



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

## **PLANNING & ZONING COMMISSION REGULAR MEETING**

**450 S. Parish, Johnstown, CO**  
**Wednesday, March 13, 2024 at 7:00 PM**

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

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### **AGENDA**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF AGENDA**

#### **APPROVAL OF MINUTES**

1. February 14, 2024 - Meeting Minutes

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

#### **NEW BUSINESS**

2. Public hearing considering the Blue Spruce Ridge Annexation and proposed R-2 Zoning designation
3. Change of Time for Planning & Zoning Commission Regular Meetings

#### **DEPARTMENTAL REPORT**

#### **COMMISSIONER REPORTS AND COMMENTS**

#### **ADJOURN**

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### **AMERICANS WITH DISABILITIES ACT NOTICE**

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

**De conformidad con la Ley de 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.**

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## PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, February 14, 2024

### SUMMARY MINUTES

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

The agenda was not amended. A motion for approval of the agenda was moved.  
M: Hatfield/ 2<sup>nd</sup> Hayward. This was passed 5/0.

Minutes of the regular meetings held on January 24, 2024. Minutes were approved 4/0.  
M: Hayward/2<sup>nd</sup> Urban. Hatfield abstained as he was not in attendance.  
No public comment.

The Public Hearing for the **North Ridge Design Guidelines** was opened. Staff were asked to present their report. Tony LeFevre, presented an overview of the land that was previously annexed and stated that there have been multiple zonings on the site. Staff recommended approval of the North Ridge Design Guidelines.

Commissioner Hatfield referred to page 7, items 2.8 & 2.9, and wanted to see some specification of dates to prevent the confusion of what documents are applicable for reference. LeFevre stated that the issue would be resolved.

Russ Lee with Ripley Design, the applicant, presented on behalf of the developer. Lee expressed a desire to create uniform development in the Caliber projects. The applicant was available to answer questions. No questions were asked of Lee.

Chair Grentz asked for Commissioner discussion prior to opening the hearing for public comment. No members of the public spoke. The public hearing was closed, and the Commission held a vote.

M: Hayward / 2<sup>nd</sup>: Hatfield

Vote: 5/0 to Recommend Approval of the North Ridge Design guidelines with amendments pursuant to Commissioner Hatfield's comments regarding the dates of reference documents.

The Public Hearing for the **Ridge Design Guidelines** was opened. Staff were asked to present their report. Tony LeFevre presented an overview of the land that was previously annexed and highlighted the differences between the North Ridge and the Ridge Design Guidelines. Staff recommended approval of the Ridge Design Guidelines with the same amendments as highlighted in the previous public hearing.

No questions were asked of staff. Commissioner Hatfield asked about the relationship of these guidelines to the ones already published on the Town's website. LeFevre clarified that the new

document would supersede the ones that were previously on the website. Hatfield wanted to include more information as to the difference between what attachments were presented.

Russ Lee with Ripley Design, the applicant, was available for questions. No questions were asked of Lee.

Chair Greutz asked for Commissioner discussion prior to opening the hearing for public comment. No members of the public spoke. The public hearing was closed, and the Commission held a vote.

M: Hatfield / 2<sup>nd</sup>: Hayward

Vote: 5/0 to Recommend Approval for the Ridge Design guidelines with amendments pursuant to Commissioner Hatfield's comments regarding the dates of reference documents.

The Public Hearing for the **Welty Ridge Subdivision Filing 2** was opened. Staff were asked to present their report. Tony LeFevre, presented an overview of the land and what uses were to be represented in the general area. He also discussed the improvements that will be required for the overall development, including right-of-way, landscaping, and basic utilities that would be required. LeFevre also mentioned that the developer would return to Commission and Council when they are officially platted into lots. Staff recommended approval of the creation of eight lots from the Welty Ridge Subdivision. Commissioner Hatfield asked about page 6 regarding an oil and gas well located in the right-of-way, for safety. Lefevre mentioned that this is a common practice for plugged and abandoned wells.

