



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

**Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday, August 12, 2026, at 6:00 PM**

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

Agenda

Call to Order

Roll Call

Agenda Approval

Approval of Minutes

1. Approval of July 8, 2026, Regular Minutes

Public Comment

Members of the audience are invited to speak at the meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to 5 minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

New Business

2. Use by Special Review for the Lucky Star Monopine Wireless Communications Facility
3. Johnstown DDA Plan of Development
DDA Plan of Development
PZ letter to Council DDA Plan of Development
Presentation Plan of Development Services

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





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

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO

July 8, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm.

ROLL CALL

Commissioners Bailey, Abel, Sapp, Lingle, Hatfield, Morrell, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Abel and seconded by Commissioner Bailey.

Motion passed 7/0.

APPROVAL OF MINUTES

A motion was made to approve of the minutes from April 22, 2026, regular Planning and Zoning Commission meeting by Commissioner Bailey and seconded by Commissioner Abel. Commissioner Hatfield abstained.

Motion passed 6/0.

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

No Public Comment.

NEW BUSINESS

PUBLIC HEARING

Whitehall Filing No. 2 Rezone and Preliminary Plat

A motion was made by Commissioner Lingle and seconded by Commissioner Abel to recommend approval of the amended rezoning application, revising the requested zoning districts from **R-2, R-3, MU-NC, and MU-RC** to **R-2 and MU-NC**, subject to the conditions outlined in the staff report.

Motion passes 7/0

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

The meeting was adjourned at 7:12 p.m.

The Community that Cares

Approved and reviewed by:

Jennifer Simmons, Planning Director

Jason Greutz - Planning & Zoning Commission Chair



450 S. Parish
Avenue
Johnstown, CO
80534
970-587-4664

JohnstownCO.gov

Planning and Zoning Commission Agenda Communication

Agenda Date: August 12, 2026

Project Name: Use by Special Review for the Lucky Star Monopine

Action Proposed: Consideration of a Use by Special Review request for a Wireless Communications Facility proposed on Tract C of Podtburg Subdivision Filing 1.

Attachments: 1. Construction Drawings for the Lucky Star Monopine
2. Vicinity Map

Presented by: Aubree Flores, Planner

Project Type:

Application Type: Use by Special Review

Location: Parcel No. 106124406014, Tract C of Podtburg Subdivision Filing 1 - generally located northeast of County Road 42 and west of Colorado Blvd

Applicant: Anthemnet

Property Owner: Bella Ridge

Surrounding Land Uses/ Zoning:

- North: Bella Ridge Golf Course - Zoned Planned Unit Development - Mixed-Use
- East: Weld County - Zoned Agricultural
- South: Weld County - Zoned Agricultural
- West: Weld County - Zoned Agricultural

Background and History:

To provide background on the subject property, Ordinance No. 2020-184 was approved on second reading by the Johnstown Town Council on November 16, 2020, annexing Podtburg Annexation Nos. 1 through 5 into the Town of Johnstown. The annexation included the subject property and encompassed approximately 462.35 acres.

Concurrent with the annexation, the Town Council approved Ordinance No. 2020-185 on second reading, establishing PUD-MU (Planned Unit Development – Mixed Use) zoning for the property and approving the associated Outline Development Plan (ODP). The ODP established the overall land use framework and development standards for the 462.35-acre development. As development of the property progressed, the Town Council approved Resolution No. 2024-46 on October 7, 2024, approving the Final Plat and Final Development Plan (FDP) for Podtburg Subdivision Filing No. 1. The approved Final Plat created Tract C, where the proposed Wireless Communications Facility is located, while the approved FDP serves as the governing zoning document for the subdivision.

The proposed Use by Special Review (USR) is located on Tract C of Podtburg Subdivision Filing No. 1. As part of the review process, staff evaluated the application for compliance with the approved Podtburg Final Development Plan. Where the FDP is silent on a specific standard or requirement, the application was reviewed for compliance with the applicable provisions of the Johnstown Land Use and Development Code.

Project Summary:

The application was submitted on September 29, 2025, following a pre-application meeting held in August of the same year. The applicant, Anthem, is requesting approval of a Use by Special Review (USR) for the construction of a 70-foot monopine wireless communications facility (WCF). The proposed facility consists of a 70-foot tall monopine tower and associated ground-mounted equipment located within a 50-foot by 50-foot leased area. The equipment will be enclosed by a 6-foot-tall faux wood privacy fence and screened with landscaping in accordance with the requirements of the Land Use and Development Code.

The proposed WCF will be an unmanned facility that operates continuously, 24 hours per day, 7 days per week, to provide wireless coverage and capacity to the surrounding area. Routine maintenance is expected to occur approximately once per month during normal business hours, with occasional emergency access as needed. Since the facility is unmanned, it will generate negligible traffic, consisting of approximately one maintenance vehicle trip per month. No customer traffic, regular deliveries, outdoor storage, potable water, sanitary sewer, or trash service are associated with the proposed use. Access to the site will be provided via a new 20-foot-wide gravel access drive connecting directly to County Road 42.

Section 17-2-7 of the Land Use and Development Code establishes the review criteria for a Use by Special Review. Staff has addressed the review criteria with the findings below.

1. All criteria for Site Development Plan review in Section 17-2-5B are met, including any conditions or additional requirements identified in this code for the particular use.

The proposed development complies with the applicable Site Development Plan review criteria and the Wireless Communications Facility standards of Section 17-10-1 of the Land Use and Development Code.

2. The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan.

The proposed Wireless Communications Facility supports the intent of the underlying zoning district (PUD-MU) and is consistent with the Comprehensive Plan by improving wireless infrastructure and service within the community.

3. Compatibility with the area and other allowed uses in terms of operating characteristics, such as hours of operation, visible and audible impacts, traffic patterns and parking demands, intensity of buildings and activity on the site, and other potential impacts on adjacent property.

The proposed facility is compatible with surrounding uses. The site is unmanned and will not generate customer traffic, parking demand, or significant noise. Routine maintenance is limited to approximately one vehicle visit per month. The monopine design, landscaping, and 6-foot privacy fence minimize visual impacts and provide appropriate screening from adjacent properties and rights-of-way.

4. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of other uses in the area, potential future uses, and any changes in character occurring in the area.

The proposed facility supports the long-term provision of wireless communications infrastructure without negatively affecting planned land uses or future development. The monopine design and required screening reduce visual impacts while providing essential telecommunications services. The monopine is setback from any future residential land uses by more than 250 feet.

5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or require periodic reporting or review of the permit.

A limited approval period is not necessary. Wireless communications facilities are intended to function as long-term infrastructure and will remain subject to the requirements of the Land Use and Development Code and any conditions of approval.

6. The recommendations of professional staff or other technical reviews associated with the application.

Town engineering staff, Front Range Fire Rescue, Little Thompson Water District, and other referral agencies have reviewed the application and determined that it meets applicable standards.

7. Whether any additional site- or use-specific conditions are necessary to meet these criteria.

No additional site- or use-specific conditions are necessary beyond the standard conditions of approval and the applicable requirements of the Land Use and Development Code.

Neighborhood Meeting:

The neighborhood meeting was held on April 23, 2026. Notice of the meeting was posted at one location on the subject property, published in the *Johnstown Breeze* on April 9, 2026, and mailed to all property owners within 800 feet of the subject property at least 10 days prior to the meeting.

The meeting was attended by two residents, one Town staff member, and two representatives of the applicant. The residents in attendance did not express any major concerns regarding the proposed Use by Special Review. Instead, they were interested in learning more about the project and asked general questions about the proposed use. The neighborhood meeting, as well as the public notice for the meeting, were conducted in accordance with the noticing requirements of Section 17-2-1.F of the Johnstown Land Use and Development Code.

Site Data:

The subject property is designated Low Density/Intensity (LDI) in the Future Land Use Map of the Comprehensive Plan. The LDI designation is characterized primarily by single-family detached residential development, with some lower-density attached housing such as townhomes, duplexes, and patio homes. Neighborhood-serving commercial uses and civic facilities are also anticipated, including convenience stores, gas stations, restaurants, salons, schools, libraries, and parks. The proposed monopine wireless communications facility will support the uses recommended by the Comprehensive Plan by improving wireless service coverage within the area while minimizing visual impacts through its stealth design.

The proposal also supports Comprehensive Plan Goal S2.4, which recommends the Town identify and pursue projects that improve public services and technological infrastructure, including broadband and wireless connectivity. By enhancing cellular coverage, the proposed facility advances this goal and contributes to the Town's long-term technological infrastructure.

The proposed Use by Special Review is also consistent with the Podtburg Final Development Plan. The FDP states that where the PUD does not specifically address a subject, the standards of the Town of Johnstown Municipal Code apply. The proposed monopine complies with the applicable standards of Article 8 (Landscape and Site Design) and Section 17-10-1 (Wireless Communications Facilities) of the Land Use and Development Code. The facility incorporates camouflage and concealment techniques through its monopine design, is constructed of non-reflective materials, meets applicable setback requirements, provides the required screening and landscaping, and is designed to accommodate future collocation where feasible. The equipment enclosure will be screened in accordance with the Land Use and Development Code, including the required Type 3 buffer, and the facility is designed to minimize visual impacts on surrounding properties while meeting all applicable development standards.

Recommended Action:

For approval: The Planning and Zoning Commission recommends that the Town Council approve the Use by Special Review for the Lucky Star Monopine.

For denial: The Planning and Zoning Commission recommends that the Town Council deny the Use by Special Review for the Lucky Star Monopine.

Approval with conditions: The Planning and Zoning Commission recommends that the Town Council approve the Use by Special Review for the Lucky Star Monopine with conditions.

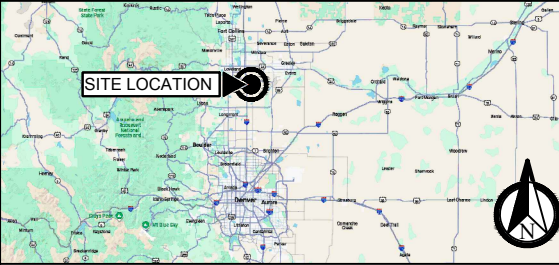


5151 HEADQUARTERS DRIVE, SUITE 170 | PLANO, TX 75024

LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

PROPOSED 70' MONOPINE TOWER AND COMMUNICATION FACILITY

PROJECT DESCRIPTION	PROJECT SUMMARY	TOWER OWNER APPLICANT	GENERAL NOTES	INDEX OF DRAWINGS																																																																											
THIS PROJECT IS AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. IT WILL CONSIST OF THE FOLLOWING: <u>ANTHEMNET:</u> (1) NEW 70' MONOPINE TOWER - COLOR: GALVANIZED (1) NEW 2,500 SQUARE FEET LEASE AREA WITH 6' PVC FENCE (1) MULTI-METER UTILITY RACK (1) KNOW BOX ON GATE PER FIRE DEPARTMENT COLLOCATION FOR FOUR (4) WIRELESS PROVIDERS NEW 20' ACCESS ROAD WITH PARKING AREA	SITE NAME: LUCKY STAR SITE ADDRESS: 5667 COUNTY ROAD 42 CITY/STATE/ZIP: JOHNSTOWN, CO, 80534 APN/ PARCEL ID: 106124406014 COUNTY: WELD COUNTY JURISDICTION: TOWN OF JOHNSTOWN PROPERTY ACREAGE: 158.34 LEASE AREA: 2,500 SQUARE FEET ZONING: PD PLANNED UNIT DEVELOPMENT (PUD)	<u>ANTHEMNET, INC.</u> 5151 HEADQUARTERS DR SUITE 170 PLANO, TX 75024 CONTACT: BILL PARRISH PHONE: (469) 447-9540 CONSTRUCTION@ANTHEMNET.COM	1. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY. 2. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FCC REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE. 3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES. 4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WILL ALL APPLICABLE CODES AND ORDINANCES. 5. THE FACILITY IS UNMANNED. 6. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 7. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 8. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED HANDICAP ACCESS IS NOT REQUIRED.	SHEET NO:	DESCRIPTION:	REV:																																																																									
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1. IF THE FACILITY IS ABANDONED OR UNUSED FOR A PERIOD OF SIX (6) MONTHS, IT WILL BE DECOMMISSIONED AND REMOVED. 2. CONTRACTOR SHALL NOTIFY LITTLE THOMPSON WATER DISTRICT A MINIMUM OF 48 HOURS PRIOR TO ANY WORK WITHIN 25 FEET OF LTWD FACILITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LTWD STANDARDS. 3. NO POTABLE WATER SERVICE IS REQUIRED. NO CONNECTION TO LTWD INFRASTRUCTURE IS PROPOSED AS PART OF THIS DEVELOPMENT. 4. NO NEW LIGHTING IS PROPOSED ON THIS PROJECT. 5. ALL PROPOSED GENERATOR INSTALLATIONS SHALL MEET ALL APPLICABLE REQUIREMENTS OF TABLE 4-5 (NON-RESIDENTIAL DISTRICT PERFORMANCE STANDARDS) PER MU-NC, INCLUDING THE STANDARDS RELATED TO NOISE AND LIGHTING	PROPERTY OWNER LANDLORD: BELLA RIDGE GOLF, LLC		CODE COMPLIANCE ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 2018 INTERNATIONAL BUILDING CODE 2018 RESIDENTIAL CODE 2018 MECHANICAL CODE 2018 FUEL & GAS CODE 2018 PLUMBING CODE 2018 FIRE CODE 2020 NATIONAL ELECTRIC CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE JOHNSTOWN MUNICIPAL CODE BUILDING REGULATIONS																																																																												
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REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
2	04/06/26	CLIENT COMMENTS
3	04/15/26	CLIENT COMMENTS
4	05/18/26	JURISDICTION COMMENTS
5	06/29/26	JURISDICTION COMMENTS
PROJECT NO.:		25-10298
DRAWN BY:		KMM
PROJECT MANAGER:		K. MCVAUGH
CHECKED BY:		K. MCVAUGH

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SMW
ENGINEERING GROUP, INC.

TOGETHER PLANNING A BETTER TOMORROW

158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com



ANTHEMNET

5151 HEADQUARTERS DRIVE, SUITE 170
PLANO, TX 75024

COLORADO LICENSED
JEREMY D. SHARIT
45074
PROFESSIONAL ENGINEER



LUCKY STAR	
5667 COUNTY ROAD 42 JOHNSTOWN, CO, 80534 (WELD COUNTY)	
SHEET NAME	
TITLE SHEET	
SHEET NUMBER	
T-1	

TOWN OF JOHNSTOWN GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN OF JOHNSTOWN, WELD COUNTY, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF JOHNSTOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DESIGN INFORMATION (I.E. UTILITY LOCATIONS, ELEVATIONS, ETC.), THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 4 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT IS OBTAINED. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, TOWN OF JOHNSTOWN, LARIMER COUNTY, WELD COUNTY, OR STATE OF COLORADO), FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR AT LEAST 4 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE DEVELOPER COMMENCES CONSTRUCTION WITHOUT ALL NECESSARY PERMITS/NOTIFICATIONS, THE TOWN OF JOHNSTOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF JOHNSTOWN, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN SIGNATORY SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE TOWN, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
- ALL UTILITY INSTALLATIONS WITHIN OR ACROSS NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. SANITARY SEWER SERVICES SHALL BE EXTENDED A MINIMUM OF 5-FEET BEYOND PROPERTY LINE. WATER SERVICE LINES SHOULD BE EXTENDED TO THE LOCATION OF THE WATER METER PIT.
- THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN OF JOHNSTOWN, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES A MINIMUM OF 7 DAYS PRIOR TO THE SERVICE DISRUPTION.
- NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORMWATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 4 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE TOWN, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE TOWN OF JOHNSTOWN IMMEDIATELY. AT THE TOWN'S DISCRETION, ALL WORK SHALL CEASE UNTIL UPDATED SIGNED AND SEALED PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE TOWN.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN OF JOHNSTOWN'S INSPECTOR AT ALL TIMES. A FINAL COPY (HARD AND ELECTRONIC COPIES PER TOWN REQUIRED FORMATS) SHALL BE PROVIDED TO THE TOWN UPON COMPLETION AND BEFORE ANY FINAL TOWN ACCEPTANCES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, UTILITIES SHOULD BE CONSTRUCTED FROM DEEPEST TO SHALLOWEST.
- SITE CONSTRUCTION ACTIVITIES ON WEEKDAYS (MONDAY - FRIDAY) SHALL ONLY BE CONDUCTED BETWEEN 7:00AM AND 8:00PM OR DUSK, WHICHEVER IS EARLIER. SITE CONSTRUCTION ACTIVITIES ON WEEKENDS (SATURDAY AND SUNDAY) OR HOLIDAYS SHALL ONLY BE CONDUCTED BETWEEN 8:00AM AND 7:00PM OR DUSK, WHICHEVER IS EARLIER. THERE SHALL BE NO CONSTRUCTION ACTIVITIES CONDUCTED OUTSIDE OF THESE HOURS, UNLESS SPECIFICALLY APPROVED BY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
- EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORMWATER PIPE, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- THE DEVELOPER IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO BEGINNING CONSTRUCTION.
- AFTER ACCEPTANCE BY THE TOWN OF JOHNSTOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE, AS REQUIRED BY THE DEVELOPMENT AGREEMENT.
- THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF TWO YEARS FROM THE DATE OF APPROVAL BY THE TOWN OF JOHNSTOWN ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN OF JOHNSTOWN PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
- PAVING SHALL NOT START UNTIL A SOILS REPORT, PAVEMENT DESIGN, AND SUBGRADE COMPACTION TESTS ARE TAKEN AND BY THE TOWN OF JOHNSTOWN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT-OF-WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE STAMPED AND SIGNED BY A COLORADO LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT AND JOB MIX SHALL BE SUBMITTED TO THE TOWN A MINIMUM OF 10 WORKING DAYS PRIOR TO SCHEDULING A PRE-PAVING MEETING. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE TOWN APPROVES THE FINAL REPORT. FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED. MINIMUM SECTION SHALL BE 6" ASPHALT OVER 8" ABC.
- ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILDFIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILDFIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
- STANDARD DIRECTIONAL HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- NO GRADES SHALL EXCEED 4:1 IN AREAS WITH IRRIGATED TURF AND 3:1 IN SHRUB BEDS OR NATIVE SEEDED AREAS, PER SECTION H.1.S OF THE CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS.
- ALL IRRIGATION SHALL MEET SECTIONS H.5.A-D OF THE CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS.
- MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORMWATER 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.
- ALL REBAR SHALL BE EPOXY COATED.
- SOUEEGEE SHALL MEET ASTM D448, GRADATION NO. 67 REQUIREMENTS.
- CONCRETE USED FOR SIDEWALKS SHALL BE A MINIMUM OF 6-INCHES THICK, CDOT CLASS B 5000 PSI.
- NAD83 COLORADO STATE PLANES, NORTH ZONE, US FOOT SHALL BE USED AS THE COORDINATE SYSTEM FOR ALL DESIGNS.
- SIDEWALKS ALONG PUBLIC STREETS SHALL BE DETACHED WALKS, EXCEPT IN LIMITED LOCATIONS WHERE SPECIFICALLY APPROVED BY EXCEPTION REQUEST AND SHOWN IN THE PLANS.
- ALL RAMPS SHALL INCLUDE APPROPRIATE DETECTABLE ADA TRUNCATED DOMES MEETING THE FOLLOWING: "DETECTABLE WARNING INLAID PATTERN OF TRUNCATED DOMES SHALL BE BRICK RED CAST-IN-PLACE PANELS BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM, 800-372-0519), OR APPROVED EQUAL."
- CONCRETE STREET PAVEMENT TO BE A MINIMUM OF 7 SACK MIX, 5000 PSI AT 28 DAYS. GENERAL ROADWAY NOTES

- A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE TOWN PUBLIC WORKS DEPARTMENT FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT. MINIMUM SECTION SHALL BE 6" ASPHALT OVER 6"ABC.
- WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 24 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE TOWN. REFERENCE PAVEMENT PATCH BACK DETAIL.
- STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TOWN PUBLIC WORKS DEPARTMENT.
- WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH TOWN STANDARDS AND/OR AS DIRECTED BY TOWN STREET INSPECTORS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE TOWN. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
- THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE TOWN PUBLIC WORKS INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼-INCH DEEP OR 5-FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
- PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE TOWN, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE TOWN SHALL BE NOTIFIED AT LEAST 4 WORKING DAYS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR. GENERAL WATER NOTES:

