



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, January 24, 2024 at 7:00 PM

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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Draft Minutes from November 1, 2024

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

NEW BUSINESS

- [2.](#) Larson Annexation & Zoning

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

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 Discapacitados 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.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141



PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, November 1, 2023

SUMMARY MINUTES

The meeting was called to order by Chair Grentz at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Hayward, Jeanneret, Urban, and Chairman Grentz. Hatfield & Florez were absent and excused.

The agenda was approved 5/0.

Minutes of the regular meetings held on August 23, 2023. Minutes were approved 5/0.

No public comment.

The Public Hearing for **Final/Preliminary Development Plan for Settler's Crossing Subdivision** was opened. Lilly Cory, Planner I Planning & Development, presented an overview of the proposed 72-acre subdivision in The Ridge PUD. No questions were asked of Staff or applicant.

M: Campell / 2nd: Jeanneret

Vote: 5/0 to Recommend Approval for SUB23-0008

The Public Hearing for **Preliminary Plat & Development Plan for Blue Sky Prairie** was opened. Lilly Cory, Planner I, Planning & Development, presented a presentation and synopsis of the proposed 121-acre subdivision for townhomes in the High Plains Village ODP located South of Veteran's Parkway and East of I-25. Commissioners inquired about home diversity and buffers for neighboring residents. Cory proceeded to clarify.

Tim Burschar, AspenView Homes, the Applicant was available to answer questions and gave a presentation on the elevated open space designs. The Commissioners had questions for the Applicant as for the opportunities that may occur in this development along with the size of the plat and traffic concerns. Kevin Lovelace, the applicant's engineer answered questions regarding the drainage plan and answered questions directly.

Once the public hearing was opened to the public the first to speak was Mrs. Garcia, who is located directly south of Veterans Blvd against the proposed development who had concerns about privacy and the lack of a small town feel this development would bring. Furthermore, she discussed the access point from Veteran's Blvd near her home. Urban noted and responded to her and inquired if her property was offered payment from the developer. Garcia responded no it had not.

Sandra Stoner, also located in the same location as Garcia, had concerns related to traffic volume, speeding, excessive development and safety of children with the Hillsboro Ditch due to the large amount of water that moves through this ditch.

Jim Gold, who is a resident of the Rocksbury Ridge Subdivision asked questions as to where the water is coming from, how we have enough, and what the developer is going to do about the flooding that was going to occur. He also discussed noise in the area being a concern already and how there was nothing that was in compliance with Revere and other areas throughout Johnstown. Traffic was also another state of concern for the area of High Plains Blvd and Highway 60.

John Kelly, a resident of Rocksbury Ridge also discussed concerns of traffic for this area along with Emergency Services. He also mentioned concerns with where water was coming from and how it was going to be managed. There were also significant concerns of noise in the area and how this would impact him and his neighborhood.

Bruce Abel asked how the drainage worked with the system located. Kevin Lovelace, the applicant’s engineer, directly responded to Abel’s concerns regarding the drainage.

The meeting was opened back up to the applicant and the developer. Joe Sifter, the applicant, came forth to discuss the further conversations that had occurred from the public and was sure to let the council know that there was a decrease in the number of homes that were to be present despite what was outlined in the High Plains ODP.

Discussion occurred among Commission about the development before vote.

M: Grentz / 2nd: Hayward
Vote: Planning and Zoning Commission recommends approval 2/3

The motion did not pass. More discussion occurred among the commissioners as to how voting was to be done. Campbell mentioned that development was moving too fast in Johnstown and there seemed to be a lack of concern for the safety and welfare of the residents. Urban also presented thoughts of how to help Mrs. Garcia and the developer with the purchase of property. A building permit moratorium was mentioned by Commissioner Campell to slow down the growth of Johnstown but was not discussed further. Jeanneret discussed the concerns of traffic and agreed with the general thoughts that traffic needs to be more considered with development before it was to occur. Grentz made sure to mention that this decision was to be based on compliance with the Comprehensive Plan and Land Use Code. There was more discussion as to feelings and right as a commission before votes were cast.

M: Campbell/2nd Jeanneret
Vote: Planning and Zoning Commission recommends denial due to the concerns of accuracy with traffic studies, buffers between current residents, and noise mitigation for the proposed development along with commissioners’ personal thoughts and public comment of development occurring too quickly for the Town of Johnstown the commission moved to deny Blue Sky Prairie Preliminary Plat SUB23- 0008. The motion passed 3/2.

The public hearing for Blue Sky Prairie SUB23-0008 was closed and will go to Town Council with the recommendation for denial from the Commission to Council.

The public hearing for **Massey Square Rezone ZON23-0001** was opened by commissioner Grentz. Tony LeFevre presented history and an updated zoning map for the Commissioners. Campell asked about the

small lot Northeast of Massey square and what was to happen with that property. Matt LeCerf stated that the Town now owned that portion as most of it was to be taken by the expansion of CR13.

Jen Carpenter came forward to respond to any questions that the Commissioners had. None were asked.

Public Comment was opened to the public. George Miller, a resident in Mallard Ridge asked questions about if there was any direction that they were going to move in. Staff and commission let Miller know that this was currently not known and would not be at this time in the hearing.

No more comments were made. Grentz opened the vote for commission after the hearing was closed.

M: Hayward/2nd Urban

Vote: Planning and Zoning Commission recommends the approval of the Rezone of Massey Square from PD-B to MU-NC. The motion passed unanimously.

The public hearing for **Vista Commons Rezone ZON23-0002** was opened. Tony LeFevre presented history and an updated zoning map for the Commissioners and relayed this information in relation to the 2021 Town Comprehensive Plan. No questions were asked of staff.

Lee Lowery the developer came forward to the commissioners to answer any questions. Urban asked as to why this was going to be zoned as commercial and residential rather than only commercial. Lowery stated that it did not meet the idea that he wanted to provide for the town as the commercial needs the residential to be a thriving area. Grentz also asked if they had thought of doing more gradient zoning to ensure that there was a more blended approach to the gateway into the town of Johnstown. No further questions were asked.

The public hearing was opened to public comment. The first to comment was Mr. Gold who stated concerns that were occurring with the fast development of the area. He also mentioned once more to commissioners that noise was a problem for him and his neighbors as their quality of life has decreased.

Mr. Kelley also came forth once more with code compliance and access within this area.

Karen Jones, a member of the Rocksbury community, also stated concern with the thought of the Town and how traffic was looked at.

Matt LeCerf and Lilly Cory discussed where the town was and how review was to occur. LeCerf further answered more questions as to how there is studies and awareness to move forward specifically with Highway 60, Colorado Boulevard, and High Plains Boulevard.

Grentz brought the meeting back to order after traffic concerns were raised and tried to bring a vote. Cory noticed that a gentleman had not gotten to speak yet and brought him forth to the commission.

A new member of the community just stated appreciation for the opportunity and accessibility of the commissioners and planning team.

Grentz asked for a motion.

M: Jeanneret/2nd Hayward

Vote: Planning and Zoning Commission votes to approve the change of zoning for Vista Commons ZON23-0002 from PUD to MU-NC & R3. The motion was approved unanimously.

Town Staff in attendance: Matt LeCerf, Lilly Cory, Tony LeFevere

After Commissioners wanted assurance that what had been presented by staff would also be provided to council, specifically the staff presentations. Cory assured the commissioners that council would see the same resources that were presented to them. Lilly Cory noted the plans that were referenced during the meeting to further inform council.

Commissioners had no reports but asked an array of procedural, conduct, and general process questions. Cory & LeCerf indicated there is some training intended for the commission and Staff will work on making that available to the full commissions.

Meeting was adjourned.

Respectfully Submitted,
Lilly Cory, Planner I



Accepted by Chair:



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

HEARING DATE: January 24, 2024 at 7:00PM

SUBJECT: Larson Annexation, Establishment of Zoning, and Outline Development Plan (Case Number ANX22-0001)

ACTION PROPOSED: Public hearing for consideration for Larson Annexation and proposed PUD Zoning with corresponding Outline Development Plan

LOCATION: A gross total of 94 acres of land located in the northeast quarter of section 6 and the northwest quarter of section 5 township 4 north, range 67 west of the P.M., County of Weld, State of Colorado.

APPLICANT: Johnstown North Investments, LLC.

ATTACHMENTS:

1. Resolution 2023-061-setting forth annexation proceedings
2. Larson Annexation Petition
3. Vicinity Map
4. Annexation Map
5. Zoning Map
6. Outline Development Plan
7. Project Narrative – Dated January 22, 2022
8. Staff Comment Letter – Dated February 11, 2022
9. Project Narrative – Dated October 20, 2022
10. Response Letter – Dated April 5, 2023
11. Staff Comment Letter – Dated May 2, 2023
12. Response Letter – Dated August 8, 2023
13. Response Letter – Dated October 4, 2023

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

BACKGROUND & SUMMARY

On January 22, 2022 Johnstown North Investments, LLC (“Applicant”), submitted a Land Use Application & Cost Reimbursement Agreement to request annexation and zoning designation for approximately 94 acres of land in Weld County. The subject property is located in the northeast quarter of section 6 and the northwest quarter of section 5, township 4 north, range 67 west of the P.M. More specifically, it is located west of Telep avenue (Weld County Road 15), west of the existing Thompson Parks Baseball Fields and north of Rolling Hills Ranch subdivision.

The subject property is presently zoned Agriculture in unincorporated Weld County and the property is currently being used as farm land. It is partially bordered by incorporated areas of Johnstown to the east and south, with the Roling Hills Subdivision to south. The land to the north and west is in unincorporated Weld County.

The proposal includes an Annexation and Zoning request with an accompanying Outline Development Plan (“ODP”). The intent of the proposal is to develop a maximum of 318 single-family detached residential lots, comprised of two different lot types, along with a multi-family component with a maximum of 145 units. The overall density of the project site ranges from 6.1 to 7.1 dwelling units per acre.

The new Land Use and Development Code (“LUDC”) for the Town of Johnstown was updated and became effective on December 5, 2023. However, pursuant to Section 17-1-4(B)(1) of the new LUDC, any application submitted prior to the effective date, and determined a complete application by the Director, shall be reviewed and processed according to the prior standards and procedures. Therefore, this application is being evaluated using the codes and standards that were in effect prior to December 5, 2023.

SURROUNDING ZONING & LAND USE

- North: AG – Unincorporated Weld County – existing residences and ag lands
- South: R-1 – Residential Town of Johnstown – Rolling Hills Subdivision
- East: R-1 – Residential Town of Johnstown– existing Thompson Parks Baseball Fields
- West: AG – Unincorporated Weld County – existing residences and ag lands

LAND USE HISTORY

Historically, this property has been used for agriculture and will continue as agriculture until future development is proposed.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was republished in the local paper of widest circulation, the Johnstown Breeze, on Thursday, January 11, 2024, specifying that this item

would be presented to the Planning & Zoning Commission at their regular meeting of January 24, 2024. This notice provided the date, time, and location of the Planning & Zoning Commission hearing, as well as a description of the project. Notices were initially mailed to all property owners within 800 feet of the property in question on December 20, 2022, for the regular meeting of January 10, 2024; however, the meeting was moved to the 24th of January at the applicant's request, due to scheduling conflicts. This notice included a map of the proposed annexation and proposed zoning.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on March 22nd, 2022, for this annexation and zoning request. Comments from the neighborhood meeting included traffic concerns regarding through traffic on Brittany Avenue (Rolling Hills Subdivision), as well as the size of the residential lots being proposed. Commentors desired larger lot sizes more consistent with the Rolling Hills subdivision. There were also comments requesting an extension of the existing sidewalk from the Rolling Hills neighborhood into and through the proposed development.

PROJECT DESCRIPTION & ANALYSIS

Annexation

Pursuant to Section 15-3 of the prior LUDC, the following information is required of an application for annexation:

- (a) In order to initiate the annexation procedure, a petition shall be filed with the Town Clerk two (2) weeks prior to the Planning and Zoning Commission meeting on the last Wednesday of each month.
- (b) The petition shall be accompanied by five (5) copies of a map or plat of the territory proposed to be annexed, showing the following:
 - (1) Legal description of the territory to be annexed;
 - (2) The physical relationship of the territory to the established corporate limits of the Town;
 - (3) Boundaries of special districts, if any having jurisdiction over areas within the territory;
 - (4) Proposed zoning of the area and exact boundaries of zoning districts if more than one (1) district is proposed;
 - (5) Major structures within the territory and general nature of their use;
 - (6) Major streets and utility easements within the area.
- (c) The following information pertinent to the territory to be annexed shall also be presented with the petition:

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

(1) Proof of ownership of lands within the territory, showing encumbrances;
 (2) Descriptions of water and ditch rights appurtenant to the properties within the territory;
 (3) Preliminary subdivision plats or preliminary development plans including declaration of covenants, conditions and restrictions for all residential-zoned property included in the development plan to be reviewed prior to completion of the annexation, showing:

- a. Outer boundaries;
- b. Existing features;
- c. Proposed features (streets paved);
- d. Contours;
- e. Proposed floor plans, type of structure and mix;
- f. Proposed drainage plan;
- g. Proposed utilities plan:
 - 1. Sewer;
 - 2. Water;
 - 3. Gas;
 - 4. Electricity;
 - 5. Paved off-street parking;
- h. Landscaping; and
- i. Development schedule.

(4) Statement within the petition as to water given to the Town at the time of annexation, in the amount of three (3) acre feet of water for every acre annexed. This statement may be altered, at the option of the Town, in circumstances where potable water services to the annexed parcel will not be furnished by the Town's facilities. The statement shall describe an impact fee assessment in lieu of water given. This impact fee will be negotiated with the Town and approved by the Board of Trustees.

(5) The cost of extension of the Town government services and facilities will be that of the developer; meaning any extension of the sewer, water or streets will become the total cost of the petitioner and a performance bond or escrow agreement may be required to assure performance on his or her part.

ANNEXATION FINDINGS

Staff has evaluated the annexation application pursuant to items listed above and has found that the request meets the listed eligibility requirements. A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on December 18th, 2023, and set a public hearing for February 5th, 2024. The annexation map includes this parcel as well as the

adjacent right-of-way for Weld County Road 15 (Telep Avenue). The resolution and annexation petition have been provided in this agenda packet as Attachments 1 and 2, respectively.

Zoning & Development

The current zoning for the property is AG-Agriculture in Unincorporated Weld County. There are no known conditional uses or uses by special review for the property. A summary of the evolution of this project is necessary to support staff's recommendation on the zoning that is being proposed for this project.

At the time of submittal, as described in Attachment 7, the Applicant was requesting a zoning designation of SF-1 in conjunction with the annexation proposal. The Applicant proposed development of 375 +/- single family home lots, 18.7 acres of open space, and 22.4 acres of right of way. The Applicant specified typical home lots measuring 53' x 100' (5,300 square feet) and 63' x 100' (6,300 square feet).

In February of 2022, town staff provided review comments to the Applicant based upon the submittal (Attachment 8). Amongst other things, staff commented that the minimum lot size in the SF-1 zone, pursuant to Town Code, was 6,000 square feet. The Applicant was required to address comments and resubmit the application for further review.

On March 22, 2022, a neighborhood meeting was held to present and discuss the Applicant's request to interested parties in the vicinity of the project site. All property owners within a 500' radius of the project received a meeting notice; the meeting was held remotely via Zoom. The major concerns from the community included the following:

1. Traffic impacts to the existing Rolling Hills neighborhood; and,
2. Small lot sizes, specifically those backing up to the homes in the existing Rolling Hills neighborhood.

In October of 2022, the Applicant resubmitted the project for staff's review. As part of the resubmittal, the Applicant provided an updated project narrative and responses to staff's original comments (Attachment 9). The Applicant provided clarification which was generally responsive to staff's original comments, addressing such items as park and open space within the project site, primary access into the site, and a multitude of technical corrections.

Regarding the comment on minimum lot sizes for the SF-1 zone, the Applicant modified their zoning request from SF-1 to PUD (Planned Unit Development). No other modifications to the project were being proposed at this time; the driving force behind the move to PUD zoning was the ability to use smaller lot sizes.

Pursuant to Section 16-301(a) of the prior LUDC, the purpose of the PUD District is to facilitate greater flexibility resulting in higher quality development through more creative and imaginative design of the commercial, industrial and residential areas than is typically possible under conventional, restricted zoning regulations. In addition, pursuant to Section 16-302(a)(1), the intent of the PUD-R District is to support private residential development by providing incentives encouraging the use of innovative design techniques in order to achieve high quality residential development.

The Applicant's response stated that the zoning had been swapped with PUD to allow for modified lot sizes. There was no additional support, reasoning, or justification for changing the zoning request from SF-1 to PUD, other than the lot size modification for smaller lots. No evidence was submitted explaining how this project was implementing innovative design techniques to create a higher quality development.

Aside from the request to use a different zoning designation, the project and project description remained substantially unchanged; however, an Outline Development Plan ("ODP") was newly submitted as a requirement of the PUD zoning request, pursuant to Section 16-304 of the Johnstown Municipal Code. The ODP provides a higher level of site planning detail.

In December of 2022, staff provided comments on the second submittal. There were a handful of technical items that needed to be addressed, as well as a few zoning and site planning comments. More specifically, staff commented that the purpose of the ODP was to establish project densities, types and mixes of housing product, and overall project concepts. Staff recommended a more diverse mix of housing and lot sizes. Staff also commented on the lot sizes, explaining that the Town is seeking a minimum of 6,000 square foot lots for single-family detached product.

