



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, May 24, 2023 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 AGENDA

- [1.](#) Minutes of March 22, 2023
- [2.](#) Minutes of April 12, 2023

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

NEW BUSINESS

- [3.](#) Candidates for Open Seat on PZC
- [4.](#) **PUBLIC HEARING** - Preliminary/Final Subdivision for Encore Filing 1 (SUB21-0026)

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, March 22, 2023

SUMMARY MINUTES

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

Agenda was approved 6/0.

Minutes of January 25th and February 15th, 2023, were approved unanimously with no changes.

No general public comment.

The Public Hearing for **Iron Horse Filing No 3 Preliminary / Final Subdivision (SUB21-0016)** was opened. Kim Meyer, Director of Planning & Development, presented an overview and the staff analysis for this proposed industrial subdivision that will complete the Iron Horse PUD lot development. Commissioners inquired about the differences between the PUD conceptual land use plan and the proposed lots. Meyer noted Staff seeks substantial conformance and that PUD plan is more indicative of land use than specific lot numbers, numbering or configuration.

Mike McBride, Centerra Commercial, was available to represent the Applicant. No presentation was made by the Applicant. No questions were asked by the Commission.

No public comment was made, and the public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Hatfield / 2nd C. Weber.

Vote: 6/0

The Public Hearing for **Mountain View West 3rd Replat (Townhomes II) Preliminary / Final Subdivision and Development Plan (SUB22-0015)** was opened. Kim Meyer presented an overview of the project and the staff analysis for this proposed residential subdivision in the Mountain View West PUD.

Mitch Nelson, Baessler Homes, was present for the Applicant and provided a brief presentation.

No Public Comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Grentz / 2nd C. Hayward.

Vote: 6/0

Kim Meyer provided a brief department update and indicated upcoming public hearing for the land use code in April.

Chairman Weber announced his resignation from the PZC effective immediately. Jason Grentz accepts Weber’s nomination, Hayward seconds. Vote 6/0.

Commissioner Flores nominated for VC – Grentz / Campbell – accepts. 6/0

Commissioners had no reports. Meeting was adjourned at 8:00 P.M.

Respectfully Submitted
Kim Meyer, Director



Accepted:
Jason Grentz, Chair



Town of Johnstown

Item 2.

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, April 12, 2023

SUMMARY MINUTES

The meeting was called to order by Chair Grentz at 7:03 P.M. Roll call attendance was taken. Present were Commissioners Flores, Hatfield, Hayward, and Salo. Campbell & Grentz were excused. Vice Chair Flores opened the meeting.

Agenda was approved 4/0.

No general public comment.

The Public Hearing for **the Johnstown Land Use & Development Code** was opened. Kim Meyer, Director of Planning & Development, presented a detailed presentation and overview of the proposed code. Commissioners discussed many items with staff. No major issues arose. Staff requested any editorial or typos be emailed directly to be reviewed and incorporated with final publication of the code.

No public comment was made, and the public hearing was closed.

Motion was made to Recommend Approval of the Johnstown Land Use & Development Code to the Town Council per findings and language provided in the staff memo by C. Salo / 2nd C. Hayward.
Vote: 4/0

Kim Meyer provided a brief department update and indicated upcoming public hearing for the land use code in April and May with Council.

Commissioners had no reports. Meeting was adjourned at 9:05 P.M.

Respectfully Submitted
Kim Meyer, Director

Accepted by Vice Chair:

The Community That Cares

johnstown.colorado.gov

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



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF MEMO

ITEM: Candidates for Open Seat on Planning & Zoning Commission
DESCRIPTION: Interview and “Meet & Greet” of PZC Candidates
STAFF: Kim Meyer, Director
HEARING DATE: May 24, 2023

-
- ATTACHMENTS:**
1. Candidate Summary
 2. Candidate Questions

This is an opportunity for the current Commissioners to learn more about the candidates who voluntarily applied for a seat on the Planning & Zoning Commission, and the candidates to ask questions of Staff or the Commissioners to learn more about the position. Candidates should expect to be interviewed individually for approximately 10 minutes each.

The Town is seeking one candidate at present to fill the commission to the full seven members. Staff and the Commission have also discussed the intent to amend Town Municipal Code to permit the appointment of two additional members as “alternates” that would be able to vote in case of an absence, or immediately step up to fill an open position in case of a resignation.

Recommendations of the PZC will be forwarded to the Town Council at an upcoming regular meeting for official appointment. The appointed candidate will be sworn in by the Town Clerk at or prior to the following meeting of the Commission.

- ACTION OPTIONS:**
- The Commission may wish to take an immediate paper ballot vote, and repeat if desired, to see if a majority is reached &/or may continue the item and reopen discussion and voting at the end of the agenda.
- To vote: I move that the Planning & Zoning Commission conduct a paper ballot vote to determine
 - To continue: I move to continue the voting process to the end of the meeting agenda.

Planning & Zoning Commission Candidates & Submitted Profiles

1. Steve Urban
2. Cody Jeanneret
3. Andrew Paranto

STEVE URBAN

Residence Address (Street, City, State, Zip Code)

1009 Charlotte Street, Johnstown, CO 80534

How long have you lived in Johnstown?

17 years

Current Occupation & Employer

Self Employed / Business Owner. Recruiting & Consulting Services

Please list your volunteer and/or work experience:

Youth Sports, Forest Service Trash Pick Up and Tree Removal.

Why do you wish to be appointed?

As a 30+ year business executive in the retail / wholesale space, startup founder and business owner, I feel my experience can bring value.

List any abilities, skills, or interests which are applicable to the position for which you are applying:

Executive Recruiter | Entrepreneur | Founder | Owner | CEO | Advisor | Consultant | Board Member | Author | Podcast Host | Speaker

I am the CEO of Riderflex, a top-rated recruiting firm that specializes in matching candidate personalities to company culture and supporting businesses of all industries and functions worldwide.

<https://www.riderflex.com/>

My passion for helping professionals achieve professional happiness and personal fulfillment has been the driving force behind my successful career. My motto is "I don't want the remainder of my life to be dictated by "things", I want my life to be dictated by the "experiences" I'm chasing." My core purpose is to help people find professional happiness.

I have a proven track record as a successful entrepreneur having built Riderflex into a multi-million dollar business and also having startup experience. I have over 30 years of experience in retail, wholesale, and executive leadership and have worked my way up through various retail positions, eventually making it to CEO and COO positions of \$40 million dollar companies before becoming the founder of Riderflex. In addition to my extensive background in retail, wholesale, and executive leadership, I am also an expert in crisis management and have successfully led two business turnarounds. I'm an operations expert and dynamic leader with numerous references and personal written recommendations.

Apart from being a successful CEO, I am also an accomplished author with my book, "The Riderflex Guide: Inspiring & Hiring" and a successful podcast host of the Riderflex Podcast. I am available for Consulting, Advisory work, Board Memberships and speaking engagements.

In my free time, I love going camping and trail riding with my jeep. I also have a dog named Rider, who is named after our company Riderflex. I am also a grandfather and happily married to my beautiful wife Kim Urban. Together, Kim and I also own and operate Presley Rose Investments LLC. A residential real estate investment company.

POSITION EXPERIENCE

Author

Podcast Host

Business Owner

Entrepreneur

Startup Founder

Advisor

Consultant

CEO

President

COO

Director

Regional Manager

District Manager

Operations

Turnaround

Crisis Management

INDUSTRIES

Consumer Goods

Retail

Wholesale

Apparel

Furniture

Cannabis

Real Estate

Staffing & Recruiting

REVENUE EXPERIENCE

\$40+ million

FUNCTIONS

Entrepreneurship

Executive Management

Recruiting

PEOPLE EXPERIENCE

15+ Direct Reports and 200+ indirect reports

Please specify any activities which might create a serious conflict of interest if you should be appointed to a particular board, commission or committee.

N/A

Although you are not required to have extensive knowledge or experience related to the board, commission or committee, please list any licenses, certificates or other specialized training applicable to the board, commission or committee for which you are applying.

I have sit on company Boards and reported into Boards as a CEO for two 40 million dollar companies. I also currently manage an Advisory Board for my own company, Riderflex LLC.

<https://www.riderflex.com/>

Please add any additional information or references you believe may be helpful in considering your application.

LINKEDIN PROFILE: <https://www.linkedin.com/in/stevepurban/>

PERSONAL WEBSITE: steve-urban.com

DIGITAL BUSINESS CARD: <https://pitch59.com/card/steve-urban-ceo-riderflex>

If you are not appointed at this time, are you interested in serving in the future?

Yes

May we contact you in the future if a vacancy opens?

Yes

What interests you most (or least) about the position?

To volunteer and give back to the community based on my experiences over the years.

What do you like most (or least) about the Town of Johnstown?

The people and the culture. We moved here from Oklahoma 17 years ago and absolutely love northern Colorado and Weld Country. Anything I can do to contribute and give back to the community would be considered a blessing.

What would you like to see the Town accomplish in the next two (2) years?

Continued improved and development of retail and business commercial space. Continued increase in opportunities for professional and business owners to grow and develop in their community without having to commute or relocate.

What is your philosophy on growth?

Grow with strategic thought and with purpose. Grow with specific goals in mind and not "just to grow". Make good decisions that will benefit the community without destroying our culture and overall way of life.

What changes would you like to see occur in the Town of Johnstown?

I'd like to see more improvements with downtown. It's nice to have all the development and new shops near the major highways, but I believe downtown and near Parish could be much more interesting and attractive. Downtown could be much more vibrant.

Why should you be appointed?

Based on my life and business experiences, my 17 years of living in Johnstown and ability to give with my time. As a business owner, I can write my own schedule and I have a lot of flexibility. Our children are grown and have moved on. Aside from my hobby of camping, I have the time and desire to contribute.

I appreciate your time and consideration and wish you the best regarding the selection process.

Signature

Steve Urban

CODY JEANNERET**Residence Address (Street, City, State, Zip Code)**

180 Muscovy Ln
Johnstown, CO 80534

How long have you lived in Johnstown?

15 months

Current Occupation & Employer

Project Manager in Wastewater Monitoring / Hach Company

Please list your volunteer and/or work experience:

Work Experience - Previous work in Oil & Gas Industry as an Engineering Consultant designing DOT pipelines throughout the U.S. Currently work in Wastewater Flow Monitoring for Hach Company as a Project Manager overseeing 800 locations for 60 different municipalities in the U.S.

Volunteered with Big Brothers & Big Sisters, special need children at church, coaching middle school sports

Previous Board Member for political party in Larimer County

Why do you wish to be appointed?

I am interested in getting involved within the community. The Planning and Zoning Commission interests me as it has direct impact on the lives of the residents. I want to help implement the Master Plan and do it in the best way to improve the livelihood of the town, especially with the expected growth in the coming years.

List any abilities, skills, or interests which are applicable to the position for which you are applying:

I have extensive experience reading construction plans from my time as an engineer design Oil & Gas facilities.

Please specify any activities which might create a serious conflict of interest if you should be appointed to a particular board, commission or committee.

None

Although you are not required to have extensive knowledge or experience related to the board, commission or committee, please list any licenses, certificates or other specialized training applicable to the board, commission or committee for which you are applying.

I have a B.S. in Civil Engineering from the Colorado School of Mines

Please add any additional information or references you believe may be helpful in considering your application.

Wastewater Work Experience

Project Management - coordination and oversight of complex wastewater flow monitoring systems including scope review, scheduling, installation, maintenance, reporting, customer interface, progress reporting, and risk mitigation. Ongoing communications building strong customer relationships to meet and exceed expectations.