- ALL WATER PIPE, PIPE FITTINGS, FIRE HYDRANTS, AND WATER SERVICE LINE MATERIALS SHALL CONFORM TO THE MOST CURRENT SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS.
- A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE PROVIDED BETWEEN UTILITIES AT ALL CROSSINGS.
- ALL WATER LINE LOWERING AT CROSSINGS WITH OTHER UTILITIES SHALL BE ACCOMPLISHED BY VERTICAL BEND LOWERING UNLESS OTHERWISE APPROVED BY THE TOWN.
- ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10-FEET FROM ANY STORM OR SANITARY SEWER SERVICE LINES.
- ALL WATER MAINS, FIRE HYDRANT LINES, AND WATER SERVICE SHALL HAVE A MINIMUM COVER OF 4.5-FEET AND A MAXIMUM COVER OF 6-FEET UNLESS OTHERWISE APPROVED BY THE TOWN UTILITY DEPARTMENT.
- LEADED JOINTS AND GALVANIZED PIPING SHALL NOT BE ALLOWED IN THE WATER SYSTEM.
- ALL GATE VALVES 3-INCH AND LARGER SHALL CONFORM WITH TOWN OF JOHNSTOWN STANDARD SPECIFICATIONS.
- ALL DRESSER COUPLING (OR APPROVED EQUAL) SHALL HAVE THE PIPE STOP REMOVED.
- ALL BY-PASS VALVES SHALL BE LOCKABLE.
- TRACER WIRE AND MARKING TAPE SHALL BE INSTALLED ON ALL WET UTILITIES.
- TRACER WIRE SHALL BE AUG NO. 10 GAUGE SOLID COPPER WITH 30 MILS BLUE HDPE INSULATION. GENERAL METER NOTES:

- LOCATION OF THE METER TO BE ESTABLISHED BY THE DEVELOPMENT ENGINEER AND APPROVAL BY TOWN.
- ALL METERS SHALL BE PURCHASED FROM AND INSTALLED BY THE TOWN.
- ALL METER SETTINGS MUST BE INSPECTED BY THE WATER DEPARTMENT REPRESENTATIVE.
- IF THE STREET OR GROUND IS NOT TO FINAL GRADE AT THE TIME OF INSTALLATION OF THE METER, THE OWNER MUST RAISE OR LOWER THE METER VAULT WHEN THE FINAL GRADE IS ESTABLISHED.
- A BYPASS IS TO BE INSTALLED ON 1½-INCH AND LARGER METERS UNLESS OTHERWISE SPECIFIED.
- THE SERVICE LINE THROUGH AND ON BOTH SIDES OF THE METER PIT MUST BE OF THE SAME MATERIAL. CAN UPSIZE AND/OR CHANGE MATERIAL 5-FEET PAST THE METER FOR OUTSIDE SETS, OR JUST PAST THE METER FOR INSIDE METER SETS.
- NO CONNECTIONS SHALL BE MADE IN THE METER PIT. SPRINKLER CONNECTIONS MUST BE MADE MORE THAN 5-FEET FROM THE METER PIT ON THE DOWNSTREAM SIDE AND MUST INCLUDE A REDUCED PRESSURE BACKFLOW PREVENTOR.
- ALL METER VAULT LIDS SHALL BE METALLIC WITH 2-INCH HOLES.
- ALL METER PIT LIDS SHALL BE POLYMER MATERIAL. GENERAL STORMWATER NOTES:

- ALL STORMWATER PIPE, PIPE FITTINGS, AND STRUCTURE MATERIALS SHALL CONFORM TO THE MOST CURRENT SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS.
- TRACER WIRE AND MARKING TAPE SHALL BE INSTALLED ON ALL WET UTILITIES.
- TRACER WIRE SHALL BE AUG NO. 10 GAUGE SOLID COPPER WITH 30 MILS BLACK HDPE INSULATION.
- ALL STORMWATER PIPE INSTALLED UNDER A STREET/ROADWAY SHALL BE CLASS V RCP. GENERAL SANITARY SEWER NOTES:

- ALL SANITARY SEWER PIPES, PIPE FITTINGS, AND SERVICE LINE MATERIALS SHALL CONFORM TO THE MOST CURRENT SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS
- TRACER WIRE AND MARKING TAPE SHALL BE INSTALLED ON ALL WET UTILITIES.
- TRACER WIRE SHALL BE AUG NO. 10 GAUGE SOLID COPPER WITH 30 MILS GREEN HDPE INSULATION.
- FOR GRAVITY MAIN AND/OR LATERAL INSTALLATIONS LESS THAN 8-FEET, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 5-FOOT INTERVALS USING ZIP TIES OR TAPE. FOR GRAVITY MAIN AND/OR LATERAL INSTALLATION DEEPER THAN 8-FEET, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE AND PLACED AT A DEPTH OF 4- TO 5-FEET DIRECTLY ABOVE THE SEWER PIPE. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OR CUTS IN THE TRACER WIRE OR INSULATION SHALL BE PERMITTED.
- WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
- SPLICES IN THE PRIMARY TRACER WIRE ALONG THE SEWER MAIN SHALL INCLUDE 3-FEET OF SLACK WIRE ON EACH SIDE OF THE SPLICE.
- MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF THE TOWN OF ENGINEER.
- THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHERE SPLICES ARE NECESSITATED IN THE WIRE, THE SPICES SHALL BE SECURELY BONDED TOGETHER WITH AN APPROVED INDUSTRIAL CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CONNECTOR SHALL BE COPPER AND INSULATION SHALL BE REPAIRED TO SEAL OUT MOISTURE AND CORROSIONS AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE.
- THE CLEANOUT AT THE RIGHT OF WAY AND/OR EASEMENT SHALL SERVE AS THE TEST PORT.
- SPICED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE AND THE LATERAL TRACER WIRE.
- FOR NEW SEWER TAPS ON EXISTING MAINS VOID OF ANY TRACER WIRE, PROVIDE A GROUNDING ROD FOR THE TRACING WIRE TERMINATION AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN. PLACE GROUNDING ROD AT BOTTOM EDGE OF TRENCH AWAY FROM MAIN & LATERAL.
- PRIOR TO ACCEPTANCE EACH WIRE SEGMENT SHALL PASS A CONDUCTIVITY TEST, WITNESSED BY THE TOWN. PRECAST MANHOLE NOTES:

- MANHOLE BARREL MINIMUM DIAMETER SHALL CONFORM TO THE TOWN STANDARD DETAILS.
- SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING BASE CONCRETE. REFER TOWN STANDARD DETAILS.
- MANHOLE STEPS SHALL CONFORM TO THE TOWN STANDARD DETAILS.
- PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C-478.
- BLOCK-OUTS WHEN APPROVED SHALL EXTEND A MAX. OF 6-INCHES PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED AND SEALED.
- CONCRETE MANHOLES MAY BE POURED IN PLACE ONLY WITH PRIOR APPROVAL.
- ALL MORTAR GROUT SHALL BE MIXED WITH TYPE II CEMENT.
- BENCH MUST HAVE A BRUSHED, NON-SKID SURFACE.
- OUTFALL OR DROP MANHOLES SHALL BE LINED WITH SIKARD NO. 82 OR APPROVED EQUAL, COATED WITH 4-7 MIL PER COAT WITH A MINIMUM OF 2 LAYERS APPLIED, AS PER MANUFACTURERS SPECIFICATIONS.
- DROP MANHOLES ARE REQUIRED IF THE ELEVATION BETWEEN PIPE INVERTS EXCEED 18-INCHES.
- DROP MANHOLES WILL ONLY BE CONSIDERED WHERE NO ALTERNATIVE IS FEASIBLE. EROSION CONTROL NOTES:

- THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY CONSTRUCTION.
- THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
- ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.) ALL OTHER REQUIRED EROSION CONTROL MEASURES (ECMs) SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
- AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
- PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE LOCAL ENTITY.
- IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR. c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
- WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER FACILITIES.
- THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
- ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
- NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORMWATER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE LOCAL ENTITY, METRO DISTRICT, OR HOMEOWNERS ASSOCIATION (HOA).
- LOCAL ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND SHALL BE LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR. a. BELOW ALL GUTTER DOWNSPOUTS. b. OUT TO DRAINAGE WALES. c. ALONG LOT PERIMETER. d. OTHER LOCATIONS, IF NEEDED.
- CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, OR AS DIRECTED BY THE TOWN/COUNTY.
- A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
- ANY LAND DISTURBANCE WITHIN THE LIMITS OF DISTURBANCE NOTED ON THE PLAN BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES REQUIREMENTS AND PROHIBITIONS NOTED IN THE USDCM: VOL. II STORMWATER QUALITY, CHAPTER 7. NOTE THAT THE USE OF STRAW BALE BARRIERS (SBB), NOTED AS SC-03 IN THE URBAN STORM DRAIN CRITERIA MANUAL, IS DISCOURAGED IN THE TOWN. SPECIFIC APPROVAL FROM THE TOWN'S STORMWATER PROGRAM COORDINATOR IS REQUIRED FOR USE.
- THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, AN UPDATED STORMWATER MANAGEMENT PLAN (SWMP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN OF JOHNSTOWN STREET INSPECTOR.
- THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORMWATER DISCHARGE, THE STORMWATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
- OVERLOTT GRADING CONSTRUCTION MUST COMPLY WITH STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION, AT (303) 692-3500. DATE: JULY 2024 PAGE 1 OF 1 DETAIL

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
2	04/06/26	CLIENT COMMENTS
3	04/15/26	CLIENT COMMENTS
4	05/18/26	JURISDICTION COMMENTS
5	06/29/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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5151 HEADQUARTERS DRIVE, SUITE 170
PLANO, TX 75024



COLORADO LICENSED
JEREMY D. SHART
45074
PROFESSIONAL ENGINEER

LUCKY STAR

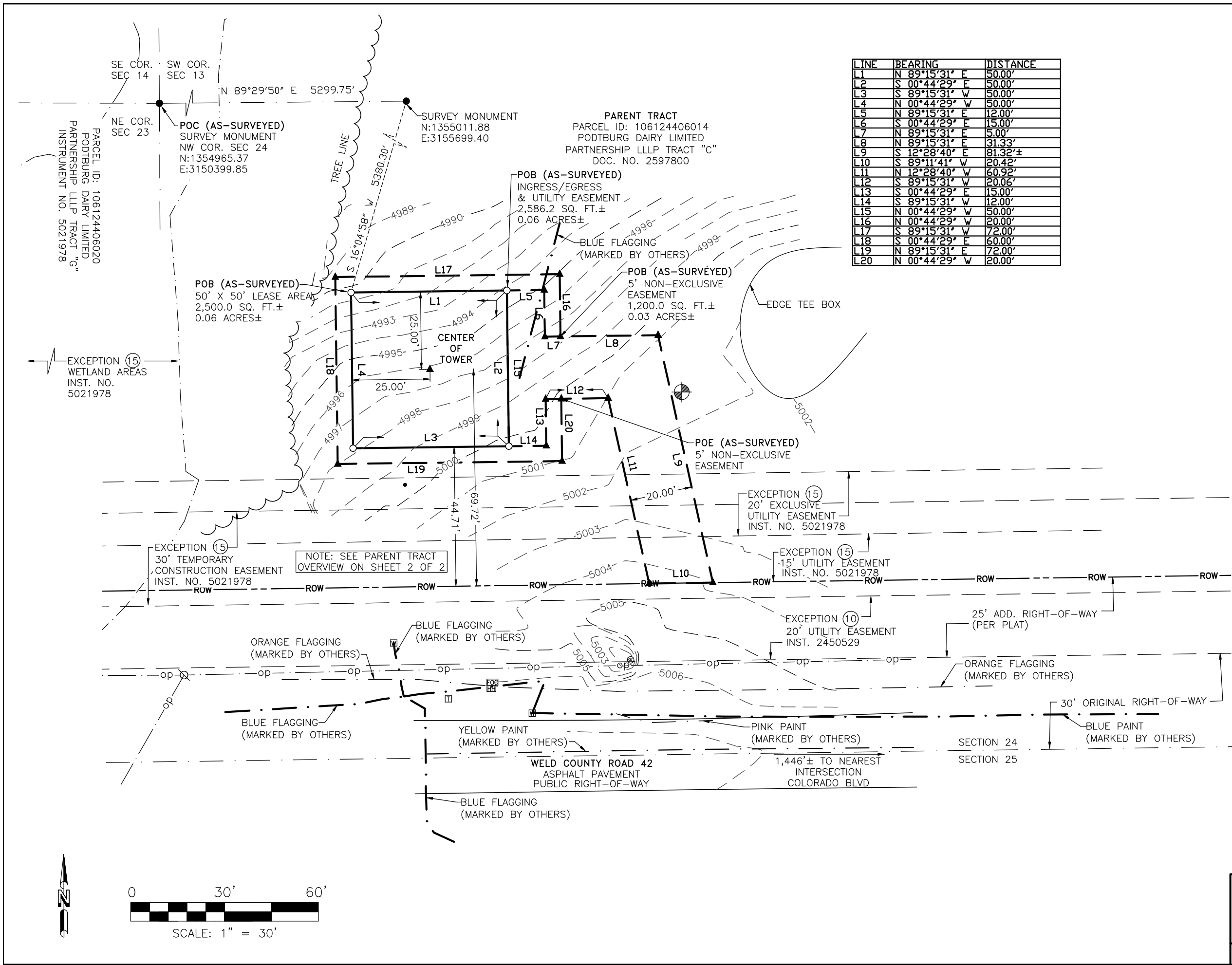
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

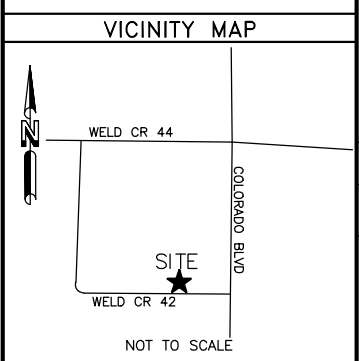
GENERAL
CONSTRUCTION NOTES

SHEET NUMBER

GN-1



TOWER INFO	
CENTER OF TOWER:	
LATITUDE: 40°17'32.384" NORTH	
LONGITUDE: 104°56'49.530" WEST (NAD 83)	
GROUND ELEVATION: 4996' ABOVE MEAN SEA LEVEL (NAVD88)	
SITE ADDRESS: WELD COUNTY ROAD 42 JOHNSTOWN, COLORADO 80534	



COLORADO NORTH	
GRID TO TRUE NORTH CONVERGENCE 0°21'26.10926	
TRUE NORTH TO MAGNETIC DECLINATION 7°38' E	
COMBINED SCALE FACTOR 0.999957109	

LEGEND	
○	= 5/8" REBAR SET
●	= FOUND PROPERTY MARKER
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POE	= POINT OF ENDING
▲	= CALCULATED POINT
(R)	= REFERENCED INFORMATION
(M)	= MEASURED
⊗	= POWER POLE
⊕	= HAND HOLE
⊞	= WATER METER
⊠	= TELEPHONE PEDESTAL
⊗	= OLD WELL
⊞	= FIBER OPTIC CABLE MARKER
⊕	= WOOD POST
⊞	= TEMPORARY BENCHMARK
60D NAIL SET	ELEVATION 5001.91'
---	= RIGHT-OF-WAY
-o-	= OVERHEAD POWER

FLOOD NOTE
By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 08123C1690E, which bears an effective date of January 20, 2016 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

LUCKY STAR 24-CO1231 SE 1/4, SEC. 24, T-4-N, R-68-W WELD COUNTY, COLORADO	
SHEET NUMBER SV-1	

LINE	BEARING	DISTANCE
L1	N 89°15'31" E	50.00'
L2	S 00°44'29" E	50.00'
L3	S 89°15'31" W	50.00'
L4	N 00°44'29" W	50.00'
L5	N 89°15'31" E	12.00'
L6	S 00°44'29" E	15.00'
L7	N 89°15'31" E	5.00'
L8	N 89°15'31" E	31.33'
L9	S 12°28'40" E	81.32'±
L10	S 89°11'41" W	20.42'
L11	N 12°28'40" W	60.92'
L12	S 89°15'31" W	20.06'
L13	S 00°44'29" E	15.00'
L14	S 89°15'31" W	12.00'
L15	N 00°44'29" W	50.00'
L16	N 00°44'29" W	20.00'
L17	S 89°15'31" W	72.00'
L18	S 00°44'29" E	60.00'
L19	N 89°15'31" E	72.00'
L20	N 00°44'29" W	20.00'

BY: DATE: 07/02/25
DC: 07/22/25
DG: 07/22/25
PWK: 11/25/25
KM: 12/01/25
KM: 06/08/26

REVISION: NO. 1, 2, 3, 4, 5
TITLE: CLIENT COMMENTS
PROJECT NO. 25-10298
DRAWN BY: DG
CHECKED BY: KM
FIELD CREW: JM
APPROVED BY: MKD
DATE: 05/25/25
SCALE: 1" = 30'
SHEET 1 OF 2

FOR: ANTHEMNET
5151 Headquarters Drive
Suite 170
Plano, TX 75024

SMW ENGINEERING GROUP, INC.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

PARENT TRACT (PER TITLE)

PT Tract C Podtburg FG 1 Lying in SE4 Sec 24

Parcel ID: 106124406014

This being the same property conveyed to Bella Ridge Golf LLC from Podtburg Dairy Limited Partnership LLLP in Quitclaim Deed dated July 1, 2025 and recorded July 10, 2025 as Instrument No. 5040495, in Weld County, Colorado.

50' X 50' LEASE AREA (AS—SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set and the Point of Beginning; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°44'29" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°15'31" W a distance of 50.00 feet to a 5/8" rebar set; thence N 00°44'29" W a distance of 50.00 feet to the Point of Beginning. Said above—described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS—SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set and the Point of Beginning; thence N 89°15'31" E a distance of 12.00 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence N 89°15'31" E a distance of 5.00 feet to a point; thence continuing N 89°15'31" E a distance of 31.33 feet to a point; thence S 12°28'40" E a distance of 81.32 feet, more or less, to a point on the north right—of—way line of Weld County Road 42; thence S 89°11'41" W a distance of 20.42 feet to a point of said north right—of—way line; thence N 12°28'40" W a distance of 60.92 feet to a point; thence S 89°15'31" W a distance of 20.06 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence S 89°15'31" W a distance of 12.00 feet to a 5/8" rebar set; thence N 00°44'29" W a distance of 50.00 feet to the Point of Beginning. Said above—described Easement contains 2,586.2 square feet or 0.06 acres, more or less.

5' NON—EXCLUSIVE EASEMENT (AS—SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 12.00 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence N 89°15'31" E a distance of 5.00 feet to the Point of Beginning of a non—exclusive easement being 5 feet in width, lying 5 feet left of and running parallel to the following described line; thence N 00°44'29" W a distance of 20.00 feet to a point; thence S 89°15'31" W a distance of 72.00 feet to a point; thence S 00°44'29" E a distance of 60.00 feet to a point; thence N 89°15'31" E a distance of 72.00 feet to a point; thence N 00°44'29" W a distance of 20.00 feet to a point to the Point of Ending. Easement contains 1120.0 square feet or 0.06 acres, more or less.

PLOTTABLE EXCEPTIONS
Westcor Land Title Insurance Company
Alta Commitment for Title Insurance Commitment No. ANT—205657—C
Date August 22, 2025
Schedule B, Section II

Exception No.	Instrument	Comment
1—9		Standard exceptions. Contain no survey matters.
⑩	2450529	Does not affect the lease area or easement.
⑪	2488020	Does not affect the lease area or easement.
⑫	3568391	Does not affect the lease area or easement.
⑬	4679439	Does affect, blanket in nature.
⑭	5021977	Does affect, blanket in nature.
⑮	5021978	Does affect, as shown hereon.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Colorado to the best of my knowledge, information, and belief.

