



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

PLANNING & ZONING COMMISSION

450 S. Parish, Johnstown, CO
Wednesday, February 12, 2025 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

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Draft Minutes - January 8, 2025

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

NEW BUSINESS

- [2.](#) Public Hearing – Subdivision Case No. SUB24-0003: Preliminary Plat for Estates at Encore

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.



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Item 1.

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, January 8, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Abel, Baily, Campbell, Flores, Jeanneret, Urban, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Jeanneret and Seconded by Commissioner Abel. The motion was passed 7/0.

APPROVAL OF MINUTES

A motion to approve November 13, 2024, Meeting was made by Commissioner Flores and Seconded by Commissioner Jeanneret. The motion was passed 7/0.

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

No Public Comment was made.

NEW BUSINESS

Zoning Case No. ZON34-0006 -CONCEPT REVIEW for Larson Zoning

Planning Director Mr. Gleim introduced the project and invited the applicant to present their concept plans.

Mr. Buckendorf discussed the project's history, including certain policy positions that had changed at the Town due to staff turnover. He further explained that the project was being reviewed under the prior Land Use Code because of the timing of the original application. The applicant stated that the purpose of presenting concept plans was to gain clarity on the Town's position related to PUD zoning.

Mr. Buckendorf presented Concept #1, which is based on PUD zoning and is their preferred option. As part of the presentation, the applicant stated that the proposed mixture of housing types presented in Concept #1 could not be achieved through traditional straight zoning, thus the request for PUD zoning.

Mr. Buckendorf presented Concept #2, which is based on traditional straight zoning. The applicant stated that this plan was not preferred due to the homogenous nature of the project. The presentation concluded with the applicant restating their preferred concept.

Commissioner Campbell expressed concerns about “for-rent” product. The applicant stated that the single-family product shown in Concept #1 would not be rental product, and only the multi-family product would be rented. He also stated that the project would be virtually identical to the Clearview project, including the same floor plans and buildings. Commissioner Campbell asked about the fit of the design pursuant to surrounding developments.

Mr. Gleim clarified that the prior land use code included traditional zoning designations for which the proposed concept plan could potentially fit and that PUD zoning is not the only option for building this type of development. Mr. Buckendorf disagreed, stating that based on their interpretation of the code and conversations with previous employees of the Town, the project would not fit in a traditional zoning designation. He also stated that he would be willing to investigate that again.

Commissioner Urban asked about Concept #3, since it was not discussed. The applicant stated that Concept #3 did not make a lot of economic sense.

Commissioner Campbell asked about traffic. Mr. Gleim stated that a traffic study had not yet been developed, since they are based on specific designs.

Commissioner Abel asked about the primary concerns raised by the public regarding the multi-family. Mr. Buckendorf stated that it is mostly based on traffic and demographics. Commissioner Abel asked about the management of the apartments.

Commissioner Flores asked about the tank battery to the immediate north of the property. He asked about the setback requirements from gas and oil facilities and wanted to make sure it was addressed pursuant to applicable regulations.

Commissioner Campbell asked staff about traffic improvements related to the project. Mr. Gleim stated that traffic and transportation studies would come at a later date when the subdivision design was further along.

Chair Grentz invited the public to make comments on the project.

Jeremy Wangerow, 1915 Goldenvue Dr., appreciated the opportunity to provide feedback and thanked the applicant for responding to some of their early concerns. He inquired about the connection to Brittany Avenue (Rolling Hills) and the greenbelt between Rolling Hills and the new development. He asked if there would be a sidewalk in the greenbelt area. Mr. Wangerow asked for clarification on Concept #3 and what the concept for the greenbelt would look like.

Cindy Clark, 2003 Goldenvue Dr., thanked the applicant for responding to their early concerns. She expressed her concerns regarding apartments and prefers townhomes and patio homes. She questioned the need for more apartments, stating that 1,200 apartment units were under construction at Ledge Rock Center. She requested ranch homes (single-story) be constructed along the shared boundary with Rolling Hills Ranch. She asked about parking relative to the multi-family.

Darin Davis, 2007 Goldenvue Dr., thanked the applicant for responding to their early concerns. He voiced opposition to the apartments and advocated for an increase in greenbelt space between Rolling Hills Ranch.

Jane Patterson, 1905 Goldenvue Dr., requested clarification on the multi-family housing proposal, specifically asking what would happen if the quantity was reduced. She also asked about changes to the plan after zoning was approved.