Don Guerra, the applicant, presented on behalf of the developer. Commissioner Hatfield asked for clarification regarding an odd shaped property line.

Jeff Marck, a resident of Johnstown, mentioned traffic concerns due to the nature of the development. The applicant was asked if there was an updated traffic study and if there could be further information provided. The total number of trips anticipated at buildout was also questioned, which was anticipated to be 20,000 trips. This included Buc-ee's and the surrounded areas based upon the types of uses. The number of residential uses were asked about, however, was not further elaborated due to the status of the project at this time.

Chair Greutz stated that as development occurs, individual projects would flow back through the approval process.

Chair Greutz asked for Commissioner discussion prior to opening the hearing for public comment. No members of the public spoke. The public hearing was closed, and the Commission held a vote.

M: Hayward / 2<sup>nd</sup>: Jeanneret

Vote: 5/0 to Recommend Approval for update with most current version.

The public hearing for the **Front Range Fire Rescue Annexation (ANNX22-0004)** was opened. The staff report was presented to the Commission by Lilly Cory. Cory presented an overview of the location of the small annexation and explained that there would be no services or other requirements associated with previous annexations due to the size of the parcel. Cory also mentioned the zoning type and highlighted as to why the zoning was to be PUD-R for the site. Staff Recommended approval of the annexation and zoning request. No questions were asked of Staff.

The applicant was not present for questions. No questions were asked of the applicant.

The public comment was opened. Mrs. Marck asked as to the exact location of the annexation. Cory clarified that it was already where the fire station was located but they had multiple parcels in the lot. No further questions were asked.

The public hearing was closed, and the Commission held a vote.

M: Hatfield/ 2<sup>nd</sup>: Hayward

Vote: 5/0 to Recommend Approval for the Annexation of Front Range Fire along with the proposed zoning.

Town Staff in attendance: Jeremy Gleim, Lilly Cory, Tony LeFevere

Commissioners had no reports. Gleim mentioned to the Commission that there may be a consideration to change the regular meeting time from 7pm to 6pm, but would be discussed at a later meeting.

The meeting was adjourned.

Respectfully Submitted,  
Lilly Cory, Planner I



Accepted by Chair:

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# Town of Johnstown

## PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

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**HEARING DATE:** March 13, 2024 at 7:00PM

**SUBJECT:** Blue Spruce Ridge Annexation, Establishment of R-2 Zoning

**ACTION PROPOSED:** Public hearing considering the Blue Spruce Ridge Annexation and proposed R-2 Zoning designation

**LOCATION:** A portion of adjoined Larimer County Road 3E right-of-way, and 41.114 acres of land situated in the Southeast quarter of section 26, Township 5 North, Range 68 West of the 6<sup>th</sup> P.M., County of Larimer, State of Colorado. (*Larimer County Parcel Number: 8526000031*)

**APPLICANT:** South Ridge Holdco LLC.

**ATTACHMENTS:**

1. Resolution 2024-08 - Setting annexation proceedings
2. Blue Spruce Ridge Annexation Petition
3. Vicinity Map
4. Annexation Map
5. Zoning Map

**PRESENTED BY:** Tyler Smith, Planner II

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### BACKGROUND & SUMMARY

The applicant, South Ridge Holdco LLC, submitted a Petition for Annexation along with concurrent R-2 Zoning, for approximately 41.114 acres of land in Larimer County. The property is located in the Southeast 1/4 of Section 26, Township 5 North, Range 68 West of the 6th P.M., More specifically, it is located east of Larimer County Road 3E, south of the existing Ridge at Johnstown Subdivision.

The subject property is presently zoned Rural Residential (RR-2) in Unincorporated Larimer County and the property is currently being used for agricultural purposes. It is partially bordered by incorporated areas of Johnstown to the North and West, with the Ridge at Johnstown Subdivision to the north and west.