Project and Team Performance – analysis of metrics including On Time Delivery, Customer Satisfaction, Revenue, Credits, and Profit Margin. Identify performance gaps and work with individuals and teams to improve or implement new processes.

Summary of Projects and Key Achievements:

Service Project Manager for 60+ municipalities, including the City of Los Angeles and City of Dallas flow monitoring programs (worth \$1.5M annual revenue). Manage 800+ flow meter locations requiring ongoing support, maintenance, calibrations, and reporting. Required oversight of ~25 subcontractors and field personnel. Generate \$5-\$6M revenue annually in contracts and renewals with 55% profit margins (highest margin in company by significant margin). Contracts vary from 2 mos. – 5-years. Led analysis and resolution plan for non-value added return service visits. Performed deep dive analysis on entire 800+ meter program to determine root cause of lost revenue, down-time, equipment failure, and reporting gaps. Presented root cause analysis of equipment failure to company's attention to correct.

Project Manager for Taskray PM Software Implementation: Resolved critical communication gap through implementation of Taskray project management. Improved on-time delivery for reporting. Prevented contract loss and customer dissatisfaction.

Oil & Gas Work Experience

Engineering Management – coordination of activities delegating responsibilities around varying sized project teams, cost tracking and budget forecasting, progress reporting, conduction of design reviews, risk mitigation, and project scheduling and tracking.

Detailed Engineering and Design – Civil, Mechanical, and Electrical design.

Procurement Assistance – assemble equipment specifications, Request for Quotation packages, validation of received bid packages, negotiated terms and pricing with vendors, and Request for Purchase packages.

Construction Support – assemble bid packages, review bids providing commercial and technical evaluations including validation or suggested changes to terms, and field support.

Summary of Projects:

Project Manager for the detailed engineering design and procurement assistance of a crude truck injection facility in Texas – Project Duration 2015-2016 – Project Total Cost \$4 Million – Proposed and accomplished agreed upon terms with client for approved \$500,000 Engineering Budget.

Project Manager for 187 miles of crude pipeline in Oklahoma. Completed preliminary feasibility study, detailed engineering design, procurement assistance, and construction support. Successfully completed the project within estimated budget and schedule. – Project Duration 2012-2014 – Project Total Cost \$200 Million – Proposed and accomplished agreed upon terms with client for approved \$6.5 Million Engineering Budget.

If you are not appointed at this time, are you interested in serving in the future?

Yes

May we contact you in the future if a vacancy opens? Yes

What interests you most (or least) about the position?

I am interested in serving my community to see it grow and thrive.

I am least interested about the petty dynamics that can be part of the government.

What do you like most (or least) about the Town of Johnstown?

I like the strong ties to farming and agricultural. Residents really enjoy and are proud to be in Johnstown. I am one of them.

What would you like to see the Town accomplish in the next two (2) years?

Successful completion of the Hwy 60 expansion. I would like to see the growth of local businesses, not just big chains, inhabit the commercial spaces that are under development.

What is your philosophy on growth?

Growth needs to be thoughtful and sustainable. If it grows too fast, it can strip the soul of the community. I firmly believe Johnstown will be a go-to spot for families and businesses in the future.

What changes would you like to see occur in the Town of Johnstown?

Continued investment into downtown Johnstown to create a location for families to spend throughout the week.

Why should you be appointed?

My professional background spans between different industries which are important to Johnstown in general. I am passionate to serve other, and I really want to see Johnstown thrive for my family and others.

Signature

Cody Jeanneret

ANDREW PARANTO**Residence Address (Street, City, State, Zip Code)**

330 Kirkland Lane, Johnstown, CO, 80534

How long have you lived in Johnstown?

4 years

Current Occupation & Employer

Electrical Engineer, ENTRUST Solutions Group

Please list your volunteer and/or work experience:

Volunteer:

Loveland Historical Preservation Society
Habitat for Humanity

Work:

ENTRUST Solutions Group - Project Engineer

- Quality Control and Quality Assurance
- Specifications and Standards/Codes
- Project management
- Substation design: Physical and P&C
- Material acquisition
- Customer support

City Light and Power - Electrical Engineer III

- Quality Control and Quality Assurance
- Specifications and Standards/Codes
- Project management
- Substation maintenance
- Protection and controls
- Physical and grounding
- Light transmission design
- Distribution design
- Systems engineering

Stanley Consultants - Substation Design Engineer II

- Quality Control and Quality Assurance
- Specifications and Standards/Codes
- Project management
- Substation design
- Material acquisition
- Customer support

City of Loveland Water and Power - Electrical Engineer

- Specifications and Standards/Codes
- Project management
- System modeling and studies
- Distribution design

-Substation design

Ward Engineering - Electrical Engineer

- Field inspections
- Project management
- Survey and right of way
- Transmission design
- Distribution design

Are you presently serving on Town Council or on an appointed committee, board or commission? If so, which one(s)?

No

Why do you wish to be appointed?

I wish to be involved in my local community. This would be a great way to get involved and meet active community members, to further my own goal of being an active community member.

List any abilities, skills, or interests which are applicable to the position for which you are applying:

Technical expertise in: engineering projects and management, utility infrastructure, power systems, land surveying.

Skilled in: mathematics, National Safety Codes, National Standards, Technical Writing, Engineering design, Modeling and GIS Software.

I have an interest in demographics. For example, based on Johnstown's location quotient and the estimated per capita of engineers in Weld County, Johnstown has about 32 engineers living in its borders!

Please specify any activities which might create a serious conflict of interest if you should be appointed to a particular board, commission or committee.

None

Although you are not required to have extensive knowledge or experience related to the board, commission or committee, please list any licenses, certificates or other specialized training applicable to the board, commission or committee for which you are applying.

OSHA - 10 Year, MSHA, EIT

Please add any additional information or references you believe may be helpful in considering your application.

6th Generation Colorado Native.

If you are not appointed at this time, are you interested in serving in the future?

Yes

May we contact you in the future if a vacancy opens?

Yes

What interests you most (or least) about the position?

Most interested in getting involved with the community. Least interested in reading legalese.

What do you like most (or least) about the Town of Johnstown?

I've enjoyed most the small town feel. I've enjoyed least not being active in the community.

What would you like to see the Town accomplish in the next two (2) years?

I'd love to see the Little Thompson Trail be completed. The expansion of Highway 60.

What is your philosophy on growth?

Depends. Ideally, growth in the form of progress should be the most important goal individually, and as a society.

What changes would you like to see occur in the Town of Johnstown?

I'd love to see the Town have municipal Power and Communications(Internet/Broadband). However, either would be a massive undertaking. So I'd settle for well thought out City Planning and design.

Why should you be appointed?

I am a young Professional that is eager to help his local community. I will also bring my knowledge and technical expertise to the board to make informed decisions.

Signature

Andrew Paranto

CANDIDATE INTERVIEW QUESTIONS
JOHNSTOWN PLANNING AND ZONING COMMISSION

Applicant: _____

1. Tell us about yourself and your interest in serving on the Planning & Zoning Commission.
2. How do you see your role and duties as a Planning Commission member in town government?
3. Describe your understanding of the relationship and interaction between the Planning Commission and the Town Council.
4. Tell us about your understanding of current land use, zoning, and development activities in the Town.
5. In your view, what are the Top Three concerns related to new development in Johnstown?
6. How do you feel about the recent growth and development in Johnstown and the Northern Colorado region?
7. Have you ever been personally involved as an owner, developer, or contractor?
8. As a citizen, what do you feel is the most important role the Planning and Zoning Commission plays (or should play) with regard to a new development?
9. Based on your current understanding and perceptions of development, and how new development is approved by the Town, what is the Town doing well? What are elements that deserve more attention?
10. If chosen for this role, what support or information would you like to receive from Town Staff?



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM: Public Hearing for Encore Filing 1 - Preliminary/Final Subdivision Plat

DESCRIPTION: Proposed Subdivision of approximately 189 acres into large lots and tracts

LOCATION: Northwest corner of Highway 34 and Colorado Blvd.

APPLICANT: Roy Bade, Encore HoldCo, LLC / Russ Lee, Ripley Design (representative)

STAFF: Kim Meyer, Director

HEARING DATE: May 24, 2023

ATTACHMENTS

1. Vicinity Map
2. Proposed Subdivision Plat
3. Encore ODP (Approved 2021)
4. Arterial Road Striping & Configurations

PROEJCT SUMMARY

Encore Filing 1 is a 189-acre subdivision creating large lots and tracts for development and future resubdivision as more detail is known about future users.

SITE LOCATION

This project is located between High Plains Blvd (Larimer CR 3) to the west and Colorado Boulevard to the east, with Highway 34 to the south and extends approximately ¼ to ½ mile north of US 34 (Attachment 1).

PROPERTY BACKGROUND & CONTEXT

Annexed: Miracle on 34 in 2006

Zoned: 2006 PUD-MU (Mixed Use) – Miracle ODP
2021 Amended ODP – Encore ODP & Design Guidelines (Attachment 3)

Adjacent Zoning & Land Use:

North Johnstown PUD-MU – undeveloped
Larimer County RR2 (Rural Residential) - SF subdivision

East Windsor – LI (Light Industrial) / currently Ag uses

South Johnstown – Iron Horse PUD & Larimer County RR-2 & CC (Commercial Corridor)

The Community That Cares
johnstown.colorado.gov
P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

West Loveland – Centerra/Kinston residential
 Larimer County – Ag with rural residence

Historical Site Use: Undev / Agriculture

Floodplain: X (outside the 0.2%/500-yr floodplain)

Oil & Gas: Multiple P&A wells and 2 OG facilities, creating separate lots with plat

Wireless facilities: None known

Irrigation Ditches: Greeley Loveland Irrigation Canal – bisects property east to west

Other:

HEARING HISTORY

This project was originally scheduled for a hearing in September of 2022, and was requested to be removed from the agenda by the Applicants pending resolution of a concern by one of the property owners. Additional revisions to the plan and plat have proceeded, with removal of a portion of the original property from the plat area.

PUBLIC NOTICE / NEIGHBORHOOD OUTREACH

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Courtesy notices were mailed to owners within 500 feet of the parcel.

No neighborhood meeting was required by staff as no specific uses or site development is proposed with this subdivision. A neighborhood meeting was held with the ODP review in 2021.

No public comments have been received by Staff as of the date of publication of this report.

PROJECT DESCRIPTION & STAFF ANALYSIS

The Applicant, Encore HoldCo, LLC, is requesting a combined Preliminary/Final approval for a Subdivision Plat for 189 acres. Approval of this plat would create several large tracts for future subdivision ranging from 7 – 27 acres in size, along with two lots for existing gas operations located on or adjacent to the site and one 44.1-acre lot that could be developed without replatting, once infrastructure is in place. There are also multiple outlots that will be utilized for commonly-owned landscape buffers and stormwater detention.

This plat also includes dedication of the necessary rights-of-way to the Town and CDOT for the realignment of High Plains Blvd. (LCR 3), expansion of Colorado Blvd. and all other required rights-of-way for the main circulation paths. The engineering plans and documents that accompany this subdivision application will ensure construction of utilities and stormwater facilities for the site, and significant transportation improvements along High Plains Blvd., US 34, and Colorado Blvd. in compliance with Town codes and standards. Transportation connections are also stubbed/planned to adjacent properties to enable future development.

Colorado Blvd would be widened to a 4-lane arterial along the eastern frontage of the property, with a double-lane roundabout proposed at the northern access into the site; and widened at US 34 to accommodate free-movement right turns to/from Colorado Blvd., southbound double lefts, and bike lane striping. Attachment 4 provides a high-level overview of the Colorado and High Plains Blvd configurations.