In April of 2023, the Applicant resubmitted the project for review, including formal responses to all of staff's comments (Attachment 10). The Applicant responded to the mix of housing product by keeping to two lot sizes originally proposed (53' x 100' and 63' x 100'), and then dedicating 6.8 acres on the easternmost side of the project site, along Telep Avenue, for multi-family development. The addition of the multi-family product represented a significant change to the overall project, based on what was originally submitted and presented to the community at the neighborhood meeting.

The Applicant also acknowledged the comment about minimum 6,000 square foot detached single-family lots; however, they responded by stating that their project team was hopeful that the Town Council would consider a minimum 5,300 square foot lot. They further explained that a 5,300 square foot lot and building product that fits on this specific lot size allows the developer to offer a more affordable housing product.

On May 2, 2023, staff provided comments to the Applicant based on the April resubmittal (Attachment 11). Most of the comments requested clarification on technical issues and other minor items, such as notations and descriptions on the exhibits. Regarding the zoning, staff commented that the Town was planning to move away from PUD zoning with the new Land Use & Development code. In addition, staff welcomed an opportunity to discuss the benefits of the project, stating that a straight zoning designation of R-1 (a reference to the forthcoming Land Use & Development code, but similar to the SF-1 designation that was originally submitted with this proposal) may work well for the site, and also eliminate the need for the ODP.

In August of 2023, the Applicant resubmitted and responded to staff's comments (Attachment 12). No mention of the zoning was included in the response. Staff provided an additional round of comments, also in August of 2023.

In October of 2023, the Applicant resubmitted the project, including formal responses to staff's comments (Attachment 13). As shown in the response letter, there were a handful of traffic and engineering comments that remained outstanding from previous comment letters. Solutions to most of those comments were being deferred to later stages of project development. Although staff provided a final round of comments based upon this latest submittal, this effectively concluded the review process.

SUMMARY

In summary, the project began as a typical residential subdivision comprised of detached single-family lots, with complementary zoning of SF-1; a maximum of 375 lots were proposed at the time of submittal. The Applicant revised the proposed zoning to PUD upon receiving staff's initial comment letter. No modifications to the project were being proposed with the introduction of the PUD zoning request, it was simply a way to avoid increasing residential lot sizes. As noted in this report, the intent of the PUD zone is to provide flexibility in development standards to support the creation of imaginative design proposals and high-quality projects that otherwise would not be permitted under the strict application of traditional zoning designations. As the project continued to develop, the Applicant responded to comments regarding housing diversity by proposing a multi-family component to the project site. The final iteration of the project comprised the same two lot sizes submitted at the time of application, and a multi-family component oriented on the east side of the project along Telep Avenue. Final densities pursuant to the ODP ranged from 5 – 8 du/ac for the single-family detached product, and 20 – 23 du/ac for the multi-family product. This range would result in a buildout condition of somewhere between 350 and 500 units.

1. The Applicant's proposal did not comply with the standards of the SF-1 zone, even though comments were made multiple times throughout the review process about the lot sizes.

2. PUD zoning is intended to provide a mechanism to support deviation from the strict application of traditional zoning standards to advance high quality projects through creativity and innovation in design and planning. This project is reminiscent of a traditional residential subdivision. Housing affordability is a benefit to a community; however, there is no evidence in any of the project submittal materials depicting any innovation or creativity that could not otherwise be accommodated in a typical residential zoning district.
3. Due to the range of densities being proposed in the ODP, there is a substantial amount of uncertainty built into the project, which could result in a vastly more intense project than was represented to the community at the neighborhood meeting. When the neighborhood meeting occurred, the entire project comprised of single-family detached units.

ZONING FINDINGS

Pursuant to Section 16-303, the following review criteria shall be evaluated for PUD proposals:

(5) Land Use

- a. Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent? **Response: The land use mix is appropriate given the land use designation of the Comprehensive Plan (Medium Density/Intensity), and there are adequate support facilities in the area; however, the project design does not meet the intent of the PUD zoning district.**
- b. Do the land use specifications of the PUD meet the restrictions for permitted uses and appropriately address conditional use standards, goals and criteria for those uses which are specified in this Chapter as conditional in the underlying zoning district? **Response: No conditional uses are being proposed as part of the proposed PUD.**
- c. Have the appropriate design standards been satisfied? **Response: The appropriate design standards have not been satisfied, because:**
 1. **PUD zoning replaced the original SF-1 zoning proposal simply so smaller lot sizes could be used within the development; and,**
 2. **There are no innovative or creative design proposals to warrant PUD zoning over a more typical residential zoning designation; and,**
 3. **There are no unique or challenging site conditions that would warrant PUD zoning over a more typical residential zoning designation.**
- d. Are the exceptions to standard requirements warranted by virtue of inclusion in the PUD of design elements and amenities exceeding minimum requirements? **Response: The exceptions to standard requirements are not warranted, because there are no examples of outstanding or**

innovative designs, and the amenities are considered minimal and average for this type of development.

RECOMMENDED PLANNING AND ZONING COMMISSION MOTIONS

Larson Annexation, Zoning, and Outline Development Plan (ODP)

Pursuant to the content and findings in the staff report, staff is recommended that the Planning and Zoning Commission recommend:

1. Approval to Town Council for the Annexation; and,
2. Denial of the establishment of PUD Zoning, and the Outline Development Plan

Annexation - Recommended Motion: Motion to Approve, as presented.

Based on the application materials received along with the analysis/presentations at this hearing, the Planning & Zoning Commission finds that the request for the Larson Annexation is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the Larson Annexation, based upon the content and findings in the staff report.

PUD Zoning/Outline Development Plan - Recommended Motion: Motion to deny, as presented.

Based on the application materials received along with the analysis/presentations at this hearing, the Planning & Zoning Commission finds that the request for the establishment of PUD Zoning does not satisfy the intent of the PUD zoning classification and is not compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council denial of the establishment of PUD Zoning and Outline Development Plan based upon the content and findings in the staff report.

Alternate Motions:

Motion to Recommend Approval with Conditions

Based on the application materials received and analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the Larson Annexation, Establishment of PUD Zoning, and Outline Development Plan furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the Larson Annexation, Establishment of PUD Zoning and Outline Development Plan based upon the content and findings in the staff report, and with the following conditions:

- 1.

Motion to Recommend Denial

I move that the Commission recommend to the Town Council denial of the Larson Annexation, establishment of PUD Zoning, and Outline Development Plan based upon the content and findings in the staff report.

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-61**

**A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE FOR
INITIATING ANNEXATION PROCEEDINGS AND SETTING A
PUBLIC HEARING DATE FOR THE LARSON ANNEXATION**

WHEREAS, the Town of Johnstown (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with the authority to administer the affairs of the Town; and

WHEREAS, on or about November 22, 2023, Johnstown North Investments, LLC, a Colorado limited liability company, submitted a Petition for Annexation; and

WHEREAS, the Town Council has reviewed the Petition for Annexation, and, finding substantial compliance as set forth below, desires to initiate annexation proceedings in accordance with the law and set a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. The Town Council finds that a Petition for Annexation of certain property known as Lot B, Recorded Exemption No. 1059-06-2 Re-2515, Lot B, Recorded Exemption No. 1059-06-2-Re-2616 and a portion of adjoining Weld County Road 15 Right of Way located in the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 96.04 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference, filed with the Town Clerk on or about November 22, 2023, to be known as the “Larson Annexation,” is in substantial compliance with §31-12-107(1), and that a public hearing should be held to determine if the proposed annexation complies with §§31-12-104 and 31-12-105, C.R.S., or such parts thereof as may be required to establish eligibility pursuant to §31-12-101, *et seq.*

Section 2. The Town Council hereby sets a public hearing for such purposes on February 5, 2024, at 7:00 p.m., at 450 South Parish Avenue, Johnstown, Colorado.

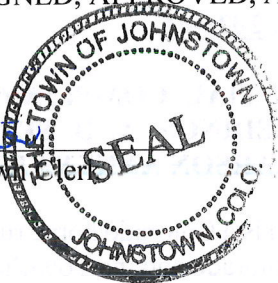
Section 3. The Town Clerk shall publish notice of the hearing once per week for four (4) consecutive weeks in the *Johnstown Breeze*, with the first publication at least thirty (30) days prior to the date of the hearing. The Town Clerk shall also send a copy of the published notice, together with a copy of this Resolution and the Petition for Annexation, by registered mail to the Weld County Board of County Commissioners and to the Weld County Attorney and to any special district or school district having territory within the area to be annexed at least twenty-five (25) days prior to the date fixed for such hearing.

Section 4. This Resolution shall be effective on the date hereof.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 15 day of December, 2023.

ATTEST:

By: Hannah Hill
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Troy D. Mellon
Troy D. Mellon, Mayor

PETITION FOR ANNEXATION
To the Town of Johnstown
(Weld County)

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petition the Town Council of the Town of Johnstown, Colorado, for annexation to the Town of Johnstown the unincorporated territory more particularly described below, currently known as the Larson Property, and in support of said Petition, your petitioners allege that:

- (1) It is desirable and necessary that the following described territory be annexed to the Town of Johnstown, Colorado:

See Exhibit A attached hereto and made a part hereof.

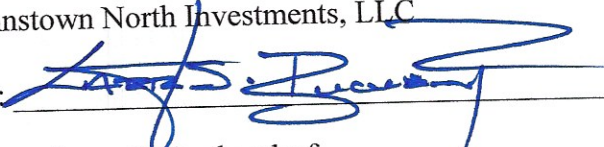
- (2) Not less than one-sixth (1/6) of the perimeter of that area proposed to be annexed is contiguous with the Town of Johnstown, Colorado.
- (3) A community of interest exists between the territory proposed to be annexed and the Town of Johnstown, Colorado.
- (4) The territory proposed to be annexed is urban or will be urbanized in the near future;
- (5) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Johnstown, Colorado;
- (6) The signatures of the Petition comprise one hundred percent (100%) of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
- (7) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (a) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - (b) Comprising twenty (20) acres or more and which, together with the building and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes to be annexed without the written consent of the landowner or landowners.

- (8) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;
- (9) The area proposed to be annexed comprises more than ten acres and an impact report as provided in Section 31-12-105.5, CRS, as amended, is required.
- (10) The area proposed to be annexed is located within Weld County, School District RE-5J, Northern Colorado Water Conservancy District, Little Thompson Water District, Front Range Fire Protection District, Aims Junior College District, and High Plains Library District, and no others;
- (11) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition;
- (12) Accompanying this Petition are five (5) prints of the area proposed to be following information:
 - (a) A written legal description of the boundaries of the area proposed to be annexed;
 - (b) A map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor;
 - (c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted at the time of the effectiveness of the annexation (as opposed to after such effectiveness), then the boundaries and the plat number of plots or of lots and blocks are shown;
 - (d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Johnstown, and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
 - (e) The dimensions of the contiguous boundaries are shown on the map.
 - (f) A proposed drainage plan and a proposed utilities plan.
- (13) The territory to be annexed is not presently a part of any incorporated city, city and county, or town;

- (14) The undersigned agree to the following conditions, which shall be covenants running with the land, and which shall, at the option of the Town, appear on the annexation map:
- (a) Water rights shall be provided as mutually agreed to by the Town and the undersigned; The undersigned specifically agree that they have not sold or transferred any water rights appurtenant to their property within the past year nor will they do so during the pendency of this annexation petition and once annexed to the Town of Johnstown, they will not sell or transfer any water rights appurtenant to the subject property without the prior written approval of the Johnstown Town Council.
 - (b) The owners shall participate in providing drainage plan and improvements and payment of a unit drainage fee as may be required by the Town the area;
 - (c) The undersigned hereby waive any and all “vested rights” previously created pursuant to Section 24-68-103, CRS, as amended.
 - (d) The undersigned and the Town may enter into an Annexation Agreement prior to the effective date of this annexation, which agreement shall be additional conditions as effectively as if set forth in this Petition.
- (15) Petitioner represents that no part of the property to be annexed is included within any site specific development plan approved by Town of Johnstown, Colorado.
- (16) Submitted with this Petition is the required \$_____.00 for publication costs.

EXECUTED this 22nd day of November, 202.

Johnstown North Investments, LLC

By: 

Name: Larry S. Buckendorf

Title: Authorized Agent

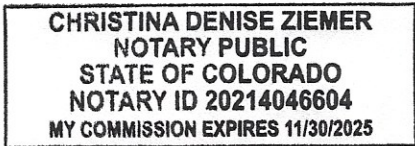
Name of Annexation: Larson Annexation

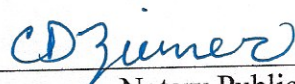
STATE OF COLORADO)
)ss
COUNTY OF WELD)

Subscribed and sworn to before me this 22nd day of November, 2023 by Larry S. Buckendorf as Authorized Agent of Johnstown North Investments, LLC a Colorado Limited Liability Company

WITNESS my hand and official seal.

My commission expires: 11/30/2025





Notary Public

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Johnstown, Colorado, consisting of 7 pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.



Circulator

STATE OF COLORADO)
)ss
COUNTY OF WELD)

The foregoing Affidavit of Circulator was subscribed and sworn to before me this 22nd day of November, A.D., 2023, by Morgan Kidder.

Witness my hand and official seal.

My commission expires: 11/30/2025


Notary Public

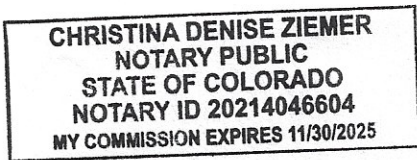


Exhibit A: PARCEL DESCRIPTION – Larson Property Annexation

A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter (NE1/4) of Section Six (6) and the Northwest Quarter of Section Five (5), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows;

BEGINNING at the East Quarter Corner of said Section 6 and assuming the East line of the Northeast Quarter of Section 6 as bearing North 00° 44' 06" West a distance of 2532.98 feet, and being monumented on the South by a #6 Rebar with a 3.25" Aluminum Cap stamped LS 23520 and on the North by a 1" Pipe with a 2.5" Aluminum Cap stamped LS 38065 with all other bearings contained herein relative thereto:

THENCE North 86° 38' 55" West along the Northerly line of Rolling Hills Ranch Annexation recorded October 4, 1996 as Reception No. 2514298 of the Records of Weld County and along the South line of the Northeast Quarter of said Section 6 a distance of 1359.33 feet to the Center-East Sixteenth Corner of Section 6;

THENCE North 86° 38' 55" West continuing along said Northerly line of Rolling Hills Ranch Annexation and along said South line of the Northeast Quarter of Section 6 a distance of 1359.33 feet to the Center Quarter Corner of said Section 6;

THENCE North 02° 02' 39" West along the Westerly line of Lot B, Recorded Exemption No. 1059-06-2-RE-2616 a distance of 1519.18 feet to the Northwest Corner of said Lot B;

THENCE South 86° 38' 55" East along the Northerly line of Lot B a distance of 1377.18 feet to the Northeast Corner of said Lot B, RE-2616 and to the Northwest Corner of Lot B, Recorded Exemption No. 1059-06-2-RE-2515;

THENCE South 86° 38' 55" East along the North line of said Lot B, RE-2515 a distance of 1376.29 feet to the East line of the Northeast Quarter of said Section 6 and to the Northeast Corner of said Lot B, RE-2515;

THENCE North 89° 15' 54" East a distance of 30.00 feet to the Easterly Right of Way line of Weld County Road 15;

The following Four (4) courses are along the Easterly Right of Way line of Weld County Road 15.

THENCE South 00° 44' 06" East a distance of 733.83 feet to the Northerly line of Paul Nelson Dairy Farm Annexation recorded March 1, 2006 as Reception No. 3366628 of the Records of Weld County;

THENCE South 00° 44' 06" East a distance of 782.61 feet;

THENCE South 00° 13' 12" East a distance of 0.84 feet to the Southerly line of said Paul Nelson Dairy Farm Annexation;

THENCE South 00° 13' 12" East a distance of 1.17 feet to the Northeast corner of said Rolling Hills Ranch Annexation;

THENCE North 86° 38' 55" West along the Northerly line of said Rolling Hills Ranch Annexation a distance of 30.06 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 4,183,676 square feet or 96.04 acres, more or less (±).

Item 2.