The Community That Cares

[www.TownofJohnstown.com](http://www.TownofJohnstown.com)

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

**SURROUNDING ZONING & LAND USE**

North: PUD – Residential Town of Johnstown – Ridge at Johnstown Subdivision  
South: RR-2 – Unincorporated Larimer County – Rural Residential  
East: RR-2 – Unincorporated Larimer County – Rural Residential  
West: PUD – Residential Town of Johnstown – South Ridge Subdivision

**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 for four consecutive weeks in the local paper, the Johnstown Breeze, starting on Thursday, February 29, 2024. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property. This notice included a map of the proposed annexation and zoning.

**PROJECT DESCRIPTION & ANALYSIS**

**Annexation:** This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can provide water, sewer, and police services to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding substantial conformance with C.R.S. requirements was passed by the Town Council on February 21<sup>st</sup>, 2024, and set a public hearing for April 1<sup>st</sup>, 2024. The annexation map includes this parcel as well as the adjacent right-of-way for Larimer County Road 3E.

**ZONING & DEVELOPMENT STANDARDS**

The current zoning for the property is AG-Agriculture in Unincorporated Larimer County. There are no known conditional uses or uses by special review for the property.

The proposed annexation and zoning will allow for residential development, to follow the proposed Mixed-Density Neighborhood (R-2) zoning standards. Pursuant to Table 4-1: Zoning Districts & Intent, in the Johnstown Land Use & Development Code, the R-2 district provides residential living (range of small-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to

complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character. The R-2 zone will complement existing zoning to the north and west (The Ridge and South Ridge, respectively), based upon the details in those PUDs. No residential subdivision plans have been submitted with this annexation, so any future development on this site will come back through the entitlement process later.

### **INFRASTRUCTURE**

There is an existing water line located to the east of the property in County Road 15 right-of-way. The entire site is located within the service area boundaries for the Central Wastewater Treatment Plant. At the time of plat, the right-of-way will be dedicated for County Road 3E.

### **COMPREHENSIVE PLAN ALIGNMENT:**

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

### **STRATEGIC PLAN ALIGNMENT:**

- Natural & Built Environment
  - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

**RECOMMENDED ACTION:** There are two actions associated with this project and each one must be voted on separately. The first is consideration of the annexation, and the second is consideration of the zoning.

**SUGGESTED MOTIONS:**

**ANNEXATION**

**For Approval:** I move to approve the Blue Spruce Ridge Annexation

**For Denial:** I move to deny the Blue Spruce Ridge Annexation.

**ZONING**

**For Approval:** I move to approve R-2 zoning for the Blue Spruce Ridge Annexation

**For Denial:** I move to deny R-2 zoning for the Blue Spruce Ridge Annexation



**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2024-08**

**A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE FOR  
INITIATING ANNEXATION PROCEEDINGS AND SETTING A  
PUBLIC HEARING DATE FOR THE BLUE SPRUCE RIDGE  
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 September 20, 2023, Blue Spruce Ridge HoldCo, 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 situated in the Southeast Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, consisting of approximately 41.086 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 September 20, 2023, to be known as the “Blue Spruce Ridge 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 April 1, 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 Larimer County Board of County Commissioners and to the Larimer 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 21 day of February, 2024.

