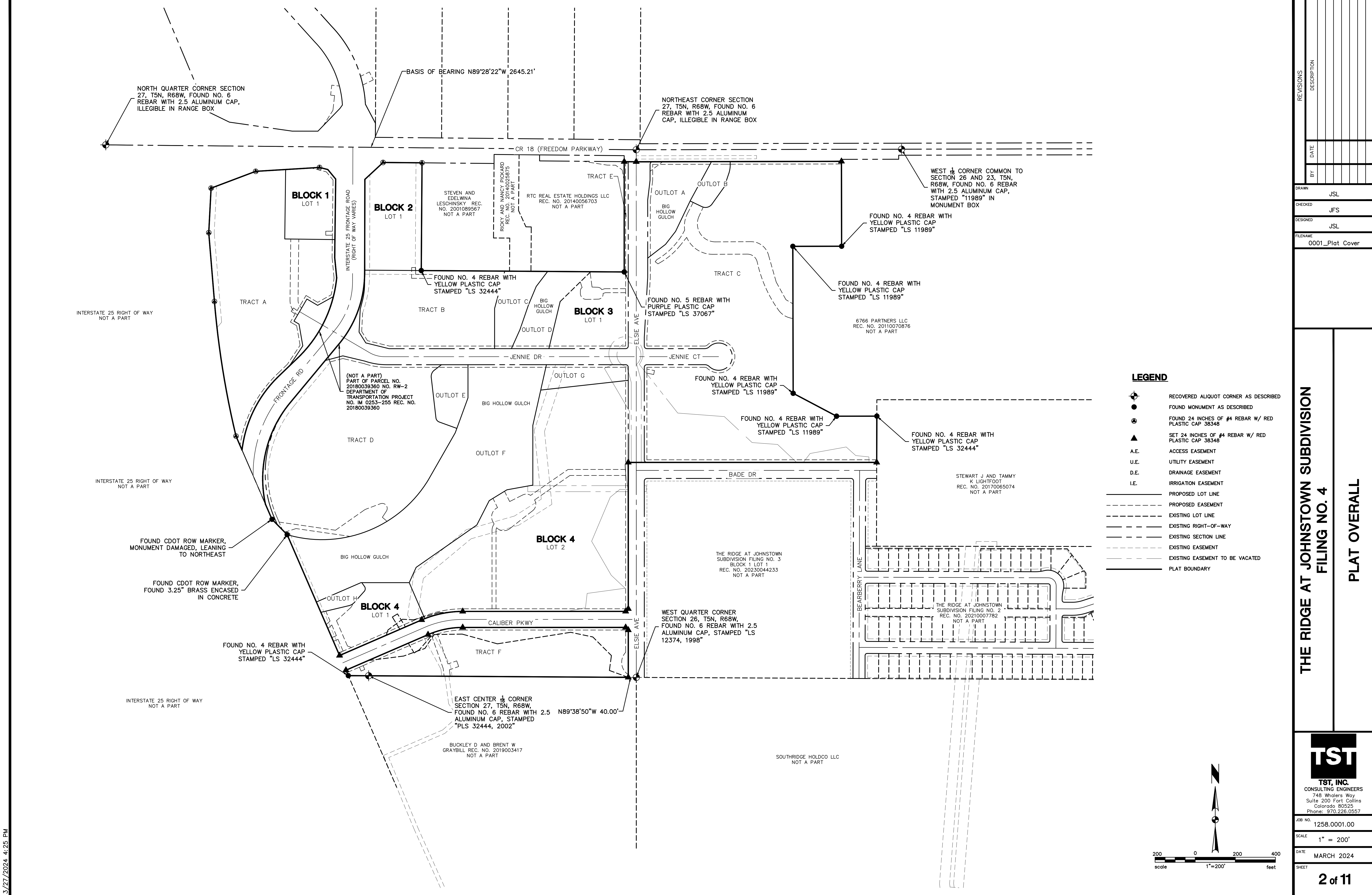
**TST, INC.**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO. 1258.0001.00

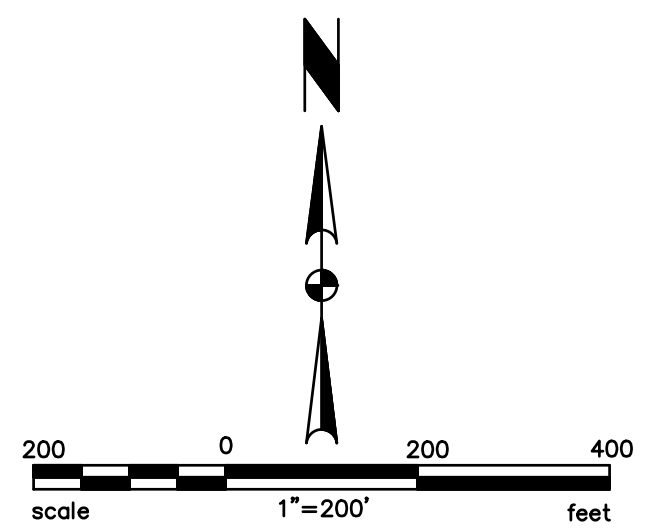
SCALE N/A

DATE MARCH 2024

SHEET



- LEGEND**
- RECOVERED ALIQUOT CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
  - SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
  - A.E. ACCESS EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - I.E. IRRIGATION EASEMENT
  - PROPOSED LOT LINE
  - PROPOSED EASEMENT
  - EXISTING LOT LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING SECTION LINE
  - EXISTING EASEMENT
  - EXISTING EASEMENT TO BE VACATED
  - PLAT BOUNDARY