The Community That Cares

www.johnstown.colorado.gov

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

The ultimate realignment of High Plains Boulevard is anticipated to involve multiple owners and jurisdictions, and is intended to realign and signalize that US 34 intersection to the east, with the intent of avoiding traffic stopped across the RR tracks that exist in close proximity to the west. Encore will create the northern leg of that infrastructure project, including a roundabout to facilitate smooth traffic movements. US 34 highway improvements will also include accel and decel lanes for all intersections, and a re-aligned access that would provide a right-in/right-out (RIRO) access to the north into Encore.

Realignment of High Plains Blvd also requires ensuring ongoing access to a county resident to the west, who pulls access from "LCR 3" as currently configured. Final engineering/street plans will ensure continued access.

Town Staff has requested some minor revisions to the plat prior to proceeding to Council for hearing, and is continuing to review the technical reports, traffic analyses, and construction drawings. Highway 34 plans are likely to be a separate plan package as they also will be reviewed by CDOT. Final approval of plans and agreements with Greeley and the ditch are also needed related to the large easements and encumbrances on the site. The Town will continue to facilitate conversations with adjacent jurisdictions. These pieces will be required to be complete and will be incorporated into final plans and/or agreements as development obligations. Staff feels this Subdivision is at an appropriate design stage to gain approvals.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

Based on the application received, associated submittal materials, and preceding analysis, the Planning & Zoning Commission finds that following:

1. The proposed subdivision is in alignment with and furthers the goals and intents stated within the Johnstown Area Comprehensive Plan as an area slated for High and Medium Intensity/Density development.
2. The proposed Subdivision is consistent with the approved Encore Outline Development Plan.
3. The proposed project is in substantial compliance with the Town's codes, regulations, and requirements.
4. The proposed Subdivision will allow a flexible market-based approach to future development of this large acreage into a wide mix of urban-level uses and users, while providing adequate infrastructure to support that development.

Recommended Motions

To Approve:

I move that the Planning & Zoning Commission recommend Approval of the Preliminary/Final Subdivision for Encore Filing 1.

To Deny:

I move that the Planning & Zoning Commission recommend Denial of the Encore Filing 1 Preliminary/Final Subdivision to the Town Council with the following findings:

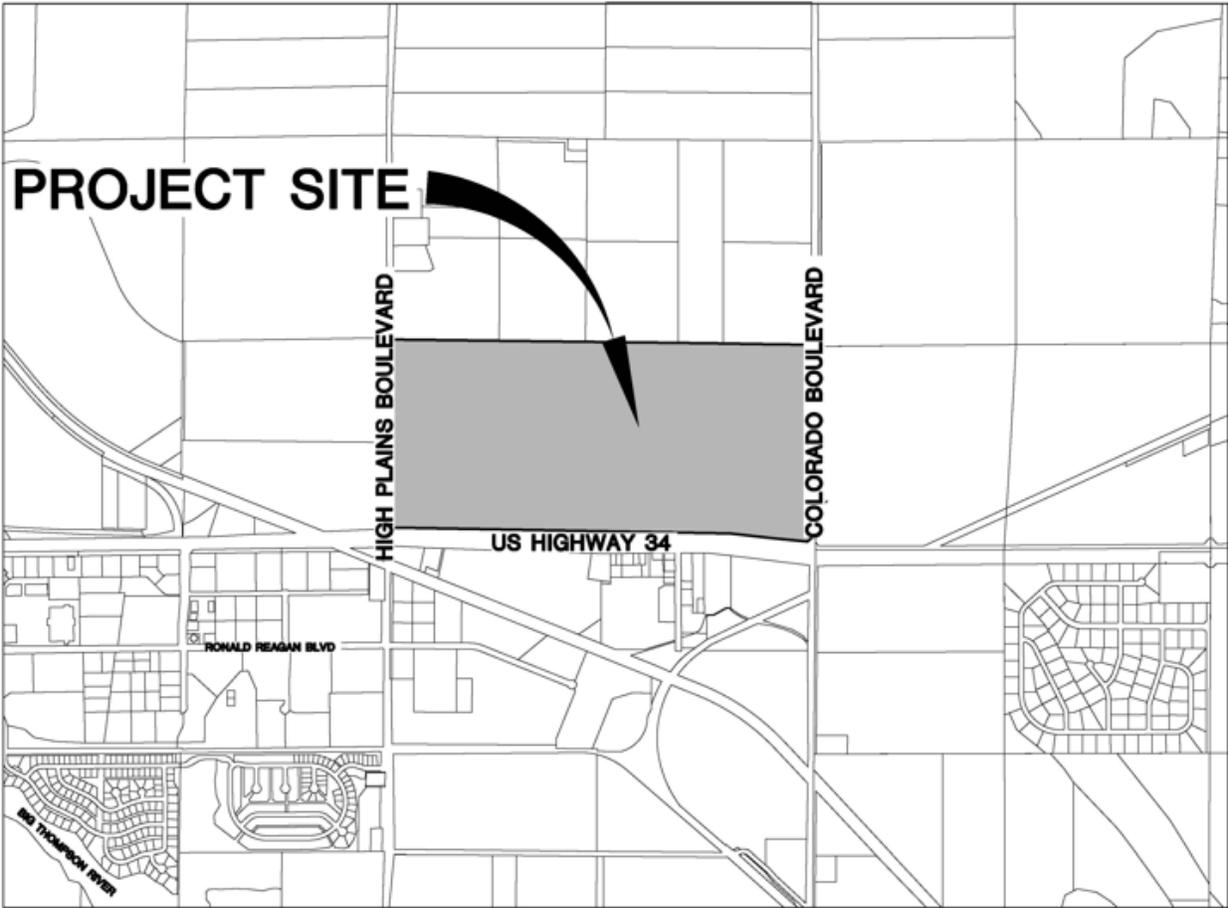
The Community That Cares

www.johnstown.colorado.gov

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

ENCORE FILING 1

VICINITY MAP

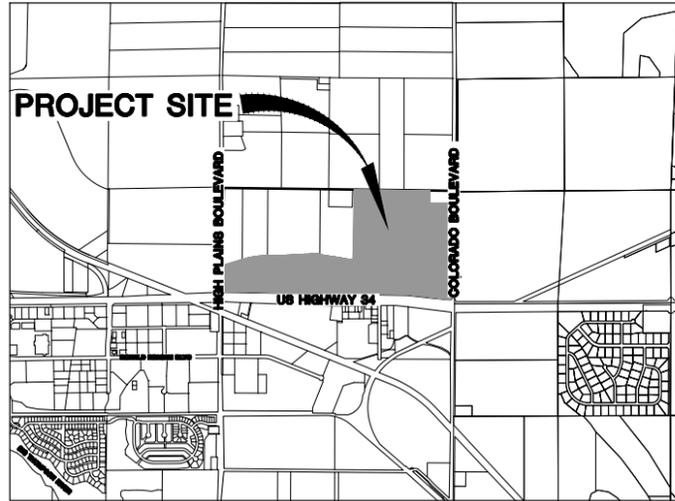


Not To Scale



ENCORE FILING 1

LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



TOTAL OUTLOTS 10 **TOTAL LOTS** 2 **TOTAL TRACTS** 5 **ZONING** PUD

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

OWNER:
ENCORE HOLDCO, LLC
ROY BADE
8901 E MOUNTAIN VIEW RD., SUITE #150
SCOTTSDALE, AZ 85258
(480) 295-7600

BASIS OF BEARING STATEMENT

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY THE EAST QUARTER CORNER OF SECTION 12 AND THE SOUTH END BY THE SOUTHEAST CORNER OF SECTION 12, SAID LINE IS ASSUMED TO BEAR S00°51'45"W A DISTANCE OF 2630.93 FEET AND IS MONUMENTED AS SHOWN HERON.

SURVEYOR CERTIFICATE:

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

DATED THIS _____ DAY OF _____, 20____.



CHAD R. WASHBURN
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

NOTICE OF OTHER DOCUMENTS

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

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF JOHNSTOWN, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, OUTLOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF ENCORE FILING 1, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF JOHNSTOWN SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: ENCORE HOLDCO, LLC
A COLORADO LIMITED LIABILITY COMPANY

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

BY: _____ AUTHORIZED SIGNOR
NAME JENNIFER SCHRADER

NOTARIAL CERTIFICATE

STATE OF ARIZONA)
COUNTY OF MARICOPA)^{SS}
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LENDER: CAPITAL FUND REIT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

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

BY: _____ PRESIDENT
NAME NOAH BROCIOS

NOTARIAL CERTIFICATE

STATE OF ARIZONA)
COUNTY OF MARICOPA)^{SS}
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS ENCORE FILING 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RECEPTION NUMBER _____ PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR - GARY LEBSACK TOWN CLERK - HANNAH HILL

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A)
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. HS0813638 AMENDMENT 1 PREPARED BY HERITAGE TITLE COMPANY EFFECTIVE APRIL 27, 2023 AT 8:00 AM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FRM), MAP NO. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY, THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12
THENCE N 07°39'12" E A DISTANCE OF 251.55 FEET TO THE POINT OF BEGINNING;
THENCE S 44°04'45" E A DISTANCE OF 71.14 FEET;
THENCE S 88°43'39" E A DISTANCE OF 4342.30 FEET;
THENCE S 83°16'09" E A DISTANCE OF 597.20 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS
N 06°43'50" E, HAVING A RADIUS OF 11334.20 FEET, A CENTRAL ANGLE OF
02°04'01" AND AN ARC LENGTH OF 408.87 FEET;
THENCE N 47°45'00" E A DISTANCE OF 68.30 FEET;
THENCE N 00°51'45" E A DISTANCE OF 2498.76 FEET;
THENCE N 88°54'02" W A DISTANCE OF 30.00 FEET;
THENCE S 00°51'45" W A DISTANCE OF 221.07 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 59°29'08" W, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF
14°50'50" AND AN ARC LENGTH OF 21.77 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 44°38'19" W, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF
20°25'04" AND AN ARC LENGTH OF 15.68 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS
N 24°13'15" W, HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF
25°19'13" AND AN ARC LENGTH OF 213.89 FEET;
THENCE N 88°54'02" W A DISTANCE OF 297.99 FEET;
THENCE N 00°51'44" E A DISTANCE OF 294.00 FEET;
THENCE N 88°54'02" W A DISTANCE OF 1792.05 FEET;
THENCE S 01°05'58" W A DISTANCE OF 1442.95 FEET;
THENCE S 01°05'58" W A DISTANCE OF 217.14 FEET;
THENCE N 79°36'13" W A DISTANCE OF 97.64 FEET;
THENCE N 80°36'13" W A DISTANCE OF 321.49 FEET;
THENCE N 81°58'34" W A DISTANCE OF 188.05 FEET;
THENCE N 82°02'01" W A DISTANCE OF 81.52 FEET;
THENCE N 77°14'42" W A DISTANCE OF 129.03 FEET;
THENCE N 87°33'11" W A DISTANCE OF 75.86 FEET;
THENCE S 88°38'30" W A DISTANCE OF 152.60 FEET;
THENCE S 89°30'23" W A DISTANCE OF 116.17 FEET;
THENCE S 85°40'41" W A DISTANCE OF 138.01 FEET;
THENCE S 87°40'54" W A DISTANCE OF 167.58 FEET;
THENCE S 86°51'02" W A DISTANCE OF 106.99 FEET;
THENCE S 86°57'18" W A DISTANCE OF 76.61 FEET;
THENCE S 88°39'06" W A DISTANCE OF 134.28 FEET;
THENCE S 88°43'57" W A DISTANCE OF 143.08 FEET;
THENCE S 89°33'51" W A DISTANCE OF 112.53 FEET;
THENCE S 87°49'15" W A DISTANCE OF 95.13 FEET;
THENCE S 86°07'00" W A DISTANCE OF 101.34 FEET;
THENCE S 82°18'45" W A DISTANCE OF 67.60 FEET;
THENCE S 81°10'10" W A DISTANCE OF 106.43 FEET;
THENCE S 77°35'57" W A DISTANCE OF 73.70 FEET;
THENCE S 74°41'37" W A DISTANCE OF 159.82 FEET;
THENCE S 73°25'09" W A DISTANCE OF 193.92 FEET;
THENCE S 73°24'05" W A DISTANCE OF 289.84 FEET;
THENCE S 00°8'14" W A DISTANCE OF 540.13 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 188.839 ACRES OR 8,225,812 SQUARE FEET MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW IN USE OR OF RECORD.