WELD COUNTY ROAD 50

PROJECT SITE

15

Colorado Blvd

Telep Ave

HIGHWAY 60

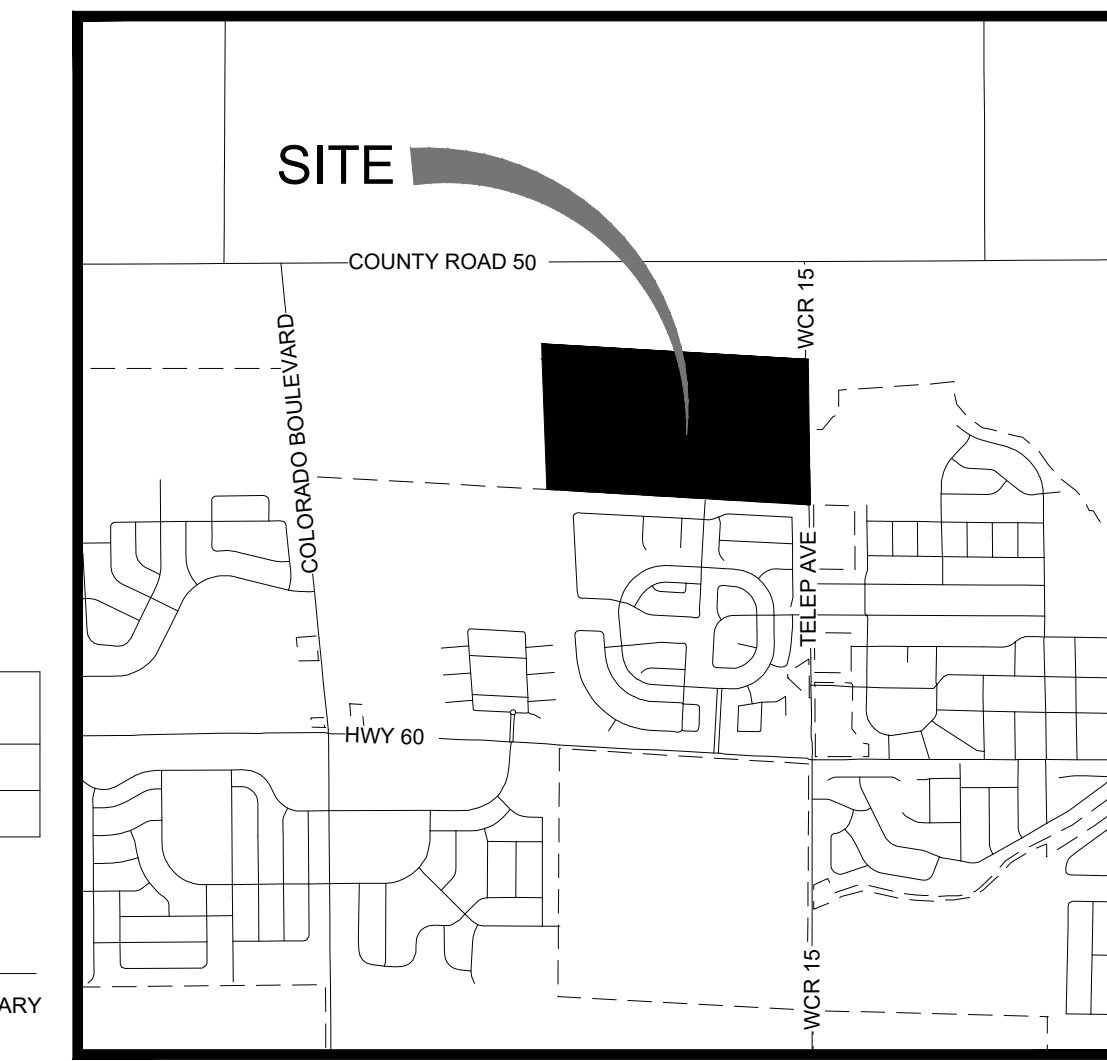
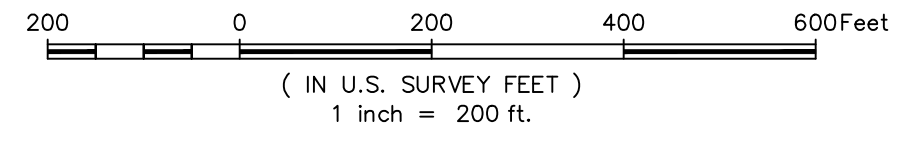
60

24

W

LARSON PROPERTY ANNEXATION

TO THE TOWN OF JOHNSTOWN
 LOT B, RECORDED EXEMPTION NO. 1059-06-2 RE-2515, LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2616 AND
 A PORTION OF ADJOINING WELD COUNTY ROAD 15 RIGHT OF WAY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5
 TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SYMBOL LEGEND

	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT

LINE LEGEND

	ANNEXATION BOUNDARY
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	ADJACENT ANNEXATION AND TOWN LIMITS
	RESERVED RIGHT OF WAY

OWNER/DEVELOPER
 Johnstown North Investments, LLC
 Northern Engineering Services, Inc.
 7251 W 20th St, Bldg L, Suite 200
 Greeley, CO 80634
 (970) 539-0120

SITE ENGINEER
 Northern Engineering Services, Inc.
 Nick Haws
 301 N Howes St, Suite 100
 Fort Collins, Colorado 80521
 (970) 221-4158

SURVEYOR
 Northern Engineering Services, Inc.
 Robert C. Tessey, PLS
 301 N Howes St #100
 Fort Collins, Colorado 80521
 (970) 221-4158

DESCRIPTION: LARSON PROPERTY ANNEXATION

A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situated within the Northeast Quarter (NE1/4) of Section Six (6) and the Northwest Quarter of Section Five (5), Township Four North (T-4N), Range Sixty-seven West (R-67W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 6 and assuming the East line of the Northeast Quarter of Section 6 as bearing North 00° 44' 06" West a distance of 2532.98 feet, and being monumented on the South by a #6 Rebar with a 3.25" Aluminum Cap stamped LS 23520 and on the North by a 1" Pipe with a 2.5" Aluminum Cap stamped LS 38065 with all other bearings contained herein relative thereto:

THENCE North 86° 38' 55" West along the Northernly line of Rolling Hills Ranch Annexation recorded October 4, 1996 as Reception No. 2514298 of the Records of Weld County and along the South line of the Northeast Quarter of said Section 6 a distance of 1359.33 feet to the Center-East Sixteenth Corner of Section 6;

THENCE North 86° 38' 55" West continuing along said Northernly line of Rolling Hills Ranch Annexation and along said South line of the Northeast Quarter of Section 6 a distance of 1359.33 feet to the Center Quarter Corner of said Section 6;

THENCE North 02° 02' 39" West along the Westernly line of Lot B, Recorded Exemption No. 1059-06-2-RE-2515 a distance of 1519.18 feet to the Northwest Corner of said Lot B;

THENCE South 86° 38' 55" East along the Northernly line of Lot B a distance of 1377.18 feet to the Northeast Corner of said Lot B, RE-2616 and to the Northwest Corner of Lot B, Recorded Exemption No. 1059-06-2-RE-2515;

THENCE South 86° 38' 55" East along the North line of said Lot B, RE-2515 a distance of 1376.29 feet to the East line of the Northeast Quarter of said Section 6 and to the Northeast Corner of said Lot B, RE-2515;

THENCE North 89° 15' 54" East a distance of 30.00 feet to the Easterly Right of Way line of Weld County Road 15;

The following Four (4) courses are along the Easterly Right of Way line of Weld County Road 15:

THENCE South 00° 44' 06" East a distance of 782.61 feet;

THENCE South 00° 13' 12" East a distance of 0.84 feet to the Southerly line of said Paul Nelson Dairy Farm Annexation;

THENCE South 00° 13' 12" East a distance of 1.17 feet to the Northeast corner of said Rolling Hills Ranch Annexation;

THENCE North 86° 38' 55" West along the Northernly line of said Rolling Hills Ranch Annexation a distance of 30.06 feet to the POINT OF BEGINNING.

TOTAL ANNEXED AREA for the Larson Property Annexation is 4,183,676 square feet or 96.04 acres, more or less (±).

OWNERS APPROVAL AND DEDICATION:

Know all men by these presents that the undersigned, being the sole owner of the land described herein, excluding public rights-of-way, request that the land described herein be annexed under the name of LARSON PROPERTY ANNEXATION to the Town of Johnstown.

In witness whereof, we have hereunto set our hands and seal this _____ day of _____, 20____.

OWNER: Johnstown North Investments, LLC
 By: Larry S. Buckendorf, Authorized Agent

STATE OF COLORADO)
) SS
 COUNTY OF WELD)
 The foregoing instrument was acknowledged before me by
 this _____ day of _____, 20____.

My commission expires: _____

Notary Public

TOWN COUNCIL APPROVAL:

This Map to be known as LARSON PROPERTY ANNEXATION is approved and accepted to the Town of Johnstown, Colorado by Ordinance Number _____ passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado, held on the _____ day of _____, 20____.

Troy Mellon, Mayor
 Attest: Hannah Hill, Town Clerk

Right-to-Farm Statement

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept that there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; and hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 3-5-5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand bars, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

Weld County Right to Extract Mineral Resources Statement

Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under Title 34 of the Colorado Revised Statutes, minerals are vital resources because the State's commercial mineral deposits are essential to the State's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and people moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

SURVEYOR NOTES:

1. Basis of Bearings: The East line of the Northeast Quarter of Section 6 as bearing North 00°44'06" West (assumed bearing) and Monumented as shown herein.
2. Unit of measure is U.S. Survey Feet.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
4. This survey does not constitute a title search by the surveyor. For information regarding additional easements, Northern Engineering relied upon File Number: 459-H06644691-084-L1.9, dated November 24, 2021 prepared by Heritage Title Company, Inc.
5. 30.0' of additional public right of way to be reserved for future dedication to the Town of Johnstown.
6. This Annexation Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon are for depicted reference purposes only.
7. The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 C.R.S. 730-1).
8. The status for all oil & gas wells and facilities are noted as defined by the Colorado Energy & Carbon Management Commission. Weld County oil & gas setback information is per Weld County Code, Sec. 23-3-50. Town of Johnstown oil & gas setback information is per Johnstown Land Use & Development Code, Chapter 17, Article 5.

SURVEYOR'S CERTIFICATION:

I, Robert C. Tessey, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description of land proposed to be annexed to the Town of Johnstown, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Johnstown, County of Weld, State of Colorado.

PROJECCT: 1159-005
DATE: 09/28/2023
CLIENT: JOURNEY HOMES
DRAWN BY: S. PACUIN
REVIEWED BY: R. TESSELY

SCALE: 1" = 200'
REVISIONS:

Colorado Licensed Professional Land Surveyor
 Robert C. Tessey
 No. 38470
 09/28/2023

Robert C. Tessey
 Colorado Registered Professional Land Surveyor No. 38470
 For and on behalf of Northern Engineering Services, Inc.

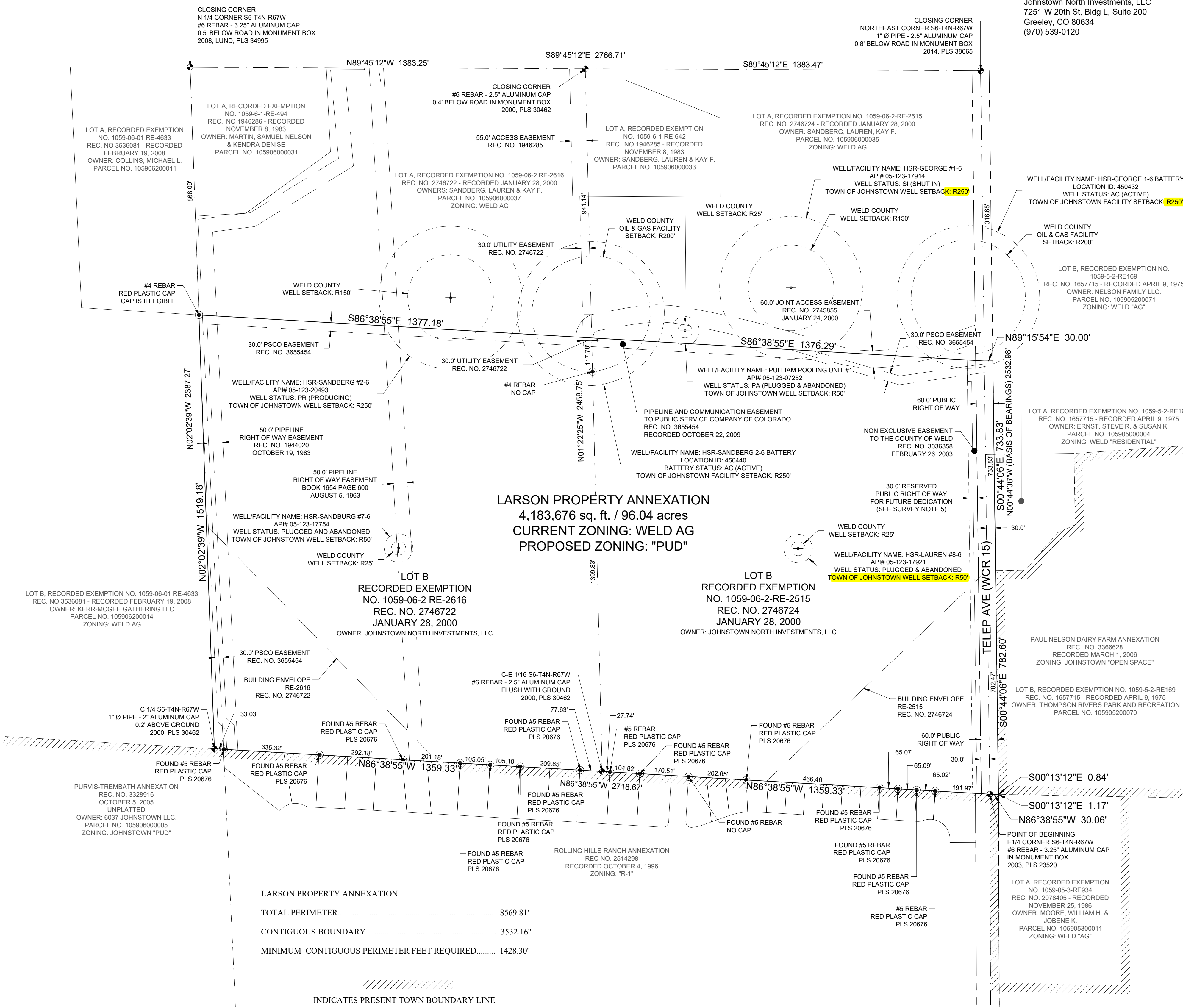
NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 5 & 6
 TOWNSHIP: 4 N
 RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY
 970.221.4158
 NORTHERNENGINEERING.COM

LARSON PROPERTY ANNEXATION
 LOT B, RE-2515, LOT B, RE-2616 AND
 WCR 15 ROW, WELD COUNTY, COLORADO

LARSON PROPERTY ANNEXATION
 LOT B, RE-2515, LOT B, RE-2616 AND
 WCR 15 ROW, WELD COUNTY, COLORADO



LARSON PROPERTY ANNEXATION
 4,183,676 sq. ft. / 96.04 acres
 CURRENT ZONING: WELD AG
 PROPOSED ZONING: "PUD"

LARSON PROPERTY ANNEXATION

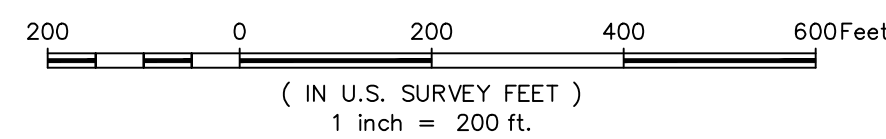
TOTAL PERIMETER.....	8569.81'
CONTIGUOUS BOUNDARY.....	3532.16"
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED.....	1428.30'

INDICATES PRESENT TOWN BOUNDARY LINE

LARSON PROPERTY ZONING

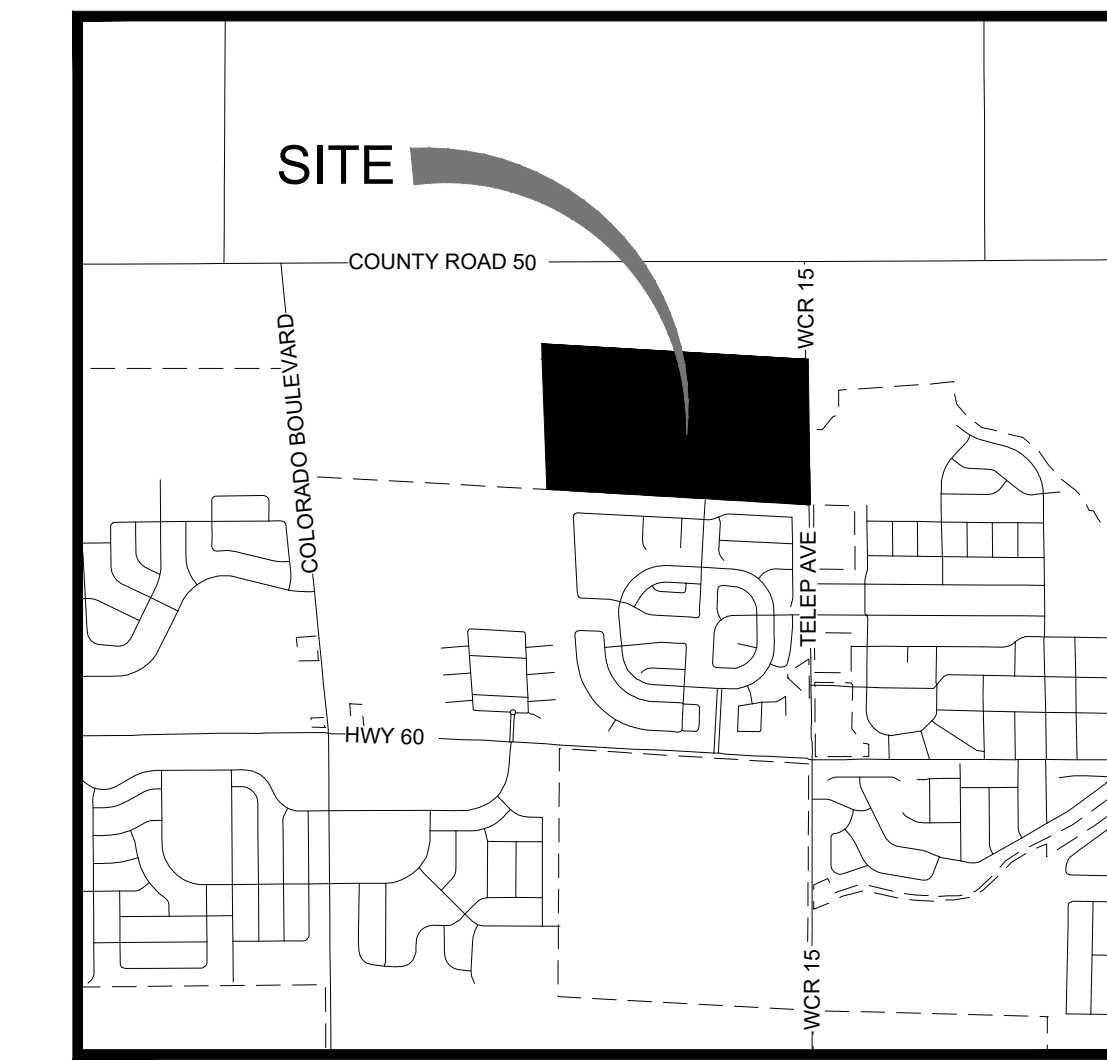
TO THE TOWN OF JOHNSTOWN

LOT B, RECORDED EXEMPTION NO. 1059-06-2 RE-2515, LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2616 AND A PORTION OF ADJOINING WELD COUNTY ROAD 15 RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT

LINE LEGEND	
	ANNEXATION BOUNDARY
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	ADJACENT ANNEXATION AND TOWN LIMITS
	RESERVED RIGHT OF WAY



VICINITY MAP
1" = 2000'

OWNER/DEVELOPER
Johnstown North Investments, LLC
7251 W 20th St, Bldg L, Suite 200
Greely, CO 80634
(970) 539-0120

SITE ENGINEER
Northern Engineering Services, Inc.
Nick Haws
301 N. Howes St, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
Robert C. Tesseley, PLS
301 N. Howes St #4100
Fort Collins, Colorado 80521
(970) 221-4158

TOWN COUNCIL APPROVAL:
This Map to be known as LARSON PROPERTY ANNEXATION is approved and accepted to the Town of Johnstown, Colorado by Ordinance Number _____ passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado, held on the _____ day of _____, 20____.