REVISIONS	DESCRIPTION

DATE	BY

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat Cover

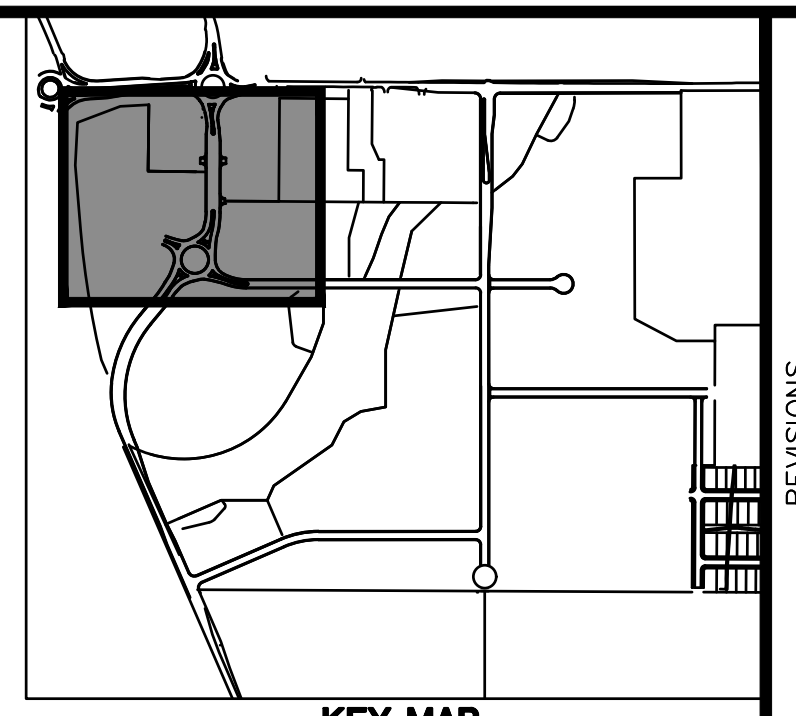
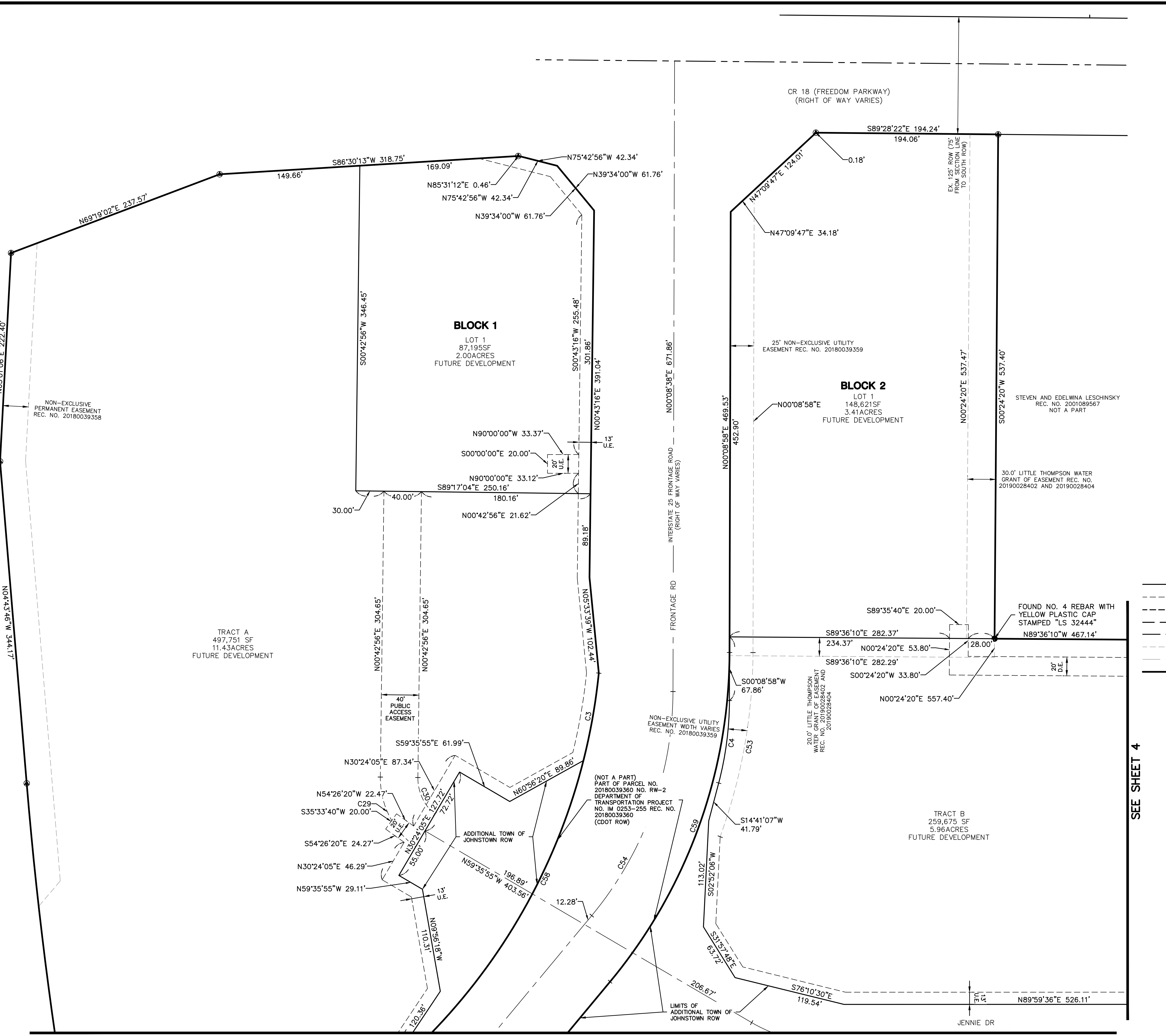
**THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4**

**PLAT OVERALL**

**TST, INC.**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO. 1258.0001.00  
SCALE 1" = 200'  
DATE MARCH 2024  
SHEET 2 of 11

3/27/2024 4:25 PM



REVISIONS	DESCRIPTION
DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

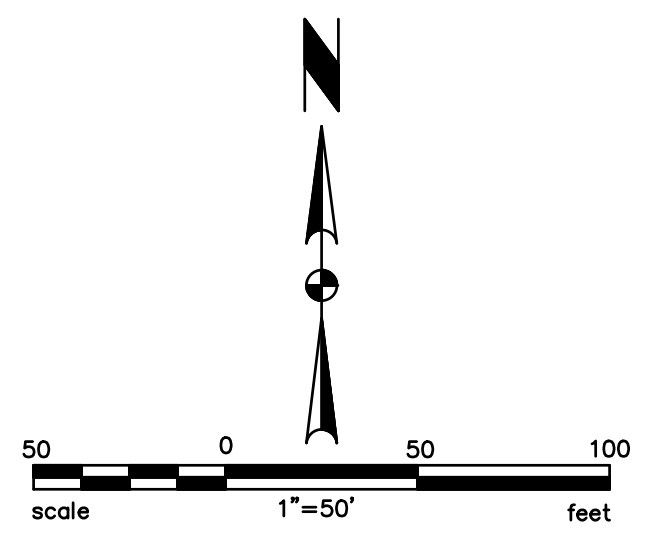
**LEGEND**

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- ▲ SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- I.E. IRRIGATION EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE VACATED
- PLAT BOUNDARY