ATTEST:

By: Hannah Hill  
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO  
By: Troy D. Mellon  
Troy D. Mellon, Mayor

**EXHIBIT A**

That portion of the Southeast 1/4 of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows;

Considering the South line of said Southeast 1/4 as bearing North 89 degrees 55'23" East and with all bearings contained herein relative thereto: Beginning at the South 1/4 corner of said Section 26; thence along the West line of the Southeast 1/4 of said Section 26 North 1278.85 feet to the TRUE POINT OF BEGINNING: thence North 79 degrees 23'04" East 137.06 feet; thence North 63 degrees 47'08" East 215.02 feet; thence North 76 degrees 14'08" East 476.92 feet; thence North 61 degrees 50'06" East 141.76 feet; thence North 48 degrees 57'30" East 854.64 feet; thence North 75 degrees 42'25" East 215.91 feet; thence North 51 degrees 34'56" East 149.44 feet; thence North 60 degrees 19'55" East 81.69 feet; thence North 40 degrees 46'23" East 155.68 feet; thence North 21 degrees 09'42" East 214.18 feet, more or less, to a point on the North line of the Southeast 1/4 of said Section 26; thence along said North line South 89 degrees 56'21" West 2137.06 feet to the Northwest corner of said Southeast 1/4; thence along the West line of said Southeast 1/4 South 1363.96 feet, more or less, to the TRUE POINT OF BEGINNING



**PETITION FOR ANNEXATION**  
**To the Town of Johnstown**  
(Larimer County)

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petitions 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 Blue Spruce Ridge, 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 31-12-108.5, CRS, as amended, is required.
- (10) The area proposed to be annexed is located within Larimer County, Thompson School District, Northern Colorado Water Conservancy District, Little Thompson Water District, Loveland Fire District (to be excluded), Front Range Fire Rescue Fire Protection District (to be included), Aims Junior College 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.
- (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: (Check one)

No part of the property to be annexed is included within any site specific development plan approved by Larimer County, Colorado.

A site specific development plan has been approved by Larimer County, Colorado, which has created a vested right.

(16) Submitted with this Petition is the required \$100.00 for publication costs.

**APPLICANT:**

**Blue Spruce Ridge HoldCo, LLC  
a Colorado limited liability company**

By: Blue Spruce Ridge ManageCo, LLC  
a Colorado limited liability company  
Its: Manager

By: Caliber Services, LLC  
an Arizona limited liability company  
Its: Manager

By: Caliber Companies, LLC  
an Arizona limited liability company  
Its: Managing Member

By: CaliberCos Inc.  
a Delaware corporation  
Its: Manager

By:   
Name: Jennifer Schrader  
Its: President


STATE OF ARIZONA                    )  
  ) ss.  
COUNTY OF MARICOPA            )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September, 2023, by Jennifer Schrader, authorized signer, Blue Spruce Ridge HoldCo, LLC.

Witness my hand and official seal.

My commission expires: March 21, 2027



  
\_\_\_\_\_  
Notary Public

**MAILING ADDRESSES:**

Blue Spruce Ridge HoldCo, LLC  
Attention: Roy Bade  
Copy: Courtney Crump  
8901 E Mountain View Road, # 150  
Scottsdale, AZ 85258