Carrie Holly, 2005 Goldenvue Dr., voiced her opposition to the apartments, citing traffic concerns. She asked about drainage. She felt a single-family development was more appropriate. Ms. Holly also requested more information regarding the greenbelt and the fencing plan.

Jeff Winter, 1727 19th Ave., stated that he would support patio homes across from the ball fields instead of apartments. Mentioned views to the west. Wants variety in the development, including lot size variation. He doesn't think the apartments fit. Appreciated the applicant's early response to their concerns.

Jane Patterson, 1905 Goldenvue Dr., asked about wild fire mitigation.

Cindy Clark, 2003 Goldenvue Dr., raised questions about the value of homes and how the proposed value changes with the size increase of homes. Ms. Clark also proposed not having Brittany Ave. connect to their development (Rolling Hills).

Chair Grentz closed the public comments portion of the meeting.

Mr. Buckendorf returned to address the questions raised by the public. He explained that the development will adhere to the Town of Johnstown's standards regarding connections and roadways. The buffer zone is set at 50 feet, with the intention of maintaining a well-kept landscape.

Concept #3 is a standard development featuring 6,300-square-foot lots. Mr. Buckendorf stated that they would consider ranch style houses along the southern boundary if they were permitted to move forward with Concept #1.

Parking spots will be designed to meet Town standards, ensuring that parking will not negatively impact surrounding neighborhoods. While ranch-style homes are still a possibility, any inclusion would require adjustments to the current concept. Home prices are expected to range from the mid-\$400,000s to \$650,000.

Drainage will be managed to prevent any adverse effects on neighboring areas, with water being detained and redirected away from the neighborhood. All flows would be detained on the subject property. Plans for fencing remain open for discussion, and the developer is willing to listen to feedback from nearby residents.

Mr. Buckendorf stated that the design of Concept #1 is traditional in that the multi-family is positioned along the main street and creates a buffer from the road to the single-family product to the west. Larger lots are positioned along the perimeter, which smaller lots more internal to the project. He stated that they do not construct patio or townhome product and will not develop condos.

Regarding Concept #1 (mixed residential with apartments), Commissioner Urban asked why the single-family lots along the southern boundary cannot extend to the east in lieu of the apartments. Mr. Buckendorf expressed openness to this suggestion. However, he mentioned there is a current street issue that needs to be solved. He noted that surrounding towns have adopted a similar concept.

Commissioner Campbell commented on the fact that these units are rentals. Mr. Buckendorf affirmed this, explaining that they are well-maintained and have historically been family-friendly.

Commissioner Urban inquired about the economic differences between the proposals to clarify the long-term value of multi-family housing.

Chair Grentz expressed appreciation for the applicant's response to the concerns. He further stated that he supports product variation but highlighted concerns about multi-family at this location. Mr. Buckendorf said he would explore roadway options to ensure compliance with codes. Chair Grentz expressed a preference for houses over apartments and suggested along the southern boundary.

Commissioner Campbell expressed her appreciation of the applicant's transparency regarding economics and revenue streams regarding Concept #1; however, she stated her opposition to the apartments at this location. Mr. Buckendorf stated that the Clearview neighborhood has been well-received and could serve as a positive example for this community.

Commissioner Flores supported the idea of the developer having a long-term stake in the community. He appreciated that the current plans depict livable homes and commended the developer's willingness to engage with the community. He prefers a developer to have a long-term stake in the community and appreciated the applicant's willingness to work with the neighbors. Mr. Buckendorf assured the Commission that he remains involved with the community even after the homes are built. He offered to provide a list of properties they have developed which mimic what they are proposing, stating that this is not a unique development and that it is a tried and true model.

Commissioner Urban asked Mr. Gleim to speak about some of the zoning issues that were raised. Mr. Gleim clarified that even under straight zoning, the property would still have to be subdivided. The subdivision of land requires a public hearing and would provide the public and decision-makers with an opportunity to comment on the project. He also clarified that projects like the one being proposed as Concept #1 can be developed under straight zoning designations; however, it would require a higher density zoning designation. He commented on Mr. Buckendorf's statement regarding the fact that this project is not unique, clarifying that in order to support PUD zoning, certain findings must be made, including a finding that the project is so unique and provides so much value to the community that it cannot be reviewed under traditional zoning designations.