DESCRIPTION	ZONING	SIZE (AC.)	PERCENTAGE (% TOTAL)	O & M RESPONSIBILITY
LOTS 1 - 1 BLOCK 1	PUD	44.10	23.35%	OWNER
LOTS 1 - 1 BLOCK 2	PUD	3.26	1.72%	OWNER
TRACT A - FUTURE DEVELOPMENT	PUD	14.89	7.88%	OWNER
TRACT B - FUTURE DEVELOPMENT	PUD	12.10	6.41%	OWNER
TRACT C - FUTURE DEVELOPMENT	PUD	21.74	11.51%	OWNER
TRACT D - FUTURE DEVELOPMENT	PUD	27.74	14.69%	OWNER
TRACT E - FUTURE DEVELOPMENT	PUD	7.02	3.72%	OWNER
OUTLOT A - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	1.57	0.83%	OWNER
OUTLOT B - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	4.66	2.47%	OWNER
OUTLOT C - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	1.95	1.03%	OWNER
OUTLOT D - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	5.36	2.84%	OWNER
OUTLOT E - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	4.43	2.35%	OWNER
OUTLOT F - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	2.04	1.08%	OWNER
OUTLOT G - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	6.39	3.38%	OWNER
OUTLOT H - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	3.96	2.10%	OWNER
OUTLOT I - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	4.34	2.30%	OWNER
OUTLOT J - OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT	PUD	1.92	1.01%	OWNER
RIGHT-OF-WAY		21.37	11.32%	TOWN OF JOHNSTOWN
TOTAL		188.84	100.00%	

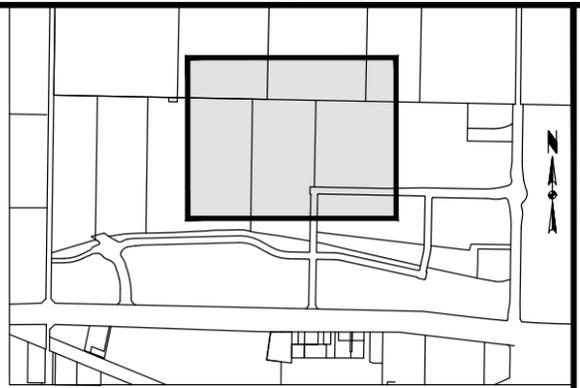
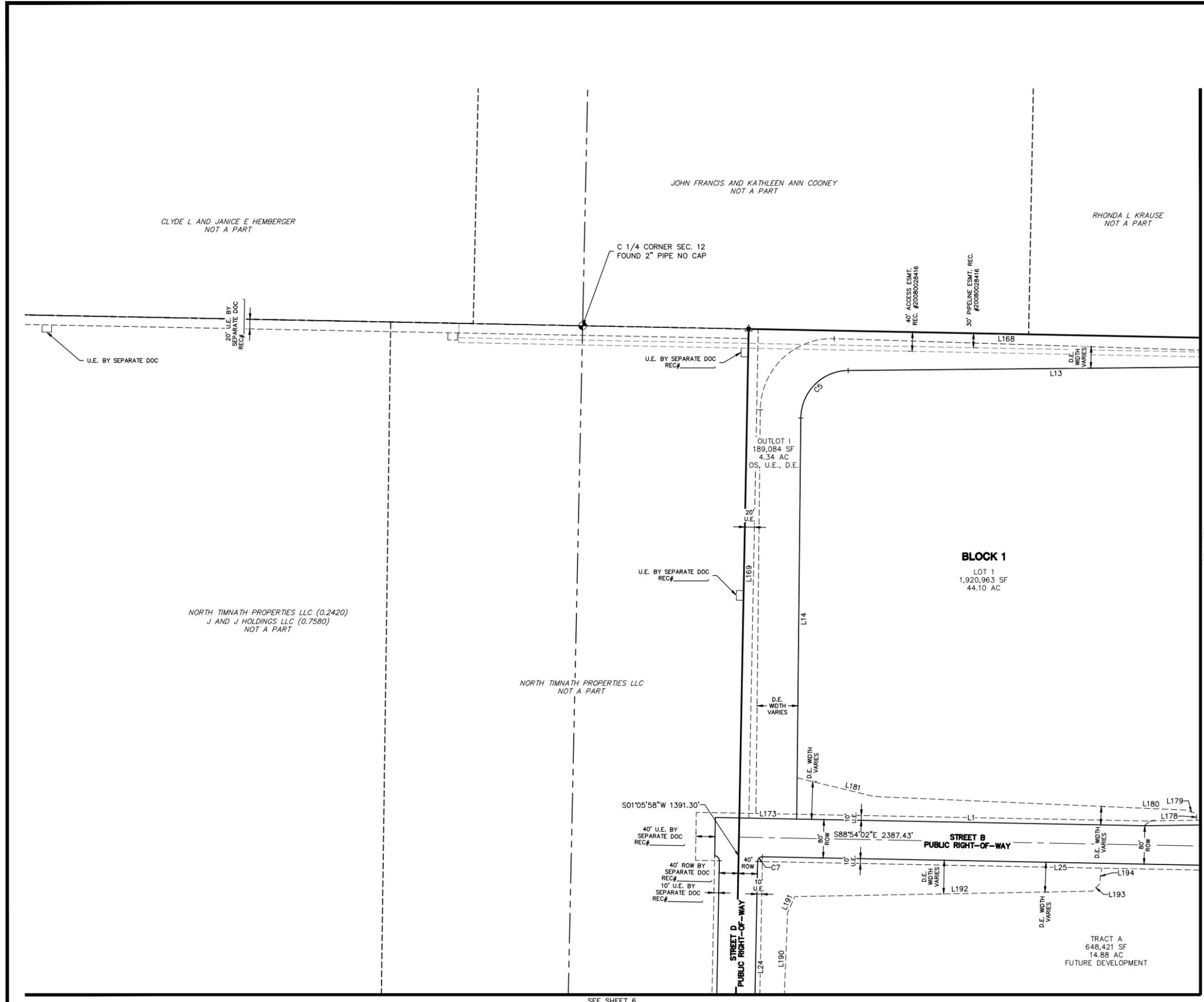


ENCORE FILING 1
PLAT COVER



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

JOB NO. 1245.0008.00
SCALE N.T.S.
DATE MAY 2023



KEY MAP
N.T.S.

LEGEND

- ⊕ FOUND ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND RED PLASTIC CAP LS 34995
- ⊙ FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- ▲ SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- - - EXISTING EASEMENT
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING



ENCORE FILING 1

PLAT



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

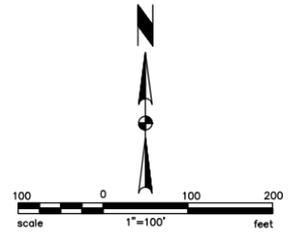
JOB NO. 1245.0008.00

SCALE 1" = 100'

DATE MAY 2023

SHEET

3 of 8



SEE SHEET 6

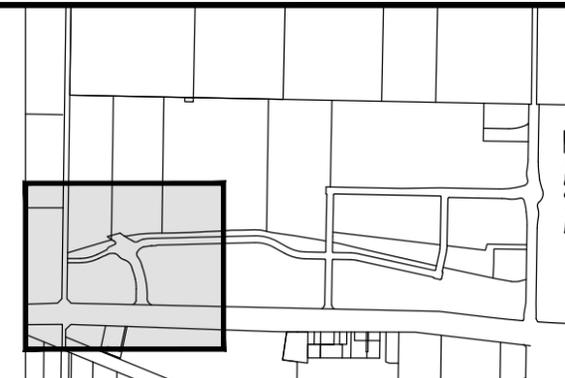
SEE SHEET 4

CENTERRA EAST DEVELOPMENT INC
NOT A PART
(LOVELAND)

NORTH TIMNATH PROPERTIES LLC
NOT A PART

NORTH TIMNATH PROPERTIES LLC
NOT A PART

NORTH TIMNATH PROPERTIES LLC (0.2420)
J AND J HOLDINGS LLC (0.7580)
NOT A PART



KEY MAP
N.T.S.

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND RED PLASTIC CAP LS 34995
- FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING



ENCORE FILING 1

PLAT



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

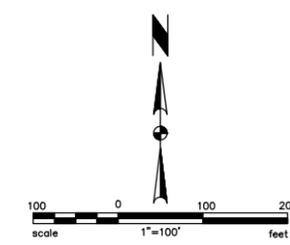
JOB NO. 1245.0008.00

SCALE 1" = 100'