**THE RIDGE AT JOHNSTOWN SUBDIVISION  
FILING NO. 4  
FINAL PLAT**



JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	MARCH 2024
SHEET	3 of 11



3/27/2024 4:25 PM

SEE SHEET 6

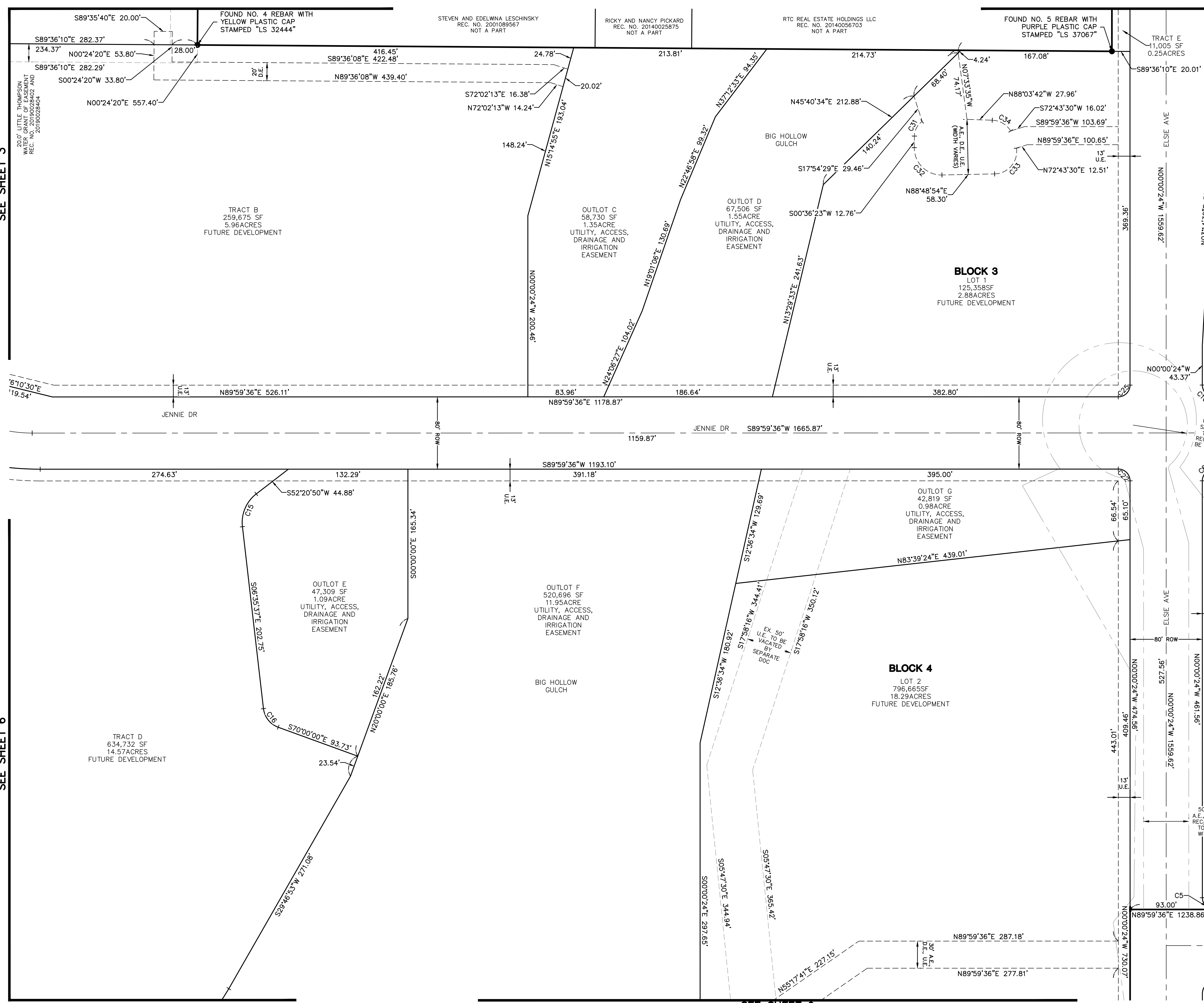
SEE SHEET 4



SEE SHEET 3

SEE SHEET 6

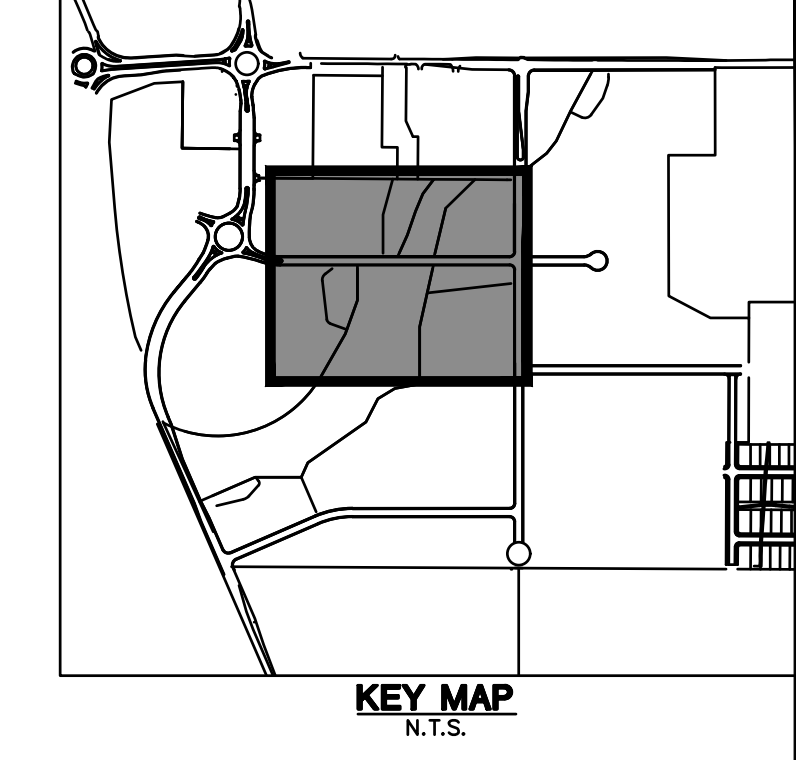
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- PLAT BOUNDARY

North Arrow  
Scale: 1" = 50'  
0 50 100 feet



REVISIONS	DESCRIPTION

DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

**THE RIDGE AT JOHNSTOWN SUBDIVISION**  
**FILING NO. 4**  
**FINAL PLAT**

**TST, INC.**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

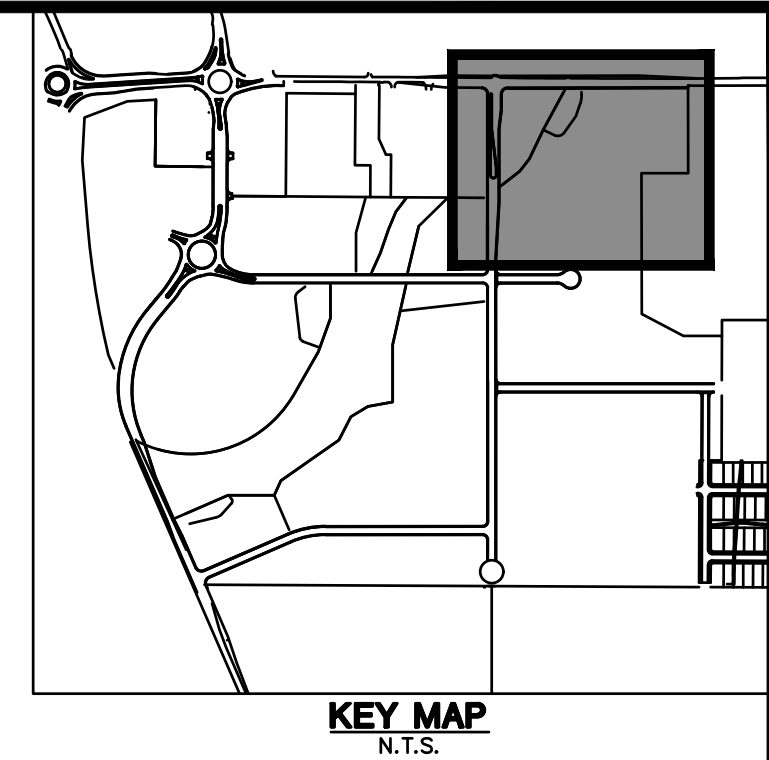
JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	MARCH 2024
SHEET	4 of 11

NORTHEAST CORNER SECTION 27, T5N, R68W, FOUND NO. 6 REBAR WITH 2.5 ALUMINUM CAP, ILLEGIBLE IN RANGE BOX

CR 18 (FREEDOM PARKWAY) (RIGHT OF WAY VARIES)

PERMANENT 16.5' TELECOMMUNICATIONS EASEMENT TO US WEST COMMUNICATIONS AND PUBLIC SERVICE COMPANY (EASEMENT REC. NO. 20120042542)

CR 18 (FREEDOM PARKWAY) (RIGHT OF WAY VARIES)



REVISIONS	DESCRIPTION

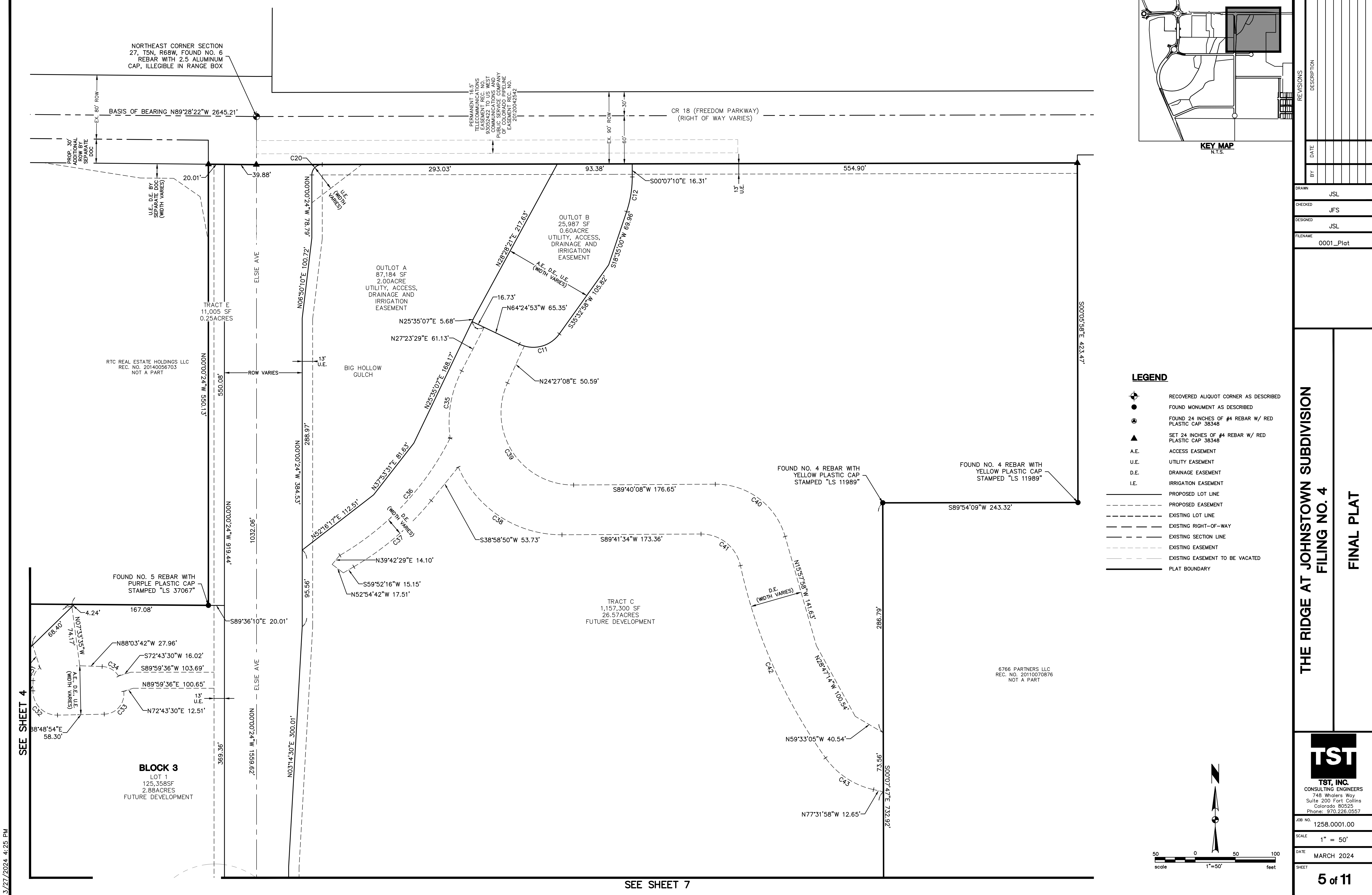
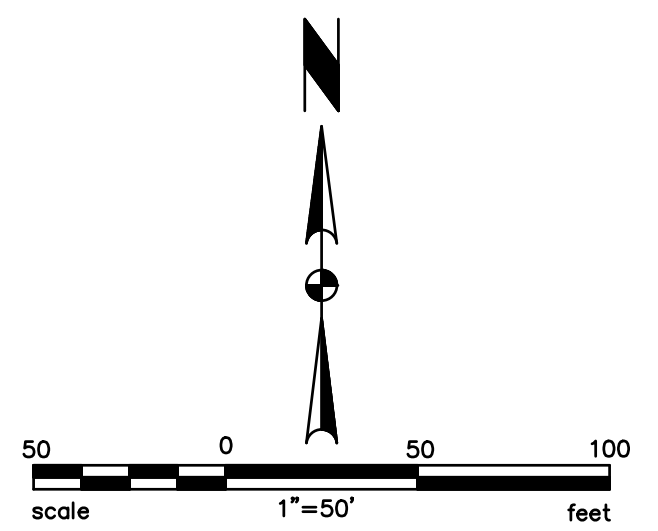
DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

## THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 4

### FINAL PLAT

**LEGEND**

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- FOUND MONUMENT AS DESCRIBED
- FOUND 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
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SEE SHEET 4

SEE SHEET 7

3/27/2024 4:25 PM

RTC REAL ESTATE HOLDINGS LLC  
REC. NO. 20140056703  
NOT A PART

FOUND NO. 5 REBAR WITH PURPLE PLASTIC CAP STAMPED "LS 37067"

**BLOCK 3**  
LOT 1  
125,358SF  
2.88ACRES  
FUTURE DEVELOPMENT

TRACT C  
1,157,300 SF  
26.57ACRES  
FUTURE DEVELOPMENT

6766 PARTNERS LLC  
REC. NO. 20110070876  
NOT A PART

**TST**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	MARCH 2024
SHEET	5 of 11

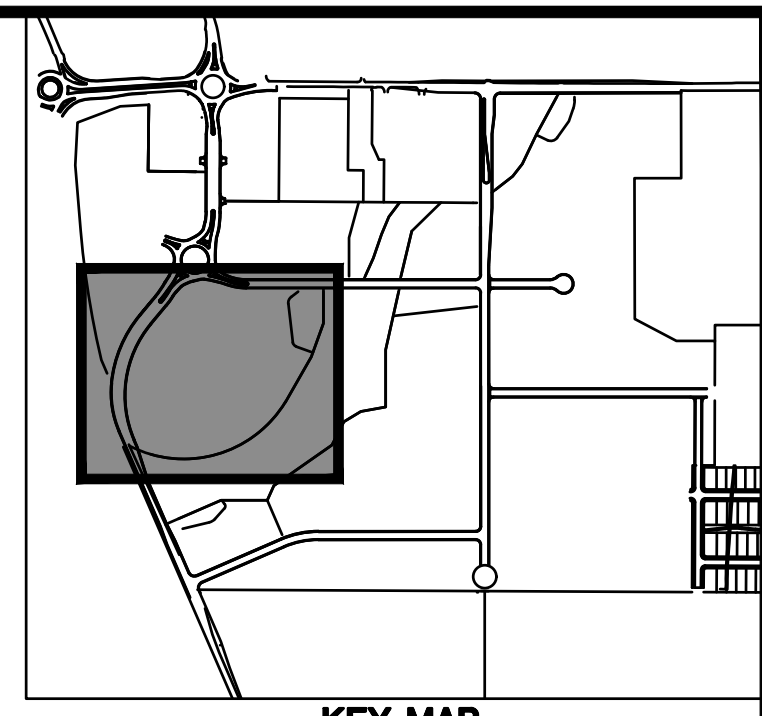
SEE SHEET 3

TRACT A  
497,751 SF  
11.43ACRES  
FUTURE DEVELOPMENT

ADDITIONAL TOWN OF  
JOHNSTOWN ROW  
(WIDTH VARIES)

LIMITS OF  
ADDITIONAL TOWN OF  
JOHNSTOWN ROW

JENNIE DR



REVISIONS	DESCRIPTION

DATE	
BY	
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

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- - - - - EXISTING EASEMENT
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- - - - - PLAT BOUNDARY

TRACT D  
634,732 SF  
14.57ACRES  
FUTURE DEVELOPMENT

(NOT A PART)  
PART OF PARCEL NO.  
20180039360 NO. RW-2  
DEPARTMENT OF  
TRANSPORTATION PROJECT  
NO. 1M 0253-255 REC. NO.  
20180039360

NON-EXCLUSIVE UTILITY  
EASEMENT WIDTH VARIES  
REC. NO. 20180039369

ADDITIONAL TOWN OF  
JOHNSTOWN ROW  
(WIDTH VARIES)