Attest: Hannah Hill, Town Clerk

SURVEYOR NOTES:
1. Basis of Bearings: The East line of the Northeast Quarter of Section 6 as bearing North 00°44'06" West (assumed bearing) and Monumented as shown hereon.
2. Unit of measure is U.S. Survey Feet.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.

4. This survey does not constitute a title search for the surveyor. For information regarding additional easements, Northern Engineering relied upon File Number: 459-H06644691-084-LL9, dated November 24, 2021 prepared by Heritage Title Company, Inc.
5. 30.0' of additional public right of way to be reserved for future dedication to the Town of Johnstown.

6. This Zoning Map is not a statutory monumented Land Survey as defined by the State of Colorado. Monuments shown hereon are for depicted reference purposes only.
7. The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied, DORA Bylaws and Rules (4 CCR 730-1).

8. The status for all oil & gas wells and facilities are noted as defined by the Colorado Energy & Carbon Management Commission. Weld County oil & gas setback information is per Weld County Code, Sec. 23-3-50. Town of Johnstown oil & gas setback information is per Johnstown Land Use & Development Code, Chapter 17, Article 5.

SURVEYOR'S CERTIFICATION:
I, Robert C. Tesseley, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description of land proposed to be annexed to the Town of Johnstown, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.
I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Johnstown, County of Weld, State of Colorado.



Robert C. Tesseley - on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38470

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 3 & 6
TOWNSHIP: 4 N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELY | 970.221.4158

DATE: 09/28/2023	SCALE: 1" = 200'	REVIEWED BY: R. TESSELEY
PROJECT: 1159-005	CLIENT: JOURNEY HOMES	DRAWN BY: S. PALCIN

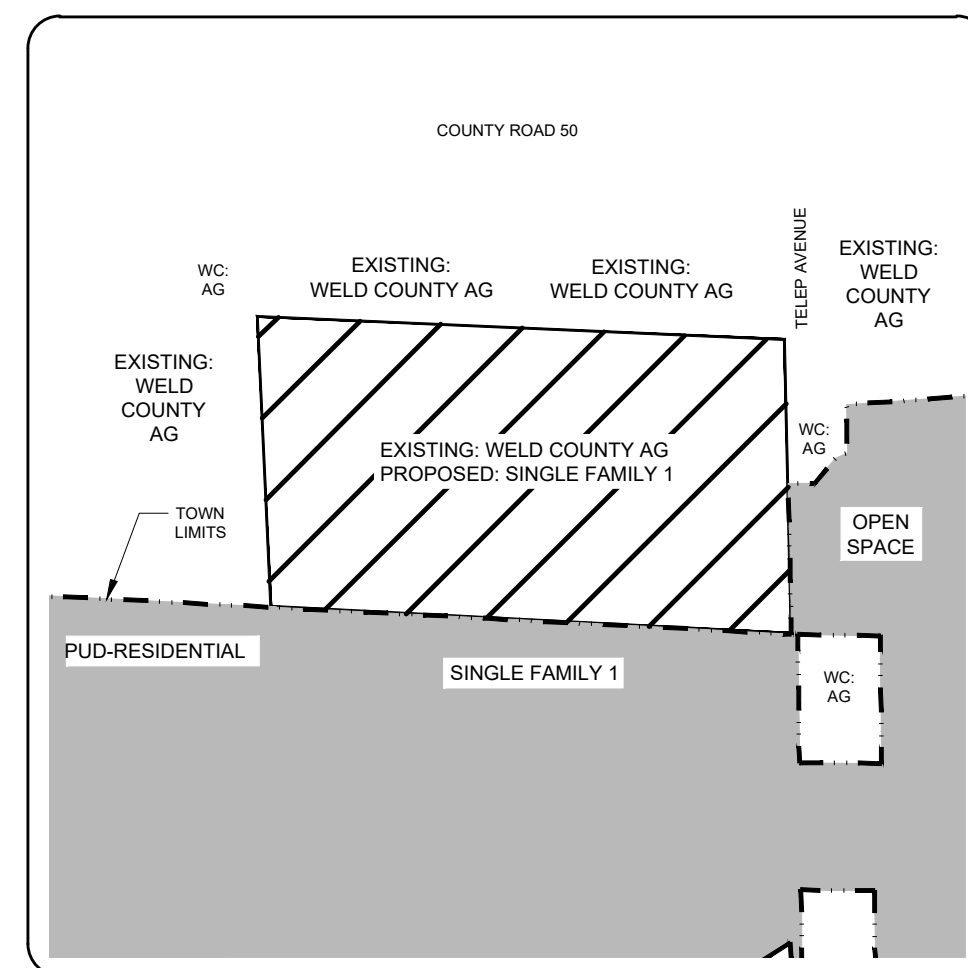
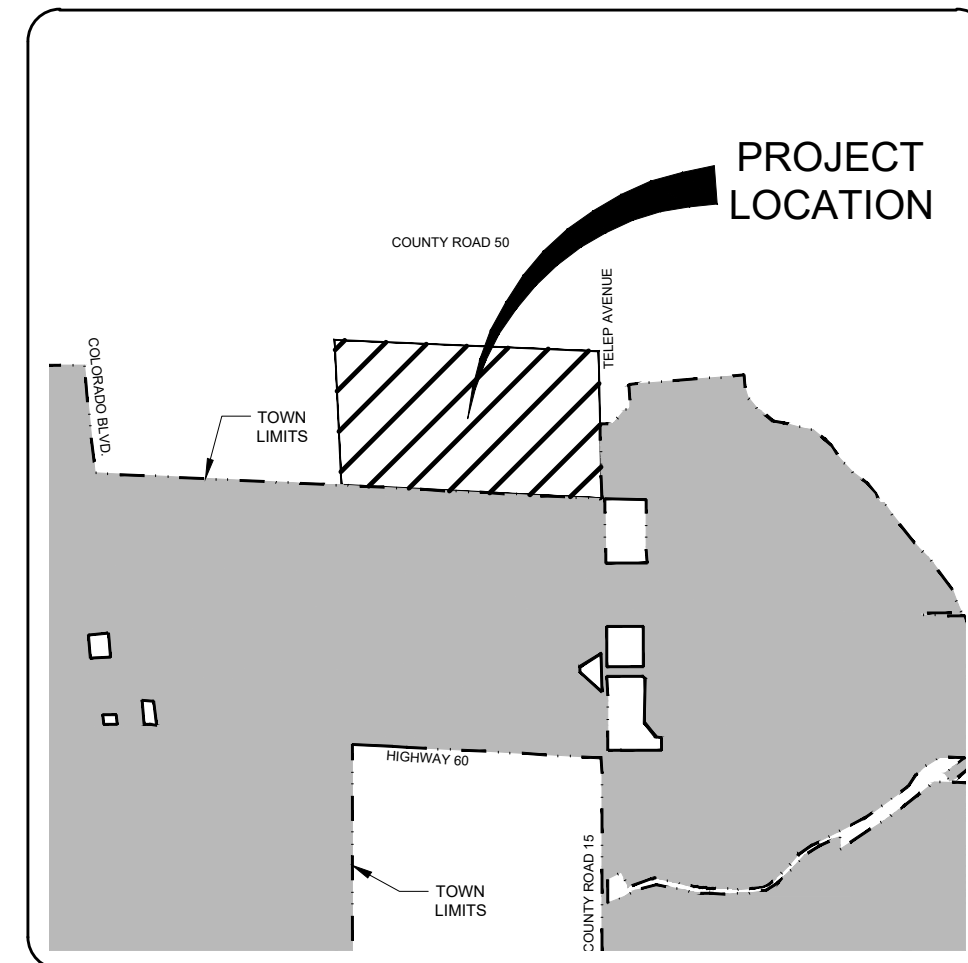
LARSON PROPERTY ZONING
LOT B, RE-2515, LOT B, RE-2616 AND
WCR 15 ROW, WELD COUNTY, COLORADO

Sheet
1
Of 1 Sheet

OUTLINE DEVELOPMENT PLAN LARSON PROPERTY

LOT B, RE-2515 AND LOT B, RE-2616
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

AUGUST 2023



CONTACT INFORMATION

OWNER/APPLICANT

Johnstown North Investments LLC
Larry Buckendorf, Manager
7251 20th Street, Building L, Suite 200
Greeley, CO 80634
(970) 330-5480

SITE ENGINEER

Avant Civil Group, LLC
Robbie Lauer
1337 Riverside Ave., Suite 2
Fort Collins, Colorado 80524
(970) 286-7995

SITE SURVEYOR

Northern Engineering Services, Inc.
Aaron Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 221-4158

SHEET INDEX

1	ODP-1	COVER SHEET
2	ODP-2	LAND USE
3	ODP-3	HISTORIC DRAINAGE
4	ODP-4	EXISTING UTILITIES

GENERAL NOTES:

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE, AND CONFIGURATION AT THE TIME OF FINAL PLATTING. LOCAL AND COLLECTOR STREETS WILL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS.
- SINGLE FAMILY (SF) MINIMUM DENSITY 5.0 UNITS/ACRE AND MAXIMUM DENSITY 8.0 UNITS/ACRE. MULTI FAMILY (MF) MINIMUM DENSITY 20.0 UNITS/ACRE AND MAXIMUM DENSITY 23.0 UNITS/ACRE. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT THE TIME OF RESIDENTIAL PARCEL PLATTING.
- AREA OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREA, AND STREETS MAY VARY FROM THAT SHOWN.
- ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION PONDS, CHANNELS, AND STORM DRAIN, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT OF THIS SINGLE-FAMILY RESIDENTIAL PROJECT WILL FOLLOW THE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE.

DEVELOPMENT PHASING:

- PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS.
- THE PROJECT MAY BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

NARRATIVE/PROJECT INTENT:

- THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE LARSON PROPERTY PROJECT. THIS DEVELOPMENT WILL BRING/EXTEND INFRASTRUCTURE, SERVICES, AMENITIES, AND TAX REVENUE TO THE TOWN. THE PROJECT SITE USE IS A SINGLE FAMILY SUBDIVISION.
- THE ANNEXATION OF PARCEL 105906000036 AND PARCEL 105906000038 FOR THE LARSON PROPERTY WILL COMPLEMENT, AND ARE CONTIGUOUS TO, THE ROLLING HILLS RANCH SUBDIVISION TO THE SOUTH, ALLOWING INFRASTRUCTURE TO BE BROUGHT TO THE LARSON PROPERTY FROM THE SOUTH AND/OR EAST ALONG TELEP AVENUE.
- THE COMMUNITY WILL HAVE ADDITIONAL RESIDENTIAL UNITS NEEDED FOR A GROWING TOWN.

LEGAL DESCRIPTION:

- PARCEL 105906000036: LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2515
- PARCEL 105906000038: LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2616

APPROVALS:

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS LARSON PROPERTY OUTLINE DEVELOPMENT PLAN, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ - _____, PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON THE _____ DAY OF _____, 202__.

BY: _____
TROY MELLON, MAYOR

ATTEST: _____
HANNAH HILL, TOWN CLERK

NO.	REVISIONS	BY:	DATE:



PROJECT MANAGER: R. LAUER
SUBMITTAL DATE: 10/4/2023

LARSON PROPERTY
OUTLINE DEVELOPMENT PLAN
COVER SHEET

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
1 OF 4

OUTLINE DEVELOPMENT PLAN LARSON PROPERTY

LOT B, RE-2515 AND LOT B, RE-2616
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

PARCEL DESIGN INTENT

THE DESIGN INTENT FOR THE LARSON PROPERTY IS TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3.5 TO 5.0 DWELLING UNITS PER ACRE OF SINGLE FAMILY DETACHED HOMES. RESIDENTIAL DEVELOPMENT WILL CONSIST OF AT LEAST TEN HOUSE PRODUCT TYPES ON 2 TYPES OF LOT SIZES. THE LAYOUT SHOWN IS CONCEPTUAL. FINAL LOCATIONS OF ROADWAYS, PARK, OPEN SPACE, AND DETENTION PONDS TO BE DETERMINED WITH PRELIMINARY AND FINAL DEVELOPMENT PLAN PROCESS. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

DENSITY

THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE	5,300 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15' MIN.
FRONT SETBACK TO GARAGE	20' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.
SIDE YARD SETBACK	5' MIN.
REAR YARD SETBACK (FRONT LOADED)	10' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.
BUILDING SEPARATION	PER FIRE CODE

NOTES:

1. LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT OF THIS SINGLE-FAMILY RESIDENTIAL PROJECT WILL FOLLOW THE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE.
2. WHERE STANDARDS, PRELIMINARY, OR FINAL DEVELOPMENT PLANS DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OF ARE SILENT, THE JOHNSTOWN MUNICIPAL CODE AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED.
3. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

OPEN SPACE, PARKS & WALKS/TRAILS

OPEN SPACE:

1. 30% OF ACREAGE IS REQUIRED TO BE OPEN SPACE.
2. PARK SPACE WILL BE COUNTED TOWARD OPEN SPACE REQUIREMENTS.
3. OPEN SPACE REQUIREMENTS WILL BE CALCULATED ON A NET BASIS, EXCLUDING PUBLIC RIGHT-OF-WAY.
4. LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARD OPEN SPACE REQUIREMENTS. HOWEVER, NO MORE THAN 5% OF THE OPEN SPACE AREA REQUIREMENT CAN BE MET WITH THE DETENTION POND.

PARKS AND RECREATION:

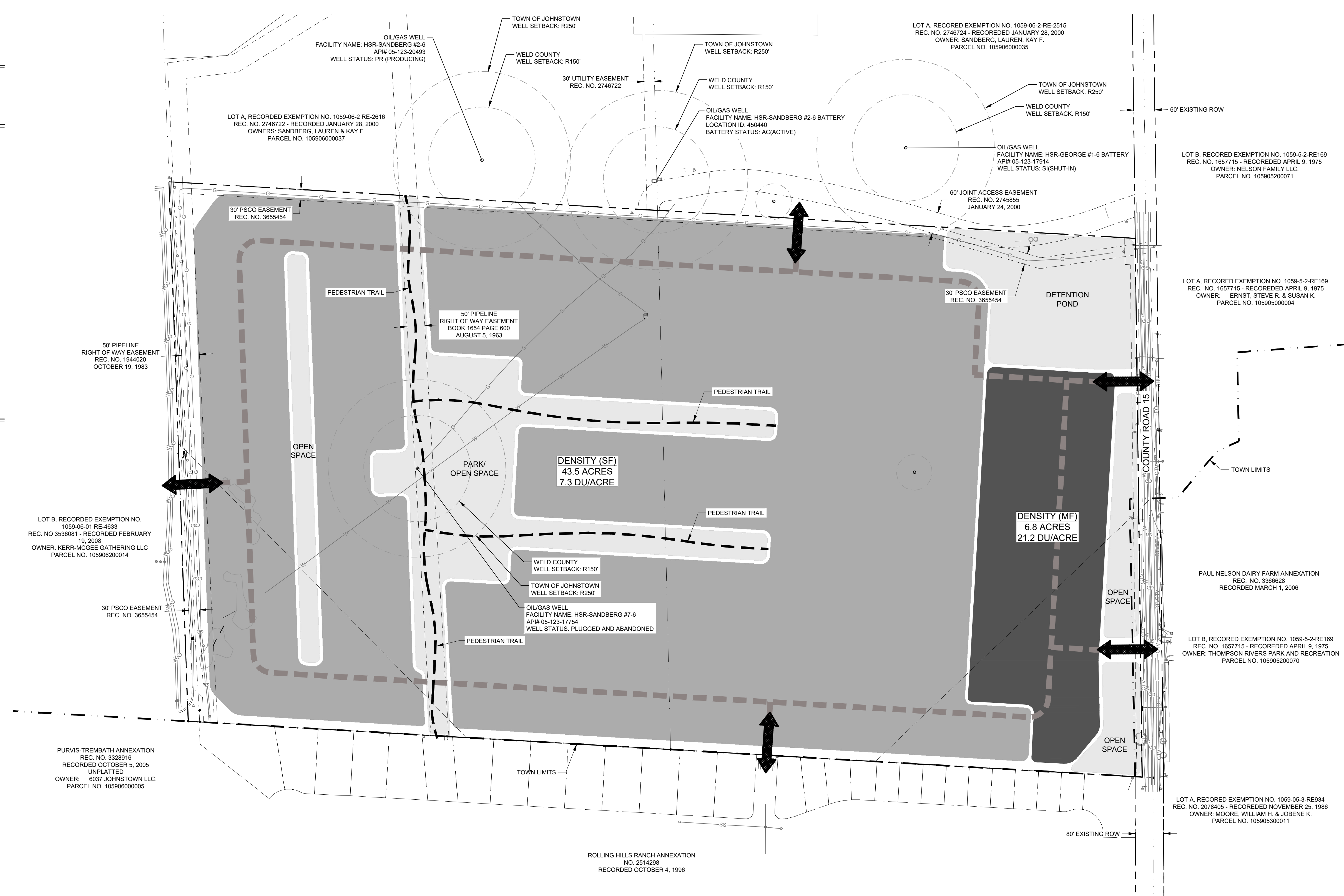
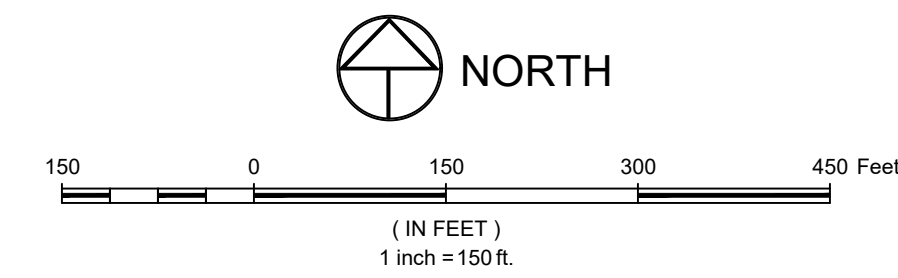
1. DEVELOPMENT SHALL INCORPORATE CONNECTIVITY FROM PARKS, TRAILS, AND RECREATION.
2. 10% OF GROSS ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
3. PARKS MAY BE PRIVATELY OR PUBLICLY OWNED; TO BE DETERMINED AT THE TIME OF FINAL PLAT.
4. ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