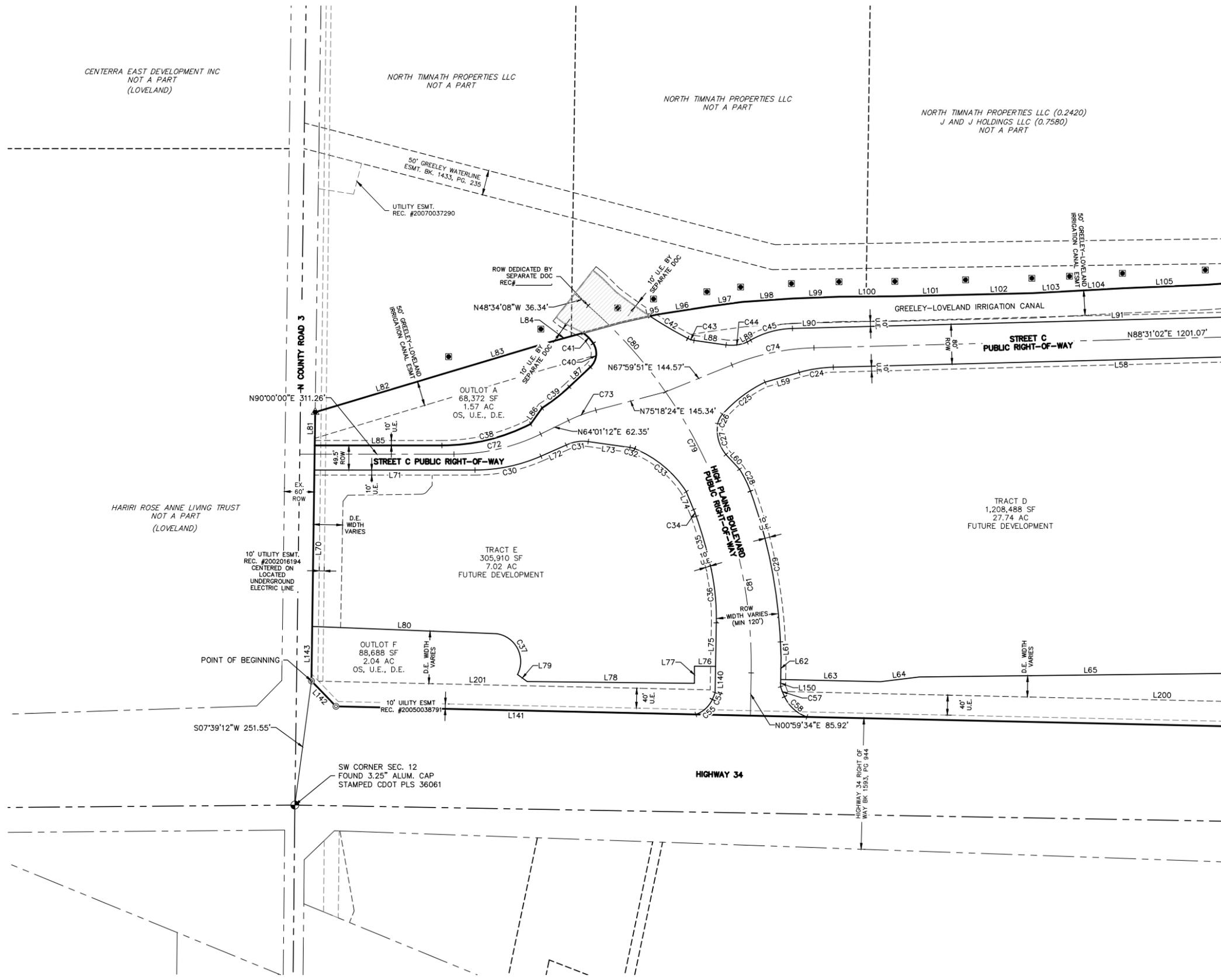
DATE MAY 2023

SHEET

5 of 8



SEE SHEET 6



HARI RI ROSE ANNE LIVING TRUST
NOT A PART
(LOVELAND)

10' UTILITY ESMT.
REC. #2002016194
CENTERED ON
LOCATED
UNDERGROUND
ELECTRIC LINE

POINT OF BEGINNING

507°39'12"W 251.55'

SW CORNER SEC. 12
FOUND 3.25" ALUM. CAP
STAMPED CDOT PLS 36061

TRACT E
305,910 SF
7.02 AC
FUTURE DEVELOPMENT

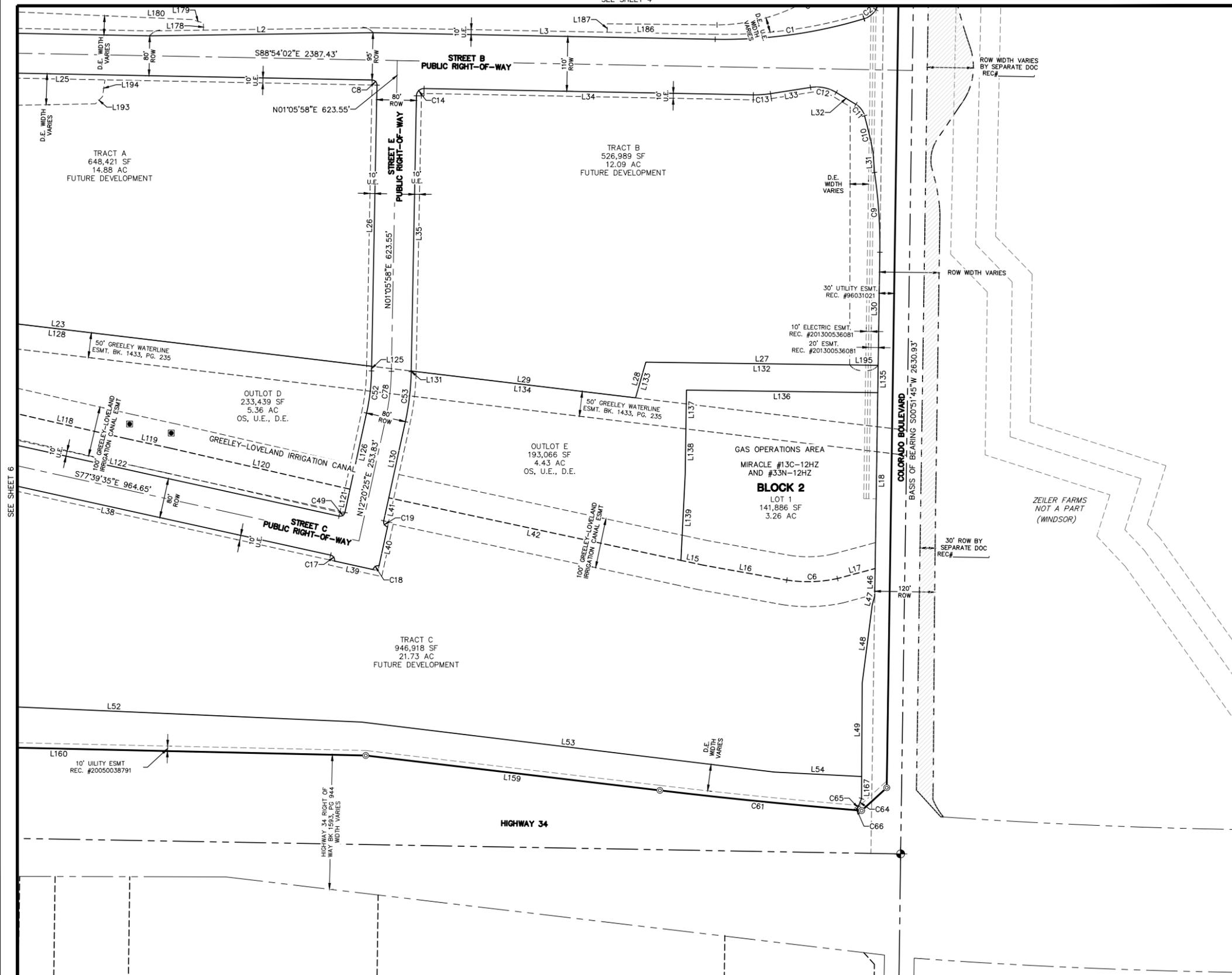
TRACT D
1,208,488 SF
27.74 AC
FUTURE DEVELOPMENT

HIGHWAY 34

HIGHWAY 34, RIGHT OF
WAY BK 1593, PG 944

HIGHWAY 34, RIGHT OF
WAY BK 1593, PG 944

SEE SHEET 4



LEGEND

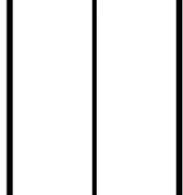
- ⊕ FOUND ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND RED PLASTIC CAP LS 34995
- ⊙ FOUND RED PLASTIC CAP LS 34995 (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL)
- ▲ SET 24" OF REBAR W/ RED PLASTIC CAP LS 38348
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- PLAT BOUNDARY
- OS OPEN SPACE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- EX. EXISTING

REVISIONS	DESCRIPTION

BY	DATE
JSL	
JFS	
JSL	
FILENAME	0001_Plat Final

ENCORE FILING 1

PLAT

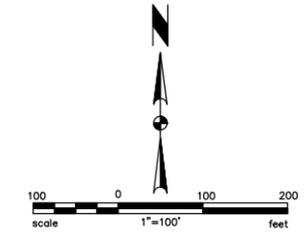


Washburn
LAND SURVEYING

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

JOB NO. 1245.0008.00
SCALE 1" = 100'
DATE MAY 2023

SHEET **7 of 8**



OUTLINE DEVELOPMENT PLAN

ENCORE JOHNSTOWN

LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

ODP

JOHNSTOWN, COLORADO

PREPARED BY:



APPLICANT

Ripley Design, Inc.
Russell Lee, PLA, LEED AP
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521
970-224-5828

OWNER'S REPRESENTATIVE

EPS Group
Daniel "Ox" Auxier, PE, Principal
1130 North Alma School Road, Suite 120
Mesa, AZ 85201
480-352-3431

CIVIL ENGINEER

TST, Inc. Consulting Engineers
Johnathan Sweet, PE, LEED AP
748 Whalers Way, Suite 200
Fort Collins, CO 80525
970-226-0557

TRAFFIC ENGINEER

Horrocks, Engineers
Marie Thoring, PE
2162 W Grove Parkway, Suite 400
Pleasant Grove, Utah 84062

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	ODP SUBMITTAL	04/08/2021

REVISIONS

No.	DESCRIPTION	DATE
1	TOWN COMMENTS	6/23/2021
2	TOWN COMMENTS	09/01/2021
3	TOWN COMMENTS	09/13/2021
4	TOWN COUNCIL	11/04/2021

ENCORE ODP - COVER SHEET

SEAL:



PROJECT No.:	R21-012
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

APPROVALS

ENCORE LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER AND STATE OF COLORADO, DO HEREBY SUBMIT THIS OUTLINE DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

BY: _____
NAME: _____
TITLE: _____

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS _____ 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, COLORADO HELD ON THE _____ DAY OF _____

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

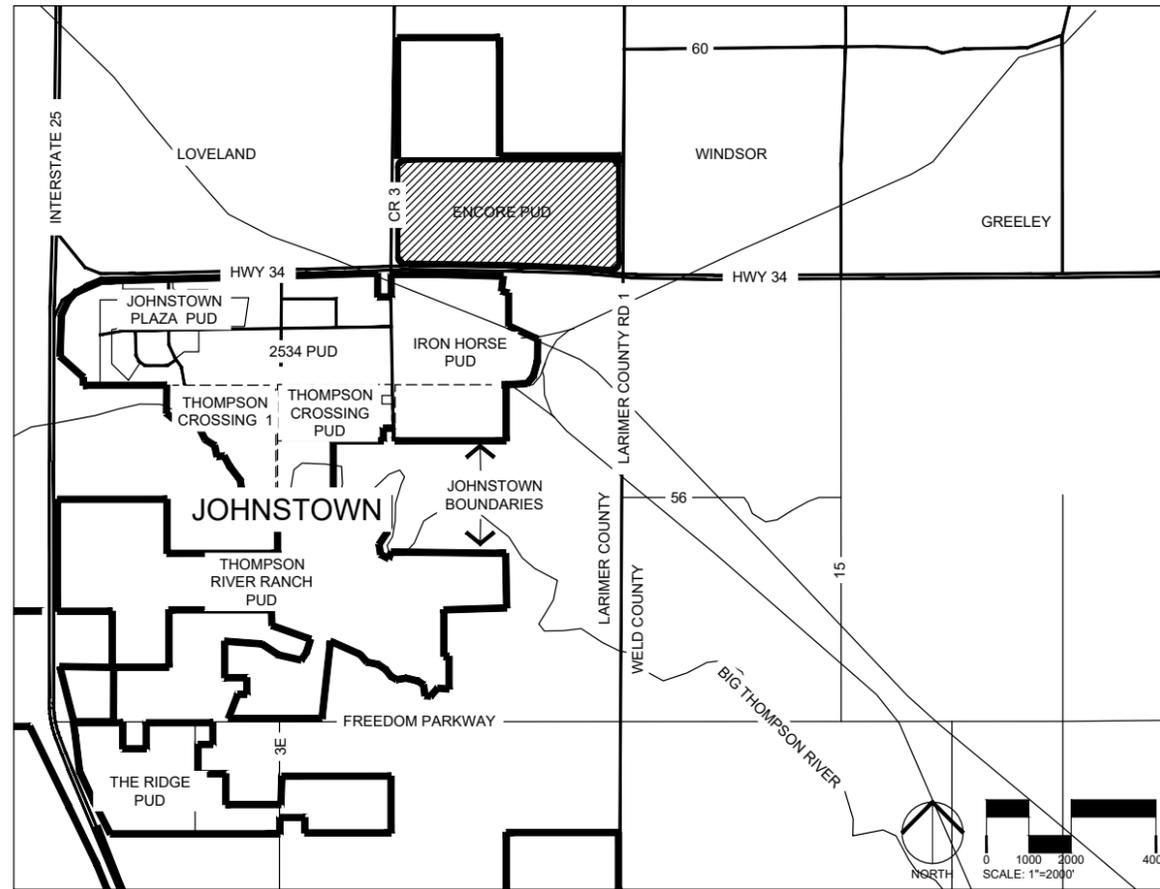
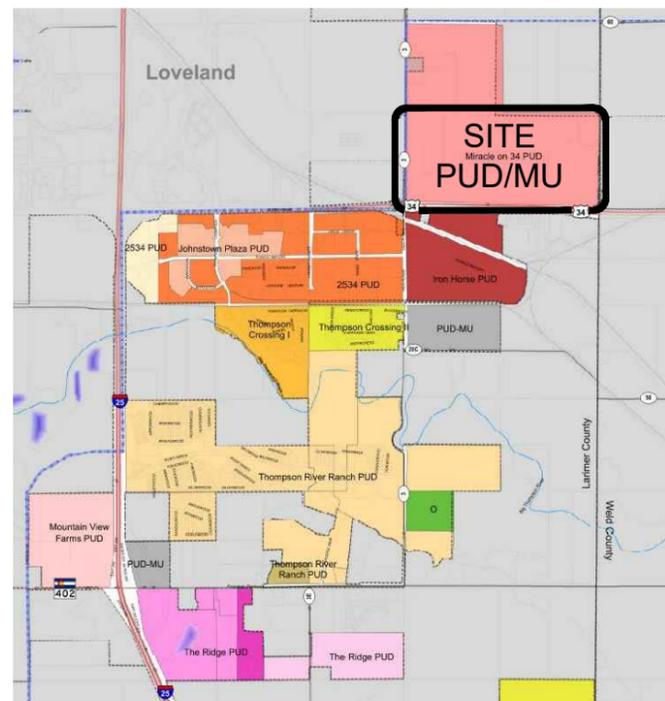
LEGAL DESCRIPTION

THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.

CONTAINING 13,532,270 SQUARE FEET (310.66 ACRES), MORE OR LESS.

EXISTING ZONING

N.T.S.



VICINITY MAP

NARRATIVE / OPERATION PLAN

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) AMENDMENT IS TO UPDATE THE EXISTING ODP WITH A DIFFERENT LAND USE AND TRAFFIC PATTERN. IN ADDITION, THE GUIDELINES HAVE BEEN WRITTEN TO BETTER REFLECT THE CURRENT DEVELOPMENT OPPORTUNITIES WITHIN THE TOWN AND THIS PROPERTY.

THE SITE CONSISTS OF COMMERCIAL AND MULTI FAMILY DEVELOPMENT ALONG THE HIGHWAY 34 CORRIDOR. THIS IS INTENDED TO COMPLIMENT AND ENHANCE JOHNSTOWN'S CURRENT DEVELOPMENT ALONG HIGHWAY 34 AS WELL AS PROVIDE A DISTINCTIVE NEW DEVELOPMENT TO THE TOWN. THIS HIGHER INTENSITY DEVELOPMENT WILL OCCUR BETWEEN THE HIGHWAY AND THE CANAL WHICH SPLITS THE SITE.

NORTH OF THE CANAL THE DEVELOPMENT WILL ADJUST TO PREDOMINANTLY RESIDENTIAL, MIXED USE, LIGHT INDUSTRIAL, COMMERCIAL AND EDUCATIONAL USES. THERE IS INTENDED TO BE A COMMUNITY GREEN SPACE ALONG THE CANAL WHEN OUTDOOR RECREATION AND STORM WATER FACILITIES WILL BE PLACED.

THE DEVELOPMENT HAS ARTERIAL ROADS FLANKING ITS EASTERN BOUNDARY (CR 13), ITS SOUTHERN BOUNDARY (HIGHWAY 34) AND A REALIGNED CR 3 ON ITS WESTERN BOUNDARY. THE MAIN INTERNAL ROADS SHOWN ARE ANTICIPATED TO BE COLLECTORS.

AMENDING THE ODP WILL PROVIDE DEVELOPMENT OPTIONS THAT FIT THE CURRENT AND PROJECTED ECONOMIC TRENDS. THE PUD WILL ALLOW FOR A VARIETY OF USES TO BE IN PROXIMITY TO EACH OTHER CREATING A UNIQUE LIVE WORK ENVIRONMENT WITH A VARIETY OF RESIDENTIAL, RETAIL, COMMERCIAL, INDUSTRIAL AND EDUCATIONAL USES. THE GUIDELINES ALLOW FOR A VARIETY OF RESIDENTIAL SET BACKS AND OPEN SPACE OPTIONS. AS THE DEVELOPMENT MOVES FROM MORE INTENSE TO LESS INTENSE (SOUTH TO NORTH) THE AMOUNT OF OPEN SPACE REQUIRED INCREASES. THE LANDSCAPE AND SIGNAGE STANDARDS WITHIN THE GUIDELINES WILL CREATE A UNIQUE COMMUNITY WITH ITS OWN AESTHETIC FOCUSING ON NATURAL MATERIALS AND XERIC PRINCIPALS.

GENERAL NOTES

- ACCESS POINTS SHOWN ON THIS ODP ARE CONCEPTUAL. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY (TIS) AND SUBJECT TO TOWN, COUNTY AND/OR CDDT APPROVAL.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND LAYOUT AT THE TIME OF FINAL PLAT. LOCAL AND COLLECTOR STREET SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS. FINAL DENSITIES TO BE DETERMINED AT THE TIME OF PLATTING. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT THE TIME OF SUBDIVISION PLATTING.
- SINGLE FAMILY AND SINGLE FAMILY ATTACHED SHALL NOT EXCEED 9 DU/ ACRE.
- AREAS OF DEVELOPMENT PARCELS ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREAS AND STREETS MAY VARY FROM CURRENT ALIGNMENT.
- WHERE A PROPOSED USE IS NOT LISTED ON THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- ALL DRAINAGE ELEMENTS ARE CONCEPTUAL AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION FACILITIES, CHANNELS AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS, AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS A PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, LIGHTING FOR THE DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THE APPLICABLE ENCORE DESIGN STANDARDS OR THE TOWN OF JOHNSTOWN MUNICIPAL CODE. ENCORE DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE PLANNING DIRECTOR PRIOR TO IMPLEMENTATION.

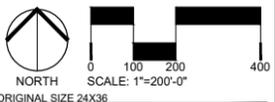


APPLICANT
Ripley Design, Inc
Russell Lee, PLA, LEED AP
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521
970-224-5828

OWNER'S REPRESENTATIVE
EPS Group
Daniel "Ox" Auxier, PE, Principal
1130 North Alma School Road, Suite 120
Mesa, AZ 85201
480-352-3431

CIVIL ENGINEER
TST, Inc. Consulting Engineers
Johnathan Sweet, PE, LEED AP
748 Waters Way, Suite 200
Fort Collins, CO 80525
970-226-0557

TRAFFIC ENGINEER
Horrocks, Engineers
Marie Thoring, PE
2162 W Grove Parkway, Suite 400
Pleasant Grove, Utah 84062



ISSUED

No.	DESCRIPTION	DATE
1	ODP SUBMITTAL	04/08/2021

REVISIONS

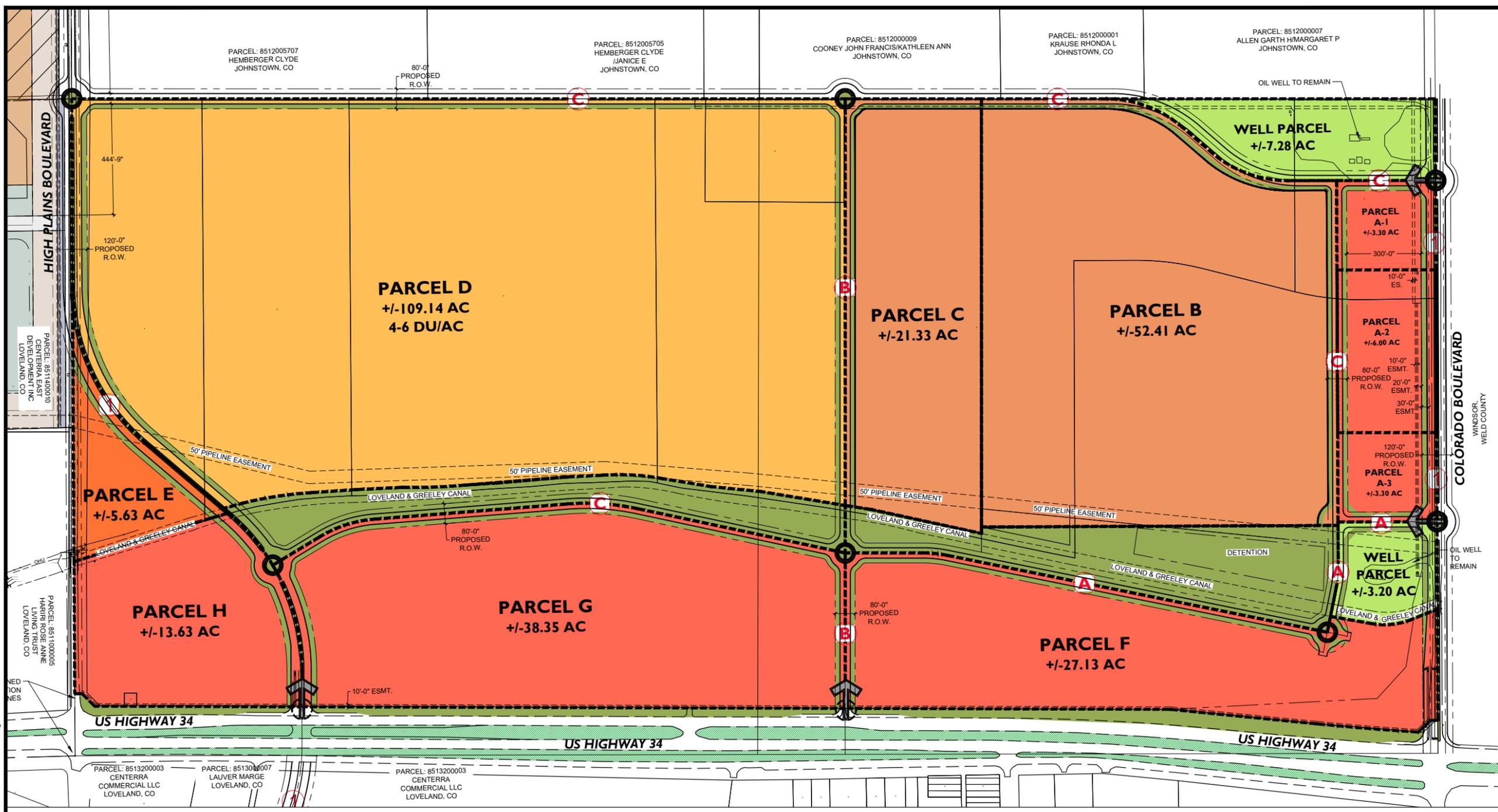
No.	DESCRIPTION	DATE
1	TOWN COMMENTS	06/23/2021
2	TOWN COMMENTS	09/01/2021
3	TOWN COMMENTS	09/13/2021
4	TOWN COUNCIL	11/04/2021

ENCORE ODP SITE PLAN

SEAL:



PROJECT No.: R21-012
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



SITE LEGEND

- SECTION BOUNDARY
- - - - - PARCEL AREA (APPROXIMATE)
- STREET CENTER LINE
- EDGE OF PAVEMENT
- - - - - EASEMENT
- ↔ POTENTIAL ACCESS (FULL MOVEMENT)

PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGE AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE AT DETAILED PLANNING STAGES. ACREAGES MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS DOCUMENT.