BIG HOLLOW  
GULCH

OUTLOT F  
520,696 SF  
11.95ACRE  
UTILITY, ACCESS,  
DRAINAGE AND  
IRRIGATION  
EASEMENT

INTERSTATE 25 RIGHT OF WAY  
NOT A PART

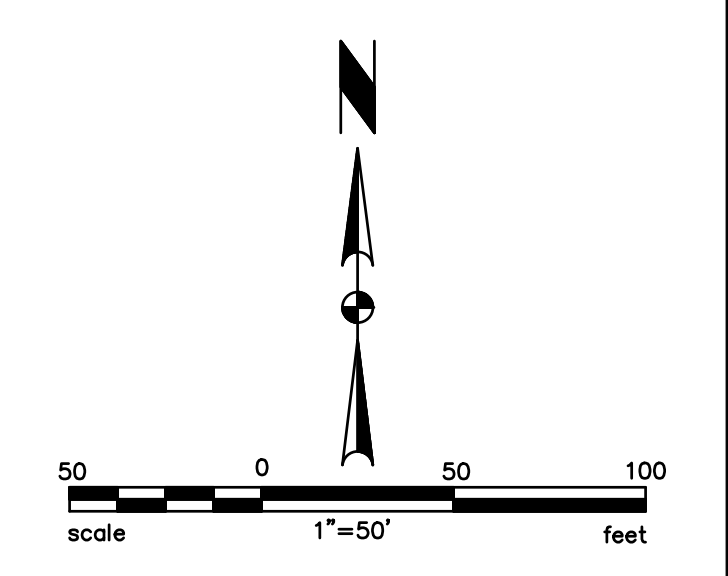
FOUND CDOT ROW MARKER,  
MONUMENT DAMAGED, LEANING  
TO NORTHEAST

FOUND CDOT ROW MARKER,  
FOUND 3.25" BRASS ENCASED  
IN CONCRETE

OUTLOT F  
520,696 SF  
11.95ACRE  
UTILITY, ACCESS,  
DRAINAGE AND  
IRRIGATION  
EASEMENT

BIG HOLLOW  
GULCH

**BLOCK 4**  
LOT 2  
796,665SF  
18.29ACRES  
FUTURE DEVELOPMENT

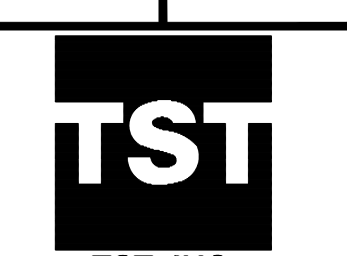


SEE SHEET 4

SEE SHEET 9

SEE SHEET 8

**THE RIDGE AT JOHNSTOWN SUBDIVISION  
FILING NO. 4  
FINAL PLAT**



TST, INC.  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

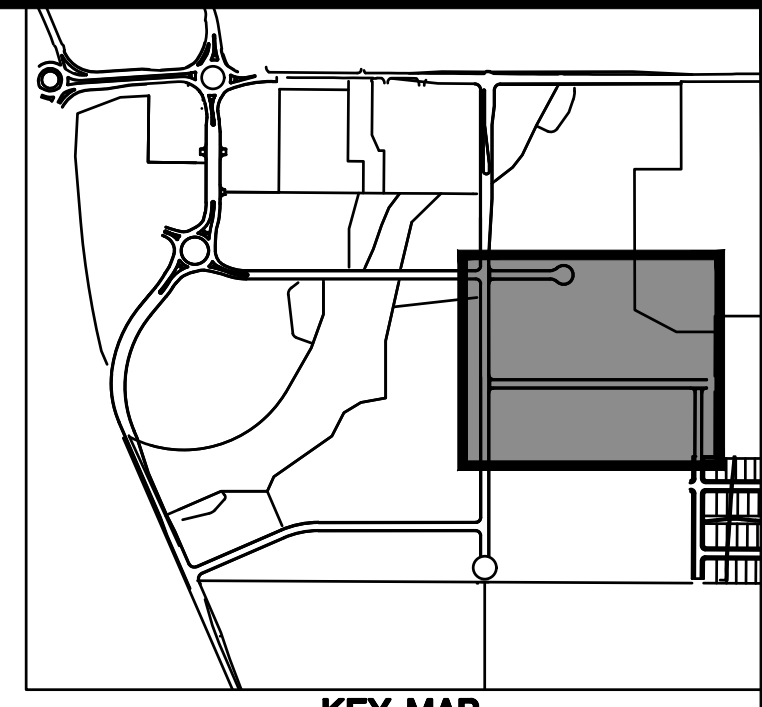
JOB NO. 1258.0001.00

SCALE 1" = 50'

DATE MARCH 2024

SHEET 6 of 11

SEE SHEET 5



REVISIONS	DESCRIPTION

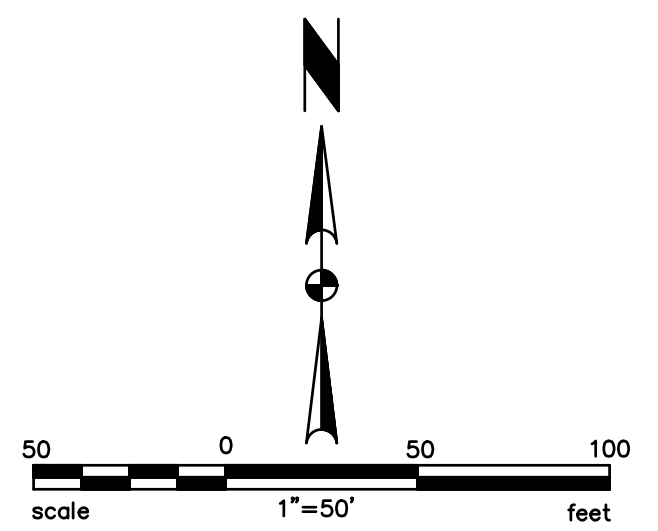
DATE	BY	DESCRIPTION

DRAWN	CHECKED	DESIGNED	FILENAME
JSL	JFS	JSL	0001_Plat

**THE RIDGE AT JOHNSTOWN SUBDIVISION  
FILING NO. 4  
FINAL PLAT**

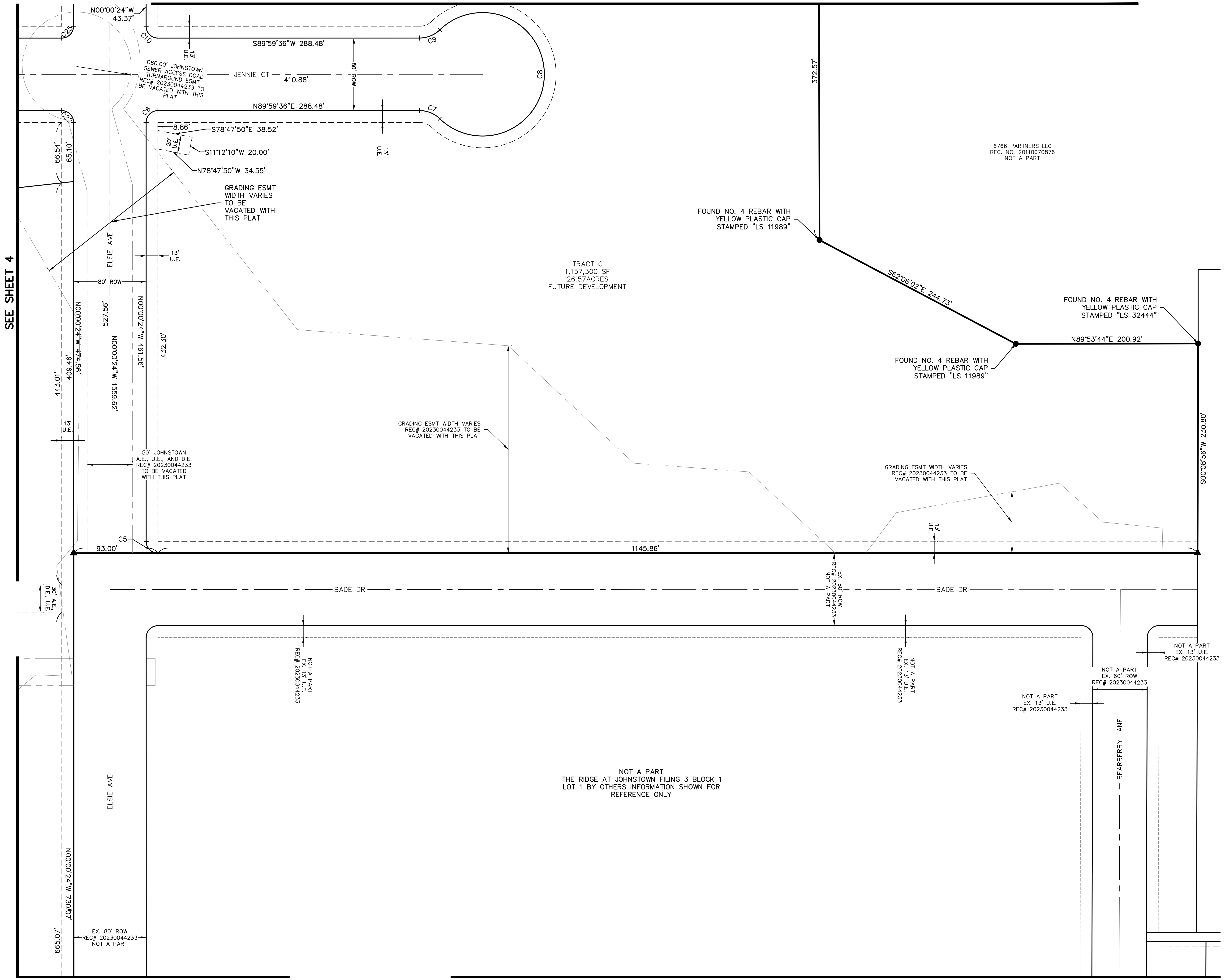
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**TST, INC.**  
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Colorado 80525  
Phone: 970.226.0557

JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	MARCH 2024
SHEET	7 of 11



SEE SHEET 4

SEE SHEET 9

SEE SHEET 10

3/27/2024 4:26 PM



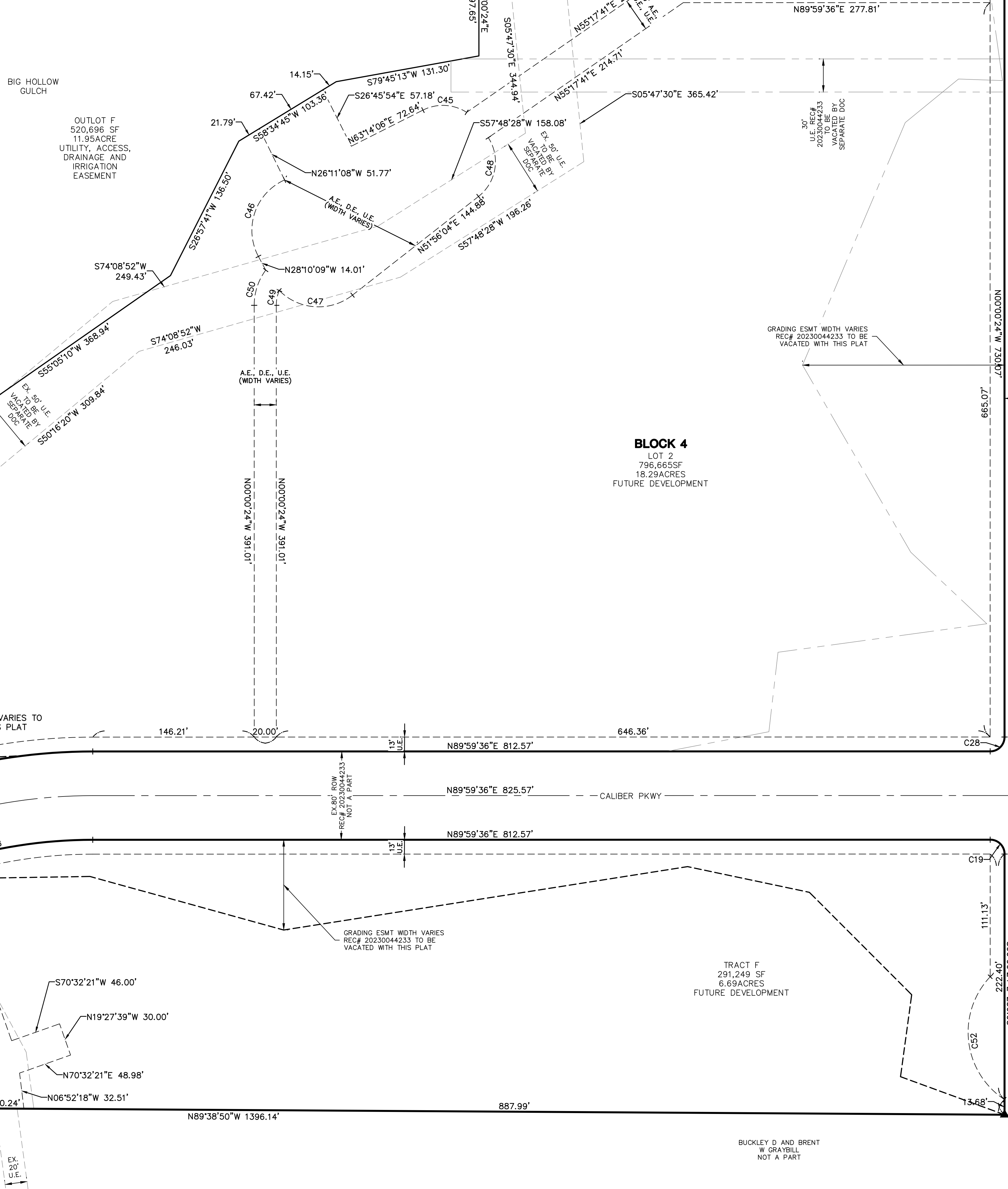


SEE SHEET 4

BIG HOLLOW GULCH  
OUTLOT F  
520,696 SF  
11.95ACRES  
UTILITY, ACCESS,  
DRAINAGE AND  
IRRIGATION  
EASEMENT

SEE SHEET 6

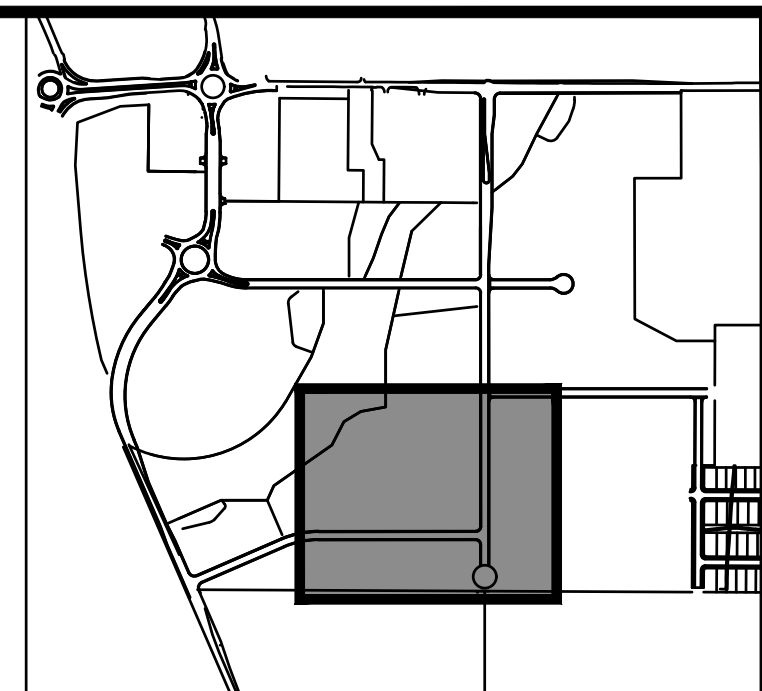
SEE SHEET 8



**BLOCK 4**  
LOT 2  
796,665SF  
18.29ACRES  
FUTURE DEVELOPMENT

**TRACT F**  
291,249 SF  
6.69ACRES  
FUTURE DEVELOPMENT

BUCKLEY D AND BRENT  
W GRAYBILL  
NOT A PART



KEY MAP  
N.T.S.

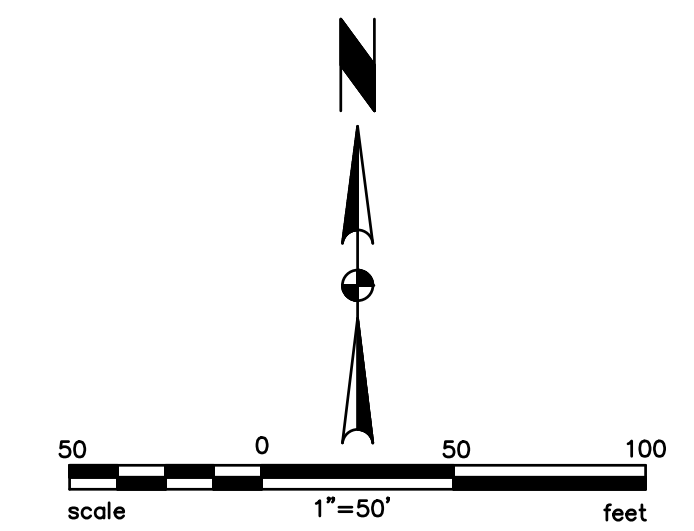
REVISIONS	
DATE	DESCRIPTION

BY	JSL
DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

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NOT A PART  
THE RIDGE AT JOHNSTOWN FILING 3 BLOCK 1  
LOT 1 BY OTHERS INFORMATION SHOWN FOR  
REFERENCE ONLY