Commissioner Urban clarified that if the applicant proceeded with Concept #2, they could still request larger lots. Mr. Gleim confirmed that this is correct and emphasized that there would still be opportunities for public comment on the subdivision of land. Mr. Buckendorf stated that the project would have to be approved if it met the provisions of the code. Mr. Gleim stated that the subdivision of land requires a public hearing process and is therefore a discretionary review. If it were not discretionary, staff would have to approve the project administratively, provided it meets the provisions of the code. Therefore, the Planning & Zoning Commission and Town Council have some discretion in their review and ultimate approval and/or denial of the project.

Chair Grentz asked why the applicant did not revert to the current land use code, since it seems to provide more flexibility in development. Mr. Buckendorf stated that the architectural standards in the current land use code are significantly different from the prior code, specifically regarding aesthetic requirements. He stated that the new requirements add a lot of cost that do not translate to a better product for the home buyer. Mr. Buckendorf reiterated that because of the time his application was submitted, he is bound by the previous version of the land use code. Mr. Gleim clarified that staff is not preventing the applicant from using the updated code, but he is entitled to use the previous code based on the time of his submittal. said that he wouldn't be opposed working with Mr. Gleim on this in the future.

Commissioner Jeanneret appreciated the comments and favored a reduction in apartments in lieu of more single-family lots. He also expressed his desire for generous open space within the development.

Mr. Buckendorf stated that he will continue to engage with the neighbors on this project.

Commissioner Bailey stated that the product being presented here is much different than what is being developed at Ledge Rock Center and is much more desirable. He also stated that he is in favor of a buffer along the roadway.

Discussion on this project concluded with no action being taken.

DEPARTMENTAL REPORT

No reports from staff.

COMMISSIONER REPORTS AND COMMENTS

No reports from the Commissioners.

ADJOURN

The meeting was adjourned at 7:41 by Chair Grentz.



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

HEARING DATE: February 12, 2025

SUBJECT: Public Hearing – Subdivision Case No. SUB24-0003:
Preliminary Plat for Estates at Encore

ACTION PROPOSED: Make a recommendation to the Town Council regarding
Subdivision Case No. SUB24-0003

LOCATION: North of Highway 34, between High Plains Blvd. and Schrader St.
Legal Description: Part of the South Half of Section 12, Township 5
North, Range 68 West of the 6th P.M., Town of Johnstown, Larimer
County, Colorado

APPLICANT: J&J Holdings, LLC

ATTACHMENTS: 1. Vicinity Map
2. Preliminary Plat
3. Staff Presentation

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

BACKGROUND & SUMMARY

J&J Holdings, LLC, (Applicant) submitted a application for a Preliminary Plat and Preliminary Development Plan in March of 2024. The subject property is located north of Highway 34 and east of High Plains Blvd. which is also known as County Road 13.

The subject property is currently identified as Encore Estates and was annexed into the Town of Johnstown in 2006 under Ordinance 2006-761. The Encore Estates ODP and Design Guidelines establish design standards and processing requirements for projects in the Encore development area. Pursuant to the Design Guidelines, subdivision plats shall be processed pursuant to the Land Use & Development Code (LUDC). Pursuant to Section 17-2-2(D) of the LUDC, any subdivision not eligible as a minor plat shall be processed as major subdivision that shall require approval of a preliminary plat and a final plat. In accordance with Section 17-2-2(D)(4), the Town Council's ultimate approval of the preliminary plat does not constitute an acceptance of the subdivision but authorizes preparation of the final plat. An approved preliminary plat shall be effective for two years. If a final plat is not submitted in that timeframe, the preliminary plat shall expire.

The Community That Cares

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SURROUNDING ZONING & LAND USE

North: PUD – Town of Johnstown
 South: Encore PUD – Town of Johnstown
 East: Encore PUD – Town of Johnstown
 West: Vacant Land – City of Loveland

PRELIMINARY PLAT

The Preliminary Subdivision Plat for Estates at Encore comprises approximately 115 acres of land. Pursuant to the approved ODP, this property was planned for residential development. This property could include single-family detached, single-family attached, condominiums and apartments. This area of the ODP was restricted to densities of 4 – 6 dwelling units per acre (du/ac).

The Applicant's preliminary plat proposes 370 single family lots, which translates to a density of 3.2 du/ac. There are two (2) tracts in the preliminary plat, one of which is being planned for future development. The future development tract (Tract A) is approximately 12 acres in size and can accommodate any of the housing types listed above. When Tract A is developed in the future, staff will ensure densities across the planning area do not exceed six (6) du/ac.