**EXHIBIT "A"**

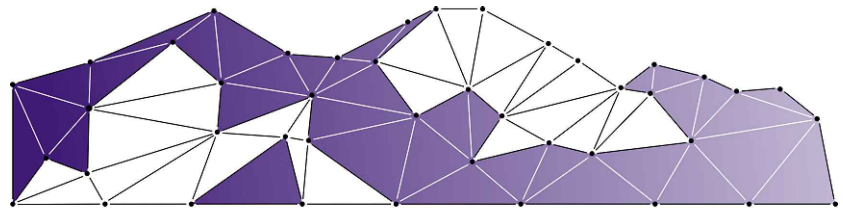
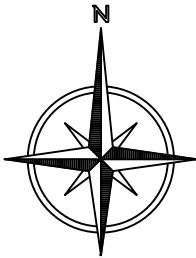
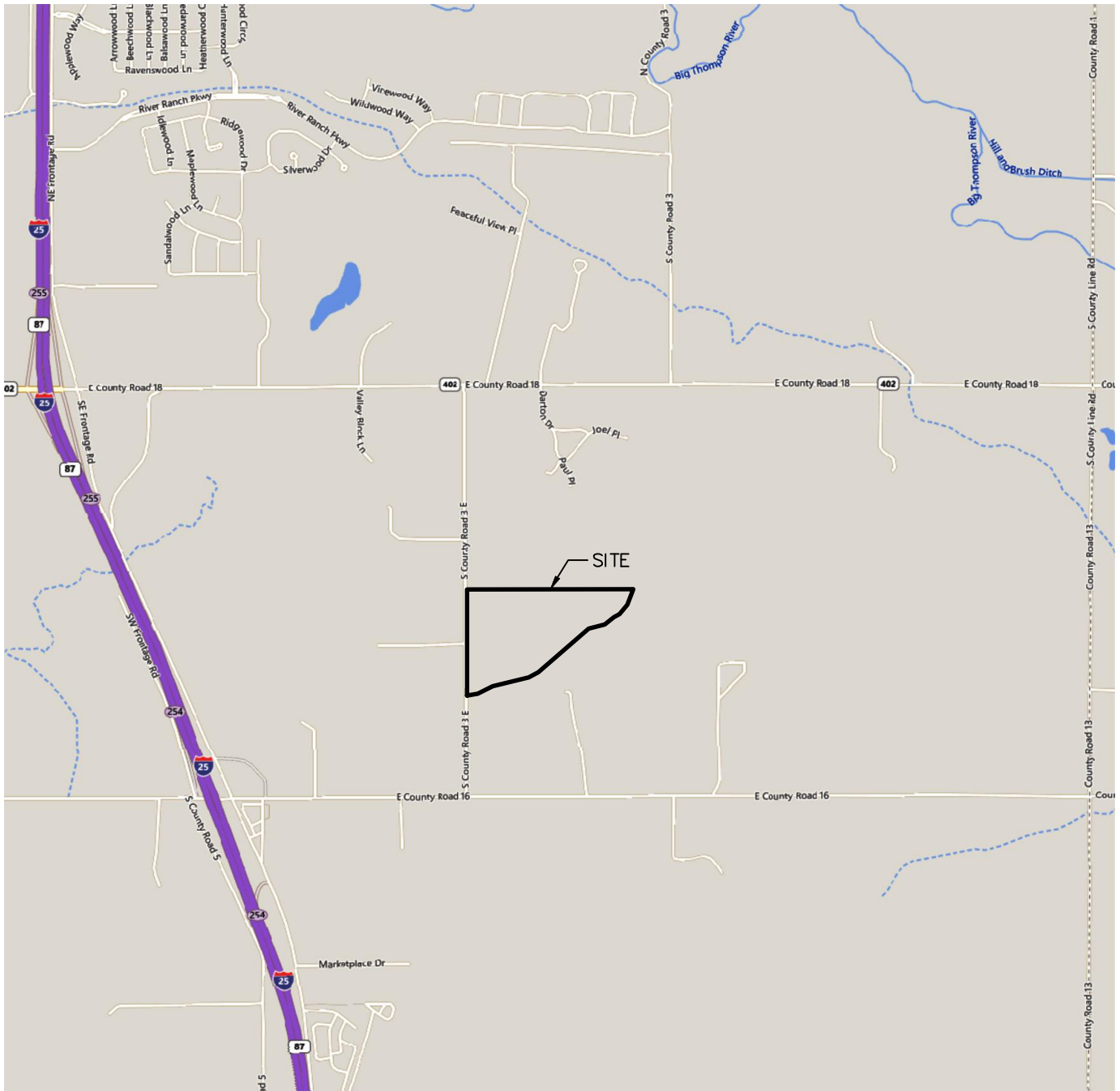
That portion of the Southeast 1/4 of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows;

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# VICINITY MAP

Item 2.