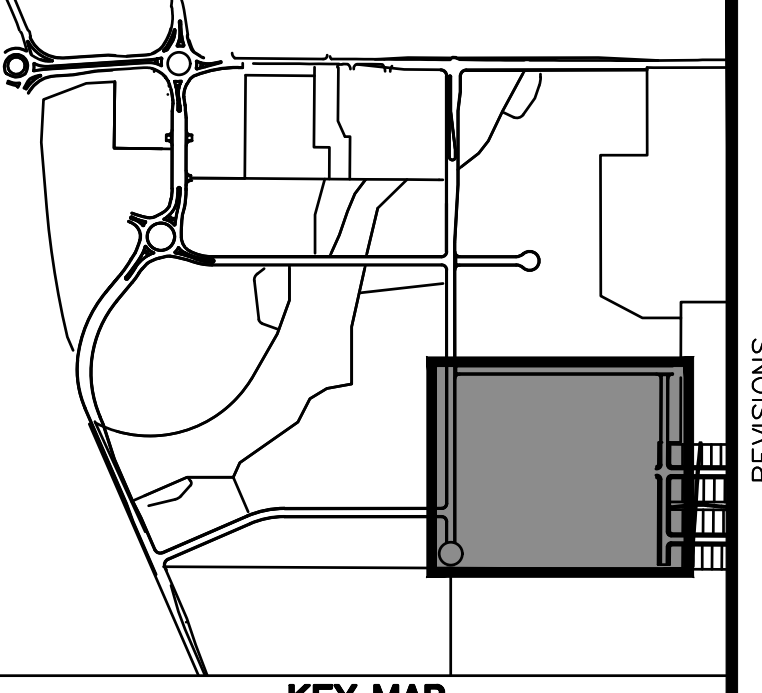
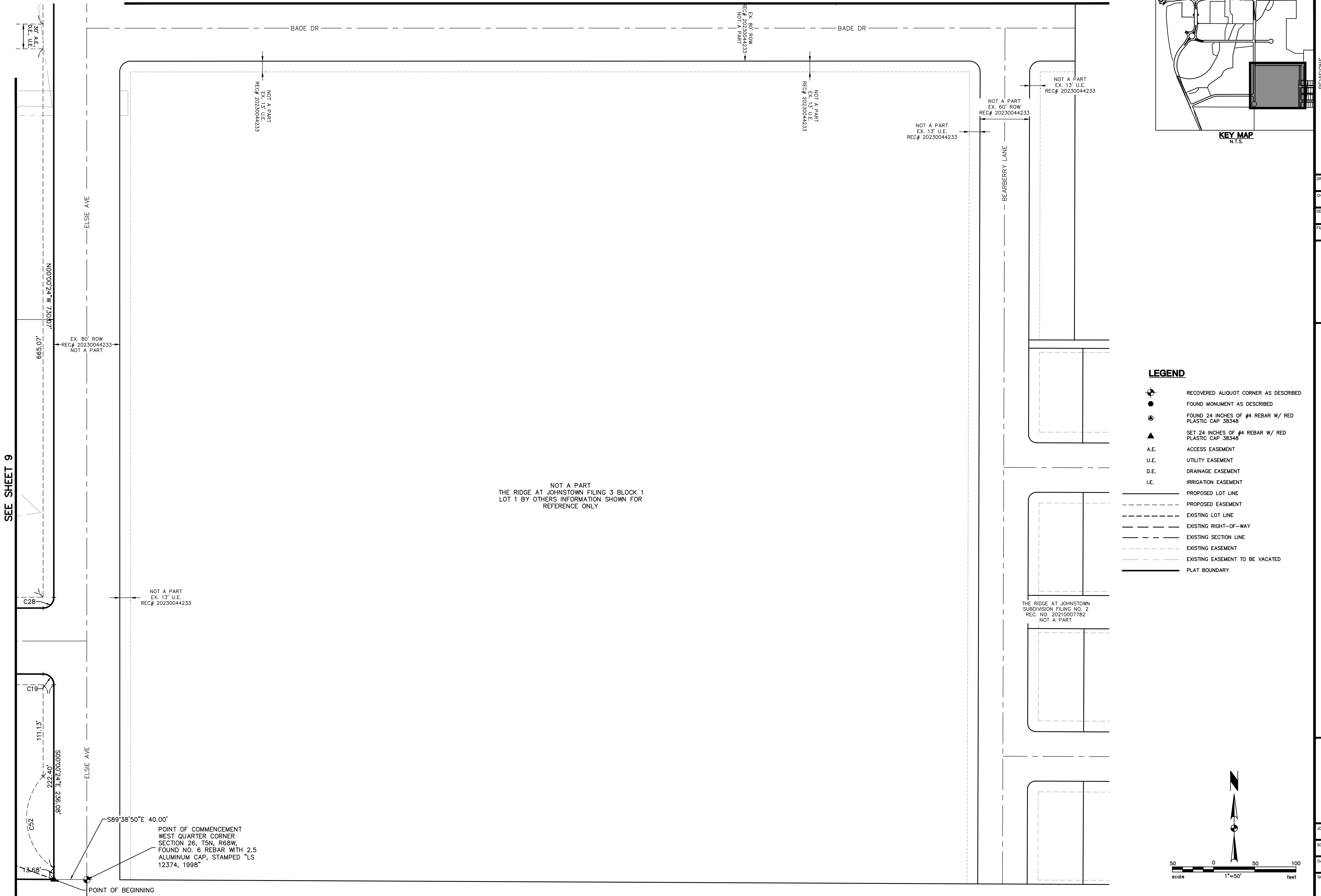


**THE RIDGE AT JOHNSTOWN SUBDIVISION**  
**FILING NO. 4**  
**FINAL PLAT**

**TST**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO. 1258.0001.00  
SCALE 1" = 50'  
DATE MARCH 2024  
SHEET

SEE SHEET 5



REVISIONS	DESCRIPTION

DATE	DESCRIPTION

BY	DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

**LEGEND**

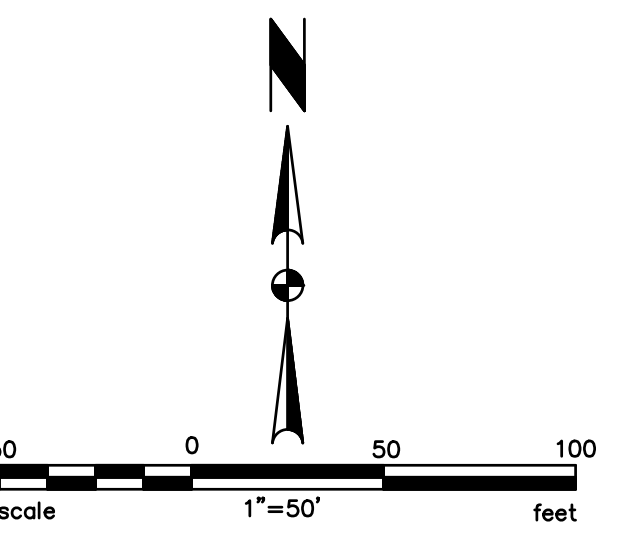
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- PLAT BOUNDARY

NOT A PART THE RIDGE AT JOHNSTOWN FILING 3 BLOCK 1 LOT 1 BY OTHERS INFORMATION SHOWN FOR REFERENCE ONLY

THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 2 REC. NO. 2021007782 NOT A PART

NOT A PART EX. 13' U.E. REC# 20230044233

POINT OF COMMENCEMENT WEST QUARTER CORNER SECTION 26, TSN, R68W, FOUND NO. 6 REBAR WITH 2.5 ALUMINUM CAP, STAMPED "LS 12374, 1998"



SEE SHEET 9

THE RIDGE AT JOHNSTOWN SUBDIVISION  
 FILING NO. 4  
 FINAL PLAT

TST, INC.  
 CONSULTING ENGINEERS  
 748 Whalers Way  
 Suite 200 Fort Collins  
 Colorado 80525  
 Phone: 970.226.0557  
 JOB NO. 1258.0001.00  
 SCALE 1" = 50'  
 DATE MARCH 2024  
 SHEET 10 of 11

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	611.31'	427.41'	40°03'35"	N26°46'54"E	418.76'
C2	4475.00'	680.89'	8°43'04"	N9°05'18"W	680.23'
C3	643.06'	94.66'	8°26'02"	N9°57'45"E	94.57'
C4	350.00'	88.79'	14°32'09"	S7°25'02"W	88.56'
C5	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C6	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C7	32.00'	24.54'	43°56'44"	S68°02'02"E	23.95'
C8	68.00'	317.94'	267°53'28"	N0°00'24"W	97.92'
C9	32.00'	24.54'	43°56'44"	S68°01'14"W	23.95'
C10	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C11	40.00'	55.88'	80°02'09"	S75°34'02"W	51.44'
C12	135.00'	44.07'	18°42'10"	S9°13'55"W	43.87'
C13	330.00'	108.29'	18°48'06"	N80°36'21"W	107.80'
C14	560.00'	617.26'	63°09'14"	S8°08'41"W	586.48'
C15	40.00'	41.15'	58°56'27"	S22°52'36"W	39.36'
C16	25.00'	27.67'	63°24'23"	S38°17'49"E	26.28'
C17	619.99'	810.93'	74°56'29"	S68°48'38"W	754.35'
C18	435.00'	177.85'	23°25'32"	N78°16'50"E	176.62'
C19	13.00'	20.42'	90°00'00"	S45°00'24"E	18.38'
C20	13.00'	20.39'	89°53'14"	N44°56'13"E	18.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	619.99'	810.93'	74°56'29"	S68°48'38"W	754.35'
C22	13.00'	20.42'	90°00'00"	N45°00'24"W	18.38'
C23	55.00'	33.50'	34°53'51"	N59°12'40"E	32.98'
C24	20.00'	26.92'	77°06'59"	N31°2'15"E	24.93'
C25	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C26	515.00'	16.78'	1°52'00"	S67°30'04"W	16.78'
C27	515.00'	193.78'	21°33'33"	N79°12'50"E	192.64'
C28	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C29	90.00'	86.62'	55°08'48"	N26°51'28"W	83.32'
C30	50.00'	44.49'	50°59'02"	N24°46'35"W	43.04'
C31	20.00'	19.05'	54°34'56"	S27°53'51"W	18.34'
C32	30.00'	48.06'	91°47'28"	S45°17'21"E	43.08'
C33	25.00'	42.37'	97°06'15"	N40°15'47"E	37.48'
C34	25.00'	24.62'	56°25'30"	N59°50'56"W	23.64'
C35	140.00'	86.42'	35°22'04"	N9°42'26"E	85.05'
C36	350.00'	203.53'	33°19'06"	N43°12'43"E	200.67'
C37	350.00'	127.61'	20°53'26"	S49°25'33"W	126.91'
C38	140.00'	163.51'	66°55'03"	N56°50'54"W	154.37'
C39	90.00'	180.30'	114°47'00"	N32°56'22"W	151.63'
C40	90.00'	116.81'	74°21'54"	N53°08'55"W	108.78'