The balance of the preliminary plat includes right-of-way for streets, and several outlots for drainage, access, and pedestrian infrastructure. The preliminary plat is consistent with the ODP for the project site.

PUBLIC NOTICE & AGENCY REFERRALS

Notices were mailed to all property owners within 800 feet of the property subject to this public hearing on January 13, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notice for the Planning & Zoning Commission hearing was published in the local newspaper of widest circulation, the Johnstown Breeze, on Wednesday, January 23, 2025.

COMPREHENSIVE PLAN ALIGNMENT:

- Goal L1 – Ensure neighborhood character and amenities contribute to the health, safety and welfare for residents and guests.

STRATEGIC PLAN ALIGNMENT:

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

FINDINGS OF FACT

Preliminary Plat

Pursuant to Section 17-2-2(D)(2), A preliminary plat shall be reviewed according to the following criteria.

a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan, because; it has been reviewed pursuant to adopted plans and policies and has been found to meet the requirements of the Johnstown Area Comprehensive Plan, the adopted Land Use and Development Code, and the Encore Design Guidelines.

b. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land. There are no known geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land that will be negatively affected by the preliminary plat. The proposed preliminary is consistent with the Encore ODP and Design Guidelines.

c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of this code and are coordinated with existing or potential development on adjacent property, because; the project has been reviewed for consistency with the Encore ODP and Design Guidelines.

d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district, because; the preliminary plat is consistent with the Encore ODP and Design Guidelines, which provide planning and development framework for the planning area.

e. The application demonstrates preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements, because; the applicant has submitted public and private construction drawings which demonstrate the feasibility of being able to meet the improvement requirements.

f. Phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases, because; major roadway and utility infrastructure is being included in Phase 1 of the development.

g. Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments, because; the project has been review and commented on by professional staff engineers and planners, as well as the Town's consulting engineers.

h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area, because; the applicant is coordinating with the Town of Johnstown and the City of Loveland (where appropriate) on public infrastructure improvements as part of this application.

i. The plat has addressed issues of professional staff, or any other public entity or review agencies asked to officially review the preliminary plat and received positive recommendations. The applicant has responded to all comments in a manner that results in a positive recommendation for this preliminary plat.

RECOMMENDED ACTION: Pursuant to content in the staff report, including the Findings of Fact presented above, staff is recommending **APPROVAL** of the request for approval of the Preliminary Plat associated with Subdivision Case No. SUB24-0003 also known as the Estates at Encore.

SUGGESTED MOTIONS:

PRELIMINARY PLAT

For Approval: I move that the Planning and Zoning Commission recommend that the Town Council **APPROVE** the Preliminary Plat for Subdivision Case No. SUB24-0003

For Denial: I move that the Planning and Zoning Commission recommend that the Town Council deny the preliminary plat for Subdivision Case No. SUB24-0003 pursuant to the following finding(s)...