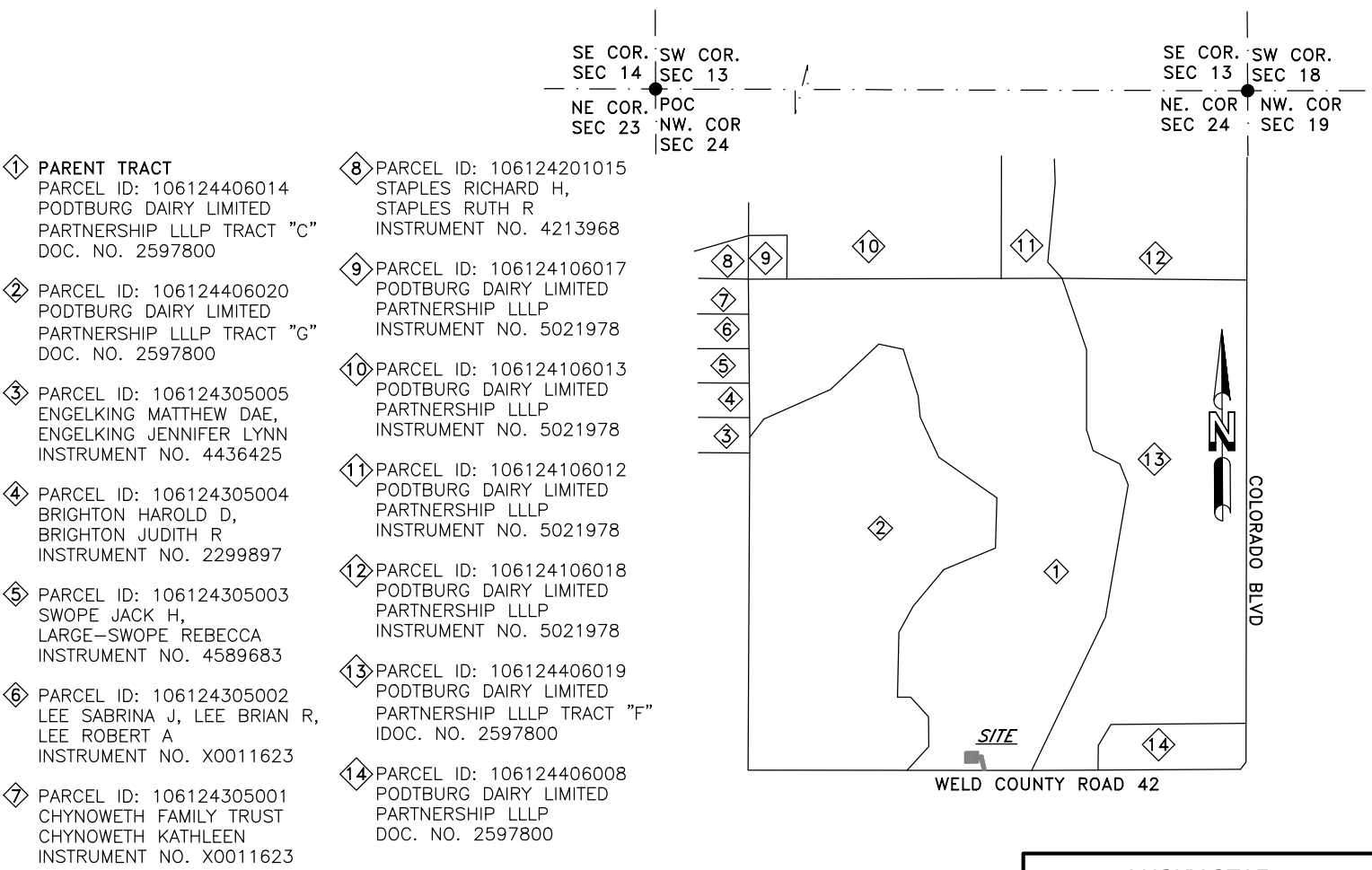
PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

Timothy Leigh Fish
PLS 38524

SURVEYOR'S NOTES

- This is a Rawland Tower Survey, made on the ground under the supervision of a Colorado Registered Land Surveyor. Date of field survey is May 10, 2025.
- The following surveying instruments were used at time of field visit: Topcon GM—55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
- Bearings are based on Colorado North State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID DF9219. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted in reference to an Alta Commiment for Title Insurance prepared by Tower Title, LLC, Westcor Land Title Insurance Company, Alta Commiment File No. ANT—205657—C, dated February 28, 2025.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one—foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

PARENT TRACT OVERVIEW



LUCKY STAR
24-CO1231
SE 1/4, SEC. 24, T-4-N, R-68-W
WELD COUNTY, COLORADO

SHEET NUMBER SV-2

DRAWN BY: DG CHECKED BY: KM FIELD CREW: JM APPROVED BY: MKD DATE: 05/25/25 SCALE: N.T.S. SHEET 2 OF 2	PROJECT NO. 25-10298	NO.	1	2	3	4	5	REVISION	TITLE	CLIENT COMMENT	TITLE	CLIENT COMMENTS	DATE	BY
RAWLAND TOWER SURVEY														
FOR: 5151 Headquarters Drive Suite 170 Plano, TX 75024														
SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com														
ENGINEERING GROUP, INC.														

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

CONTRACTOR NOTES:

1. ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.

ZONING INFORMATION		
JURISDICTION:TOWN OF JOHNSTOWN		
ZONING:PD PLANNED UNIT DEVELOPMENT (PUD)		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±2490'
SOUTH	N/A	±70'
EAST	N/A	±353'
WEST	N/A	±292'

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
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3	04/15/26	CLIENT COMMENTS
4	05/18/26	JURISDICTION COMMENTS
5	06/29/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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ANTHEMNET

5151 HEADQUARTERS DRIVE, SUITE 170
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COLORADO LICENSED
JEREMY D. SHARIT
45074
PROFESSIONAL ENGINEER

LUCKY STAR

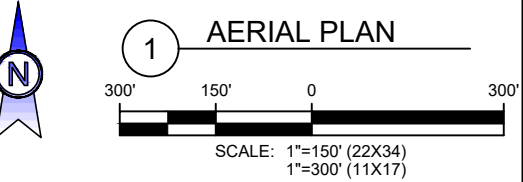
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

EXISTING SITE CONDITIONS

SHEET NUMBER

Z-1



Podtburg Golf Course Project




Arthur Schaupeter
GOLF COURSE ARCHITECTS
39 Willow Brook Drive - Ft. Collins, Colorado 80504
Tel: (970) 443-9029 - Email: arthur@schaupter.com
Web site: www.schaupter.com
American Society of Golf Course Architects

Concept Plan B-3
July 5, 2017

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
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PROJECT NO.: 25-10298

DRAWN BY: KMM

PROJECT MANAGER: K. MCVAUGH

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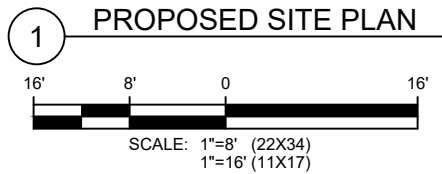
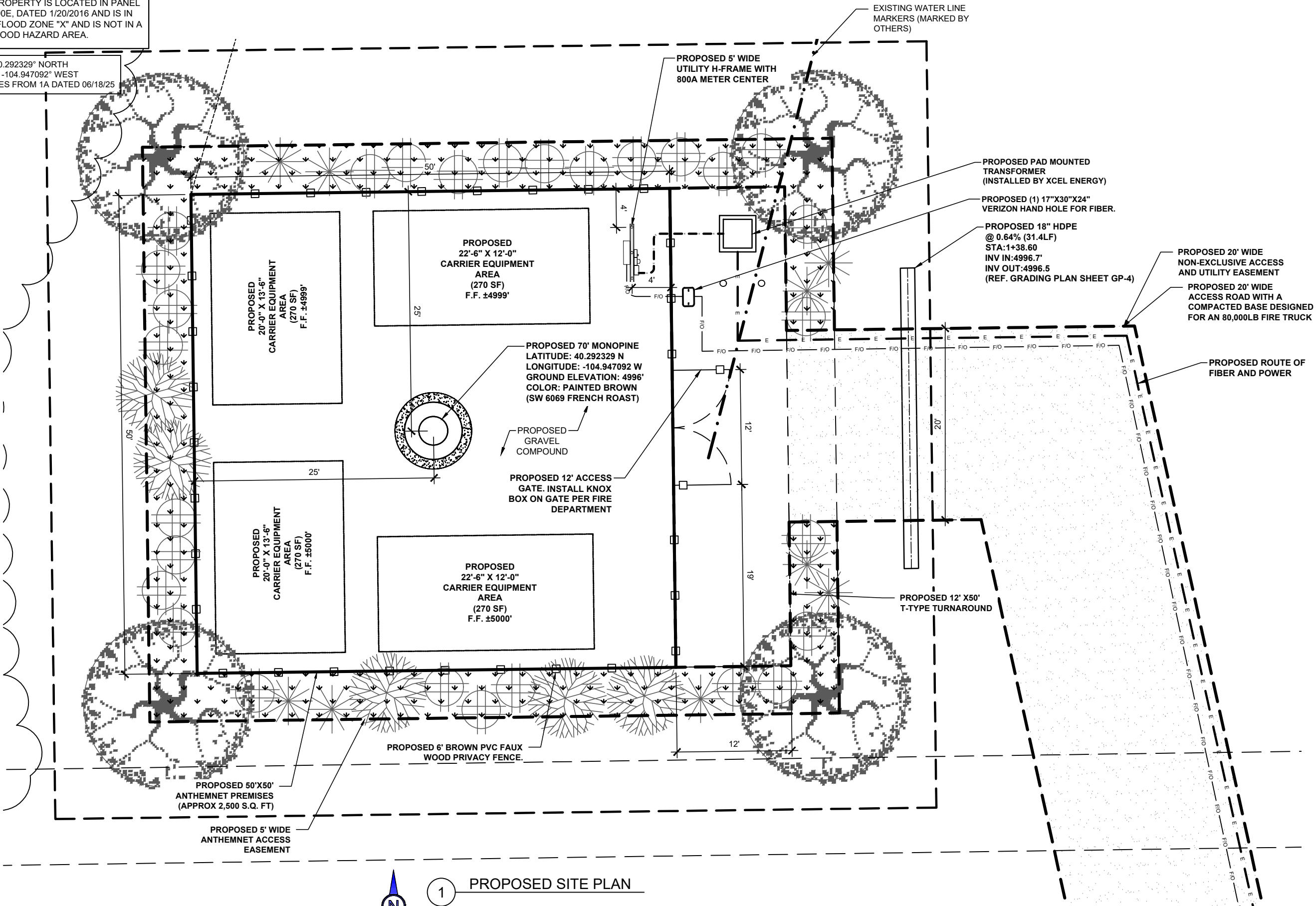
SHEET NAME
**OUTLINE
DEVELOPMENT PLAN**

SHEET NUMBER

Z-1.1

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25



REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
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PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

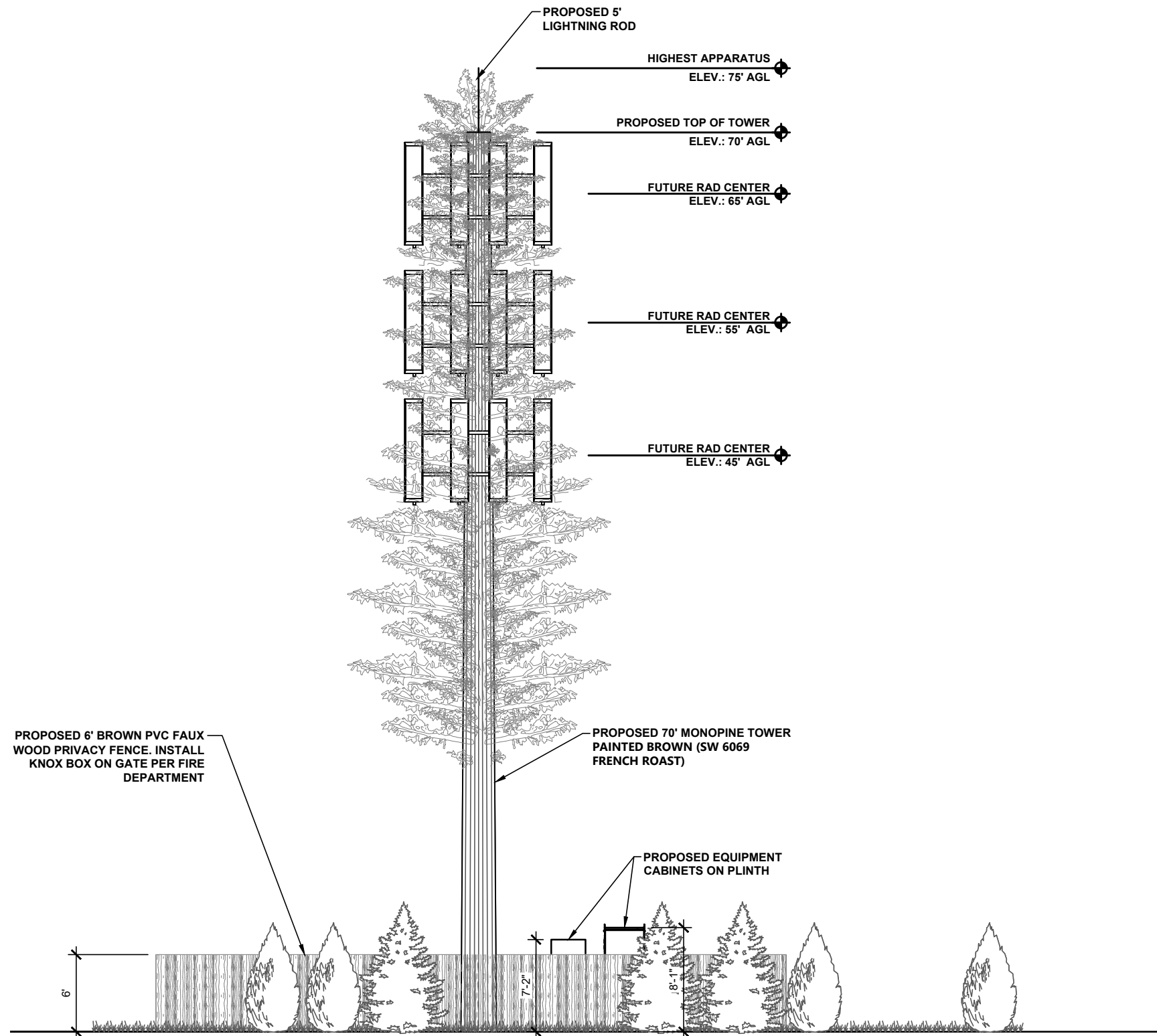
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COLORADO LICENSED
JEREMY D. SHARIT
45074
PROFESSIONAL ENGINEER

LUCKY STAR
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)
SHEET NAME
PROPOSED SITE PLAN
SHEET NUMBER
Z-3



1 TOWER ELEVATION
SCALE: NOT TO SCALE

STRUCTURAL ANALYSIS TO BE PROVIDED AT LATER DATE

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
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3	04/15/26	CLIENT COMMENTS
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PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

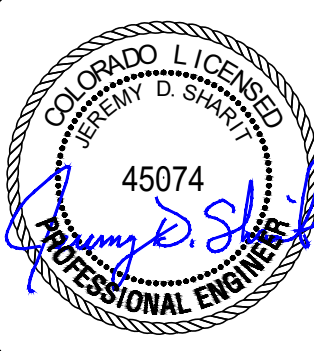
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PLANO, TX 75024



LUCKY STAR
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME
TOWER ELEVATION

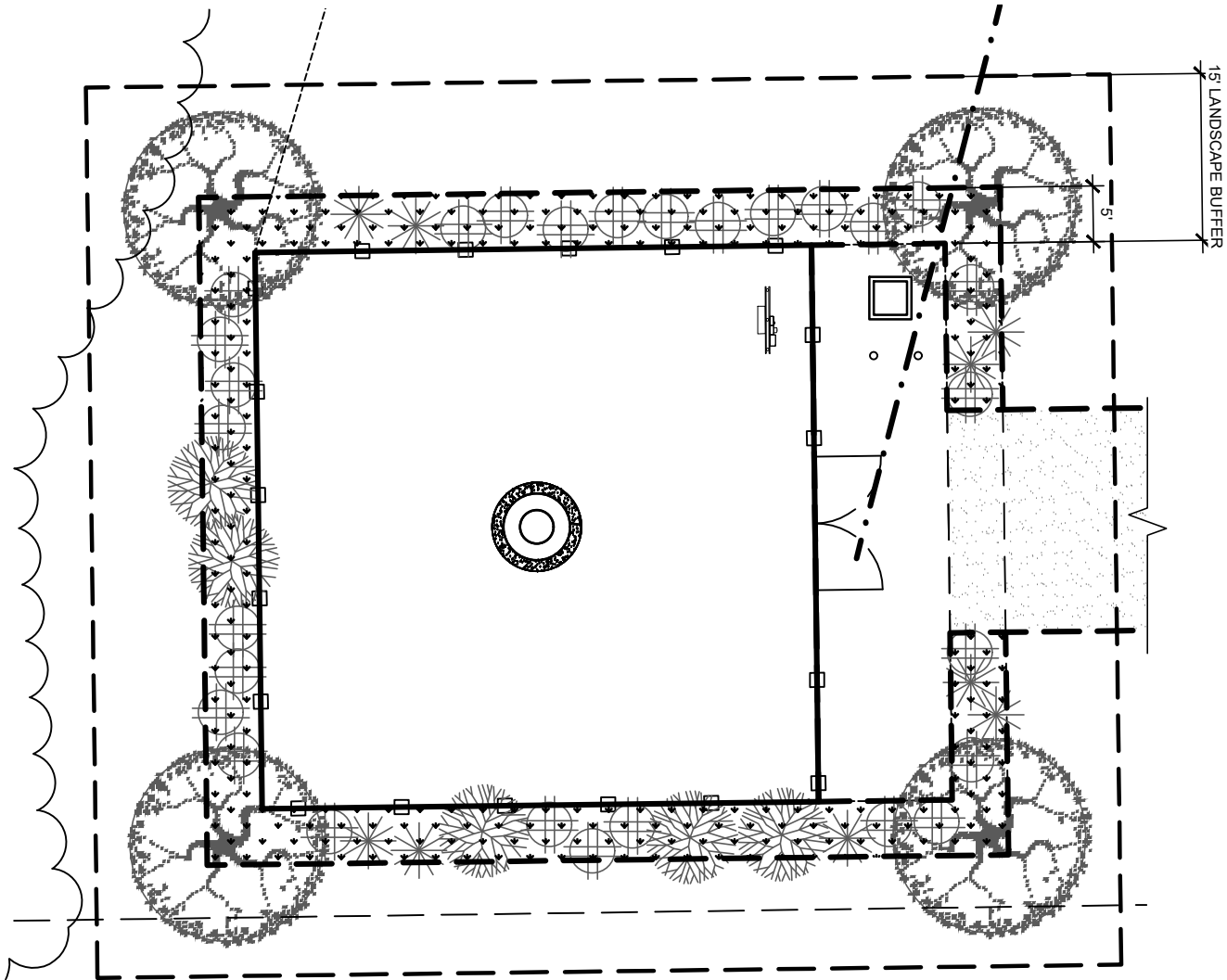
SHEET NUMBER
Z-4

LANDSCAPE NOTES

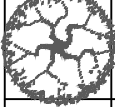
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

IRRIGATION FOR PLANTS:

1. PLANTS ARE TO BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. OVER WATERING IS TO BE AVOIDED. CONTRACTOR MUST SUPPLY WATER AND EQUIPMENT NEEDED (E.G., WATER TRUCK, HOSE, BUCKETS, ETC.) TO WATER TREES. UNDER NO CIRCUMSTANCES SHALL WATER FROM HOMES BE USED BY THE CONTRACTOR TO WATER TREES. WATERING FROM FIRE HYDRANTS MAY BE USED ONLY AFTER SECURING A PERMIT AND METER FROM THE TOWN WATER DEPARTMENT.
2. CONTRACTOR SHALL COORDINATE WITH GOLF COURSE FACILITIES TO TIE THE NEW ANTHEM NET LANDSCAPE IRRIGATION INTO THE GOLF COURSE IRRIGATION SYSTEM TO MAINTAIN LANDSCAPE FOR A PERIOD OF ONE YEAR FROM DATE OF APPROVED SUBSTANTIAL COMPLETION.