LAND USE SUMMARY:

RESIDENTIAL (SINGLE FAMILY)	43.5 AC	61%
RESIDENTIAL (MULTIFAMILY)	6.8 AC	9%
OPEN SPACE	21.2 AC	30%
TOTAL	71.5 AC	100%

LEGEND:

PROJECT BOUNDARY (GRAPHICAL)	
TOWN LIMITS	
PEDESTRIAN TRAIL	
ROADWAY ACCESS	



NO.	REVISIONS	BY:	DATE:



10/4/2023
SUBMITTAL DATE:
R. LAUER
PROJECT MANAGER:

LARSON PROPERTY
OUTLINE DEVELOPMENT PLAN
LAND USE

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 150'
VERT: N/A

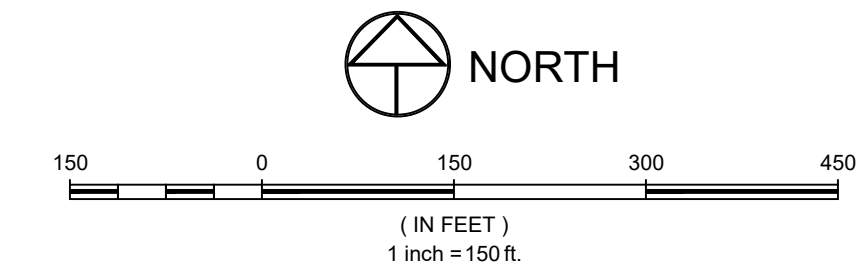
SHEET:
2 OF 4

OUTLINE DEVELOPMENT PLAN LARSON PROPERTY

LOT B, RE-2515 AND LOT B, RE-2616
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

LEGEND:

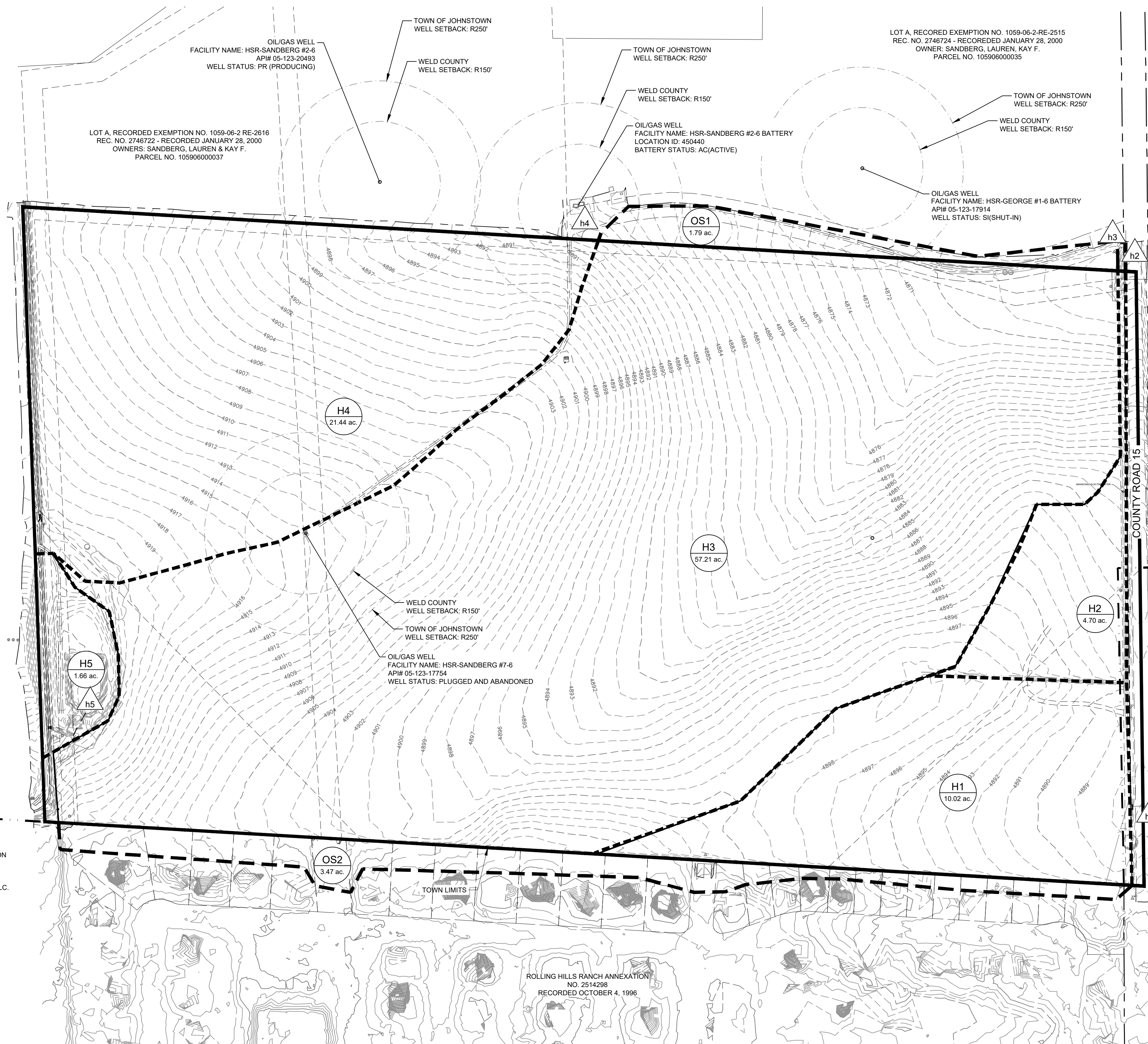
TOWN LIMITS	---
EXISTING RIGHT-OF-WAY	----
EXISTING EASEMENT	----
EXISTING MAJOR CONTOUR	-5015-
EXISTING MINOR CONTOUR	-5013-
BASIN BOUNDARY: PROPERTY LINE	----
BASIN BOUNDARY: ONSITE	----
BASIN BOUNDARY: OFFSITE	----
DRAINAGE BASIN LABEL	H-A2 24.17 ac
DRAINAGE BASIN DESIGN POINT	h-a2
OVERLAND FLOW ARROW	→



DEVELOPED DRAINAGE BASINS							
Design Point	Basin ID	Total Area (acres)	Tc (min)	C2	C100	Q2 (cfs)	Q100 (cfs)
h1	H1	10.019	16.20	0.01	0.49	0.21	28.93
h2	H2	4.697	16.53	0.01	0.49	0.10	13.35
h3	H3	57.206	28.03	0.01	0.49	0.88	121.81
h4	H4	21.436	20.18	0.01	0.49	0.40	55.17
h5	H5	1.661	12.16	0.01	0.49	0.04	5.48
Offsite Basins							
os1	OS1	1.790	17.52	0.01	0.49	0.04	4.94
os2	OS2	3.472	8.72	0.01	0.49	0.10	13.17

NOTE:
THE ENTIRE LARSON PARCEL FALLS WITHIN THE FOLLOWING TWO STORMWATER MASTER PLAN BASINS (TEC, APRIL 2001):

1. BASIN H1 FALLS WITHIN THE OLD TOWN BASIN (SEE EXHIBIT 2 OF MASTER PLAN).
2. THE REMAINDER OF THE SITE FALLS WITHIN THE ELWELL BASIN (SEE EXHIBIT 6 OF MASTER PLAN).



OIL/GAS WELL FACILITY NAME: HSR-SANDBERG #2-6 API# 05-123-20493 WELL STATUS: PR (PRODUCING)

TOWN OF JOHNSTOWN WELL SETBACK: R250'

WELD COUNTY WELL SETBACK: R150'

OIL/GAS WELL FACILITY NAME: HSR-SANDBERG #2-6 BATTERY LOCATION ID: 450440 BATTERY STATUS: AC(ACTIVE)

LOT A, RECORDED EXEMPTION NO. 1059-06-2-RE-2515 REC. NO. 2746724 - RECORDED JANUARY 29, 2000 OWNER: SANDBERG, LAUREN, KAY F. PARCEL NO. 10590600035

TOWN OF JOHNSTOWN WELL SETBACK: R250'

WELD COUNTY WELL SETBACK: R150'

OIL/GAS WELL FACILITY NAME: HSR-GEORGE #1-6 BATTERY API# 05-123-17914 WELL STATUS: S(SHUT-IN)

LOT B, RECORDED EXEMPTION NO. 1059-5-2-RE169 REC. NO. 1657715 - RECORDED APRIL 9, 1975 OWNER: NELSON FAMILY LLC. PARCEL NO. 10590520071

LOT A, RECORDED EXEMPTION NO. 1059-5-2-RE169 REC. NO. 1657715 - RECORDED APRIL 9, 1975 OWNER: ERNST, STEVE R. & SUSAN K. PARCEL NO. 10590500004

LOT B, RECORDED EXEMPTION NO. 1059-06-01 RE-4033 REC. NO. 3536081 - RECORDED FEBRUARY 19, 2006 OWNER: KERR/MCCEE GATHERING LLC PARCEL NO. 10590620014

WELD COUNTY WELL SETBACK: R150'

TOWN OF JOHNSTOWN WELL SETBACK: R250'

OIL/GAS WELL FACILITY NAME: HSR-SANDBERG #7-6 API# 05-123-17754 WELL STATUS: PLUGGED AND ABANDONED

PAUL NELSON DAIRY FARM ANNEXATION REC. NO. 3366628 RECORDED MARCH 1, 2006

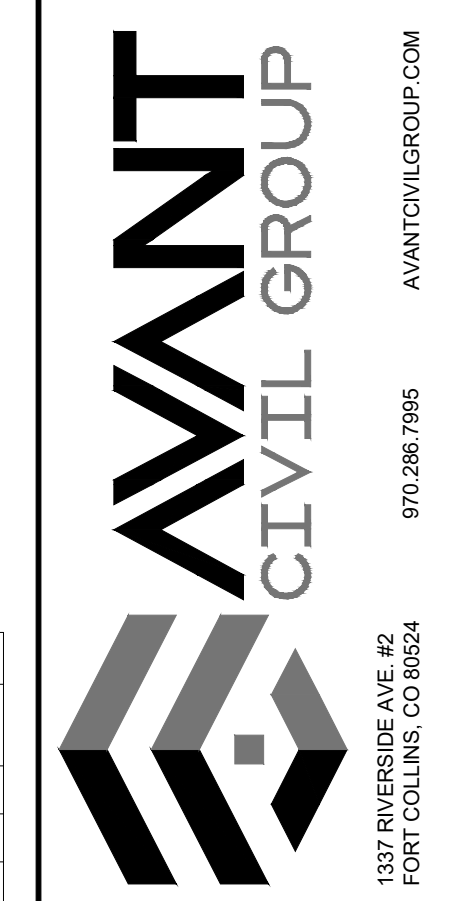
LOT B, RECORDED EXEMPTION NO. 1059-5-2-RE169 REC. NO. 1657715 - RECORDED APRIL 9, 1975 OWNER: THOMPSON RIVERS PARK AND RECREATION PARCEL NO. 1059052000770

PURVIS-TREMBATH ANNEXATION REC. NO. 3328916 RECORDED OCTOBER 5, 2005 UNPLATTED OWNER: 6037 JOHNSTOWN LLC. PARCEL NO. 10590600005

ROLLING HILLS RANCH ANNEXATION NO. 2514288 RECORDED OCTOBER 4, 1996

LOT A, RECORDED EXEMPTION NO. 1059-05-3-RE934 REC. NO. 2078405 - RECORDED NOVEMBER 25, 1986 OWNER: MOORE, WILLIAM H. & JOSENE K. PARCEL NO. 10590530011

NO.	REVISIONS	BY:	DATE:



1337 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.282.7995
SUBMITTAL DATE: 10/4/2023

LARSON PROPERTY
OUTLINE DEVELOPMENT PLAN
HISTORIC DRAINAGE

PROJECT MANAGER: R. LAUER

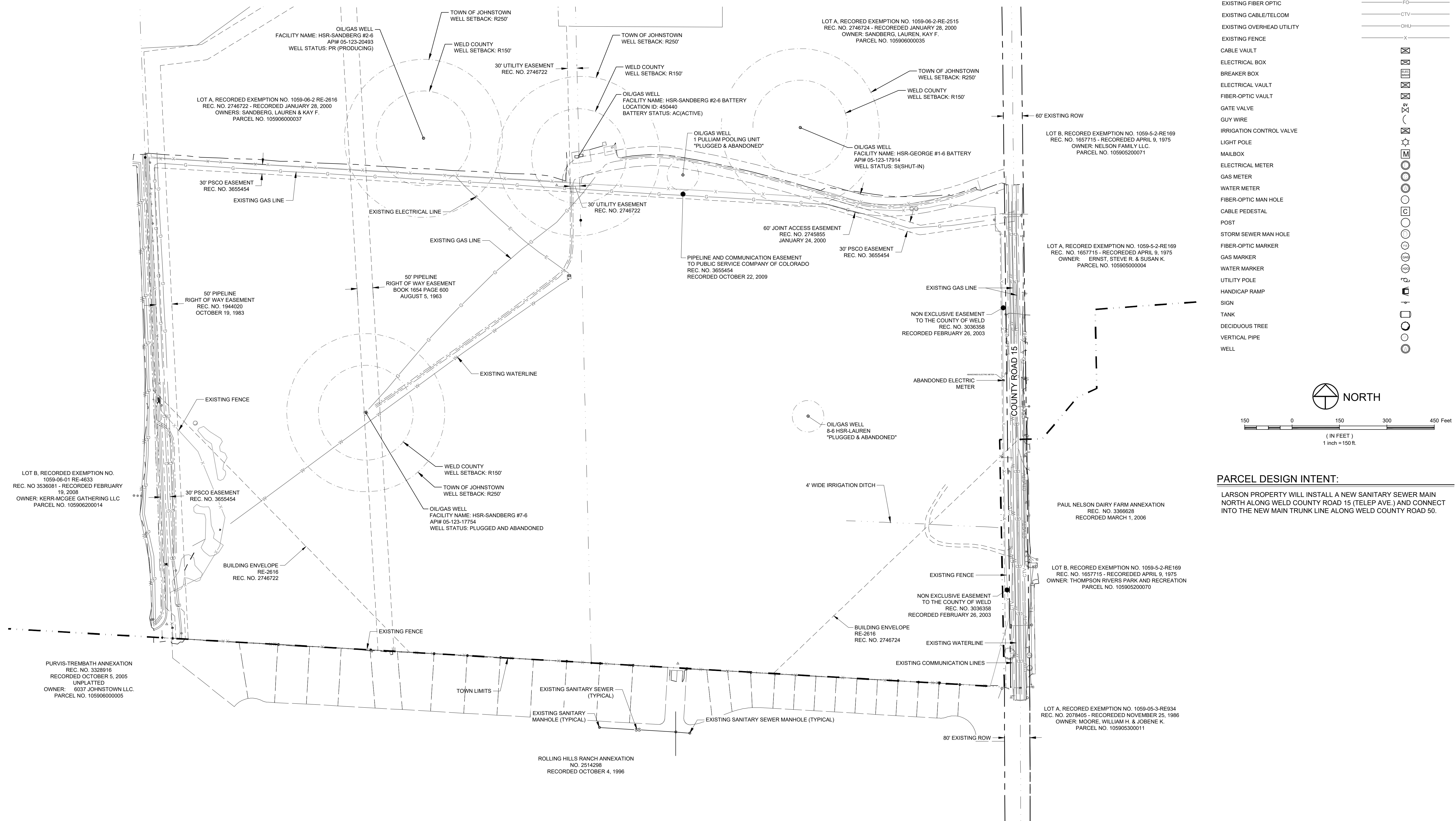
CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 150'
VERT: N/A