DEVELOPMENT PHASING

THE PHASING OF ENCORE WILL PRIORITIZE THE DEVELOPMENT OF PARCELS A & B. OTHER PARCELS WILL BE DETERMINED BY MARKET CONDITIONS, INFRASTRUCTURE AND AVAILABILITY OF UTILITY SERVICE. THE PROJECT IS ANTICIPATED TO BE IN MULTIPLE PHASES. PHASING IS SUBJECT TO APPROVAL FROM THE TOWN OF JOHNSTOWN AND LOVELAND FIRE RESCUE AUTHORITY.

SITE DATA

PARCEL	APPROX. GROSS AREA (SF)	APPROX. GROSS AREA (AC)	ANTICIPATED USES	BUILDING HEIGHT
PARCEL A	548,862	12.60	RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL B	2,283,096	52.41	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL C	929,217	21.33	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL D	4,753,994	109.14	RESIDENTIAL & OPEN SPACE	35' MAX.
PARCEL E	245,445	5.63	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	65' MAX. (150' WITH SPECIAL REVIEW)
PARCEL F	1,181,851	27.13	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL G	1,670,385	38.35	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
PARCEL H	593,771	13.63	MULTI-FAMILY, RETAIL, OFFICE, LIGHT INDUSTRIAL, FLEX, FAMILY ENTERTAINMENT & OPEN SPACE	85' MAX. (150' WITH SPECIAL REVIEW)
OPEN SPACE	869,022	19.95		
WELL PARCELS	456,508	10.48		
TOTAL	13532151	310.66		

PARCEL D DENSITY

ANTICIPATED SINGLE FAMILY AND SINGLE FAMILY ATTACHED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN PARCEL D. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. DENSITIES WITHIN A PARCEL/PHASE MAY INCREASE, BUT NOT EXCEED 9 DU/ACRE.

PARCEL DESIGN INTENT

ALL PARCELS (EXCEPTING PARCELS A & D): NOT MORE THAN 15% OF THE TOTAL COMBINED LAND AREA OF PARCELS F, G AND H WILL BE UTILIZED FOR RESIDENTIAL USES ON PARCELS F, G, AND H ("RESIDENTIAL CAP"). FOR EXAMPLE, IF PARCELS F, G, AND H TOTAL 79.11 ACRES, NOT MORE THAN A COLLECTIVE 11.87 ACRES OF RESIDENTIAL DEVELOPMENT WILL BE PERMITTED ON PARCELS F, G, OR H. MIXED-USE DEVELOPMENTS (SUCH HOUSING ABOVE RETAIL, BY WAY OF EXAMPLE AND NOT LIMITATION) ON PARCELS F, G, AND H ARE PERMITTED AND ARE EXEMPT FROM THIS RESIDENTIAL CAP.

PARCEL D: DESIGN INTENT FOR PARCEL D IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. THIS RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, CONDOMINIUMS AND APARTMENTS. OTHER RESIDENTIAL USES NOT LISTED HERE OR IN THE APPROVED DESIGN GUIDELINES SHALL BE APPROVED BY THE PLANNING DIRECTOR.

PARCELS B & C: THE DESIGN INTENT FOR THESE PARCELS IS TO INCLUDE A WIDE RANGE OF RETAIL COMMERCIAL AND LIGHT INDUSTRIAL/FLEX AS PRIMARY USES, AND SECONDARY RESIDENTIAL USES SUCH AS MULTI-FAMILY APARTMENTS.

PARCELS A, H, G & E: THE DESIGN INTENT FOR THESE PARCELS IS TO INCLUDE A WIDE RANGE OF RETAIL COMMERCIAL, LIGHT INDUSTRIAL/FLEX AND FAMILY ENTERTAINMENT AS PRIMARY USES, AND SECONDARY RESIDENTIAL USES SUCH AS MULTI-FAMILY APARTMENTS.

PARCEL E: THE DESIGN INTENT FOR THIS PARCEL IS TO INCLUDE HIGHER DENSITY HOUSING.

NOTE: NOT MORE THAN 15% OF THE TOTAL COMBINED LAND AREA OF PARCELS F, G AND H WILL BE UTILIZED FOR RESIDENTIAL USE ON PARCELS F, G, AND H ("RESIDENTIAL CAP"). THE RESIDENTIAL CAP SHALL BE CUMULATIVE, AND DEVELOPER MAY APPLY THE RESIDENTIAL CAP TO ANY OR ALL OF PARCELS F, G, AND H. FOR EXAMPLE, IF PARCELS F, G, AND H TOTAL 79.11 ACRES, CUMULATIVELY, NOT MORE THAN 11.87 ACRES OF RESIDENTIAL DEVELOPMENT WILL BE PERMITTED ON PARCELS F, G, OR H. THE 11.87 ACRES MAY BE INCLUDED IN PARCEL F, G OR H OR ANY COMBINATION THEREOF, PROVIDED HOWEVER, THAT THE RESIDENTIAL CAP WILL NOT EXCEED 15% OF THE TOTAL COMBINED LAND AREA FOR PARCELS F, G AND H. MIXED-USE DEVELOPMENTS ON PARCELS F, G AND H, INCLUDING WITHOUT LIMITATION, RESIDENTIAL USE ABOVE RETAIL, RESTAURANT OR ANY APPROVED COMMERCIAL USE ARE EXEMPT FROM THE RESIDENTIAL CAP.

OPEN SPACE, PARKS & WALKS/TRAILS

- OPEN SPACE:**
- 30% OPEN SPACE WILL BE REQUIRED FOR ALL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 15% OPEN SPACE FOR MULTI-FAMILY DEVELOPMENT. ALL OTHER USES INCLUDING COMMERCIAL, RETAIL, OFFICE, LIGHT-INDUSTRIAL, FLEX AND FAMILY ENTERTAINMENT WILL BE REQUIRED TO INCLUDE 15% OPEN SPACE.
 - PUBLIC AND/OR PRIVATELY OWNED LAND WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
 - BUFFER AREAS AROUND WELL FACILITIES WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
 - DETENTION PONDS WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS BUT MAY NOT BE COUNTED TOWARDS PARK SPACE REQUIREMENTS.
 - PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
 - OPEN SPACE MAY BE A LANDSCAPE AREA, RECREATION AREA, SIDEWALKS AND/OR TRAILS, PLAZAS, PLAYGROUNDS OR OTHER AREAS THAT ARE ACCESSIBLE TO THE RESIDENTS OR PUBLIC.
 - OPEN SPACE IS ACCESSIBLE TO ALL PERSONS REGARDLESS OF RESIDENCE WITHIN THE ENCORE DEVELOPMENT.

- PARKS:**
- 10% OF RESIDENTIAL AREA WILL BE REQUIRED FOR PARKS.
 - FINAL LOCATIONS FOR PARKS TO BE DETERMINED AT TIME OF SUBDIVISION PLAT FOR RESIDENTIAL PARCELS.
 - PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, AND DETERMINED AT FINAL PLAT.
 - PARKS ARE ACCESSIBLE TO ALL PERSONS REGARDLESS OF RESIDENCE WITHIN THE ENCORE DEVELOPMENT.

- PEDESTRIAN CONNECTIVITY:**
- A 10' CONCRETE WALK WILL BE PROVIDED ALONG ALL ARTERIAL STREETS.
 - 5' DETACHED WALKS WILL BE PROVIDED ALONG ALL COLLECTOR STREETS.
 - LOCAL STREETS WILL INCLUDE DETACHED OR ATTACHED SIDEWALKS.
 - ADDITIONAL WALKS AND/OR TRAILS TO BE DETERMINED AT THE TIME OF MORE DETAILED DESIGN FOR INDIVIDUAL PARCELS.
 - MASTER DEVELOPMENT SHALL INCORPORATE ELEMENTS OF CONNECTIVITY FROM THE TOWN'S PARKS & TRAILS MASTER PLAN.
 - TRAILS ARE ACCESSIBLE TO ALL PERSONS REGARDLESS OF RESIDENCE WITHIN THE ENCORE DEVELOPMENT.



APPLICANT

Ripley Design, Inc.
Russell Lee, PLA, LEED AP
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521
970-224-5828

OWNER'S REPRESENTATIVE

EPS Group
Daniel "Ox" Auxier, PE, Principal
1130 North Alma School Road, Suite 120
Mesa, AZ 85201
480-352-3431

CIVIL ENGINEER

TST, Inc. Consulting Engineers
Johnathan Sweet, PE, LEED AP
748 Waters Way, Suite 200
Fort Collins, CO 80525
970-226-0557

TRAFFIC ENGINEER

Horrocks, Engineers
Marie Thoring, PE
2162 W Grove Parkway, Suite 400
Pleasant Grove, Utah 84062



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	ODP SUBMITTAL	04/08/2021

REVISIONS

No.	DESCRIPTION	DATE
1	TOWN COMMENTS	06/23/2021
2	TOWN COMMENTS	09/01/2021
3	TOWN COMMENTS	09/13/2021
4	TOWN COUNCIL	11/04/2021

ENCORE ODP SITE PLAN

SEAL:



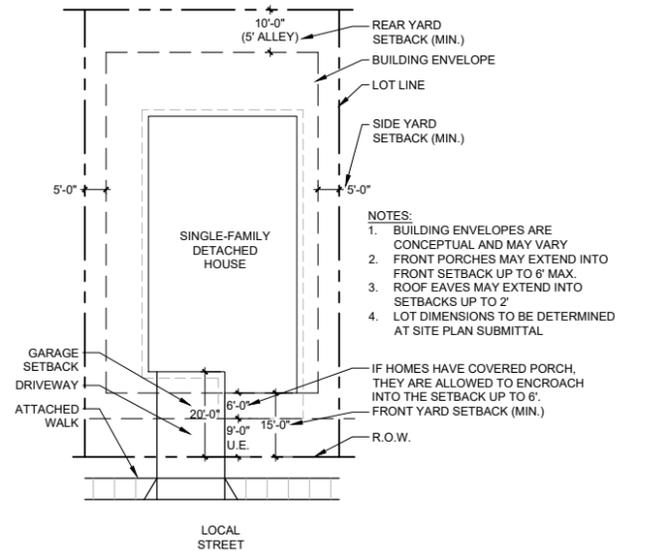
PROJECT No.:	R21-012
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