1 LANDSCAPE PLAN
SCALE: NOT TO SCALE

TREES									
Symbol	Quantity	Common Name	Botanical Name	Genus	Type	Mature Height	Mature Width / Spread	Planting Spacing (on-center)	Notes / Planting Specs
	5	Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>	Juniperus	Evergreen	8–12'	6–8 ft	14–15 ft o.c. around perimeter	6' min. height at planting
	9	Medora Juniper	<i>Juniperus scopulorum 'Medora'</i>	Juniperus	Evergreen	10–15'	3–5 ft	14–15 ft o.c. around perimeter	6' min. height at planting
	4	Hot Wings® Tatarian Maple	<i>Acer tataricum 'Garann'</i>	Acer	Deciduous – single stem	15–18'	15–18 ft	14–15 ft o.c. around perimeter	8'–10' min. height at planting
PERENNIALS									
	28	Strongbox Inkberry Holly	<i>Ilex glabra 'Strongbox'</i>	Ilex	Shrub	3–5'	3–4 ft	4–5 ft o.c. along 50% of exterior fence	24" or 5-gallon minimum container
Ground Cover									
	±3 lbs total	Buffalo Brand Native Turf Mix (Buffalograss + Blue Grama)	<i>Bouteloua dactyloides + Bouteloua gracilis</i>	Bouteloua	Ground Cover (seeded mix)	4–12"	Full coverage	Broadcast seeded across entire 1120 SF buffer	Seeded at 2–3 lbs per 1,000 SF to achieve 50% coverage at planting and full coverage within 2 growing seasons per Table 8-3

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
2	04/06/26	CLIENT COMMENTS
3	04/15/26	CLIENT COMMENTS
4	05/18/26	JURISDICTION COMMENTS
5	06/29/26	JURISDICTION COMMENTS
PROJECT NO.:		25-10298
DRAWN BY:		KMM
PROJECT MANAGER:		K. MCVAUGH
CHECKED BY:		K. MCVAUGH

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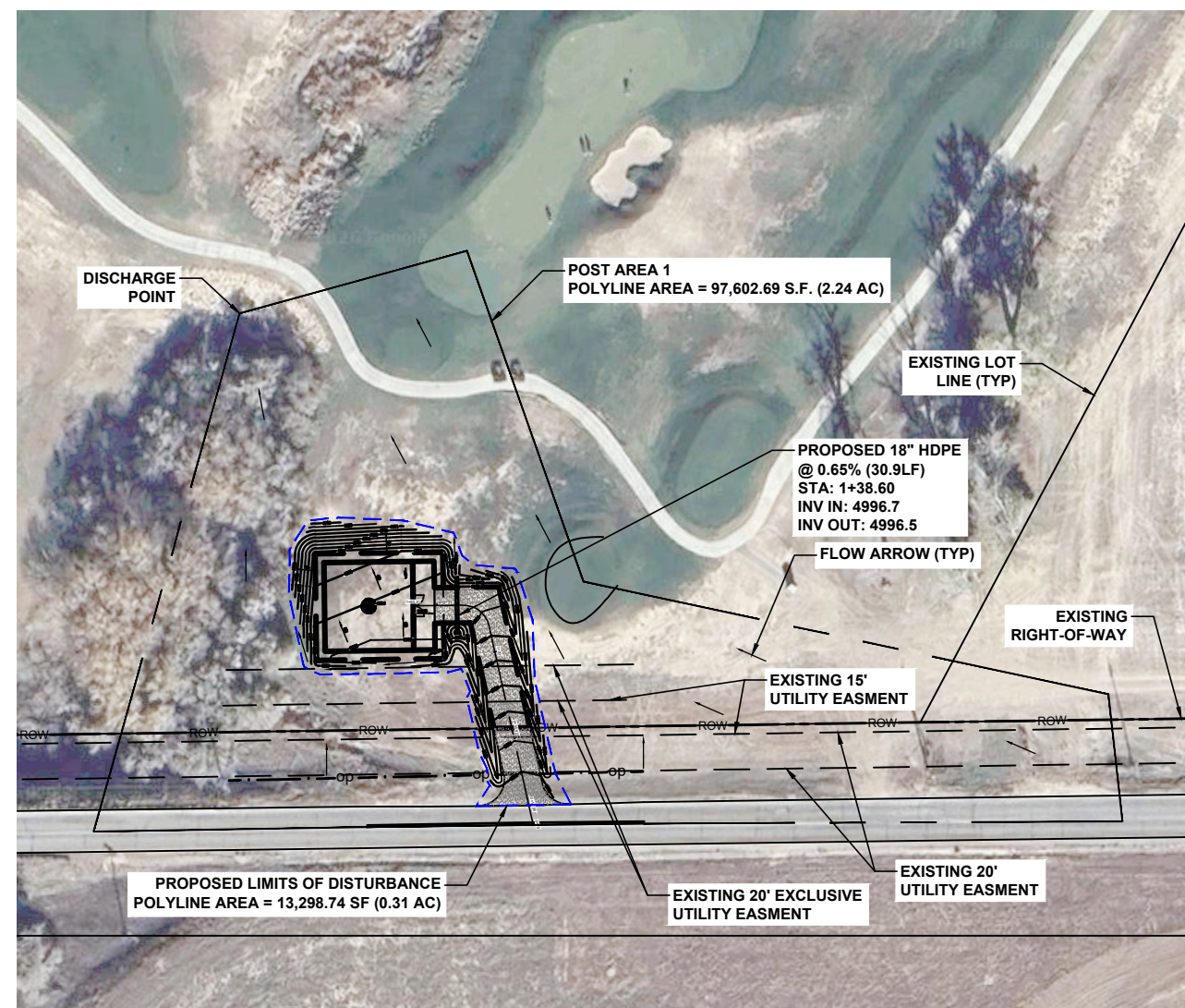
LUCKY STAR
5667 COUNTY ROAD 42
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(WELD COUNTY)

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
Z-6



1 PRE DRAINAGE MAP
SCALE: 1" = 100'



THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAPI 500X (OR EQUIVALENT) GEOFABRIC
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB BASE COURSE
- SUBGRADED COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

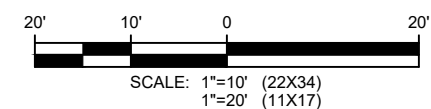
Co CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

(Sdl) TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

Ds2	DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
-----	--

Ds3 DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.

Du DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.



SITE PLAN

CONTRACTOR TO OBTAIN WRITTEN
PERMISSION FOR GRADING OUTSIDE LEASE
AREA PRIOR TO CONSTRUCTION

[illegible]

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LUCKY STAR

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JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

GRADING PLAN

SHEET NUMBER

GP-1

Page 21 of 58

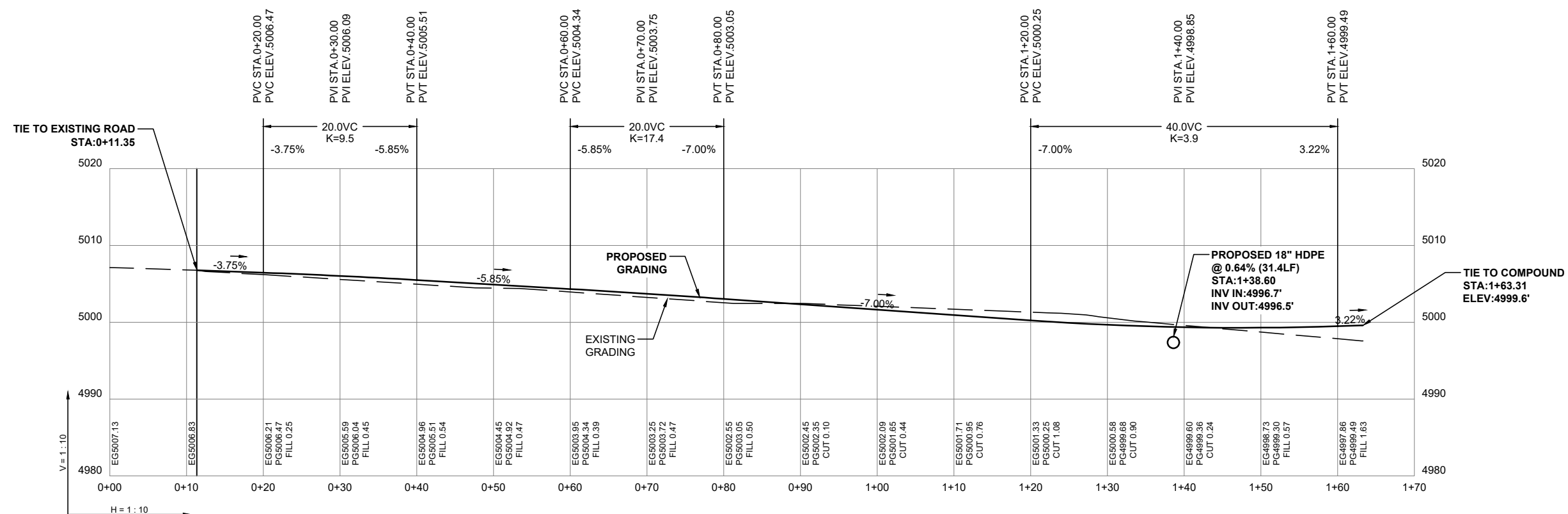
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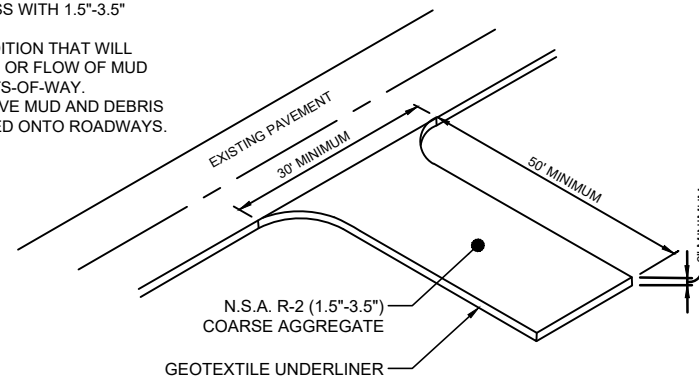
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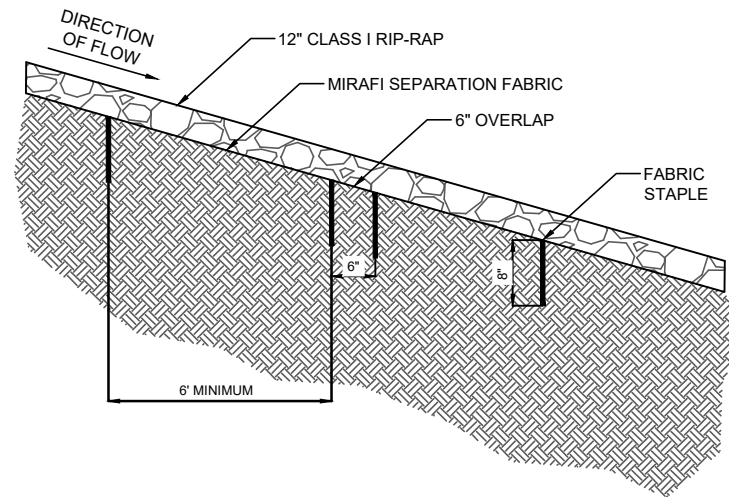
LUCKY STAR 5667 COUNTY ROAD 42 JOHNSTOWN, CO, 80534 (WELD COUNTY)	
SHEET NAME ROAD PROFILE	
SHEET NUMBER GP-2	
Page 22 of 22	



1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

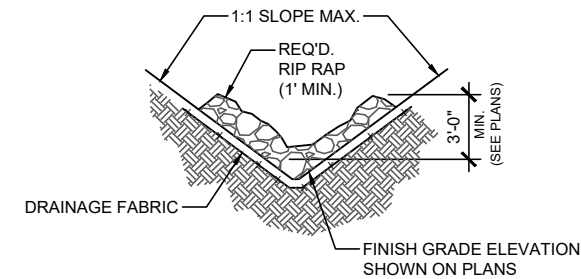


Co 1 CONSTRUCTION EXIT DETAIL
SCALE: NOT TO SCALE



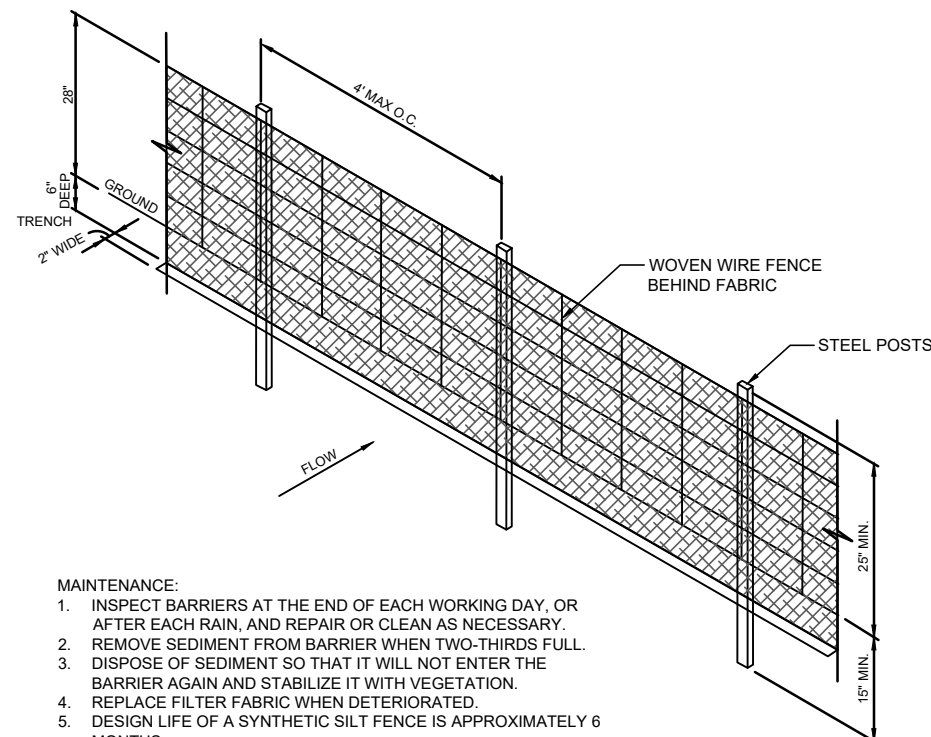
2 RIP RAP SLOPE DETAIL

SCALE: NOT TO SCALE



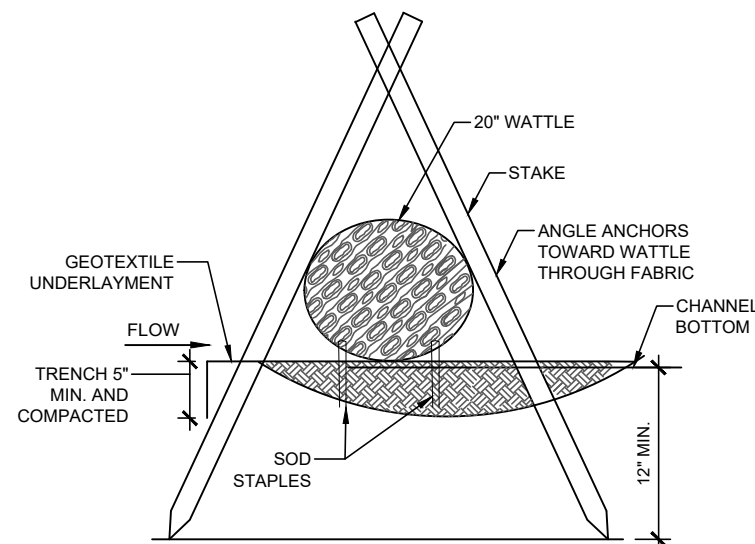
3 TYPICAL RIP RAP DITCH DETAIL

SCALE: NOT TO SCALE

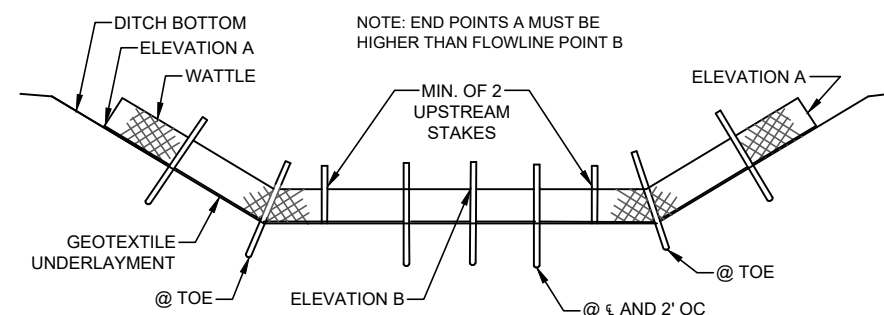


1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
4. REPLACE FILTER FABRIC WHEN DETERIORATED.
5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

(Sdl) 4 TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: NOT TO SCALE



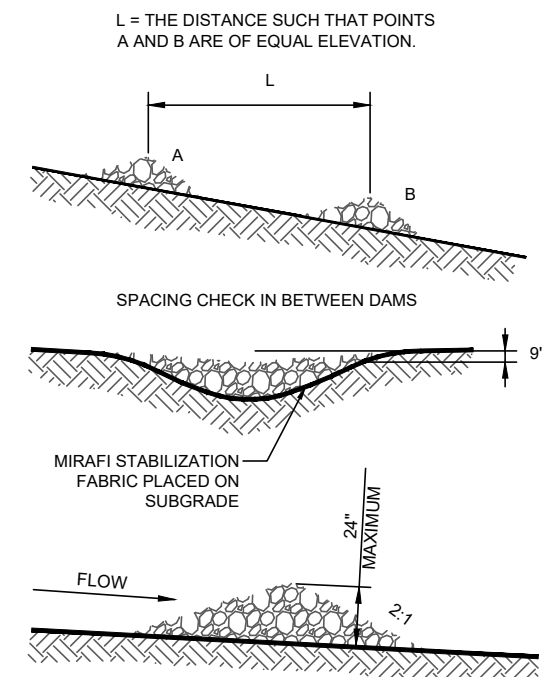
SECTION



ELEVATION DETAIL

1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.

5 WATTLE
SCALE: NOT TO SCALE



1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. SEDIMENT DAM BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF

Cd 6 CHECK DAM
SCALE: NOT TO SCALE

[illegible]

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LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

GRADING DETAILS

SHEET NUMBER

GP-3



1. MINIMUM 4" CRUSHER RUN FINISHED DRIVING SURFACE
2. MIRAFI 500X (OR EQUIVALENT) GEOFABRIC
3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

SHEET NUMBER

GP-4

PIEDMONT VEGETATIVE COVERS				
CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20--40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEeping LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEeping LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.

1. USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE UN SCARIFIED, CLEAN HULLED SEED
- 2 USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS. A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 400 LBS/ ACRE
FERTILIZER, 05-10-15 500 LBS/ ACRE
MULCH (STRAW OR HAY OR 5000LBS/ACRE
WOOD CELLULOSE FIBER MULCH 1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEeping LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER, IN DRY FORM, WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD BY EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 4000 LBS/ACRE
FERTILIZE, 5-10-15 1500 LBS/ACRE
MULCH (STRAY OR HAY) 5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

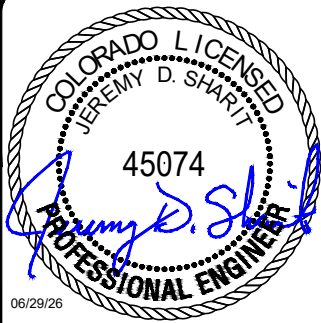
FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE

REV	DATE	DESCRIPTION
A	02/26/26	ADDED GRADING PLAN
0	03/03/26	FOR ZONING APPROVAL
1	06/29/26	JURISDICTION COMMENTS
PROJECT NO.:		25-10298
DRAWN BY:		C. WINKLE
PROJECT MANAGER:		K. MCVAUGH
CHECKED BY:		K. MCVAUGH

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JOHNSTOWN, CO, 80534
(WELD COUNTY)

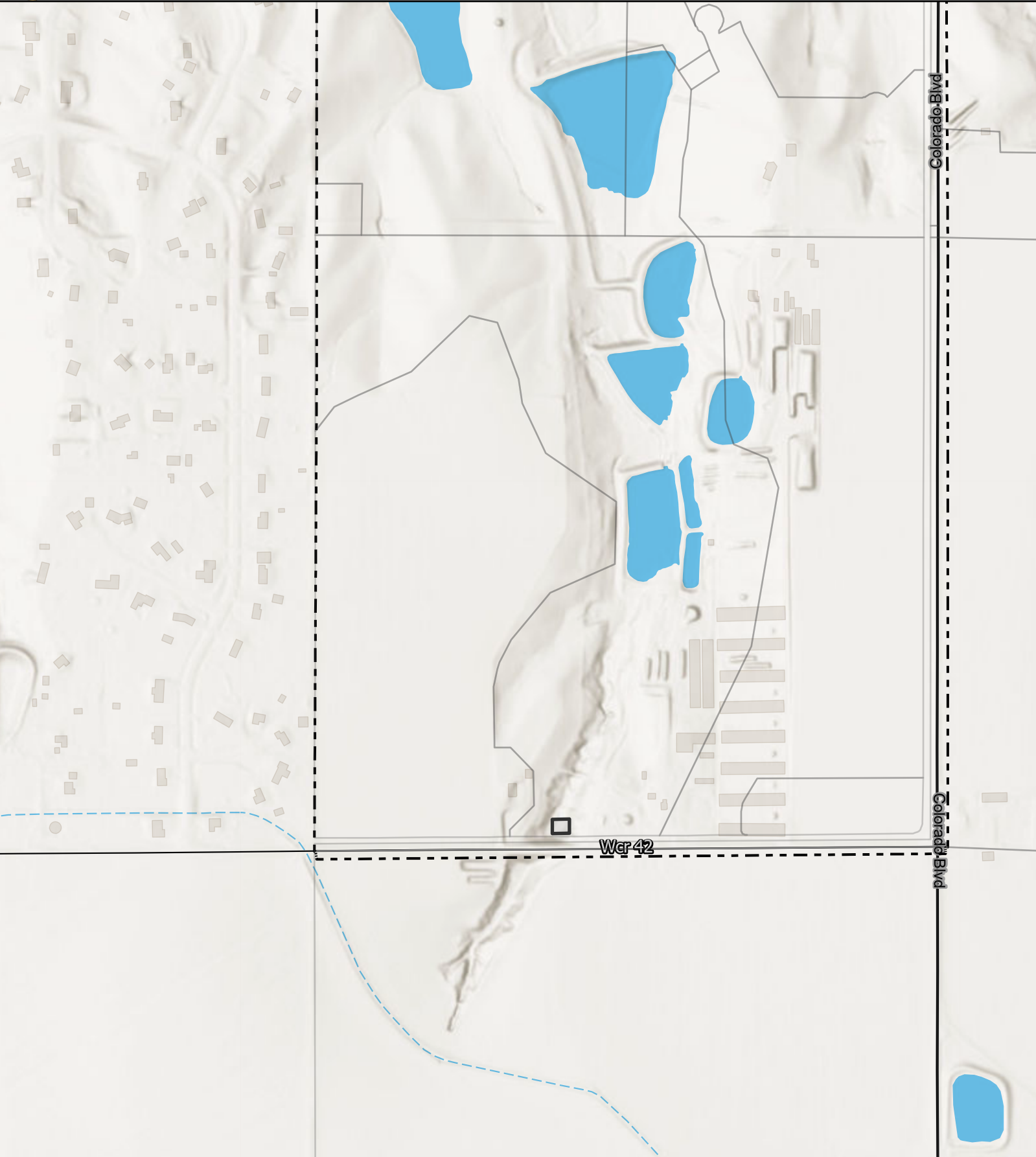
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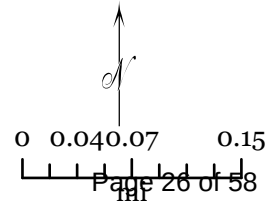
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Scale: 1:8,326
Credits :Esri, NASA, NGA, USGS,
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2026

Plan of Development



ACKNOWLEDGEMENTS

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Thank you to all small businesses, property owners, residents, and non-profits who participated in roundtables, project events, or otherwise gave your time to inform this plan.