SHEET:
3 OF 4

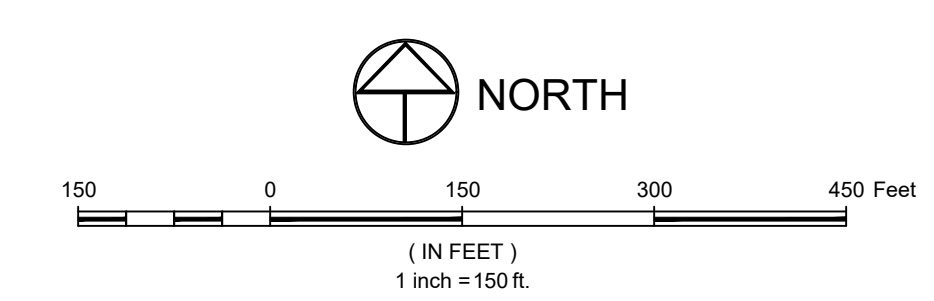
OUTLINE DEVELOPMENT PLAN LARSON PROPERTY

LOT B, RE-2515 AND LOT B, RE-2616
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



LEGEND:

TOWN LIMITS	---
EXISTING RIGHT-OF-WAY	---
EXISTING EASEMENT	---
EXISTING STORM SEWER	ST
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING SANITARY SEWER	SS
EXISTING WATER	W
EXISTING ELECTRIC	E
EXISTING FIBER OPTIC	FO
EXISTING CABLE/TELECOM	CTV
EXISTING OVERHEAD UTILITY	OHU
EXISTING FENCE	X
CABLE VAULT	CV
ELECTRICAL BOX	EB
BREAKER BOX	BB
ELECTRICAL VAULT	EV
FIBER-OPTIC VAULT	FOV
GATE VALVE	GV
GUY WIRE	GW
IRRIGATION CONTROL VALVE	ICV
LIGHT POLE	LP
MAILBOX	MB
ELECTRICAL METER	EM
GAS METER	GM
WATER METER	WM
FIBER-OPTIC MAN HOLE	FOMH
CABLE PEDESTAL	CP
POST	P
STORM SEWER MAN HOLE	SSMH
FIBER-OPTIC MARKER	FOMK
GAS MARKER	GMK
WATER MARKER	WMK
UTILITY POLE	UP
HANDICAP RAMP	HR
SIGN	S
TANK	T
DECIDUOUS TREE	DT
VERTICAL PIPE	VP
WELL	W



PARCEL DESIGN INTENT:

LARSON PROPERTY WILL INSTALL A NEW SANITARY SEWER MAIN NORTH ALONG WELD COUNTY ROAD 15 (TELEP AVE.) AND CONNECT INTO THE NEW MAIN TRUNK LINE ALONG WELD COUNTY ROAD 50.

NO.	DATE:	BY:



SUBMITTAL DATE: 10/4/2023

LARSON PROPERTY
OUTLINE DEVELOPMENT PLAN
EXISTING UTILITIES

PROJECT MANAGER: R. LAUER

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 150'
VERT: N/A

SHEET:
4 OF 4

January 10, 2022

Town of Johnstown
Planning and Zoning
450 S. Parish Ave.
Johnstown, CO 80534

Re: Larson Property

Dear Town of Johnstown Staff,

The Larson Property is located west of Telep Avenue (WCR 15), north of Rolling Hills Ranch Subdivision and West of The Ball Fields at Nelson Farm Park. The legal description is: A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. **Figure 1** below highlights the site's location.



Figure 1: Outline of Larson Property

The site is 94.0 acres, currently within Unincorporated Weld County and is used for agriculture. This application requests to annex and zone the site as Residential (SF-1). The surrounding property is zoned Residential (SF-1) to the South, Open Space / Civic (O) to the East and Unincorporated Weld County to the North and West.

The project is proposed for 375 +/- single family home lots (53' x 100' and 63' x 100'), 18.7 acres of open space, and 22.4 acres of right of way. The open space will include a centrally located park, landscaping, green space with trail connectivity and detention.

Access to the site will be provided by an access road from Telep Avenue (WCR 15) from the east, an access road from the existing subdivision on the south (Brittany Avenue), and an additional street stub to the north for future access.

The site will be designed to Town of Johnstown Street and Utility Standards. Utilities for the site will be provided by the Town of Johnstown.

The annexation and zoning of this property as Residential (SF-1) will be beneficial to Johnstown as the Town continues to grow and develop to the north. This project will fulfill a need for single-family affordable housing and provide a continuous progression from the existing single-family development to the south.

If you have any questions concerning this project, please contact me at robbie@northernengineering.com or call me at 970-221-4158.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer
Project Manager



Town of Johnstown

TO: Morgan Kidder – Journey Homes
morgan@crow-creek.com

Robbie Lauer – Northern Engineering
robbie@northernengineering.com

FROM: Justin Currie, Planner II, Town of Johnstown

DATE: February 11, 2022

RE: Larson Property Annexation –1st Submittal

Sent via email only.

To Whom It May Concern,

In accordance with the Johnstown Comprehensive Plan and the municipal code, the Johnstown Review Committee (JRC) has reviewed the recent submittal received by the Town. Additional comments and revisions to be made can be found in the attached redlines and comments from the Town and ancillary review agencies. Below are enumerated comments from the Town.

1. This project will require public hearing before the Planning & Zoning Commission and Town Council, as well as a Neighborhood Meeting. Please work with your planner/project manager to schedule a neighborhood meeting. The Town’s hearing agendas can become quite full, so once Town Staff feels the revised plans have reached a point that they are “supportable” at hearings, we will work to get your project on the next available hearing dates that accommodate required notifications. Prior to hearings, Town Staff will provide a Hearing Prep Checklist for additional items needed.
2. Resubmittal is required. Please address all redlines in plans, and provide compelling rationale in writing for any comments or redlined revisions that are not made within the plans. Any resubmittals found to be substantially incomplete during review, in terms of addressing comments or providing needed information or otherwise, will be returned for resubmittal with complete materials.
3. Please review comments and redlines and reach out with any questions, concerns, or for clarification. Our reviewing agencies are generally available Tuesday afternoons 1-4 PM – please email planning@johnstownco.gov to schedule an upcoming Tuesday discussion with your design team.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

General Comments

1. Per the annexation submittal checklist (included with JRC Comments) there are a few missing items:
 - Annexation Petition doesn't have signatures, also refer to Chapter 15 of the Town Code for petition items required and contact the Town Clerk or myself for clarification.
 - Need to provide Annexation Impact Report per CRS 31-12-108.5
 - Currently the annex map and proposed zoning map are on the same sheet and need to be separate documents

Annexation Map, 1st Submittal

See redlines along with comments below:

Project Cover Sheet

1. The Town is now requiring that the needed right-of-way be dedicated at the time of annexation via the annexation agreement. Please add a note stating that 30' of additional right-of-way will be dedicated to the Town of Johnstown.

Annexation Narrative

See redlines along with comments below:

1. Per Town Code, SF-1 minimum lot sizes are 6,000 sf
2. Town Staff encourages applicants to get to 30% open space and 10% park space of the project area, the park space can count towards the 30% open space number.

Ancillary Reviewers:

- a. IMEG
- b. LFRA
- c. Helton & Williamsen, P.C.
- d. Weld County

Please address these comments/redlines and those of our ancillary reviewers, and resubmit for review with a response letter indicating how each comment was addressed in the plans. Staff is available to answer any questions or concerns about these comments.

Justin Currie
Planner II, Town of Johnstown

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

October 20, 2022

Town of Johnstown
Planning and Zoning
450 S. Parish Ave.
Johnstown, CO 80534

Re: Larson Property

Dear Town of Johnstown Staff,

The Larson Property is located west of Telep Avenue (WCR 15), north of Rolling Hills Ranch Subdivision and West of The Ball Fields at Nelson Farm Park. The legal description is: A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. **Figure 1** below highlights the site's location.



Figure 1: Outline of Larson Property

The site is 96.04 acres, currently within Unincorporated Weld County and is used for agriculture. This application requests to annex and zone the site as Planned Unit Development (PUD). The surrounding property is zoned Residential (SF-1) to the South, Open Space / Civic (O) to the East and Unincorporated Weld County to the North and West.

The project is proposed for 375 +/- single family home lots (53' x 100' and 63' x 100'), 21.8 acres of open space, and 21.5 acres of right of way. The open space will include a centrally located 3-acre park, landscaping, green space with trail connectivity and detention.

This development will provide several connections to adjacent roads and properties. Access to the site will be to Telep Avenue (WCR 15) from the east, an access road from the existing subdivision on the south (Brittany Avenue), and an additional street stub to the north for future access.

The site will be designed to the Town of Johnstown Street and Utility Standards. Drainage and detention facilities will be designed to the Town of Johnstown Standards and the Mile High Flood District Standards. The development will be responsible for extending utilities to the project site and through the property as required. These utilities include water, sanitary sewer, and dry utilities. The Town of Johnstown owns and maintains the water and sanitary sewer that will be servicing this development.

The site falls within the Front Range Fire Rescue (FRFR) District. This development will be designed to meet the Standards required by the FRFR District and Town of Johnstown to ensure fire protection and life-safety.

The property is not located within a FEMA regulatory floodplain. Flood Zone designation for the site is Zone X (Area with Minimal Flood Hazard/Outside of 0.2% annual chance of Flood). See the attached Flood Insurance Rate Map (FIRM) and FIRMette Exhibit for additional information.

The annexation and zoning of this property as Planned Unit Development (PUD) will be beneficial to Johnstown as the Town continues to grow and develop to the north. This project will fulfill a need for single-family affordable housing and provide a continuous progression from the existing single-family development to the south.

If you have any questions concerning this project, please contact me at robbie@northernengineering.com or call me at 970-221-4158.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer

Project Manager

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from NAIP Orthophotography produced with a one meter ground resolution from photography dated 2013.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

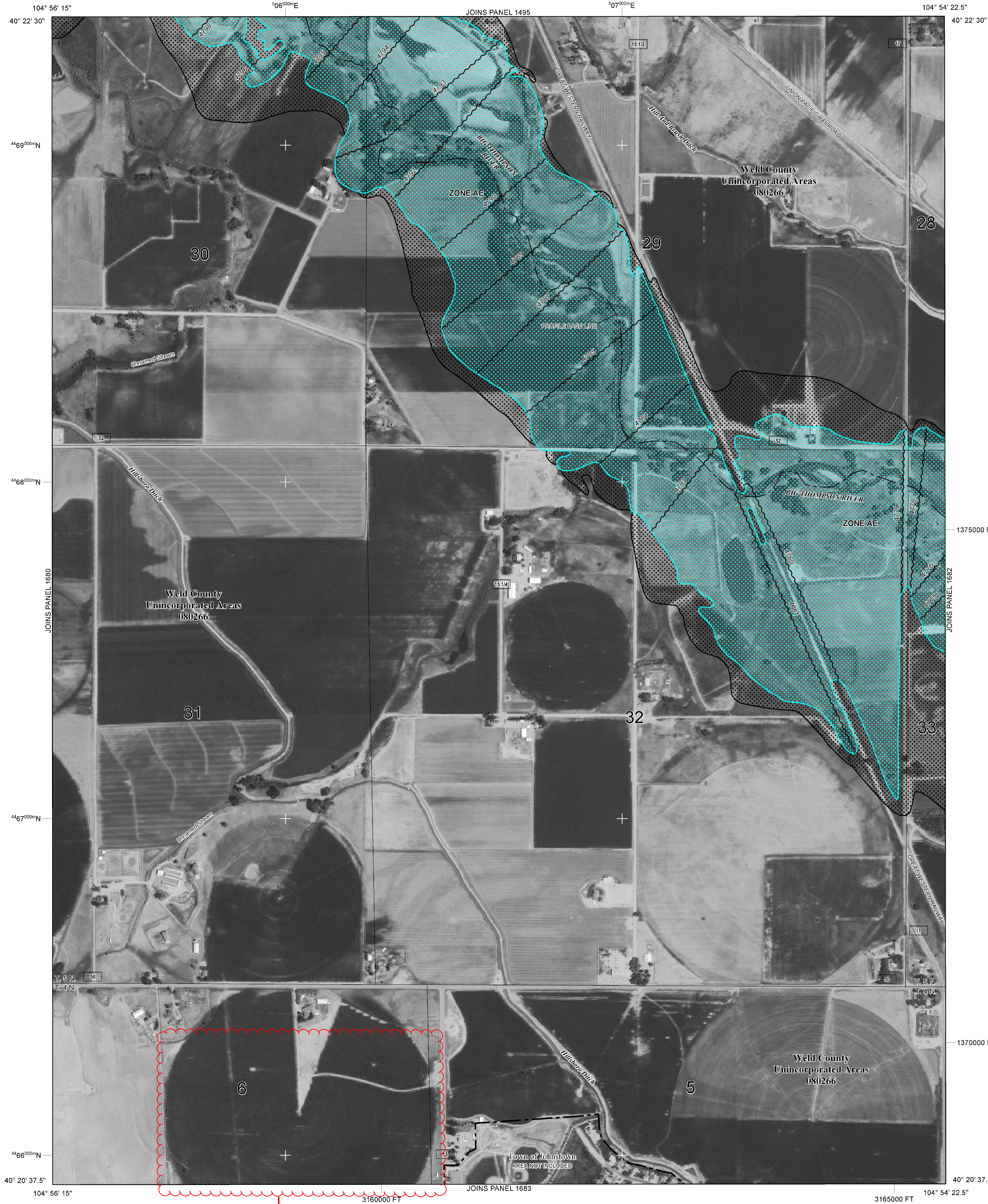
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (PMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/info>.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN RANGE 67 WEST.

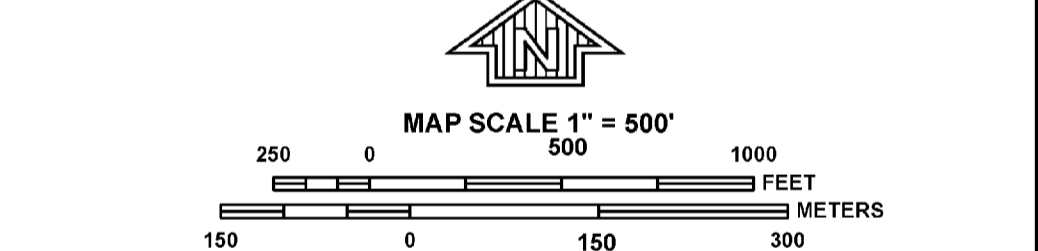
LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently defeated. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE D** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE E** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

- *Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- 45° 02' 08" 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT 5000-foot ticks: Colorado State Plane Central Zone (FIPS Zone 0502), Lambert Conformal Conic projection
- 89°00'00" N 1000-meter Universal Transverse Mercator grid values, zone 13
- DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORIES Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP January 20, 2016
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 1681E

FIRM
FLOOD INSURANCE RATE MAP
WELD COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 1681 OF 2250
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WELD COUNTY	080266	1681	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08123C1681E

EFFECTIVE DATE
JANUARY 20, 2016

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from NAIP Orthophotography produced with a one meter ground resolution from photography dated 2013.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/infop>.

Project Site



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 4 NORTH AND RANGE 67 WEST.