STANDARDS

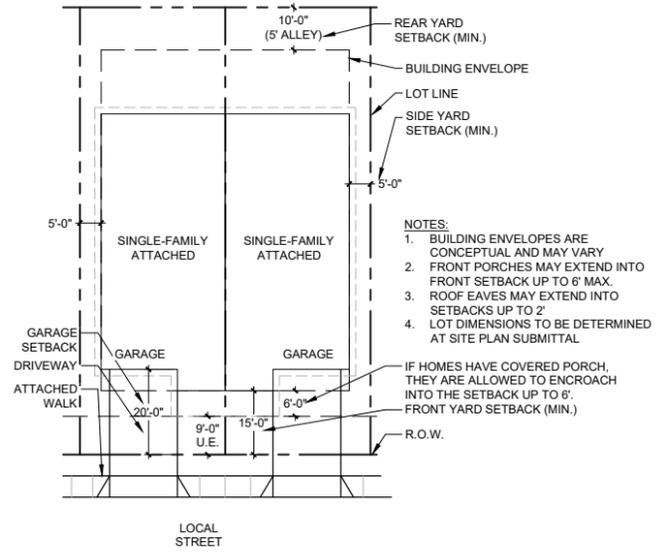
SINGLE-FAMILY DETACHED	
MINIMUM OPEN SPACE	30%
MINIMUM LOT SIZE	4000 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	5'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER LOT) SETBACK	10'
SINGLE-FAMILY ATTACHED	
MINIMUM OPEN SPACE	30%
MINIMUM LOT SIZE	1300 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	0
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER LOT) SETBACK	10'
BUILDING SEPARATION	PER FIRE CODE
MULTI-FAMILY	
MINIMUM OPEN SPACE	15% TO 25% (1)
MINIMUM LOT SIZE	NA
MAXIMUM HEIGHT	65'-85' (150' S.R.)
SETBACK TO BUILDING	15'
SETBACK TO GARAGE	10'
BUILDING SEPARATION	PER FIRE CODE
BUFFER LANDSCAPE TO COLLECTOR & LOCAL	10'
BUFFER LANDSCAPE TO ARTERIAL & MAJOR COLLECTOR	25'
LIGHT-INDUSTRIAL, FLEX & OUTDOOR ENTERTAINMENT	
MINIMUM OPEN SPACE	15%
MAXIMUM HEIGHT	(2)
SETBACK TO BUILDING	20'
SETBACK	20'
BUILDING SEPARATION	PER FIRE CODE
LANDSCAPE BUFFER	20'
RETAIL & OFFICE	
MINIMUM OPEN SPACE	15%
MAXIMUM HEIGHT	(2)
OFFSET	5'
SETBACK	5' (3)
BUILDING SEPARATION	PER FIRE CODE
LANDSCAPE BUFFER	15'

(1) 15% SOUTH OF CANAL & 25% NORTH OF CANAL
(2) SEE SITE DATA TABLE ON SHEET 2 FOR HEIGHT
(3) 30' FROM SINGLE-FAMILY

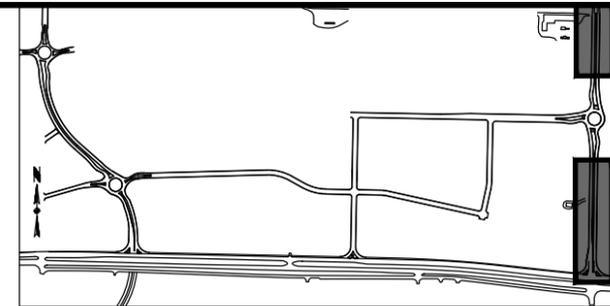
NOTES:
1. ZERO LOT LINE CONFIGURATIONS MAY BE UTILIZED WHEN MAINTENANCE EASEMENT AND SIDE YARD EASEMENTS ARE EXECUTED.
2. FOR ANY STANDARDS NOT ADDRESSED ON THIS ODP, TOWN CODES, GUIDELINES AND STANDARDS SHALL APPLY.
3. NO MINIMUM DENSITY REQUIRED FOR RESIDENTIAL PARCELS.
4. ALL SETBACKS AND BUFFERS ARE FROM PROPERTY LINES.
5. REFERENCE DESIGN GUIDELINES FOR STREET SECTIONS.



SINGLE-FAMILY DETACHED STANDARDS
SCALE: 1"=20'-0"

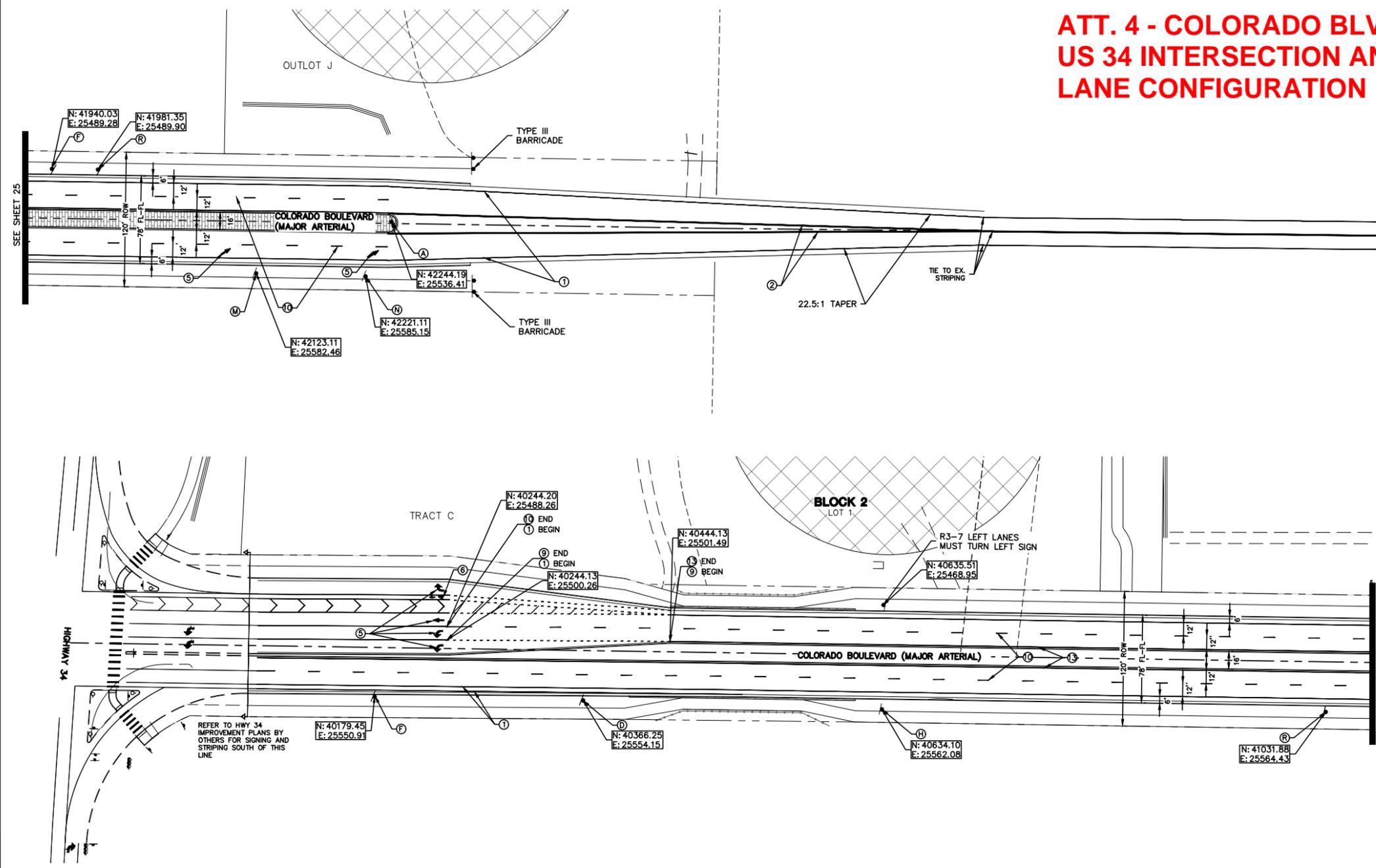


SINGLE-FAMILY ATTACHED STANDARDS
SCALE: 1"=20'-0"



KEY MAP

ATT. 4 - COLORADO BLVD @ US 34 INTERSECTION AND LANE CONFIGURATION



STRIPING LEGEND

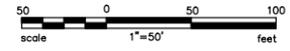
- ① 4" SOLID WHITE SHOULDER LINE/LANE LINE/BIKE LANE LINE
- ② 4" SOLID DOUBLE YELLOW CENTER LINE
- ③ 8" SOLID WHITE TURN LANE/CHANNELIZING LINE
- ④ 8" DOTTED WHITE TURN LANE DELINEATION/EXTENSION LINE (3' SOLID, 9' GAP)
- ⑤ PRE-FORMED THERMO-PLASTIC MARKINGS
- ⑥ PRE-FORMED THERMO-PLASTIC BIKE LANE MARKINGS
- ⑦ 18" WIDE STOP BAR
- ⑧ 4" DOUBLE YELLOW CENTER LINE (OUTSIDE SOLID, INSIDE DASHED; 10' SOLID, 30' GAP)
- ⑨ 4" DASHED WHITE BIKE LANE LINE
- ⑩ 4" DOTTED WHITE LANE LINE
- ⑪ PRE-FORMED THERMO-PLASTIC CONTINENTAL BARS (12" WIDE, LENGTH VARIES)
- ⑫ PRE-FORMED THERMO-PLASTIC YIELD SHARK TEETH
- ⑬ 4" SOLID YELLOW LINE

SIGNING LEGEND

- A INSTALL 4" PVC SLEEVE 2 FEET BACK FROM NOSE OF MEDIAN TO ENCASE R4-7 KEEP RIGHT SIGN 24"x30" AND OM-3(L) OBJECT MARKER SIGN 12"x36"
- B R3-8 36"x36" ADVANCED INTERSECTION LANE CONTROL SIGN WITH "25 MPH" SPEED SIGN W13-1
- C D1-5 DESTINATION SIGN 48"x96"
- D W3-2A YIELD AHEAD SIGN 36"x36" WITH SUPPLEMENTAL "YIELD AT ROUNDABOUT" PLAQUE 12"x24" (BLACK LEGEND ON YELLOW BACKGROUND)
- E D11-1 BIKE ROUTE WITH M6-2 DIAGONAL ARROW PLAQUE
- F R2-1 SPEED LIMIT SIGN
- G R1-2 YIELD SIGN 36"x36"x36"
- H R6-4A ROUNDABOUT DIRECTIONAL SIGN
- I W11-2 PEDESTRIAN WARNING SIGN AND W16-7P DIAGONAL ARROW PLAQUE
- J D1-1 STREET NAME SIGN 60"x12" (1 SIGN PER EXIT)
- K R3-17 BIKE LANE SIGN
- L R3-17 BIKE LANE SIGN WITH R3-17B "ENDS" SIGN
- M W4-2 LANE ENDS SIGN
- N W9-1 RIGHT LANE ENDS SIGN
- O R1-1 "STOP" SIGN & D3 STREET NAME SIGN
- P W8-3 PAVEMENT ENDS SIGN
- Q W11-2 PEDESTRIAN CROSSING SIGN WITH W16-7P DOWNWARD ARROW PLAQUE
- R W2-6 CIRCULAR INTERSECTION WARNING SIGN
- S W1-6L/W1-6R ONE DIRECTION LARGE LEFT OR RIGHT ARROW SIGN
- T W1-1L/W1-1R LEFT OR RIGHT TURN WARNING SIGN

NOTES:

1. ALL CROSSWALK STRIPING SHALL BE PERFORMED THERMOPLASTIC. REFER TO TOWN OF JOHNSTOWN DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS - DIVISION 1 STREETS FOR ADDITIONAL REQUIREMENTS.
2. ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE TOWN OF JOHNSTOWN AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.



REVISIONS	DESCRIPTION	DATE	BY

DRAWN: EKO
 CHECKED: JFS
 DESIGNED: EKO
 FILENAME: 0001_Signage & Striping

COLORADO LIGHT & SIGN
 PENDING APPROVAL
 NOT FOR CONSTRUCTION
 PROFESSIONAL ENGINEER

ENCORE MAJOR INFRASTRUCTURE FILING 1

SIGNAGE AND STRIPING

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

JOB NO. 1245.0008.00
 SCALE 1" = 50'
 DATE MAY 2023
 SHEET 26 of 164