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Plan Summary

Overview

This document is the official **Plan of Development** for the **Johnstown Downtown Development Authority (DDA)**, a document required by the State of Colorado for a DDA to operate. The plan is based on the **Johnstown Downtown Master Plan (2025)** and serves as a long-term guide for how downtown Johnstown can grow, improve, and thrive over the next **10 to 20 years**. Long-term plans like this are important because they help ensure that short-term decisions—like fixing sidewalks or hosting events—support a bigger, shared vision for the community.

The plan contains four chapters: **Chapter 1** explains the planning process that led to creating the DDA and the plan’s relationship to the Johnstown Downtown Master Plan and other Town plans. **Chapter 2** lays out a menu of actions and strategies for the DDA to pursue. **Chapter 3** outlines how the DDA is organized and funded, and **Chapter 4** offers implementation guidance for achieving plan goals over time.

Why This Matters to the Community

This plan is about investing back into downtown Johnstown, guided by community values and priorities. It provides a clear roadmap to:

- Strengthen local businesses and enhance downtown activity
- Create welcoming, safe streets and public spaces
- Celebrate Johnstown’s history and character
- Prepare for thoughtful growth

What Is a Downtown Development Authority (DDA)?

A **downtown development authority** is a special, locally governed organization that helps communities enhance their downtowns through projects such as infrastructure (i.e. sidewalks, lighting, and parking), business support, beautification, events, and attracting new investment.

DDAs are used by many Colorado towns to reinvest in their downtowns in a thoughtful and organized way. A DDA is governed by a **local board** made up of 5-11 downtown property owners, business owners, and residents, plus one Town Council member.

A DDA’s main funding tool is Tax Increment Financing (TIF). **TIF does not raise taxes or fees and is not a new tax**. Rather, it allows a portion of future **growth in tax revenue** from sales and property values within the DDA to be reinvested in downtown improvements and programs. Meanwhile, taxing entities like the school district and the county continue receiving the same tax revenue they do today, adjusted regularly for inflation and natural appreciation.

In short: **the more successful downtown becomes, the more resources the DDA has to reinvest locally and work on community goals and priorities.**

How Did This Plan Come Together?

This plan builds on years of community planning and input into the Downtown Master Plan. Throughout 2025, the Town and project team gathered feedback on the feasibility of a special district to fund and implement the goals in the Downtown Master Plan. Community open houses, a working group of downtown residents and business owners, workshops with Town Council, and expert analysis all led to the recommendation of forming a DDA.

Key considerations from community input included: **(1) ensuring funding and organizational capacity** to achieve the Master Plan vision (including large projects), **(2) avoiding new taxes** or other costs, and **(3) facilitating a smooth transition from the existing all-volunteer JDDA** (Johnstown Downtown Development Association) to a new district that could continue its popular events and programs with stable funding and professional, paid staff.

Key Goals of the Plan

1. Thriving businesses

- Strategies include:
- Supporting locally owned shops, restaurants, and services
 - Encouraging entrepreneurs, artists, and makers
 - Attracting customers downtown through marketing and promotions

2. More activity and events

- The plan aims to make downtown active beyond the workday by:
- Continuing beloved events like Cinco de Mayo, Fall Fest, and Johnstown Jingle

- Adding more evening and weekend activities
- Supporting farmers markets, live music, and pop-up events

3. A beautiful, safe, and well-maintained downtown

- Strategies include:
- Improving building facades, adding murals, and installing public art
 - Enhancing landscaping, trees, lighting, and seating
 - Providing extra cleaning, snow removal, and maintenance

4. Better infrastructure and public spaces

- Downtown should be easy and enjoyable to navigate. Strategies include:
- Adding sidewalks and improving ADA access
 - Creating safer crossings and calmer streets
 - Improving parking and wayfinding

5. Preservation and thoughtful development

- Ensuring growth respects and enhances Johnstown’s character is central to the plan. Strategies include:
- Preserving historic buildings and celebrating local history

- Encouraging new mixed-use development that fits downtown’s look and feel
- Preparing for future development on the Rieder and Held properties

Priorities and Implementation

The DDA Board of Directors, after completing the administrative steps necessary to begin operating (including Town Council approving this Plan of Development), will work to create a **near term action plan** based on community priorities. Below is an overview of the top priorities outlined in the implementation chapter (**Chapter 4**):

- Taking on responsibilities from the JDDA (Johnstown Downtown Development Association), particularly continuing signature events
- Completing sidewalk and other streetscape infrastructure throughout downtown
- Offering more evening activation (entertainment and retail open hours)
- Attracting new retail offerings downtown
- Managing parking
- Preparing for eventual development of Rieder and Held properties



Chapter 01

Plan Background



PLAN BACKGROUND

Overview

This is the official Plan of Development for the Johnstown Downtown Development Authority (DDA)—a document required by the state of Colorado in order for a DDA to operate. This plan builds on the Downtown Master Plan and other downtown plans to provide high-level guidance for DDA decisions over the next 10 to 20 years. Long-term plans are important because they help ensure short-term actions build towards bigger goals. This promotes consistency, accountability, and meaningful progress over time towards the community's desired future.

This plan is meant to:

- Define the mission, vision, and goals of the DDA.
- Describe how the DDA will be organized, including its ability to collect Tax Increment Financing (TIF).
- Offer a menu of strategies and actions based on the Downtown Master Plan and other recent planning efforts for downtown.
- Provide guidance on implementation and prioritization of near-, mid-, and long-term actions.

What is a DDA?

Downtown development authorities (DDAs) are quasi-public agencies established to organize and finance projects and initiatives that enhance the vitality and appeal of downtown areas. DDAs support downtown improvement projects, foster small business growth, and attract investment to create a vibrant and thriving downtown corridor. By facilitating partnerships among businesses, property owners, local government, and community groups, DDAs create self-sustaining organizations designed to champion downtowns for the long term.

The creation and funding of a DDA requires approval by property owners, business owners, residents, and

tenants within a proposed DDA boundary. Governance is provided by a Board of Directors comprising these constituents as well as a representative from Town Council. DDAs operate under Colorado Revised Statute 31-25-801, which outlines their powers, responsibilities, and oversight.

How the Plan Will be Used

As the DDA Board of Directors makes decisions, it will look to this plan to ensure it is working towards the community's priorities and vision. Below are a few specific examples of how the plan can be used:

1. Each year, the DDA will draw from the strategies and priorities in this document as it creates its annual budget and work plan.
2. The DDA can use this plan to track, evaluate, and report on progress towards community goals.
3. The DDA can write additional strategic plans and studies that focus on specific goals.
4. The DDA Board can adopt rules and bylaws based on guidance in the plan.
5. This plan can be shared with other organizations and entities working in the area to advocate for actions that align with the community's vision.

This plan is meant to be evaluated and updated every 5-10 years to make sure it stays relevant and aligned with community goals and current conditions.

Project Background

This plan and the proposed Johnstown DDA are a result of the Downtown Improvement District Study initiated by the Town of Johnstown in summer 2025. The goal of the project was to identify—and help create—the appropriate special improvement district to help fund and implement the vision of the recently adopted Downtown Master Plan. The project used the multi-phase process outlined below.

- **Phase 1: Evaluate district options.** The project team assessed the attributes of a business improvement district (BID), downtown development authority (DDA), urban renewal authority (URA), and metro district. This phase included researching past plans, conducting mapping and land use analysis,

touring comparable districts in nearby communities, and speaking with downtown stakeholders including residents, business owners, property owners, Town staff, and Town elected officials (see "Outreach and Engagement" section on following pages for more detail). Phase 1 concluded with the recommendation to form a downtown development authority.

- **Phase 2: Refine the best option.** During this phase, the project team drafted the Plan of Development and prepared the legal steps necessary to form the DDA. Phase 2 concluded with Town Council approving an ordinance placing DDA formation questions on a special April 7, 2026 mail ballot election.
- **Phase 3: District formation process.** Phase 3 began when Council approved the election ordinance and concluded with the April 7, 2026 vote approving the DDA. Downtown advocates led the formation campaign while the Town provided educational and voter information.
- **Phase 4: District start-up.** Phase 4 encompassed the administrative process to set up the DDA, such as forming the first Board of Directors, finalizing and adopting the Plan of Development, hiring staff, and other administrative and legal procedures.

Planning Context

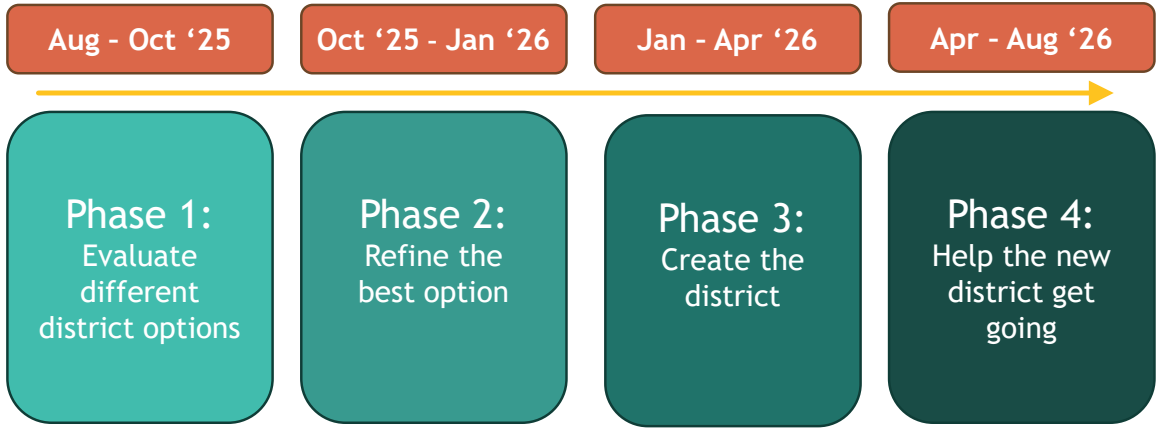
This plan compiles vision, goals, and recommendations from several recent planning efforts that focus on downtown Johnstown, summarized below. By gathering all relevant planning direction in one place, this document provides a "one-stop-shop" for the DDA and other decision-makers seeking guidance on downtown.

Comprehensive Plan (2021)

The Johnstown Comprehensive Plan provides direction to revitalize and maintain a "vibrant historic downtown" with thriving local businesses as the heart of the community, while expanding the extents of downtown as development and redevelopment occurs. It envisions a well-connected downtown with an active streetscape and a mix of uses and amenities that address community needs such as enhanced streetscape, curbside management, year-round activation and entertainment options, and inviting places to gather (p. 43). The plan directs the Town to work with downtown businesses, property owners, and residents to develop a strategy and design approach that includes public improvements, encourages private investment, supports historic preservation, and favors home occupation businesses where appropriate (p. 45).

Downtown Johnstown Branding Guide and Action Plan (2023)

The Downtown Branding project resulted in two documents: (1) an overview of the analysis and extensive community engagement that led to the creation of the brand, and (2) an Action Plan that includes goals and economic development strategies to support the community vision for downtown. These recommendations are guided by the Brand Promise, which calls for revitalization that is resilient, reflects community values of generosity and connection, and that honors the old while embracing the new. The "Local Grows Here" tagline is a call to action to redevelop and reinvest in the historic downtown in ways that support locally-grown values, businesses, and experiences through a commitment to encouraging local entrepreneurship and community-building (p. 15).



Project Timeline

Downtown Master Plan (2025)

The Downtown Master Plan weaves together a vision for desired amenities in several downtown districts: Historic Downtown, the adjacent Industrial Park, and future development in the Rieder and Held properties. The community priorities for the districts are the guiding principles for the DDA subareas discussed in Chapter 3 of this Plan of Development.

Existing Districts:

- **Parish Avenue (Historic Downtown):** Parish Avenue is the historic heart of the Town. The community vision for this area outlined in the Downtown Master Plan includes: preserving the historic character, enhancing and beautifying the street, attracting new businesses, offering more events and activation, slowing traffic, improving pedestrian and ADA accessibility, and improving parking options. Community priorities are, in order: (1) repair and expand sidewalks, (2) build trails, (3) enhance building facades, (4) add outdoor eating spaces, (5) replace safety bollards, (6) update outdoor seating, (7) upgrade and add more planter boxes, and (8) update street lights and add more lighting.
- **Industrial Park:** The Industrial Park comprises several industrial users directly adjacent to downtown. The

community vision includes priorities mentioned above plus extending the downtown street grid via E Charlotte St to connect Historic Downtown to the Held property; buffering industrial uses (sound, odor, and health risks); enhanced landscaping and signage; and eventual redevelopment. Future uses suggested in the Downtown Master Plan include arts and entertainment, light industrial, maker spaces, and office.

Future Districts:

- **Rieder District:** Rieder is the name of the family that historically owned the land. The proposed vision for the property in the Downtown Master Plan is a mixed-use concept that includes retail/commercial, office/flex, housing, indoor and outdoor community spaces, recreational uses, and possible relocation of the JM Post. Community priorities are, in order: (1) community activity area (plaza), (2) public parking, (3) splash pad, (4) community center, (5) artist maker spaces, and (6) performing arts center.
- **Held District:** Held is the name of the family that historically owned the land. The vision for the property is a mixed-use concept that includes small scale seasonal retail/commercial, indoor and outdoor community spaces, preservation/reuse of the existing farm structures, linear parks, an Urban

Farm (see below), and housing. Community priorities are, in order: (1) outdoor community plaza, (2) Grange Hall/community center, (3) public parking, and (4) courtyard homes, including encouraging senior housing.

- **Urban Farm:** The Urban Farm is a subset of the Held District envisioned as a functional agri-destination that grows and processes produce. It will host associated uses such as artisanal shops and boutiques, farm-to-table restaurants/cafes, and breweries/distilleries. Community priorities are, in order: (1) new businesses including restaurants and a brewery/distillery, (2) linear parks, (3) community farming, and (4) outdoor plaza.

Limited Market Assessment (Downtown Master Plan, 2024)

The Downtown Master Plan also included a limited market assessment that studied opportunities for downtown Johnstown informed by demographic, economic, and real-estate characteristics in the market area. Key findings included:

- Johnstown has and continues to grow rapidly at a rate higher than the surrounding area. Johnstown experienced an 84% growth rate between 2010–2023, compared to 33% growth in the surrounding market area.
- Johnstown residents have a higher median household income (\$114K) and higher rates of homeownership (79%) compared to the market area (\$87K and 68% respectively).
- The three largest employment sectors in Johnstown are retail trade (17.8%), leisure & hospitality (16.4%), and construction (13.4%).
- Downtown Johnstown has low vacancy rates, particularly for retail (2.7%).

Outreach and Engagement

In order to gather feedback on the potential special district options, the project team conducted a number of in-person and virtual engagement efforts:

- Webpage hosted on Town website.
- Working Group composed of downtown residents, business owners, and property owners that met monthly September 2025 - January 2026.

- Workshops with downtown business owners, Town Staff, and Johnstown Downtown Development Association (JDDA) leadership.
- Two community open houses (September 16 and November 6, 2025) with invitations mailed to all addresses within the project study area.
- Town Council Study Session and recommendation (October 15, 2025).



Working Group Members Touring the Lafayette DDA

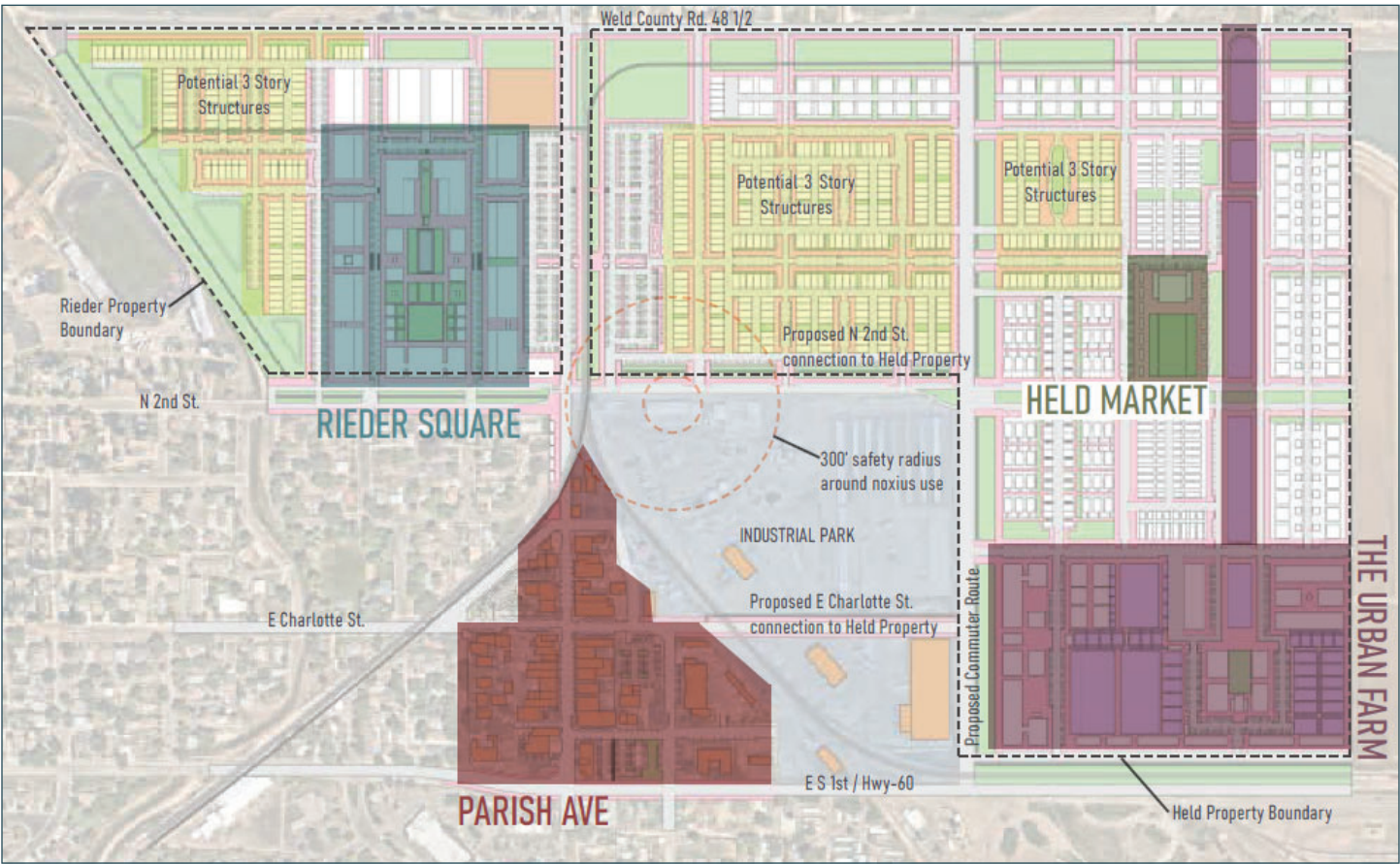
Key Feedback Themes

The following three themes emerged from stakeholder conversations around the best improvement district option for downtown:

1. **Avoid new taxes, fees, or other increased costs** for tenants, property owners, and customers.
2. **Facilitate a smooth transition from the JDDA** to the new district, including continuing the core events and services the JDDA has provided.
3. **Focus on near-term priorities** of attracting new businesses, offering more options for evening activities, and improving infrastructure and safety in downtown.