## MAJESTIC SURVEYING

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (CRS 13-80-105)

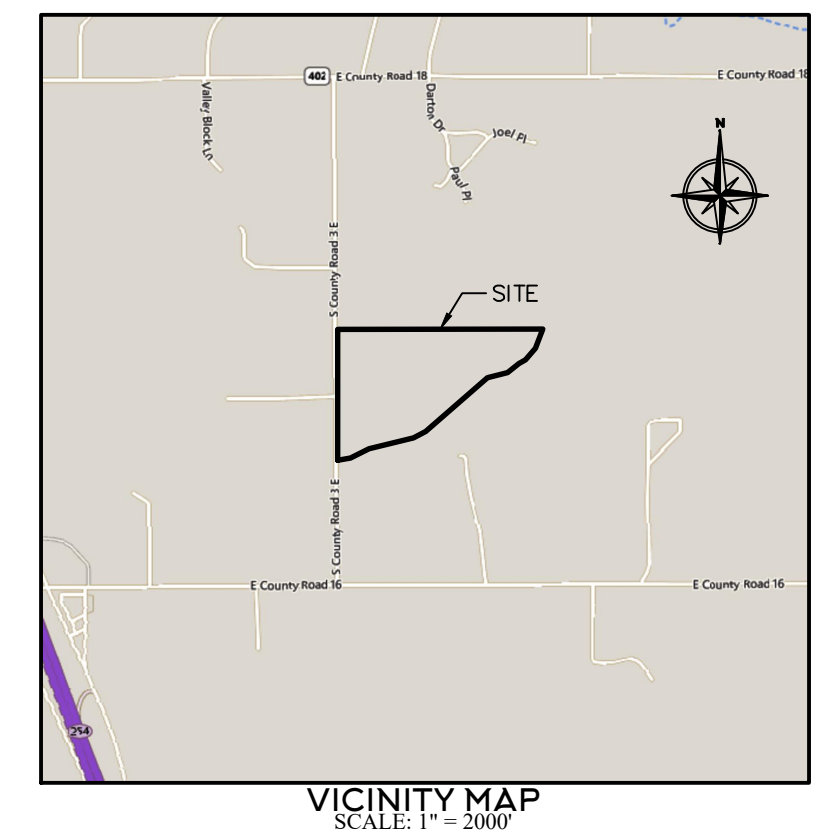
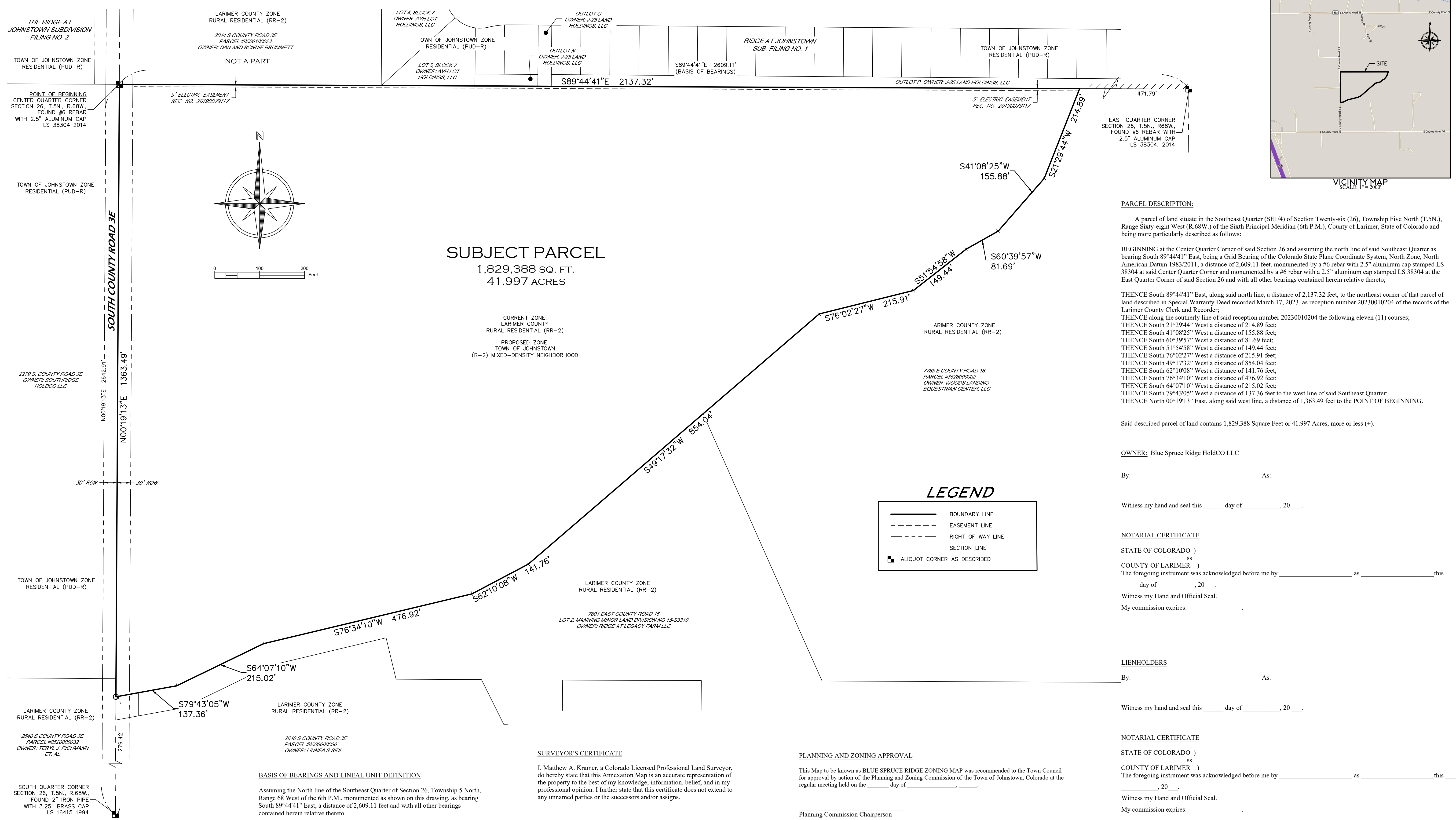
PROJECT NO: 2022266-A  
DATE: 8-28-2023