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	50.00'	68.14'	78°04'59"	N51°15'56"W	62.99'
C42	650.00'	263.95'	23°16'00"	N23°51'27"W	262.14'
C43	100.00'	73.38'	42°02'31"	N56°30'42"W	71.74'
C44	25.00'	62.88'	144°06'56"	N38°32'32"W	47.57'
C45	40.00'	41.47'	59°23'41"	S87°04'03"E	39.63'
C46	50.00'	82.13'	94°07'07"	N18°53'25"E	73.21'
C47	50.00'	72.68'	83°16'53"	S86°25'30"E	66.45'
C48	40.00'	59.30'	84°56'47"	N9°27'40"E	54.02'
C49	34.00'	13.75'	23°09'58"	N11°34'35"E	13.65'
C50	54.00'	34.15'	36°14'15"	N18°06'44"E	33.59'
C51	40.00'	25.04'	35°51'57"	S31°03'57"W	24.63'
C52	73.00'	127.69'	100°13'10"	S6°40'14"E	112.02'
C53	576.06'	200.30'	19°55'20"	N10°06'38"E	199.29'
C54	375.00'	259.04'	39°34'40"	N19°55'58"E	253.92'
C55	620.00'	442.71'	40°54'44"	N19°15'56"E	433.37'
C56	150.00'	79.61'	30°24'28"	N74°48'10"W	78.68'
C57	475.00'	194.21'	23°25'32"	N78°16'50"E	192.86'
C58	643.06'	453.60'	40°24'53"	S25°57'11"W	444.25'
C59	551.06'	380.65'	39°34'41"	N19°56'18"E	373.13'
C60	593.92'	539.19'	52°00'58"	N13°43'09"E	520.86'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	50.00'	12.59'	14°25'19"	S62°11'21"W	12.55'
C62	619.99'	199.04'	18°23'37"	N67°41'15"E	198.18'
C63	619.99'	318.10'	29°23'49"	S88°25'02"E	314.62'
C64	619.99'	293.80'	27°09'03"	N44°54'55"E	291.05'

REVISIONS	
NO.	DESCRIPTION

DATE	
BY	
DRAWN JSL	
CHECKED JFS	
DESIGNED JSL	
FILENAME	0001_Plot

**THE RIDGE AT JOHNSTOWN SUBDIVISION  
FILING NO. 4  
FINAL PLAT**



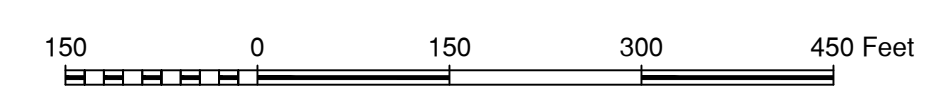
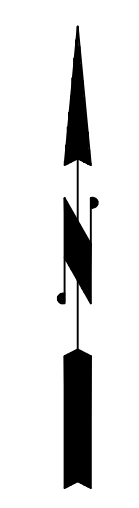
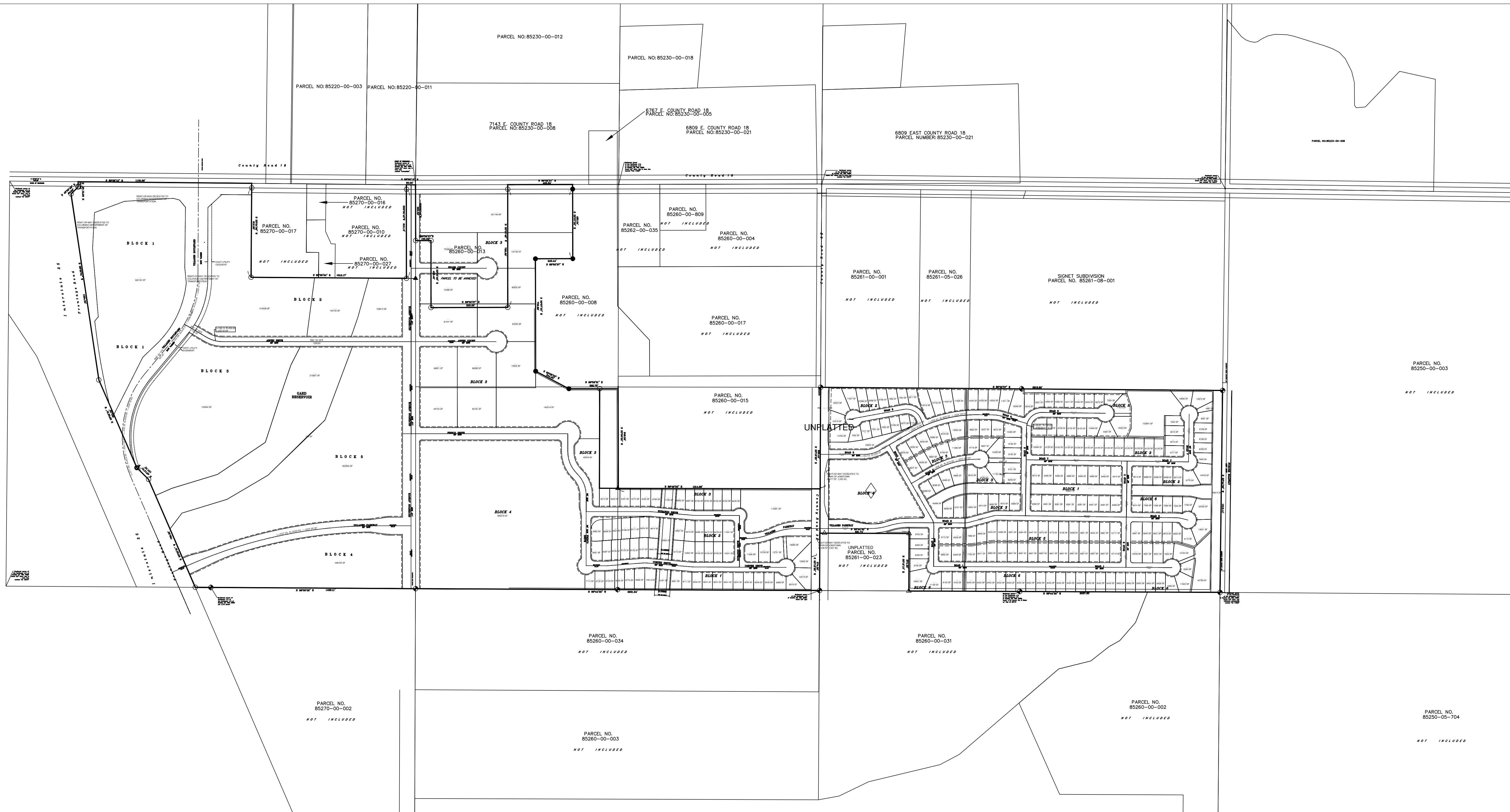
**TST, INC.**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO. 1258.0001.00  
SCALE N/A  
DATE MARCH 2024  
SHEET 11 of 11

# THE VILLAGES AT JOHNSTOWN

## PRELIMINARY PLAT AMENDMENT NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27 AND A PORTION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 05 NORTH, RANGE 68 WEST 6th PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.



SCALE: 1" = 150'

**HL HIGHLINE**  
**ENGINEERING & SURVEYING**  
 ENGINEERING CONSULTANTS  
 PO BOX 1295 PARKER, COLORADO 80134 Tel. No.(303) 889-0044 Fax: No(303) 380-3320  
 JOB NO. 229PLAT2  
 DATE: 7/05/18 SHEET 1 OF 1