Recommendation

Based on research, analysis, and the key feedback themes above, the project moved forward with the recommendation of forming a downtown development authority. A DDA was found to be best poised to finance and manage both the near-term and long-term goals of the Downtown Master Plan, and its primary source of funding (TIF) does not raise taxes.



Map of Downtown Districts (Downtown Master Plan, p. 17)

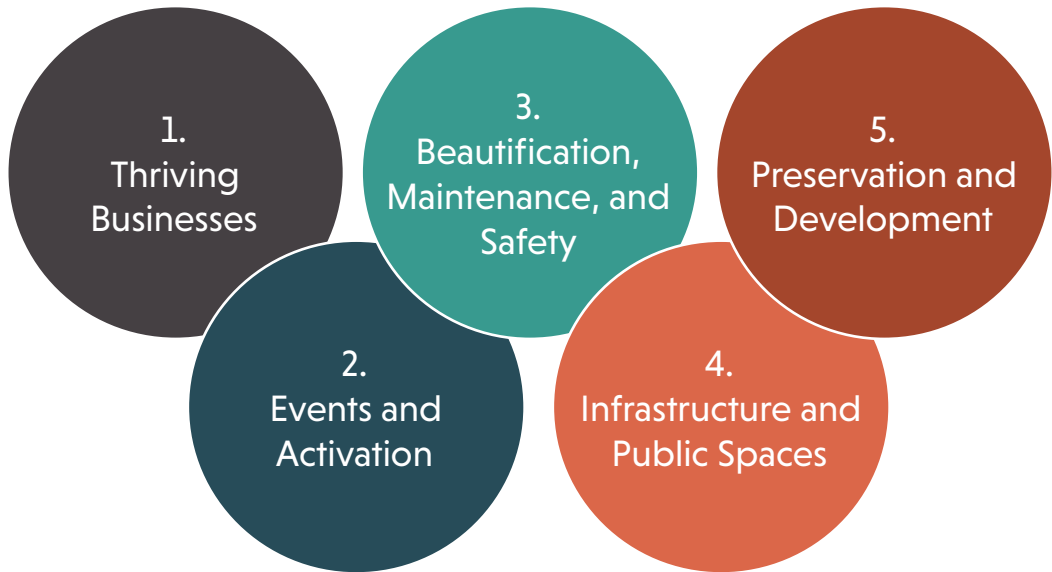
Chapter 02

Goals and Strategies



GOALS AND STRATEGIES

The following **five goal areas** compile the strategies and recommendations from the Downtown Master Plan, other recent downtown plans, and findings from the Improvement District Study. By organizing all these recommendations under common themes, this chapter offers a framework from which the DDA can plan its work programs.



Thriving Businesses

Vision:

Downtown Johnstown is home to numerous thriving businesses that offer a wide variety of goods, services, and employment opportunities. At its core are small, local, and unique businesses that reflect Johnstown’s small-town feel and agricultural heritage.

1. Promote the retention of existing local businesses.

- a. Conduct regular outreach to existing businesses to gather insights into their needs. Develop tailored programs such as technical assistance and resources to stabilize and grow operations.
 - i. **CASE STUDY: Johnstown Downtown Development Association Quarterly Business Workshops (Johnstown, CO).** The JDDA offers quarterly workshops on topics that small businesses wanted to learn more about such as employment law, marketing, leveraging AI, and retirement and financial management solutions for small businesses.
- b. Promote pathways to property ownership.
 - i. **CASE STUDY: Colorado Springs DDA Loan Program for Tenant Ownership (Colorado Springs, CO).** This program helps business owners located within the DDA buy their existing location or another property downtown by providing low interest loans for up to 40% of the purchase price. [Downtowncs.com/do-business/grants-and-tif](https://downtowncs.com/do-business/grants-and-tif)
- c. Help build career development pathways through partnerships with local schools and other youth organizations.
- d. Support business networking, meetups, and other opportunities to strengthen business-to-business connections.

- i. **CASE STUDY: Johnstown Downtown Development Association "JDDA Connect" Program (Johnstown, CO).** The JDDA offers monthly business-to-business networking events for the business community to share information and discuss community updates.

2. Grow the number of locally-owned and operated businesses through a combination of recruitment and entrepreneurship/incubation.

- a. Focus on recruiting for downtown’s high retail need, especially in food and beverage, apparel/accessories, and professional services (as identified in the Downtown Master Plan Limited Market Assessment). Consider recruiting regional businesses that do not yet have a presence in the immediate area (i.e. breweries, non-franchised restaurants, and boutique shops).
- b. Attract new entertainment options and activities for a lively evening and weekend scene. Specifically, work to bring a live music venue near or in Rieder Square.
 - i. While a dedicated music venue may be far-off, start building interest by helping organize and promote a series of pop-up live music events.
- c. Work to grow downtown into a destination for local arts, crafts, and the creative industry. Possible partners include local schools and higher education, arts/crafts guilds, and clubs.
- d. Support pathways to entrepreneurship and business incubation, particularly in the categories mentioned above (retail, entertainment, and arts). Explore funding for seed money, technical support, and access to space.
- e. See if there is the potential for a mixed-use public market and makerspace in an existing or new downtown Johnstown building that can host special events like art gallery shows, indoor farmer’s markets, seasonal craft fairs, as well as creative/maker and pop-up/incubator retail spaces at low rates and with short-term leases to support entrepreneurs.
 - i. **CASE STUDY: Localworks Clear Creek Makerspace (Wheat Ridge, CO).** Opened in 2024, the Clear Creek Makerspace

contains a community event space as well as offering access to equipment and classes at an affordable and sliding scale price to help nourish local entrepreneurs, develop a skilled workforce, and bring together the creative community. Since launching, the makerspace has had almost 16,000 visitors and helped jump start three small businesses. [Clearcreekmakerspace.com/facilities](https://clearcreekmakerspace.com/facilities)

3. Grow downtown’s customer base through promotions and marketing.

- a. Take responsibility for implementing and caretaking the adopted Downtown Brand, including incorporating the brand into the DDA’s organizational identity.
- b. Maintain and update the Visit Johnstown website.
- c. Launch creative marketing campaigns and promotions aimed at locals and the nearby market area using the Downtown Johnstown Brand.
 - i. **CASE STUDY: Olde Town Arvada Business Improvement District Marketing Strategy (Arvada, CO).** The Arvada BID drives visitation to downtown businesses through newsletters, social media, a shopping and dining guide, and a contract with a local public relations agency to elevate Olde Town’s presence throughout regional media channels. The BID tracks impact and year-over-year marketing reach to tailor each year’s strategy. In 2022 they launched their first sustained advertising campaign (“Like-a-Local”) with support from other Arvada economic development entities. The campaign featured the stories of nine downtown businesses across 18 unique ads. It included a social media campaign and an I-76 billboard placement during the holiday season. See 2022 Report at [Oldetownarvada.org/about-us](https://oldetownarvada.org/about-us)
- d. As downtown grows, implement a clear market strategy for each downtown district/subarea that defines desired businesses mix, branding, and programming to ensure districts remain complementary and do not compete with each other.

4. Nurture a business-friendly downtown environment.

- a. Act as a liaison with the Town and other appropriate entities to facilitate business permitting and quickly troubleshoot issues.
- b. Evaluate the Town’s zoning and building ordinances to identify barriers to starting businesses downtown, especially in historic buildings and/or when changing building uses.
- c. Work with the Town to keep an inventory of businesses and associated data such as industry, employees, and operating hours.
- d. Given the low vacancy rate of commercial space, encourage new commercial development, redevelopment, and creative ways for new businesses to locate downtown, such as acting as “matchmaker” with existing and new commercial tenants who are interested in sharing space. See also ideas for temporary vending in “Activation and Events” and the “market hall” concept in 2.e., above.

Events and Activation

Vision:

Downtown is active and vibrant 24/7 and 365 days a year. This is the place where our community comes together to enjoy a wide variety of events and everyday attractions that celebrate our Town’s values and character.

1. Hold signature events that bring people together.

- a. Continue to host treasured community events such as Cinco de Mayo, Fall Fest, Trick-or-Treat Street, and Johnstown Jingle.
- b. As downtown event activity increases, plan for parking management during events (off-site parking locations and shuttles, street closures) and mitigate impact on nearby residents and businesses.
- c. Over time, consider hosting new events that reflect Johnstown’s history and character, especially in new parts of downtown as it grows (such as the Urban Farm).
- d. Evaluate what improvements could be made to support existing and future downtown events, such as access points for electricity and water.

2. Curate a lively, inviting environment to stroll and linger.

- a. Organize an incentive program for rotating window displays and other storefront programs with downtown businesses.
- b. Work with property owners on creative ways to activate vacant or underutilized land downtown, such as temporary art installations, pop-up activities, or displays celebrating Johnstown’s history.

3. Encourage longer open hours and more activity options later in the day.

- a. Promote the existing Targeted Retail Activation Policy & Program to incentivize later open times. Study the program and identify possible program improvements or opportunities to market it more strongly.
- b. Work with businesses to build momentum for evening activation by organizing a monthly evening “open hours” event paired with activities and promotions.

4. Offer more year-round attractions catering to a wide variety of interests.

- a. Organize year-round farmers and artisan markets.
- b. Offer activities and destinations for kids/teens, including safe, fun after-school options for students at nearby schools. Mini-golf and other arcade-style activities are some ideas.
- c. Other ideas for new events mentioned in the Downtown Master Plan include concerts, small festivals/block parties, and historic walking tours.

Beautification, Maintenance, and Safety

Vision:

Our community takes pride in a downtown that is attractive, comfortable, and inviting for people of all ages and abilities. Public and private property is well-maintained and necessary repairs and improvements are completed quickly.

1. Foster a beautiful downtown that highlights Johnstown’s historic assets.

- a. Help promote the Town’s existing façade and signage improvement grants, with the goal of eventually taking over administration and funding of the program. Expand the façade program or create a companion program for improvements to residential buildings in the DDA.
- b. Support businesses and property owners in improving their alley-facing entrances and facades.
 - i. **CASE STUDY: Downtown Longmont Alleyscape and Breezeway Project (Longmont, CO).** The City of Longmont and the Longmont DDA partnered on a downtown-wide alley improvement project that included undergrounding utility lines, paving, and new lighting. In conjunction, the DDA reimbursed businesses for a portion of costs associated with improving their rear building entrances. *Downtownlongmont.com/initiatives/development-projects/alleyscape-development-project*
- c. Create an incentive program for new murals and support the restoration of any historic mural signage.
- d. Use the upcoming Town Arts Masterplan to guide investments in public art throughout downtown and in new development, including interactive art and art celebrating Johnstown’s history and character. Rotating art can be a very successful approach as it provides the opportunity to feature different artists and spark ongoing public interest.
 - i. **CASE STUDY: Art on the Street rotating sculpture program (Lafayette, CO).** Now in its 17th year, Lafayette’s Art on the Street

is a sculpture-on-loan program in which the Lafayette Public Art Committee selects a new collection of diverse sculptures for display in Lafayette’s Old Town each year. The exhibits are integrated into additional activities and promotions for downtown, including scavenger hunts, student art curriculum, a community-wide art competition inspired by the sculptures, and annual awards (including Peoples’ Choice). All sculptures are available for purchase at the end of their tenure. *Lafayetteco.gov/562/Art-on-the-Street*

- e. Work with railroad owners to find creative ways to highlight the railroad tracks.

2. Nurture a consistent, attractive streetscape.

- a. Plant and maintain a robust tree canopy along streets and other public spaces to ensure a pleasant, shaded pedestrian experience throughout downtown. Encourage tree planting on private property and support proper maintenance and caretaking.
- b. Update existing street furniture and provide additional benches and seating.
- c. Plant and maintain seasonal flower boxes and decorative displays as well as perennial, permanent landscaping.
- d. Install seasonal festive lighting and décor during the holidays.
- e. As downtown grows, consider how the Downtown Branding and Design Guidelines and urban design elements should be applied to and within the different downtown districts to ensure each district feels cohesively “downtown,” yet distinct (in alignment with “Thriving Businesses” strategy 3(d) for creating custom market strategies for each district).

3. Ensure downtown is safe, clean, and well-maintained, especially as activity increases.

- a. Provide supplemental cleaning such as snow removal, litter pickup, and regular power-washing of public spaces.
- b. Coordinate with the Town on preventative maintenance and responding promptly to necessary repairs of sidewalks, roads, parks, plazas, alleys, and other public areas.
- c. Replace existing safety bollards in Historic Downtown.
- d. Work closely with the Police Department to quickly address safety concerns as they arise.
- e. Offer resources such as CPTED (crime prevention through environmental design) evaluations and grants for existing properties. Ensure CPTED principles are followed in new development.
- f. Actively monitor speeds and safety issues along HWY 60, County Rd 17, and any other high-incident areas. Liaise with state and county entities

to manage traffic speeds and address other safety concerns. See Infrastructure and Public Spaces section for further recommendations.

4. Mitigate the impacts of the Industrial Park.

- a. Work with Industrial Park owners on creative solutions to beautify the transition into Historic Downtown, including incentivizing trees, landscaping, maintenance, and fencing along properties fronting Charlotte St.
- b. Consider ways to incorporate industrial character elements into creative placemaking.
- c. Encourage industrial users to adopt additional mitigation efforts for odor and noise management.
- d. Help reduce the impact of heavy vehicle traffic on downtown while ensuring industrial users have adequate, safe access for their operations. Work towards routing truck traffic via an alternative north-south commuter route through the Held property and E Charlotte St extension, as proposed in the Downtown Master Plan.

Infrastructure and Public Spaces

Vision:

Downtown Johnstown is supported by a complete network of high-quality infrastructure, including reimagined and new public spaces that offer our community and visitors places to gather, rest, and connect with nature.

1. Create a pedestrian-friendly, accessible downtown by completing the sidewalk network and improving ADA access.

- a. Install missing sidewalks. Widen/improve inadequate sidewalks to a standard of 5-foot right of way with planters and tree wells adjacent to parking or travel lanes.
- b. Ensure ADA accessibility throughout downtown. Expand awareness and uptake of existing façade improvement grants for private property owners to bring building access and exteriors up to code.

2. Connect people to nature by integrating trails and parks throughout downtown.

- a. Create safe, easy pedestrian and bicycle connections to nearby neighborhoods, regional trails, and activity centers.

- b. Ensure the provision of new parks, plazas, and greenways in the Rieder and Held Properties as they develop, as envisioned in the Downtown Master Plan.

3. Improve access to downtown through parking and wayfinding.

- a. Install signage and wayfinding to help visitors navigate downtown destinations and find parking.
- b. Monitor parking demand and manage parking access in Historic Downtown, including studying the feasibility of a future parking structure (see page 19 of the Downtown Master Plan). Create and regularly update a Parking Management Plan and Transportation Management Plan.
- c. Ensure that potential new parking lots envisioned along County Rd 17 are paired with clear, inviting pedestrian connections to Historic Downtown.

4. Ensure consistent lighting throughout all of downtown.

- a. Install distinctive, permanent lighting that is both decorative and functional, such as string lights and distinctive lamp posts.
- b. Prioritize updating lighting infrastructure along Rutherford Ave and other downtown areas away from Parish Ave.

5. Ensure safe streets, crossings, and alleys.

- a. Implement traffic safety and crosswalk improvements to make all of downtown feel connected and seamless. Emphasize improving access to businesses on the south side of HWY 60/E S 1st St.
- b. Continue the downtown street grid through new roads such as extending Charlotte St to the east.
- c. Build the proposed north-south commuter route through the Held property as envisioned in the Downtown Master Plan. This route will provide better options for

through-travel and heavy vehicle access while reducing traffic along Parish Ave.

- d. Make sure public investments along County Rd 17 strengthen its role as a key gateway into downtown and emphasize multi-modal accessibility.
- e. Make infrastructure improvements to calm traffic and improve safety along Parish Ave.
- f. Continue to pursue improvements to alleys and connections from alleys and rear parking areas to the street.

6. Improve railroad crossings and tracks.

- a. Work with the railroad owners to implement solutions for making crossings safer and more pleasant for pedestrians, cyclists, and vehicles.
- b. Liaise with owners about proper maintenance and timely response to issues.
- c. Advocate for the eventual decommissioning of tracks and offer assistance with any necessary environmental remediation.

Preservation and Development

Vision:

Downtown Johnstown celebrates and cares for its historic assets and small-town feel. New development reflects downtown’s existing character and feels like a natural extension of downtown while providing exciting new amenities the community desires.

1. Celebrate and preserve downtown Johnstown’s history.

- a. Encourage historic preservation/ rehabilitation and adaptive reuse of existing buildings whenever possible. Study zoning and building codes to identify possible barriers.
- b. Help owners bring historic buildings up to current codes.
 - i. **CASE STUDY: Loveland Downtown Development Authority (LDDA) Fire Suppression Grants (Loveland, CO).** The LDDA works with the City of Loveland to offer a fire suppression grant program to bring buildings over 50 years old in the

Loveland Downtown District up to current fire codes. The LDDA also collaborates with Efficiency Works, a regional utility entity providing rebates and energy savings programs to building owners. Downtownloveland.org/dda

- c. Work with the Johnstown Historical Society to inventory downtown’s historic assets.
- d. Install permanent historic markers and interpretive signs for significant buildings and other sites to celebrate the rich history of downtown Johnstown.

2. Weave key historic characteristics into new development.

- a. Ensure new development aligns with historic design guidelines and reflects the existing character of downtown Johnstown.
- b. Preserve and adaptively reuse the existing Held and Rieder property farm buildings.

3. Add new commercial and multifamily residential space downtown.

- a. Promote infill development and redevelopment in Historic Downtown to reduce the number of underutilized parcels and address the high demand for commercial space.
- b. Study a zoning overlay to require ground floor commercial space in new construction in key parts of downtown.
- c. Look for opportunities for new residential multifamily uses downtown, especially senior and workforce housing.
- d. Ensure the provision of new commercial spaces in the Rieder and Held properties as envisioned in the Downtown Master Plan.

4. Encourage the best mix of uses for a vibrant, active downtown.

- a. Study options for leveraging the high number of Town-owned and tax-exempt properties in Historic Downtown. See Appendix A for map.
- b. Consider relocation options for the Public Works facility at 201 S 1st Pl and convert the property to a more pedestrian-friendly use appropriate to a downtown.
- c. Help the JM Post relocate to new facilities and explore redevelopment options for the existing site.
- d. Closely communicate with users and property owners in the Industrial Park to understand their interest in future redevelopment. Focus on adaptive reuse and redevelopment with mixed-use, entertainment, creative, and light industrial concepts as envisioned in the Downtown Master Plan.

5. Build the Urban Farm concept in the Held property.

- a. Evaluate options for the DDA or the Town of Johnstown to own the land and lease it to partner-operators. Owning the land can help lower costs for users and make some of the innovative ideas for the farm financially viable.
- b. Partner-operators can include a variety of academic, non-profit, for-profit, and public entities. For example:
 - i. Work with the Weld RE-5j school district to incorporate agricultural curriculum, produce food for school meals, and other ideas listed in the Downtown Master Plan.
 - ii. On-site food preparation and commercial ventures (such as commissary kitchen, food incubator, breweries/distilleries) can support entrepreneurship and job training. This could also be supported by partnerships with CSU and Aims College.
 - iii. Explore funding and operational partnerships with West Greeley Conservation District, similar to their support of Greeley’s Houston Gardens.
 - iv. Reach out to the Colorado Department of Agriculture Markets Division for resources to develop agritourism.
 - v. Partnerships with food access and food relief non-profits can expand the funding pool for the Urban Farm to include grants and donations, as well as strengthening the local food system.
- c. Consider functional and mutually supportive uses for the DDA on the Urban Farm, such as the opportunity to source flowers for annual plantings.
 - i. **CASE STUDY: City Park Greenhouse (Denver, CO).** The greenhouse is a City-run facility that serves as Denver Parks and Recreation’s horticultural core by growing and distributing landscape bedding, plants, shrubs, and other ornamental plants for Denver park districts and other city agencies and facilities. The Greenhouse also subleases space to other operators. For example, food nonprofits grow vegetable starts to help feed local low-income families, and the neighboring Denver Zoo grows hibiscus, bananas, and ginger for the animals to snack on. [Denvergov.org/content/denvergov/en/denver-parks-and-recreation/parks/horticulture.html](https://denvergov.org/content/denvergov/en/denver-parks-and-recreation/parks/horticulture.html)

6. Build signature destinations and creative spaces for arts and culture downtown.

- a. Encourage the construction of artist and maker spaces in Historic Downtown, the Industrial Park, and the Rieder and Held properties as they develop. Work with the Town to identify any zoning or building regulations that could be a barrier to these unique activities, particularly those involving light manufacturing practices, and ensure they do not come into conflict with nearby residential uses.
- b. Build a Performing Arts Center in the Rieder property as envisioned in the Downtown Master Plan.
- c. Facilitate a community process to determine the best uses for a future Community Center space in the Rieder property, as suggested in the Downtown Master Plan.