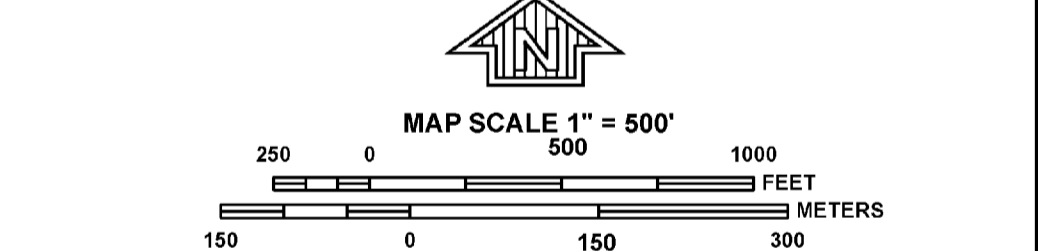
LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

- *Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- 45° 02' 08" 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT 5000-foot ticks: Colorado State Plane Central Zone (FIPS Zone 0502), Lambert Conformal Conic projection
- 1000-meter Universal Transverse Mercator grid values, zone 13
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORIES Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP January 20, 2016
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1683E

FIRM

FLOOD INSURANCE RATE MAP

WELD COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 1683 OF 2250
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WELD COUNTY	080266	1683	E

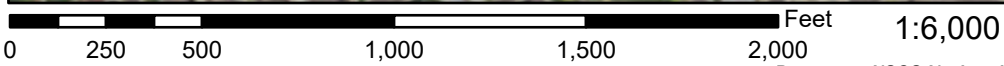
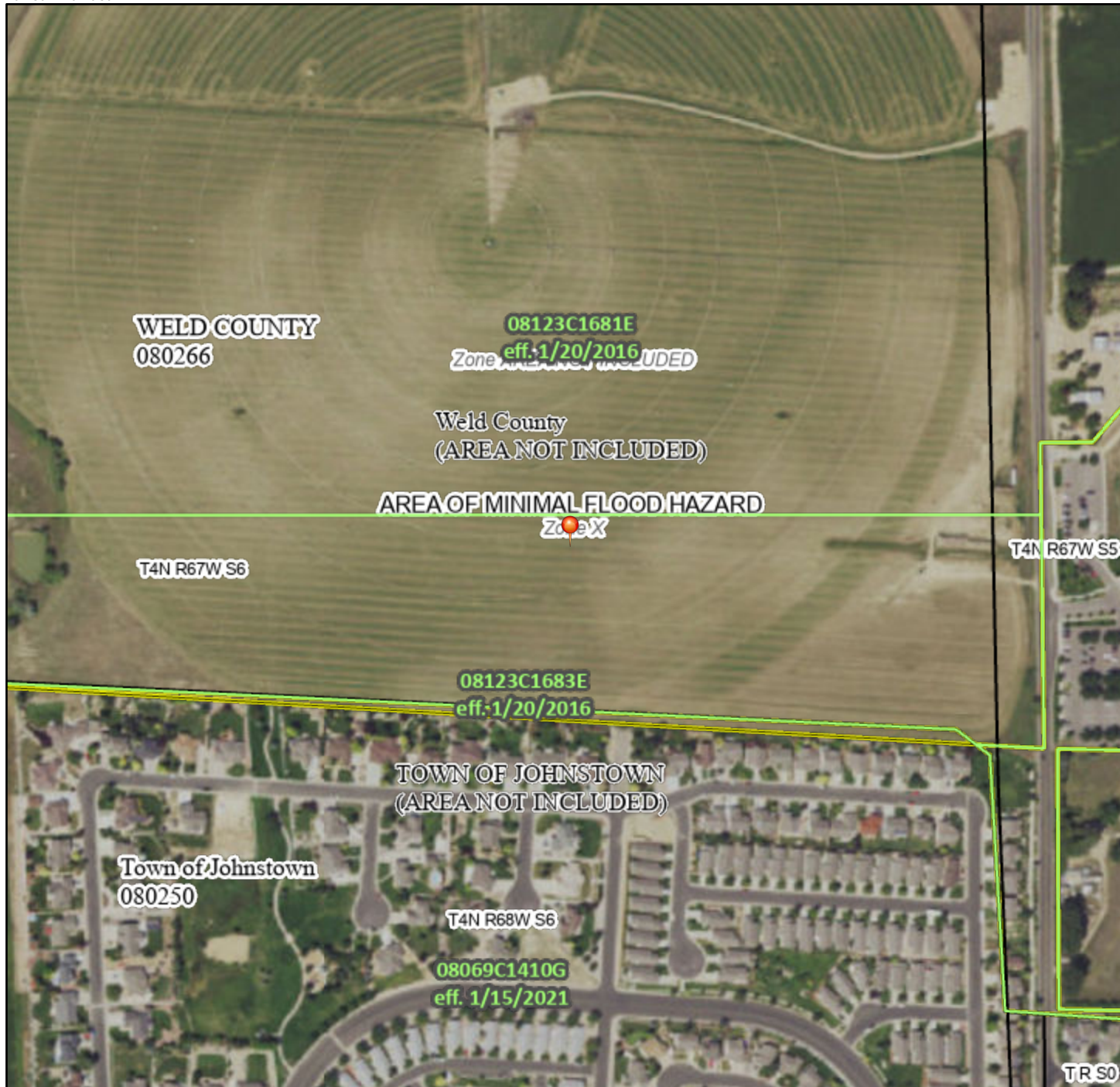
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08123C1683E
EFFECTIVE DATE
JANUARY 20, 2016
Federal Emergency Management Agency

National Flood Hazard Layer FIRMette



104°56'W 40°20'50"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

Item 2.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR F...

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/6/2022 at 1:14 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.

April 5, 2023
 Justin Currie
 Town of Johnstown
 450 S. Parish Ave.
 Johnstown, CO 80534

RE: LARSON PROPERTY
PROJECT NUMBER: 1155-005

Dear Justin,

We received comments to the Southridge Subdivision submittal that was made on November 2, 2022. The following responses to the Town comments for the Preliminary Subdivision. The development team attempted to provide our best effort to address all the Town’s comments.

RESPONSES TO COMMENTS FOR ANNEXATION

I. Town of Johnstown (Justin Currie)

General Comments

Comment 1 (pg. 1): This project will require public hearing before the Planning & Zoning Commission and Town Council, as well as a Neighborhood Meeting. Please work with your planner/project manager to schedule a neighborhood meeting. The Town’s hearing agendas can become quite full, so once Town Staff feels the revised plans have reached a point that they are “supportable” at hearings, we will work to get your project on the next available hearing dates that accommodate required notifications. Prior to hearings, Town Staff will provide a Hearing Prep Checklist for additional items needed.

Response: Noted, The Developer and consultants will work with Town staff to advance the project to a point the proposed plans are ready for public hearings.

Comment 2 (pg. 1): Resubmittal is required. Please address all redlines in plans, and provide compelling rationale in writing for any comments or redlined revisions that are not made within the plans. Any resubmittals found to be substantially incomplete during review, in terms of addressing comments or providing needed information or otherwise, will be returned for resubmittal with complete materials.

Response: Resubmittal includes addressed redlines and modifications per additional comments received from Town staff in several additional meetings.

Comment 3 (pg. 1): Please review comments and redlines and reach out with any questions, concerns, or for clarification. Our reviewing agencies are generally available Tuesday afternoons 1-4 PM – please email planning@johnstown.gov to schedule an upcoming Tuesday discussion with your design team.

Response: Noted.

Comment 4 (pg. 2): Annexation Petition needs the surveyors signature.

Response: Updated per Town comment.

Annexation Map

Comment 1 (pg. 1): PUD-R (while pointing to “Johnstown Single Family 1”)?

Response: This project will be PUD-R.

Zoning Map

Comment 1 (pg. 1): PUD-R? We have several “types” of PUD zoning, I’m guessing you are looking at PUD-Residential zoning.

Response: This project will be PUD-R

II. IMEG (Gregory Weeks / Michael Cregger)

General

Comment 1: Please make sure that items addressed/noted on one sheet or location may be applicable as well in other locations within the plans and/or project documents. Please be sure to address consistently throughout.

Response: Acknowledged. We will make our best efforts to ensure plans and project documents are consistent throughout the project.

Annexation Impact Report

Comment 1 (pgs. 1 & 3): Other than minor typo noted, Town Engineering has no direct comments on this document at this time.

Response: Updated per Town comment.

Annexation Map & Zoning Map

Comment 1 (pg. 1): The title commitment provided, and referenced on the plat, is over a year old and should be updated and referenced on the plats. I did use the legal description in Exhibit A of the commitment in my review of the plat. The legal description in the commitment doesn’t match the legal descriptions on the plats, but that’s only because the plats include adjacent right-of-way of County Road 15. Using the same legal descriptions in the updated title commitment will suffice.

Response: Updated Title Commitment has been provided with this submittal.

Comment 2 (pg. 1): The proposed zoning designations are different on the Annexation plat than on the Zoning plat. They should be the same on both.

Response: Updated so zoning designations match on both Annexation and Zoning plat.

Comment 3 (pg. 1): There are two labels on the West side of Telep Avenue (County Road 15) that read “30.0 Reserved Right of Way To Be Dedicated”, and Survey Note 5, such as “when deemed necessary by the Town”, and add: “(See Survey Note 5)” under the labels along Telep Avenue.

Response: Updated per Town comment.

Comment 4 (pg. 1): Please label what the dashed circles represent that are on the plats.

Response: Updated per Town comment.

Comment 5 (pg. 1): I would think that the issue of access to the triangular Building Envelope at the Southwest corner of the project should be addressed. If the limits of both of the Building Envelopes shown are to be vacated/abandoned is there a process for that, or will that be part of the rezoning process?

Response: The building envelope easements will be vacated during the final plat process.

Comment 6 (pg. 1): Should the person signing for the owner include his title, relative to the LLC?

Response: Updated.

Comment 7 (pg. 1): Please see preliminary comments from our surveyor at upper left corner of this sheet. Once “current” <90 days from date of submission) title commitment/documentation is submitted, further review should occur and additional/revised comments may result.

Response: Updated per surveyor’s comments.

RESPONSES TO COMMENTS FOR LAND USE APPLICATION/PRELIMINARY DEVELOPMENT PLAN

III. Town of Johnstown (Justin Currie)

Outline Development Plan

Comment 1 (pg. 1): Please do B&W or grayscale only. Final documents are recorded with the ordinance.

Response: Documents will be printed in black & white per the Town’s comment.

Comment 2 (pg. 1): Hannah Hill (in reference to Town Clerk in approvals block).

Response: Updated per Town comment.

Comment 3 (pg. 2): Add another sentence here: “Conceptual planning elements within this ODP are subject to further detailed review and updated requirements of the Town with subsequent submittals for development and construction plans. These elements are included to illustrate feasibility of the site for the proposed level of development and present high level development concepts only.”

Response: Updated per Town comment.

Comment 4 (pg. 2): The point of the ODP is to establish density, housing types & mix, and overall concepts. Max. density needs to be addressed. Council would like to see more housing diversity with a neighborhood. Residential will likely be acceptable, but a mix of home types, lot sizes, etc. will be sought.

Response: The ODP has been updated to include two lot types as well as an area to be developed in the future for multi-family construction

Comment 5 (pg. 2): Council is seeking min. 6000 SF lots for SF detached. Please provide a rationale as to what this lot size offers the community that qualifies for the “as good or better” purpose of a PUD.

Response: Project team is hopeful that Town Council will consider a min. 5300 SF lot size. A 5300 SF lot size and building product that fits on this specific lot size allows the developer to offer a more affordable housing product. If the lot size increases so does the size of the house, therefore a more expensive housing product.

Comment 6 (pg. 2): Clouds around spelling errors.

Response: Updated per Town comment.

Comment 6 (pg. 2): Lots along the south should somewhat mirror the adjacent existing lots to the south.

Response: The conceptual site plan has been updated to have increased lot sizes to the south.

Comment 7 (pg. 2): Where are these (reference to arrow pointing to detention ponds)?.

Response: The Detention Pond is labeled on the Land Use Map. All Open Space is shown in green per the Land Use Summary Legend.

Comment 8 (pg. 2): Staff has significant concerns with this design. Let's plan to meet prior to any redesign or resubmittal. Streets are too long and straight – creating traffic and speed issues.

Response: The site has been redesigned per comments from Staff.

Comment 9 (pg. 2): For ODP document might consider higher level bubble for large, med, attached lots...with densities and lot sizes for each – and let the detail of the street layouts for platting and engineering conversations.

Response: ODP has been updated to bubble level as suggested by Staff.

Comment 10 (pg. 2): Needs connection to the west – maybe even another to the north to make that more meaningful.

Response: Access has been added to the west for future connectivity.

Comment 11 (pg. 2): Walks should connect to the park – can that be moved more central to the neighborhood?

Response: The park has been relocated more centrally to the neighborhood.

IV. IMEG (Gregory Weeks)

General

Comment 1: Please make sure that items addressed/noted on one sheet or location may be applicable as well in other locations within the plans and/or project documents. Please be sure to address consistently throughout.

Response: Acknowledged. We will make our best efforts to ensure plans and project documents are consistent throughout the project.

Outline Development Plan/ Utility Plan/ Historic Drainage Plan

Comment 1 (pg. 2): Highlighted spelling errors.

Response: Updated per Town comment.

Comment 2 (pg. 2): Please note that the above proposed lot/street layout is unacceptable form a traffic planning standpoint. Please see comments from Public Works and/or the Town Traffic Engineer.

Response: The site layout has been adjusted to address these concerns to the best extent at this time. Further revisions will come with progression of development.

Comment 3 (pg. 3): The entire Larson Parcel falls with the following two Stormwater Master Plan Basins (TEC, April 2001):

1. Basin H1 falls within the Old Town Basin (see Exhibit 2 of Master Plan).
2. The remainder of the site falls within the Elwell Basin (see Exhibit 6 of the Master Plan).

Response: Acknowledged. Future drainage reports/studies will reference the Old Town and Elwell Basins respectively.

Comment 4 (pg. 4): The Larson Property is master planned for the sanitary to be directed north into the Town’s new North Interceptor, and not south into the existing Rolling Hills internal sanitary sewer system. The Larson site will need to install a new sanitary main north in County Road 15 (Telep) and connect into the new North Interceptor.

Before any potential consideration of routing all/some of the Larson site sanitary south, the Larson Development would need to study the entire sanitary system downstream fo their proposed south connection point and document ot the Town’s satisfaction that adequate “uncommitted” capacity exists in the system/lines downstream between the Larson site connection point and the Central WWTP.

Response: The sewer will connect to the north side interceptor at the intersection of CR 50 and Telep Avenue.

Road, Trail, and Fence Plan

Comment 1 (pg. 1): Remove specific street section details from this level of planning submittals. Specific “design” details are not to be included at this stage.

Response: Updated per Town comment.

V. Larson Property – Submittal 2 Memorandum - FHU (Jenny Grote)

General Comments

Comment 1: Providing a large park area and walking/biking trails are commendable to promote a healthy lifestyles and community enjoyment. With that perspective, I recommend that the park be more centrally located with the subdivision, and that the proposed trails be connected to the park, in addition to connectivity to other trails outside of the subdivision.

Response: The park has been relocated to the center of the project with multiple options for trail connectivity points within the neighborhood as well as to surrounding area.

Comment 2: It is recommended that an internal east/west Collector street be provided, with no homes, or a minimal amount, fronting the Collector street.

Response: The need for a collector street through the development will be addressed later in the project with the suggestions outlined in the traffic impact study.

Comment 3: External to the site, it is recommended that Right-of-Way be preserved on the west boundary for a future Collector street.

Response: There is no connection point for a collector street on the west side of the project. None will be provided.

Comment 4: I also have concerns with the south connection going into the existing Rolling Hills Ranch subdivision, on Brittany Avenue, as that will be used as a major cut through route to avoid the traffic signal on Telep to access SH 60. Future traffic calming within Rolling Hills Ranch is also envisioned unless this connection is eliminated or used solely for emergency vehicle access.

Response: This connection cannot be restricted to emergency vehicle access.

Comment 5: A Traffic Impact Analysis is needed to fully determine potential traffic impacts and to identify needed improvement on Telep and/or within Rolling Hills Ranch subdivision. A TIS document, once submitted, will be reviewed and comment on by FHU.

Response: Acknowledged.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.

Robbie Lauer

Senior Project Manager



Town of Johnstown

DEVELOPMENT REVIEW COMMENT LETTER

TO: Morgan Kidder – Journey Homes
morgan@crow-creek.com

Robbie Lauer – Northern Engineering
robbie@northernengineering.com

FROM: Kim Meyer, Director
kmeyer@johnstownco.gov

DATE: May 2, 2023

RE: Larson Property Annexation + ODP – 3rd Submittal

Sent via email only.

In accordance with the Johnstown Comprehensive Plan and the municipal code, the Johnstown Review Committee (JRC) has reviewed the recent submittal received by the Town. Additional comments and revisions to be made can be found in the attached redlines and comments from the Town and ancillary review agencies. Below are enumerated comments from the Town.

1. This project will require public hearing before the Planning & Zoning Commission and Town Council, as well as a Neighborhood Meeting. Please work with Town Staff to schedule a neighborhood meeting.
2. Resubmittal is required. Please address all redlines in plans, and provide compelling rationale in writing for any comments or redlined revisions that are not made within the plans. Any resubmittals found to be substantially incomplete during review, in terms of addressing comments or providing needed information or otherwise, will be returned for resubmittal with complete materials.
3. Please review comments and redlines and reach out with any questions, concerns, or for clarification. Our reviewing agencies are generally available Tuesday afternoons 1-4 PM – please email planning@johnstownco.gov to schedule an upcoming Tuesday discussion with your design team.
4. A draft of the Annexation Agreement has been requested from the Town Attorney. As soon as that is available, Staff will forward that to your Team for review.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

- a. For that document, Staff will require a list of any existing raw water shares that are appurtenant to the property – certificate, company and share numbers are sufficient to identify those. Once annexed, that water must remain within Town Limits, though may be transferable to other properties.
 - b. The utilities department has identified a possible water line extension that may be needed extending to the east, to ensure adequate pressures to future development on this property. This possible improvement will be noted within the agreement.
 - c. Deed of dedication for the additional 30' ROW to be dedicated to the Town should be prepared as an attachment to the agreement. If this project moves directly to subdivision, we can finalize that dedication with that plat, but otherwise the Town requires a mechanism to secure that ROW even if that does not occur immediately following annexation. Can you please have your surveyor provide a legal description that can be attached to a Deed of Dedication for this purpose?
 - d. A final agreement and execution by the Petitioner is required prior to final adoption of an annexation ordinance.
5. Annexation Map
- a. See redlines for revisions. Planning added our comments to the IMEG redlines to simplify – shown in the lighter yellow boxes.
 - b. No Right to Farm statement is needed – that is Weld's. No harm, but not a Town requirement.
 - c. Need a legal description for the ROW.
 - d. Oil & gas setbacks are odd and don't really meet any prior or current Town requirements, nor the County. We have followed Weld County with the 50' P&A, 250' gas facilities setbacks. May not need to show setbacks on this document – but just the OG/well locations themselves.
 - e. Update the Mayor's name.
6. Zoning Map
- a. All that detail isn't really needed. This can be a super simple graphic with boundary dimensions and a legal – but not "wrong" either.
 - b. Please do delete the Right to Farm statements from this sheet.
 - c. Update to PUD – no more specific designations on zoning as the Town is working to move away from PUDs to straight zoning with the new Land Use & Development Code. Staff would welcome an opportunity to discuss and see if there are benefits for this project, at this point. An R-1 may work well here – and avoids the need for the ODP rigmarole.
 - d. Update the Mayor's name.
7. Conceptual Utilities Map
- a. See comments related to

- b. Add note: “This sheet presents a conceptual configuration of streets, lots and open spaces, as well as utility layout and is subject to meeting the Town’s standards and codes with future approvals for development.”
- 8. The “Road, Trail, Fence Plan” continues to feel premature in level of detail, though Staff appreciates that the Developer is thinking ahead. There have been considerable concerns expressed by engineering, traffic, and planning about the current conceptual design and street layout and we feel it is necessary to have further discussions with that before we attempt to nail down something as detailed as fence.
 - a. Main concerns seem to be long block lengths which encouraging speeding, driveways onto roads the Town would consider “collectors”. Some of this will be discussed at the Subdivision review level, in coordination with a TIS, but Staff doesn’t want this moving forward with a design we can’t support.
 - b. Given these concerns, I think it would be worthwhile to meet once these comments have been reviewed to discuss the Town’s concerns, and see if we can find resolution prior to delving deeper into the design of a future subdivision/development plan submittal.
- 9. General:
 - a. Prior to Subdivision, Mineral Estate Owner Certification is required and due to the Town a minimum of 30 days prior to public hearing, per state statute.
 - b. Additional processing of subdivision and development plans, development and utility service agreements, payment of fees, and building permits are required to include landscaping, public improvements and engineering reports, architectural reviews and similar requirements and reviews. Off site improvements or participation may be required to ensure adequate facilities are available for this development.