CLIENT: CALIBER  
SCALE: 1"=2000'



# BLUE SPRUCE RIDGE ZONING MAP

## SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO



**SUBJECT PARCEL**  
 1,829,388 SQ. FT.  
 41.997 ACRES

CURRENT ZONE:  
 LARIMER COUNTY  
 RURAL RESIDENTIAL (RR-2)

PROPOSED ZONE:  
 TOWN OF JOHNSTOWN  
 (R-2) MIXED-DENSITY NEIGHBORHOOD

**LEGEND**

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- ALIQUOT CORNER AS DESCRIBED

**PARCEL DESCRIPTION:**

A parcel of land situate in the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

BEGINNING at the Center Quarter Corner of said Section 26 and assuming the north line of said Southeast Quarter as bearing South 89°44'41" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,609.11 feet, monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 38304 at said Center Quarter Corner and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 38304 at the East Quarter Corner of said Section 26 and with all other bearings contained herein relative thereto;

THENCE South 89°44'41" East, along said north line, a distance of 2,137.32 feet, to the northeast corner of that parcel of land described in Special Warranty Deed recorded March 17, 2023, as reception number 20230010204 of the records of the Larimer County Clerk and Recorder;

THENCE along the southerly line of said reception number 20230010204 the following eleven (11) courses;

THENCE South 21°29'44" West a distance of 214.89 feet;

THENCE South 41°08'25" West a distance of 155.88 feet;

THENCE South 60°39'57" West a distance of 81.69 feet;

THENCE South 51°54'58" West a distance of 149.44 feet;

THENCE South 76°02'27" West a distance of 215.91 feet;

THENCE South 49°17'32" West a distance of 854.04 feet;

THENCE South 62°10'08" West a distance of 141.76 feet;

THENCE South 76°34'10" West a distance of 476.92 feet;

THENCE South 64°07'10" West a distance of 215.02 feet;

THENCE South 79°43'05" West a distance of 137.36 feet to the west line of said Southeast Quarter;

THENCE North 00°19'13" East, along said west line, a distance of 1,363.49 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,829,388 Square Feet or 41.997 Acres, more or less (±).