Chapter 03

The DDA

THE DDA

The following chapter describes the mission, guiding principles, boundaries, structure, and funding mechanisms of the Johnstown DDA.

The Mission of the Johnstown DDA:

To nurture a vibrant, flourishing downtown Johnstown as the economic, cultural, and social heart of our Town by implementing the community goals in the Downtown Master Plan and guiding future development as downtown grows.

DDA Guiding Principles

Based on the vision and values expressed in the Downtown Master Plan and other recent documents, the DDA will work to uphold the following guiding principles for downtown:

Authentic and genuine. Downtown celebrates its heritage while it looks to the future. Historic Downtown is the “beating heart” of the town, while growth respects and enhances Johnstown’s character and values.

Vibrant and welcoming. Downtown brings the community together, offering a range of activities, shopping, entertainment, services, and employment opportunities. The area is lively and active 24/7, 365 days a year and welcomes people of all ages, abilities, and backgrounds.

Walkable and connected. It is easy, comfortable, and safe for everyone to get to and move around downtown. There are smooth transitions and clear connections between the different downtown districts, nearby destinations, and regional trails.

Resilient and responsible. Downtown is positioned to thrive through future challenges and changes. Investment in downtown uses public resources wisely by making decisions that are efficient and sustainable for the long term.

DDA Boundaries, Subareas, and Future Expansion

By state law, a DDA must be located in a municipality’s central business district. Given this requirement, the DDA Boundaries below are based on a variety of factors, including zoning, concentration of businesses, location of community-identified priorities in the Downtown Master Plan, and historic development patterns. The boundaries include both commercial and residential properties.

Future Expansion

Owners of property adjacent to a DDA can opt in through a petition process that requires approval of both the DDA board and Town Council. The DDA is intended to expand as new development moves forward in the Rieder and Held properties. Inclusion of these and other new properties into the DDA, and use of TIF in these areas, should be evaluated in terms of how such actions will complete the vision of the Downtown Master Plan and other goals in this Plan of Development.

The DDA boundaries also extend a “flagpole” down County Rd 17. This is to ensure that, as the gateway to downtown and connector to destinations such as the library, Town Hall, and the YMCA, this corridor develops in a way that enhances downtown and increases community access to core services.

Subareas and Priorities

Three subareas are established for downtown Johnstown which have different priorities for the DDA to focus on, based on the districts in the Downtown Master Plan.

Historic Downtown: The vibrant center of downtown and corresponding to the Parish Ave District in the Downtown Master Plan, this area should be stabilized and enhanced to ensure its continued success as Johnstown’s “beating heart.” This is the DDA’s highest near-term priority.

Industrial Park: Included in conversations around Parish Ave in the Downtown Master Plan, the ultimate goal for this area is redevelopment. In the meantime, activities

should focus on mitigating the impacts of industrial users, beautifying the area, and making if feel more connected to Historic Downtown.

Held and Rieder Properties: These areas are not yet included in the DDA but are intended to be brought in if proposed development aligns with the Downtown Master Plan. Containing the Held, Rieder, and Urban Farm Districts, the Downtown Master Plan supports developing these properties as an extension of downtown. The DDA should hold ongoing conversations with property owners about joining the DDA in support for concepts envisioned in the Downtown Master Plan such as new parks, trails, parking, community centers, senior housing, and commercial spaces.

DDA Governing Structure

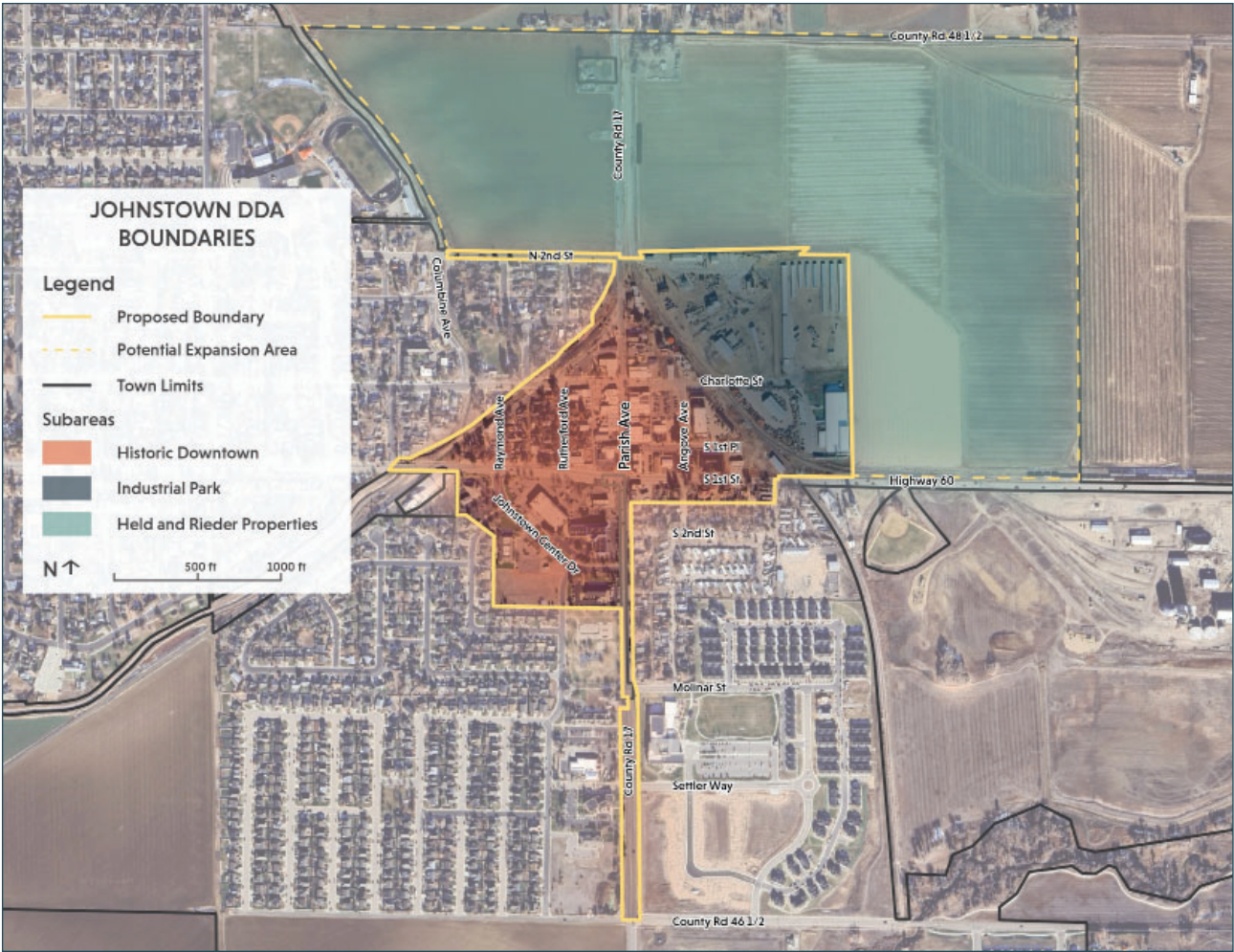
Board of Directors

State Statute requires a DDA Board of Directors composed of at least five (5) and no more than 11 members who either own property, lease

- property, or live in the district. In addition,
- One board member must be a Town Council member. No other elected official or Town employee is allowed.
 - The majority of board members (aside from the Council member) must either own property or live in the district.
 - An employee, manager, or appointed agent of a business or property-owning entity is also eligible to serve on the board.

In addition to complying with the legal requirements above, the DDA Board should strive for the following representation:

- At least two (2) small businesses
- At least one (1) resident
- Geographic representation from across all subareas/districts (Historic Downtown, Industrial Park, and the Rieder/Held properties if the DDA expands to include them)



Committees

Committees can help broaden participation in a DDA by involving stakeholders that are beyond the district boundaries. Per State Statute, the chair of a committee must be eligible to serve on the Board (e.g., be a resident, tenant, or property owner within DDA boundaries), but there are no other restrictions on who may participate. The DDA Board should consider creating the following committees:

- Events Committee (meeting quarterly or monthly, as needed)
- Youth Advisory Committee (meeting quarterly)
- Development Committee (meeting ad-hoc to oversee major new proposed developments or projects)

Funding

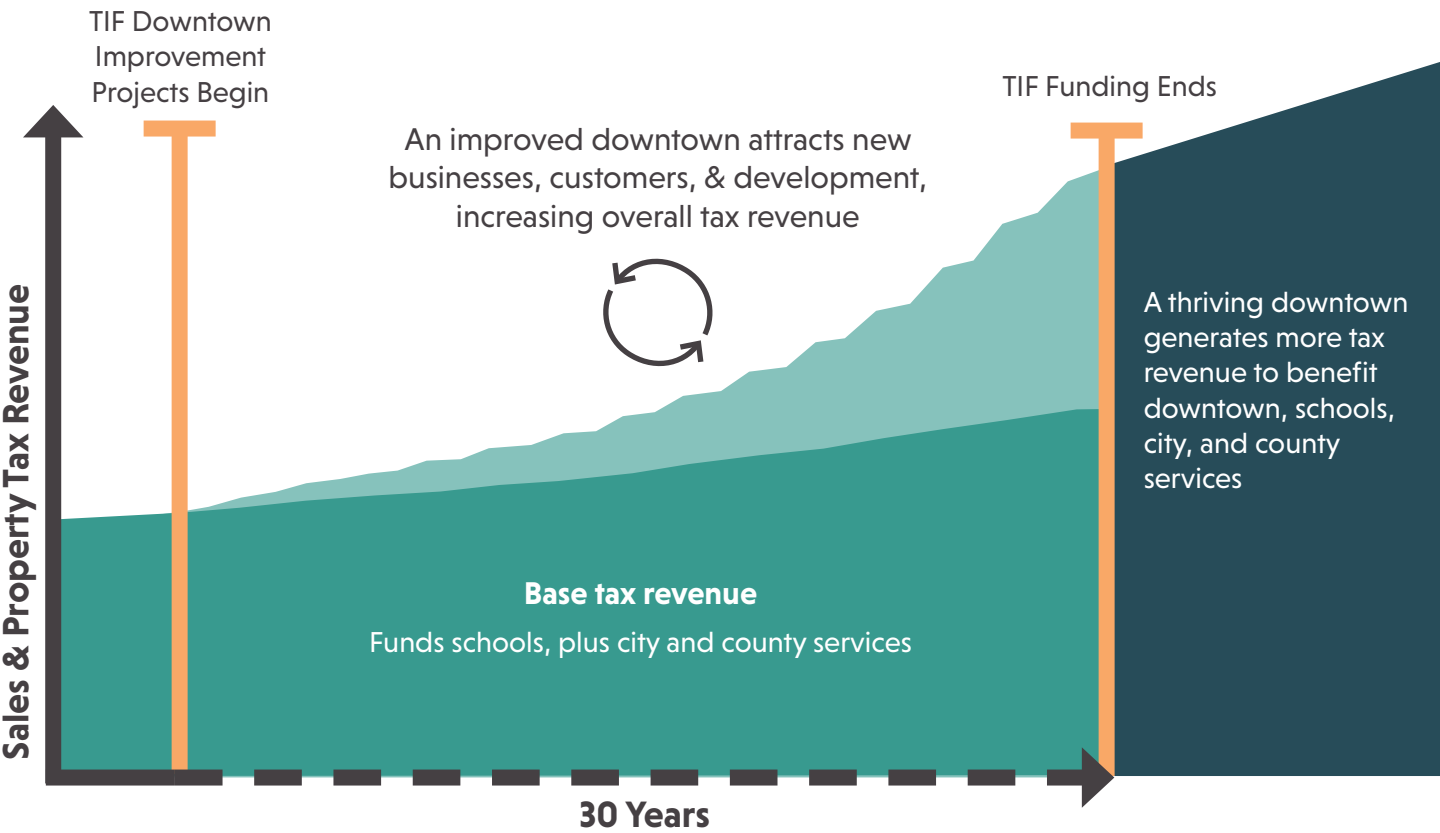
- The Johnstown DDA is authorized to receive TIF from property and sales tax. In Johnstown, the base year for TIF will be 2025.

- An optional operations tax of up to five mills was not pursued during the initial DDA formation effort. If the DDA chooses to pursue a mill levy in the future, it would require both Town Council approval and a new TABOR election within the district.

Tax Increment Financing

A DDA's primary source of funding is Tax Increment Financing (TIF). TIF is not a new tax. Once TIF is established, future growth in sales and property tax revenues (the "increment") can be kept by the DDA to be reinvested back into the district. The more the area prospers, the more sales and property tax revenue grows, and the more money the DDA has to invest into projects and programs for downtown. Meanwhile, the Town, county, schools, and other taxing entities still get the base amount of tax revenue they were collecting before TIF (adjusted for inflation and appreciation).

A DDA TIF arrangement can last for up to 30 years. After that point, the DDA can ask for a 20-year TIF renewal, but the base property tax revenue is adjusted forward (sales tax base is unadjusted), and the DDA will have to share a greater percentage of future increment with the other taxing entities like schools counties.



Chapter 04

Implementation

IMPLEMENTATION

Overview

The following section lays out a strategy for the DDA based on the priorities identified in the Downtown Master Plan, other downtown plans, and the Improvement District Study. This implementation strategy aims to make the greatest impact on the community's top priorities and set the stage for future success while working with the realities of downtown Johnstown's existing conditions and DDA requirements. Below is a list of these priorities followed by conditions with the greatest impact on their delivery ("Challenges and Considerations").

Top DDA Priorities

- District start-up (both legally required and best practices)
- JDDA transition, particularly continuing signature events
- Completing sidewalk and other streetscape infrastructure throughout downtown
- Offering more evening activation (entertainment and retail open hours)
- Attracting new retail offerings downtown
- Managing parking
- Preparing for eventual development of Rieder and Held properties

Challenges and Considerations

- TIF takes several years for increment to build. Consequently, the DDA will be operating with a low funding stream in the beginning.
- Infrastructure has been identified as one of the top priorities for downtown, which will require significant funds.
- There is a shortage of commercial space downtown (low vacancies), limiting the ability to attract new retail tenants.
- There are a number of town-owned, tax-exempt properties in the DDA boundaries (with non-sales tax generating uses) that both constrain district TIF potential yet offer opportunity.
- The timelines for redevelopment of the Rieder and Held properties (and Industrial area) are unknown.

Immediate Strategy / Start-Up (first 6 months)

The DDA's first months are focused on the administrative and legal requirements for start-up. Foremost of these are hiring an Executive Director (which may be full or part time, and staffed through the Town or contracted independently) and appointing the Board of Directors. It is expected that the Town will facilitate these tasks.

Once the Board is appointed, the following constitute legally required steps (indicated with **) and best practices for district start-up:

- Training for Board members to ensure familiarity with the Plan of Development and DDA rules and conventions.
- Draft and adopt bylaws. *
- Adopt Open Records Act resolution. *
- Elect board officers. *
- Approve Plan of Development and refer for Planning Commission and Council adoption. Note that TIF may not be used nor may the DDA start on any project until it has an adopted Plan of Development. *
- Draft and adopt any intergovernmental agreements (IGAs) with the Town for support.
- Create first year budget and workplan and refer to Town Council for approval. *

Other practical to-dos focused on branding and the JDDA wind-down/transition include:

- Training/orientation with Executive Director and transfer of JDDA assets such as accounts, website, domains, and contact lists.
- Transfer remaining JDDA funds to DDA. Note that the JDDA will need to take formal action to approve the transfer of funds by their executive board.
- Develop a DDA logo and visual identity aligning with the Downtown Brand Design Guidelines.
- Take over ownership and management of the Visit Downtown Johnstown website. Rebrand with the Downtown Design Guidelines and restructure to reflect DDA management (www.visitdowntownjohnstown.com).

Near-Term Strategy (Two-Year Action Plan)

The DDA should consider adopting a Two-Year Action Plan and incorporate elements into its yearly budgets. Below is a table identifying strategies from Chapter 3 that support work

towards the community's top priorities for downtown. Further detail is provided for how the DDA can begin to address these priorities in its first years given the challenges and considerations previously outlined.

Strategies Addressing Top Priorities

Sec.	Goal/Strategy	Details	Partners
BIZ ¹	Continue (and expand) the business organizing and support activities of the JDDA	• Continue holding business meet-ups and trainings. • Review the history of topics offered and poll businesses to identify additional information and events they would find useful.	JDDA, Town
BIZ/MAIN	Draft a branding and placemaking strategy to balance future downtown districts	• In anticipation of growth in the Rieder and Held properties, work with the Town to draft a market strategy for each downtown district/subarea that defines desired business mix, branding, and activation to ensure districts remain complementary and do not compete with each other. • Also consider how urban design elements connect to and distinguish the districts. Present the final concepts to the property developers to set shared expectations.	Town
BIZ	Work with the Town on baseline metrics and tracking of downtown businesses and activities	• Compile a comprehensive inventory of downtown entities, including: length of tenure, number of employees, industry/uses and operating hours. In addition to being a core economic development practice, this can be used to make data-informed decisions supporting the priorities of new business recruitment and longer open hours.	Town
BIZ	Find ways to expand available retail space and attract more retail	• Hold conversations with property owners and businesses to identify underutilized space and opportunities to share space. • Research and reach out to home business and mobile business owners in the area to gauge interest in selling products in temporary (pop-up) or shared-space arrangements downtown. • Work with the town on evaluating existing and expanded retail incentives for new businesses.	Property Owners, Businesses, Town
ACT	Pilot an evening activation series	• Work with business owners to identify a standing date for extended open hours (for example, second Saturdays in the summer). • Promote and offer activities and incentives for customers to visit multiple businesses, such as live music, special discounts, or a "passport" punched at each business to win a prize.	Property Owners, Businesses

¹Section Key: BIZ=Thriving Businesses, ACT=Activation and Events, MAIN=Beautification, Maintenance and Safety, INF=Infrastructure and Public Spaces, PRES=Preservation and Development

Sec.	Goal/Strategy	Details	Partners
ACT	Take on organization of signature JDDA downtown events	- Complete the transition from the JDDA for Cinco de Mayo, Fall Fest, Trick-or-Treat Street, and the Johnstown Jingle. Coordinate with the Town on BBQ Day. - Evaluate what improvements could be made to support existing and future downtown events, such as hookups for electricity and water.	JDDA, Town
MAIN	Create a parking management strategy	- Work with businesses and property owners on an educational effort to direct all-day (employee) parking to appropriate public and private spaces, leaving the most accessible parking spots open for customer turnover. - Monitor the success of the initial program and, if necessary, consider time limits (2 or 4 hours) on the most critical public parking spaces. Ensure rules are consistently enforced.	Town, Businesses, Property Owners
INF	Sidewalk gap analysis and advocacy	Work with CDOT and the Town on their capital improvement project timeline to prioritize sidewalks and intersections in downtown.	Town, CDOT
INF	Address inconsistent lighting in downtown	Work to make the adjacent residential streets and the businesses located in historic homes feel more connected to downtown. Focus efforts along Rutherford.	Town
PRES	Ongoing conversations with owners of adjacent vacant and industrial land	- Meet regularly with adjacent property owners regarding redevelopment opportunities. - Ensure they understand the Plan of Development and what TIF incentives may be available to them to support projects outlined in the plan.	Property Owners
PRES	Further refine the Urban Farm concept	- Initiate conversations with partners identified in the plan to gauge their interest and needs. - Conduct case study research to gather examples of successful programing, partnerships, and funding. Research could be conducted as a student project in partnership with CSU or Aims College.	Numerous
INF	Initiate planning for trails concepts	Convene a meeting of the Town, Weld County, and other appropriate entities to understand anticipated trail networks and how new development in downtown Johnstown can be directed to connect to these corridors.	Town, Weld County
PRES	Encourage transition of Town Public Works facility (and other Town properties) to uses more appropriate to a downtown.	- Advocate for a new location for the Public Works facility. - Evaluate reuse or redevelopment options for the existing building that could generate sales and/or property tax TIF. Carefully evaluate the benefits of retaining the land under public control vs. collecting property tax TIF.	Town, Weld County

Additional Key Strategies

Sec.	Goal/Strategy	Details	Partners
BIZ	Develop a cohesive marketing strategy for downtown.	Work with the Town’s Economic Development Department on a centralized marketing campaign to promote downtown businesses.	Town
ACT	Partner with the Johnstown Historical Society for an historic inventory of downtown.	Stories behind downtown places can provide a foundation for future events, preservation efforts, attractions, and marketing.	Johnstown Historical Society

MAIN	Set shared expectations with the Town for the caretaking of public spaces and assets.	Create an IGA and supplemental guidelines for the maintenance and management of trees, seasonal plantings, street furniture, decorative elements (banners, light poles), and signage.	Town
PRES	Evaluate existing incentive programs for retail and façade improvements.	Conduct proactive, one-on-one outreach with property owners to understand their needs and adjust the program to increase uptake.	Property Owners

Mid-Term Strategy (Years 5-10)

With more substantial TIF accumulating, and greater clarity about the future of the Rieder and Held properties, the DDA could consider moving on with the following goals and strategies:

- Fund murals, art, and other placemaking efforts, with a focus on improving appearance of industrial uses, railroad tracks, and crossings.
- Introduce a monthly farmers market and additional events.
- Work with Rieder and Held owners to ensure commercial space and parks/plaza concepts are developed. In addition, help to market new commercial spaces and find tenants.
- Continue to build out the Urban Farm concept, including finalizing partnerships, developing proformas, and securing funding for design phase.
- Work with the Town and industrial property owners on the eastern extension of Charlotte St. Continue to advocate for redevelopment of the industrial area, particularly as other adjacent development moves forward.
- Commission a parking demand study and adjustment parking management plan as needed.