Ancillary Reviewers:

- a. IMEG
- b. JUB
- c. LFRA
- d. Weld County
- e. FHU – *pending – were inadvertently left of a prior referral email. Will send additional comments asap.*

Please address these comments/redlines and those of our ancillary reviewers, and resubmit for review with a response letter indicating how each comment was addressed in the plans. Staff is available to answer any questions or concerns about these comments.

August 8, 2023
Kim Myer
Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534

RE: LARSON PROPERTY
PROJECT NUMBER: 1155-005

Dear Kim,

We received comments to the Larson Property submittal that was made on April 5, 2023. The following responses to the Town comments for the Annexation, Zoning and ODP. The development team attempted to provide our best effort to address all the Town's comments.

RESPONSES TO COMMENTS FOR ANNEXATION AND ZONING

I. IMEG

Annexation

Comment 1 (pg. 1): In the Building Envelope of Easterly Lot B, it references RE-2616 instead of RE-2515.

Response: Updated to read RE-2515

Comment 2 (pg. 1): PUD. This is updated to R-1 as of adoption of Land Use Code.

Response: Both adjacent property zoning callouts updated to match Land Use Code.

Comment 3 (pg. 1): Planning: Just PUD. PUD-R has been removed from the Land Use Code.

Response: Removed "Residential" and updated to just PUD.

Comment 4 (pg. 1): Planning: Town requires legal description of this 30' for deed of dedication.

Response: No dedication with Plat. Label and Survey note revised for clarification.

Comment 5 (pg. 1): Not sure I know where these setbacks are coming from. Town's & County is 250' from facilities; 50 from P&A.

Response: Setbacks have been updated to match the Town and County's code. Any well within the project limits will be P&A prior to development.

Comment 6 (pg. 1): Troy Mellon

Response: Mayor updated to Troy Mellon.

Zoning

Comment 1 (pg. 1): Delete - NA

Response: Right-to-Farm Statement has been removed.

Comment 2 (pg. 1): Not needed on zoning document.

Response: Larson Property Annexation Boundary table has been removed.

Comment 3 (pg. 1): Troy Mellon

Response: Mayor updated to Troy Mellon.

Conceptual Utilities

Comment 1 (pg. 1): Connection to the west may be required/beneficial. May coordinate with Purvis Prior to their construction.

Response: A connection to the west has been provided. The Purvis property does not share the same boundary.

Comment 2 (pg. 1): Will likely need to stub into RHR at some point.

Response: An existing waterline stub has not been provided within RHR therefore a connection would not be feasible.

Comment 3 (pg. 1): Provide water stub to property line.

Response: The suggested location of the water line stub is within a 50' pipeline right of way easement. A water line stub has already been proposed to the north property line.

Comment 4 (pg. 1): A water modeling needs to be performed to confirm sufficient delivery capacity throughout the proposed development. That has not occurred to day (as far as we are aware).

Response: Why is a water model needed at the Annexation and Zoning stage of the project? The proposed development layout is just a concept at this stage. A water model will be provided once the site layout has been established and engineering design has begin.

Comment 5 (pg. 1): There is "no existing water" along CR15 (Telep) adjacent to the east boundary of the site.

Response: Survey locates have identified a water line along CR15 (Telep). Is this the Town's line or the Counties? If a new water line is required there may be spacing issues. Numerous existing utilities have been located along CR15 including gas, electric and communication lines.

Historic Drainage Plan

Comment 1 (pg. 1): Basin H1 falls within the Old Town Basin (see Exhibit 2 of Master Plan).

Response: Acknowledged.

Comment 2 (pg. 1): While not "mandatory", we would recommend the above noted information be included on this ODP Level Historic Drainage Map, and appropriated addressed in future required Drainage Report submittals as this Development moves forward.

Response: Acknowledged. A note has been added.

ODP Documents

Comment 1 (pg. 1): The purpose of the ODP is to determine this now. This is your zoning document.

Response: Note has been updated on the Cover Sheet. Also, the actual densities of each planning area are shown on page 2.

Comment 2 (pg. 1): Troy Mellon

Response: Mayor updated to Troy Mellon.

Comment 3 (pg. 2): Code

Response: Added "Code" to Note #2.

Comment 4 (pg. 2): Remove Open Space Note #5. Remove last portion of Parks and Recreation Note #1.

Response: Removed Note #5 and the last portion of Note #1.

Comment 3 (pg. 2): Continue to show RHR Lots & Streets that exist here.

Response: Existing RHR lot lines are now shown along property boundary.

Comment 4 (pg. 2): Was the Annexation also the Subdivision? Typical see this is a Subdivision Rec #.

Response: Reception number is for the Annexation.

Comment 5 (pg. 2): Please Clarify/Confirm Proposed Densities.

Response: Densities have been updated to match anticipated layout.

Comment 6 (pg. 2): This is where OG Setback would be handy to illustrate.

Response: OG Setbacks have been added.

Comment 7 (pg. 3): Town Council has been asking for an Exhibit at Subdivision that clarifies the path from the output points to the River(s).

Response: Acknowledged.

Comment 8 (pg. 4): Please update this statement to say Larson Property will install a new sanitary main north in Country Road 15 (Telep) and connect into the new line.

Response: Note updated.

Comment 9 (pg. 4): Before any potential consideration of routing all/some of the Larson site sanitary south, the Larson Development would need to study the entire sanitary system downstream of their proposed south

connection point and document to the Town's satisfaction that adequate "uncommitted" capacity exists in the system/lines downstream between the Larson site connection point and the Central WWTP.

Response: Acknowledged.

Road Trail Fence Plan

Comment 1 (pg. 1): Please note Town's prior comments regarding need for some internal Collector category streets rather than long, straight local streets creating long "race track" type conditions.

Response: Conceptual Site Layout has been adjusted to accommodate most of the Town's suggestions. Please clarify what adjustments need to be made as we move forward with Preliminary Plat.

Comment 2 (pg. 1): Please confirm – does not appear to match ODP Land Use – See excerpt above.

Response: Layout has been updated to match ODP Land Use. Per Town's suggestion a Road, Trail and Fence Plan will not be provided within this ODP submittal.

Referral Letter

Comment 1 (pg. 1): Resubmittal documents required are ODP, Water Modeling Study, Statement of Utility Needs, and Annexation & Zoning Map

Response: ODP, water modeling study, statement of utility needs, annexation and zoning map provided with resubmittal.

II. JUB

Annexation

Comment 1 (pg. 1): There is not an existing Town of Johnstown water line within Telep Ave (CR 15) where indicated for connection in the Conceptual Utilities Exhibit.

Response: Survey locates have identified a water line along CR15 (Telep). Is this the Town's line or the Counties? If a new water line is required there may be spacing issues. Numerous existing utilities have been located along CR15 including gas, electric and communication lines.

III. Felsburg Holt & Ullevig

Traffic Engineering Memo

Comment 1 (pg. 1): The park is now more centrally located within the subdivision, and that the proposed trails are connected to the park, in addition to connectivity to other trails outside of the subdivision.

Response: Acknowledged.

Comment 2 (pg. 1): It appears that there are no "Collector" streets within the site. Such roadways are meant to "collect" traffic from local/residential streets and provide access to arterial streets, such as Telep Avenue. Collector streets are typically at half-mile spacing, or quarter-mile spacing internally, so it is recommended that an internal east/west Collector street be provided, with no homes, or a minimal amount, fronting the Collector street.

Response: With limited opportunity for connection to the west a Collector street does not make sense for this property and layout of the subdivision.

Comment 3 (pg. 1): I also have concerns with the south connection going into the existing Rolling Hills Ranch subdivision, on Brittany Avenue, as that will be used as a major cut through route to avoid the traffic signal on Telep to access SH 60. Future traffic calming within Rolling Hills Ranch is also envisioned unless this connection is eliminated.

Response: The developer understands that there are concerns with the south connection into Rolling Hills this stub was provided with construction of this subdivision. This is a standard planning strategy to provide connectivity between subdivisions. The developer has no issues removing the Rolling Hills street connection. Should the Town's direction be to eliminate this connection why is this developer being required to provide street stubs to adjoining parcels of land that are not currently slated for development.

Comment 4 (pg. 1): To address these concerns, the site layout was reconfigured, however, a system of collector and local roadways that will circulate traffic without encouraging speeding or cut through issues is recommended.

Response: This is the first planning document for this development. There will be development of traffic calming measures throughout the subdivision as development progresses through preliminary and final plat. The developer will commit to additional 4 way stop intersections and neckdown areas to discourage speeding through the neighborhood.

Comment 5 (pg. 2): The Larson subdivision was redesigned with the park more centrally located and the proposed trails are connected to the park and to existing external trails

Response: Acknowledged.

Comment 6 (pg. 2): Access to/from the site will be onto Telep Avenue, to/from a connection with the existing subdivision on the south (via Brittany Avenue) in the Rolling Hills Ranch subdivision, and an additional street stub to/from the north for future access. It is recommended that an internal east/west Collector street be provided, with no homes, or minimal amount, fronting the Collector street.

Response: With limited opportunity for connection to the west a Collector street does not make sense for this property and layout of the subdivision.

Comment 7 (pg. 2): A Traffic Impact Analysis is agreed to be provided later in the project to address these concerns in more detail to fully determine potential traffic impacts and to identify needed improvements on Telep, within the Larson Property subdivision, and/or to the existing Rolling Hills Ranch subdivision to the south, unless connection is removed. A TIS document, once submitted, will reviewed and commented on by FHU.

Response: Acknowledged.

Sincerely,

AVANT CIVIL GROUP, LLC



ROBBIE LAUER

Principal

October 4, 2023

Tyler Smith
Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534

RE: LARSON PROPERTY
PROJECT NUMBER: 1155-005

Dear Tyler,

We received comments to the Larson Property submittal that was made on August 9, 2023. The following responses to the Town comments for the Annexation, Zoning and ODP. The development team attempted to provide our best effort to address all the Town's comments.

RESPONSES TO COMMENTS FOR ANNEXATION AND ZONING

I. IMEG

Annexation

Comment 1: In the response letter to the previous review comments, it was stated that both Building Envelopes were to be vacated during the final plat process.

Response: A note has been added.

Comment 2: On the well setbacks, some are labeled with "Status: Shut In". In their response letter they didn't explain what that means, in comparison with the description: "Status: Plugged & Abandoned". Both labels are still being used. Please provide clarification note to explain.

Response: A note with a description has been added.

Zoning

Comment 1: In the response letter to the previous review comments, it was stated that both Building Envelopes were to be vacated during the final plat process.

Response: A note has been added.

Comment 2: On the well setbacks, some are labeled with "Status: Shut In". In their response letter they didn't explain what that means, in comparison with the description: "Status: Plugged & Abandoned". Both labels are still being used. Please provide clarification note to explain.

Response: A note with a description has been added.

Conceptual Utilities

Comment 1: See excerpt below from Town's current GIS information – with 10" WM stub at SW corner (10" required along ¼ section) and 12" stub at SE corner (12" WM required on Section Lines) and 8" stub at street

connection. Similar stubs must be proved to north at north boundary of Larson and the 10" and 12" mains will need to extend through/across Larson frontages.

Response: All stubs, pipe sizes and connections mentioned will be provided. Providing a stub at the very northwest corner of the project does not seem beneficial knowing stubs have already been provided at the north and west property boundary limits. Continued discussions with the Town regarding required stubs will continue as the project progresses to PDP/FDP Stage.

Comment 2: The Town confirmed that there is no existing water along CR15 and the Town won't be able to grant permit for connection.

Response: A new Town of Johnstown water main along CR15 will be provided and designed at the PDP/FDP stage.

Comment 3: For purposes of Annexation/Zoning – Town will NOT require a water modeling submittal. That modeling will be required at the time of any SDP/FDP submittal. 8-23-23

Response: Acknowledged. Per discussions with the Town of Johnstown Review Engineer (Gregory Weeks) a Water Demand Memo will not be provided with the Annexation/Zoning submittal. The Water Demand Memo will be provided at the PDP/FDP stage of the project.

II. Plan

Annexation

Comment 1: Add to all wells/facilities: Well/Facility Name, API Number, Well Status, Well Setback.

Response: All well/facility information requested has been added.

ODP

Comment 1: Add to all wells/facilities: Well/Facility Name, API Number, Well Status, Well Setback.

Response: All well/facility information requested has been added.

III. JUB

JRC Referral Letter

Comment 1: Our records indicate a 10" stub extending north out of RHR from the corner of Estate Dr and Goldenvue Dr. and an 8" stub extending north out of RHR in Brittany Ave.

Response: Proposed connections will be made at stubs provided. Design details will be provided at PDP/FDP stage of project. Can the Town provide design drawings for these stubs?

Comment 2: See IMEG comments (8-25-23). Water modeling will be required at SDP/FDP submittals.

Response: Acknowledged.

Comment 3: The Town does not have records of any water lines at this location and it is believed that the surveyed line likely belongs to one of the rural water districts in the area (LTWD, CWCWD).

Response: A new Town of Johnstown water main along CR15 will be provided and designed at the PDP/FDP stage.

IV. Felsburg Holt & Ullevig

Traffic Engineering Memo

Comment 1: The south connection going into the existing Rolling Hills Ranch subdivision, on Brittany Avenue, may potentially be used as a major cut through route to avoid the traffic signal on Telep to access SH 60. Future traffic calming within Rolling Hills Ranch is also envisioned unless this connection is eliminated.

Response: The developer understands that there are concerns with the south connection into Rolling Hills this stub was provided with construction of this subdivision. This is a standard planning strategy to provide connectivity between subdivisions. The developer has no issues removing the Rolling Hills street connection. Should the Town's direction be to eliminate this connection why is this developer being required to provide street stubs to adjoining parcels of land that are not currently slated for development.

Comment 2: A Traffic Impact Analysis is agreed to be provided later in the project to address these concerns in more detail to fully determine potential traffic impacts and to identify needed improvements on Telep, within the Larson Property subdivision, and/or to the existing Rolling Hills Ranch subdivision to the south, unless this connection is removed.

Response: Acknowledged.

Comment 3: It appears that there are no "Collector" streets within the site. Such roadways are meant to "collect" traffic from local/residential streets and provide access to arterial streets, such as Telep Avenue. Collector streets are typically at half-mile spacing, or quarter-mile spacing internally, so it is recommended that an internal east/west Collector street be provided, with no homes, or a minimal amount, fronting the Collector street.

Response: With limited opportunity for connection to the west a Collector street does not make sense for this property and layout of the subdivision.

2nd Response: A solution will be discussed and determined at the PDP/FDP stage of the project.

Comment 4: I also have concerns with the south connection going into the existing Rolling Hills Ranch subdivision, on Brittany Avenue, as that will be used as a major cut through route to avoid the traffic signal on Telep to access SH 60. Future traffic calming within Rolling Hills Ranch is also envisioned unless this connection is eliminated.

Response: The developer understands that there are concerns with the south connection into Rolling Hills this stub was provided with construction of this subdivision. This is a standard planning strategy to provide connectivity between subdivisions. The developer has no issues removing the Rolling Hills street connection. Should the Town's direction be to eliminate this connection why is this developer being required to provide street stubs to adjoining parcels of land that are not currently slated for development.

2nd Response: A solution will be discussed and determined at the PDP/FDP stage of the project.

Comment 5: To address these concerns, the site layout was reconfigured, however, a system of collector and local roadways that will circulate traffic without encouraging speeding or cut through issues is recommended.

Response: This is the first planning document for this development. There will be development of traffic calming measures throughout the subdivision as development progresses through preliminary and final plat. The developer will commit to additional 4 way stop intersections and neckdown areas to discourage speeding through the neighborhood.

2nd Response: A solution will be discussed and determined at the PDP/FDP stage of the project.

Comment 6: A Traffic Impact Analysis is agreed to be provided later in the project to address these concerns in more detail to fully determine potential traffic impacts and to identify needed improvements on Telep, within the Larson Property subdivision, and/or to the existing Rolling Hills Ranch subdivision to the south, unless connection is removed. A TIS document, once submitted, will reviewed and commented on by FHU.

Response: Acknowledged.

2nd Response: A Traffic Impact Analysis will be provided at the PDP/FDP stage of the project.

Sincerely,

AVANT CIVIL GROUP, LLC



ROBBIE LAUER

Principal