**OWNER:** Blue Spruce Ridge HoldCO LLC

By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO )  
 ) ss  
 COUNTY OF LARIMER )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my Hand and Official Seal.  
 My commission expires: \_\_\_\_\_.

**LIENHOLDERS**

By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO )  
 ) ss  
 COUNTY OF LARIMER )  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my Hand and Official Seal.  
 My commission expires: \_\_\_\_\_.

**SURVEYOR'S CERTIFICATE**

I, Matthew A. Kramer, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

**PLANNING AND ZONING APPROVAL**

This Map to be known as BLUE SPRUCE RIDGE ZONING MAP was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Planning Commission Chairperson

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the North line of the Southeast Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°44'41" East, a distance of 2,609.11 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

**TITLE COMMITMENT NOTE**

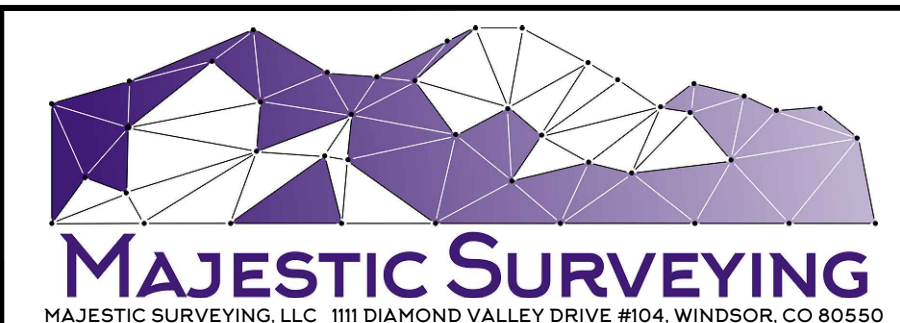
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-HS0807045-413, dated August 24, 2022, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

**NOTICE**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

# PRELIMINARY

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC  
 Colorado Licensed Professional Land Surveyor #38844  
 mattk@majesticsurveying.com



PROJ. NO: 2022266-A	PROJECT NAME: BLUE SPRUCE	REVISIONS:	DATE:
DATE: 6-9-2023	CLIENT: H & G	REDLINES:	1-4-24
DRAWN BY: MAK	FILE NAME: 2022266-A_ZONE		
CHECKED BY: MF	SCALE: 1" = 100'		



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

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATIONS

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**AGENDA DATE:** March 13, 2024

**SUBJECT:** Change of Time for Regular Planning & Zoning Commission Meetings

**ACTION PROPOSED:** Consider changing Planning & Zoning Commission regular meeting time from 7pm to 6pm

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

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### DISCUSSION ITEM:

The purpose of this item is to provide an opportunity for the Commission to consider changing the Planning & Zoning Commission regular meeting time from 7pm to 6pm. Alternatively, the Commission may choose to establish a different time; however, in consideration of the general public, who may be traveling from work, staff would recommend against setting a meeting time before 5:30pm. Staff can fully accommodate a change should the Commission wish to alter the meeting time.

If the Commission chooses to make a change to the meeting time, a motion, second, and vote should occur to memorialize the change. If the Commission chooses not to make a change to the meeting time, no action is required.

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### SUGGESTED MOTIONS:

**For Approval:** I move to approve changing the time of the Planning & Zoning Commission regular meeting from 7pm to 6pm.