Long-Term Strategies (Years 10-15+)

With time, TIF increment will increase to be able to support a wider variety of projects. The DDA should continue to focus on its core services and programs while introducing increased funding and larger development projects. Much of the DDA's work plan will be dependent on the status of the Held, Rieder, and Industrial properties at this time.

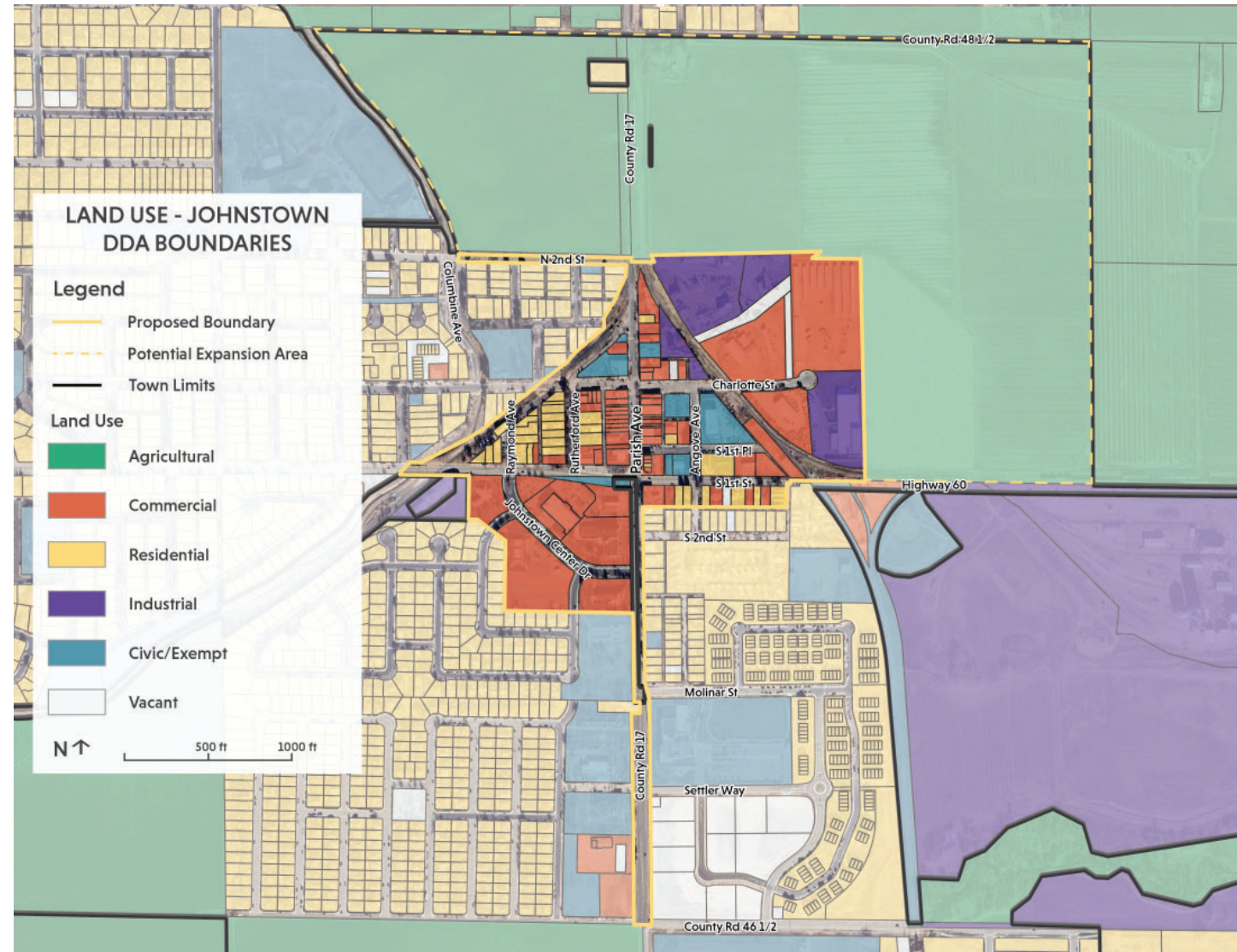
Activities could include:

- Constructing the Urban Farm.
- Assisting with the relocation of JM Post and redevelopment of current site.
- Infill development in Historic Downtown.
- Building the performing arts center in the Rieder property.
- Building new parking lots/structures.

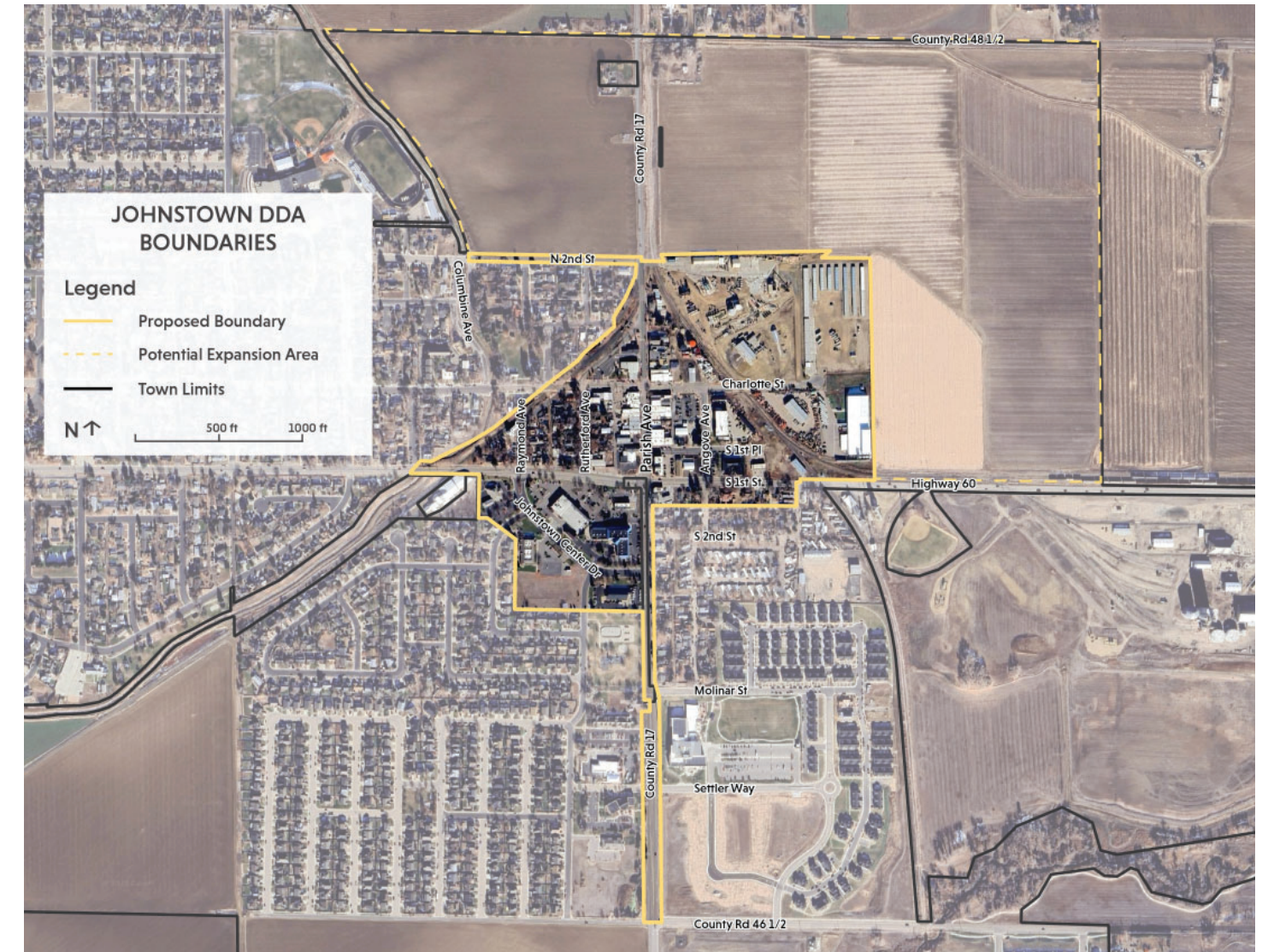
APPENDIX

Appendix A: Land Use and DDA Boundary Maps

Downtown Johnstown Land Use Map



Johnstown Downtown Development Authority Boundaries





201 Centennial Drive
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

August 4, 2026

Johnstown Town Council
Honorable Mayor Duncan
450 S Parish Ave.
P.O. Box 609
Johnstown, CO 80534

Re: Planning Commission Recommendation – Johnstown Downtown Development Authority Plan of Development

Dear Mayor Duncan and Members of Town Council,

At the Planning and Zoning Commission meeting held August 12, 2026, the Johnstown Planning and Zoning Commission heard testimony regarding the Johnstown Downtown Development Authority's (DDA) Plan of Development, which establishes the Authority's long-term vision, goals, priorities, and governance framework. Colorado State Statute §31-25-807 Section 4 requires every DDA to adopt a Plan of Development that has been considered by the Planning and Zoning Commission, followed by a public hearing at Council.

Following discussion and review, the Planning and Zoning Commission voted to direct staff to prepare this letter on its behalf, recommending approval of the Johnstown Downtown Development Authority's Plan of Development to Town Council.

Please accept this letter as the Commission's formal recommendation to approve the Johnstown Downtown Development Authority's Plan of Development. The Commission recognizes the importance of this initiative in shaping the future of Downtown Johnstown and supports its adoption as a guiding framework for the area's continued growth, economic vitality, and community character.

Thank you for your consideration.

Sincerely,

Jennifer Simmons, AICP

Planning and Development Director

(On behalf of the Johnstown Planning and Zoning Commission)

The Community that Cares

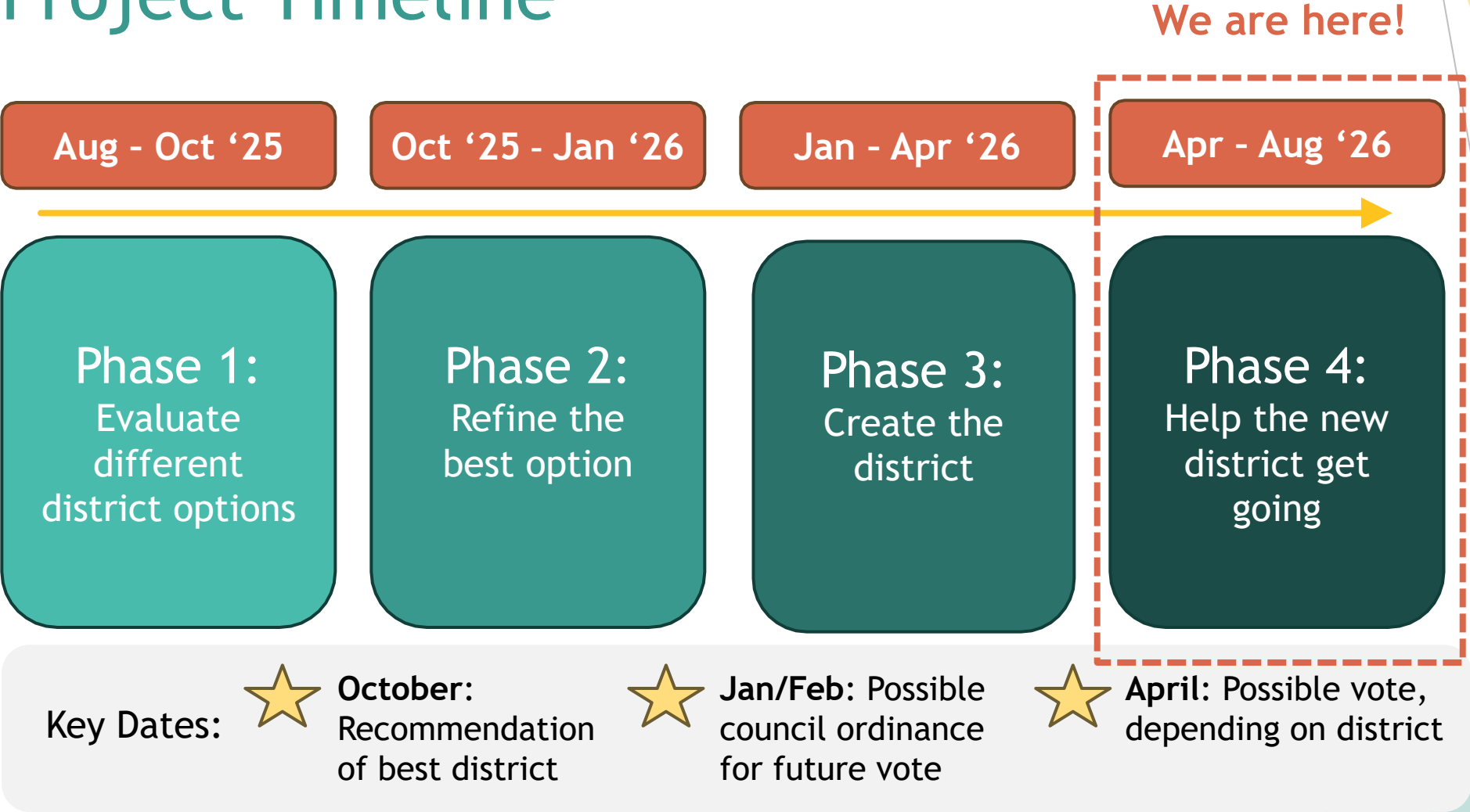
Plan of Development

Johnstown Downtown Development Authority | Planning & Zoning Commission

August 12, 2026



Project Timeline



Johnstown's DDA

- ◆ Quasi-governmental steward & champion for downtown
- ◆ Focused on economic vitality, infrastructure, and development
- ◆ Property owners, businesses, and residents are part of the district and can serve on governing board
- ◆ 7-member board appointed by Council (includes one Councilmember)
- ◆ Can use Tax Increment Financing (TIF) - raises money without raising taxes
- ◆ Makes decisions based on Plan of Development
- ◆ Town Council approves Plan, yearly budgets and workplans



Updates Since April Election

- ◆ Town Council appointed the DDA Board
- ◆ DDA Board has had 2 Board Meetings (open to the public) & adopted required start-up documents
- ◆ DDA Board is in the process of hiring an Executive Director, who will report to the DDA board and work in close partnership with Town staff.
- ◆ **DDA Board has approved the draft Plan of Development and is requesting final adoption by the Planning & Zoning Commission and Town Council, as required per state statute (CO Rev Stat § 31-25-807- Section 4).**

Planning & Zoning Commission Request

Per state statute, there is a sequence for how to approve the Plan of Development (CO Rev Stat § 31-25-807- Section 4):

- ◆ An authority shall not actually undertake a development project for a plan of development area unless the governing body, by resolution, has first approved the plan of development which applies to such development project.
- ◆ Prior to its approval of a plan of development, **the governing body shall submit such plan to the planning board of the municipality, if any, for review and recommendations. The planning board shall submit its written recommendations with respect to the proposed plan of development to the governing body within thirty days after receipt of the plan for review.** Upon receipt of the recommendations of the planning board or, if no recommendations are received within said thirty days, without such recommendations, the governing body may proceed with the hearing on the proposed plan of development prescribed by paragraph (c) of this subsection (4).
- ◆ The governing body shall hold a public hearing on a plan of development or substantial modification of an approved plan of development after public notice thereof by publication once by one publication during the week immediately preceding the hearing in a newspaper having a general circulation in the municipality. The notice shall describe the time, date, place, and purpose of the hearing, shall generally identify the plan of development area covered by the plan, and shall outline the general scope of the development project under consideration.
- ◆ Following such hearing, the governing body may approve a plan of development if it finds that there is a need to take corrective measures in order to halt or prevent deterioration of property values or structures within the plan of development area or to halt or prevent the growth of blighted areas therein, or any combination thereof, and if it further finds that the plan will afford maximum opportunity, consistent with the sound needs and plans of the municipality as a whole, for the development or redevelopment of the plan of development area by the authority and by private enterprise.

What is a Plan of Development?

- ◆ Required by state statute
- ◆ Enables use of TIF
- ◆ Guides DDA decisions/actions
- ◆ Should be reviewed and potentially updated every 5 years (2031)
- ◆ Must be approved by Town Council
 - ◆ DDA Board passes resolution recommending approval by Town Council at public hearing
 - ◆ Planning and Zoning Commission reviews, then sends to Council
- ◆ “Substantial modifications” require same process

Johnstown's DDA Plan of Development

- ◆ Gathers all goals and recommendations for Downtown in one place (informed by the adopted 2025 Downtown Masterplan)
- ◆ Provides continuity across future DDA boards, Town Councils, and other decision-makers
- ◆ Clearly outlines priorities and near-, mid-, and long-term strategies
- ◆ Describes the DDA and how it works, and enables TIF



Priorities in Downtown Master Plan - Ranked by the Public

Historic Downtown	Rieder and Held Development
1. Repair and expand sidewalks 2. Build trails 3. Enhance building facades 4. Create outdoor eating spaces 5. Replace safety bollards 6. Update existing outdoor seating 7. Replace existing planter boxes and add new ones 8. Update street lights and add more lighting	• Rieder: • Plaza, parking lot, splash pad, community center, artist maker spaces, performing arts center • Held: • Plaza, Grange Hall/community center, parking lot, senior housing • Urban Farm: • Small businesses, linear parks, community farm, plaza

Plan of Development: *Document Outline*

- ◆ *Executive summary*

Chapter 1. Background

- ◆ Planning context, how this plan is used, planning process overview

Chapter 2. The DDA

- ◆ Mission and guiding principles, boundaries and expansion, subareas, funding source (TIF), and governance

Chapter 3. Work Plan

- ◆ Goal areas and recommendations

Chapter 4. Implementation

- ◆ Priorities and strategies in near-, mid-, and long-term

Plan of Development: *Mission*

- ◆ *To nurture a vibrant, flourishing Downtown Johnstown as the economic, cultural, and social heart of our Town by implementing the community goals in the Downtown Master Plan and guiding future development as Downtown grows.*
- ◆ **Guiding Principles Authentic and genuine.** Downtown celebrates its heritage while it looks to the future.
- ◆ **Vibrant and welcoming.** The area is lively and active 24/7, 365 days a year and welcomes people of all ages, abilities, and backgrounds.
- ◆ **Walkable and connected.** It is easy, comfortable, and safe for everyone to get to and move around Downtown.
- ◆ **Resilient and responsible.** Downtown is positioned to thrive through future challenges and changes.

Plan of Development: *DDA Structure*

- ◆ **Suggests the following representation:**
 - ◆ At least two (2) small businesses and at least one (1) resident
 - ◆ Geographic representation from across all subareas/districts (Historic Downtown, Industrial Park, and the Rieder/Held properties if the DDA expands to include them)
- ◆ **Consider committees:** Events Committee (meeting quarterly or monthly, as needed and must be created via a resolution by the DDA Board)
 - ◆ Youth Advisory Committee (meeting quarterly)
 - ◆ Development Committee (meeting ad-hoc to oversee major

Plan of Development: *Top DDA Priorities*

- ◆ District start-up activities
- ◆ JDDA transition, particularly continuing signature events
- ◆ **Completing sidewalk network** and other streetscape infrastructure
- ◆ **Offering more evening activation** (entertainment and retail open hours)
- ◆ Attracting new retail Downtown
- ◆ Managing parking
- ◆ Preparing for eventual development of Rieder and Held properties

Plan of Development: *2-year Action Plan*

◆ Near-term “quick wins”:

- ◆ Take over activities of the JDDA (events, website)
- ◆ Continue Town beautification efforts, establish baseline services agreement re: trees, plantings, decorative lighting, signage
- ◆ Explore ways to expand available retail space and offerings
- ◆ Pilot evening activation
- ◆ Work on a centralized marketing strategy for downtown

◆ Start work towards long-term goals:

- ◆ Initiate parking management strategy work
- ◆ Start conversations about sidewalk network and streetscape
- ◆ Prepare for the future development in Rieder and Held properties

Thank you. Questions?

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