Vicinity Location Map



VICINITY MAP



12

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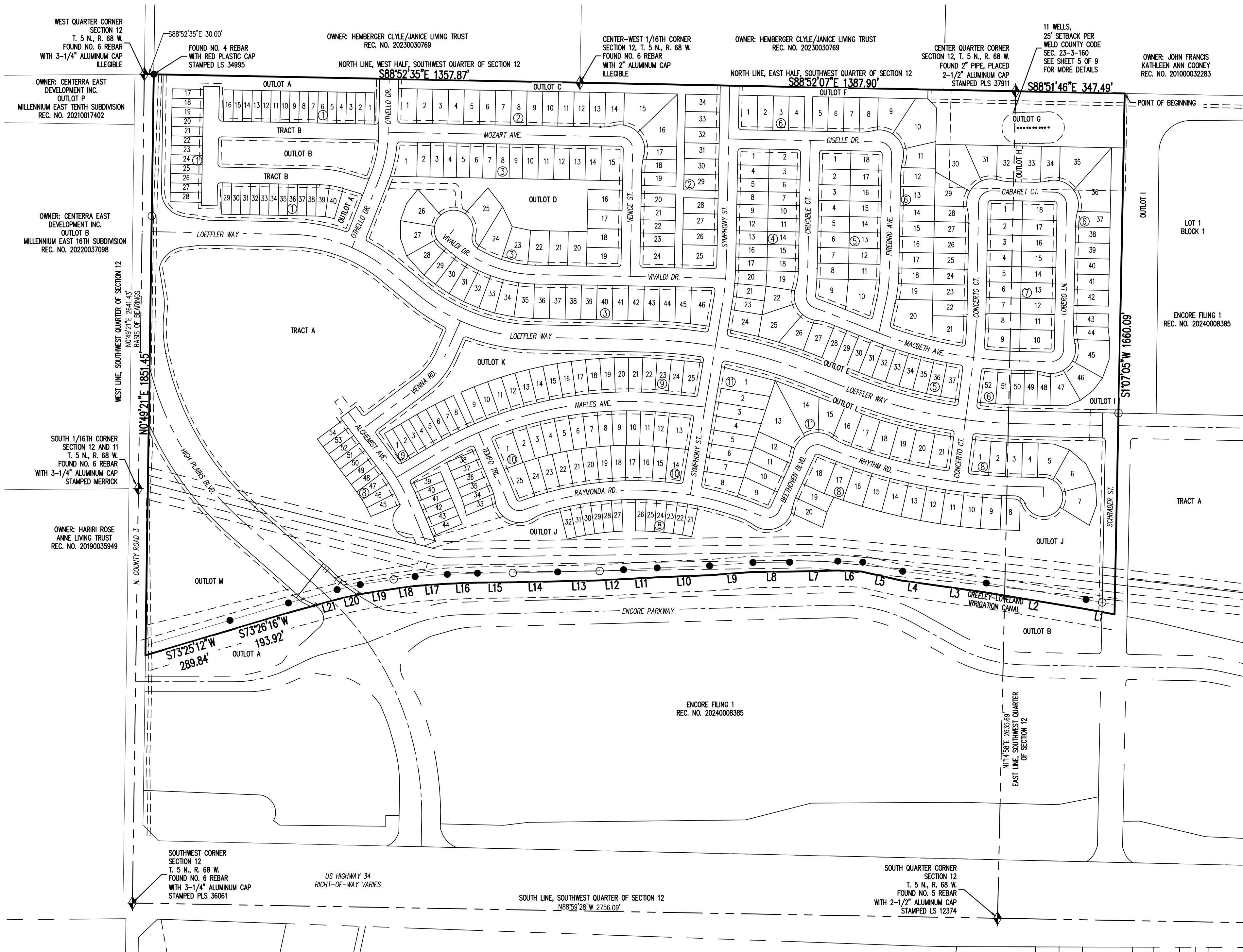
ENCORE FILING 2

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

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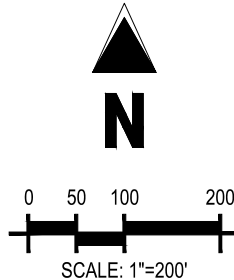
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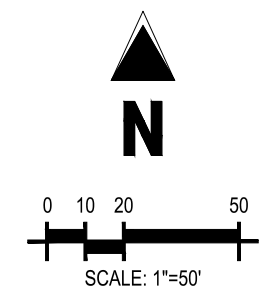


PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N79°35'06\"W	97.84
L2	N80°35'06\"W	321.49
L3	N81°57'27\"W	188.05
L4	N82°00'54\"W	81.52
L5	N77°33'35\"W	129.03
L6	N87°32'04\"W	75.88
L7	S88°39'37\"W	152.60
L8	S89°31'30\"W	116.17
L9	S85°41'48\"W	138.01
L10	S87°42'01\"W	167.58
L11	S86°52'09\"W	106.99
L12	S86°52'25\"W	76.61
L13	S88°40'13\"W	134.28
L14	S88°45'04\"W	143.08
L15	S89°34'58\"W	112.53
L16	S87°50'22\"W	95.13
L17	S86°08'07\"W	101.34
L18	S82°19'52\"W	67.60
L19	S81°11'17\"W	106.43
L20	S77°37'04\"W	73.70
L21	S74°42'44\"W	159.82

LEGEND	
●	FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1\" RED PLASTIC CAP, STAMPED KSI LS 34995, (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
○	SET 24\" # 5 REBAR WITH 1-1/4\" ORANGE PLASTIC CAP, STAMPED \"PLS 37911\" UNLESS OTHERWISE NOTED
◆	ALIQUOT CORNER (AS DESCRIBED)
—	PROPERTY LINE
—	LOT LINE
—	SECTION LINE
—	EASEMENT LINE
—	RIGHT OF WAY
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PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

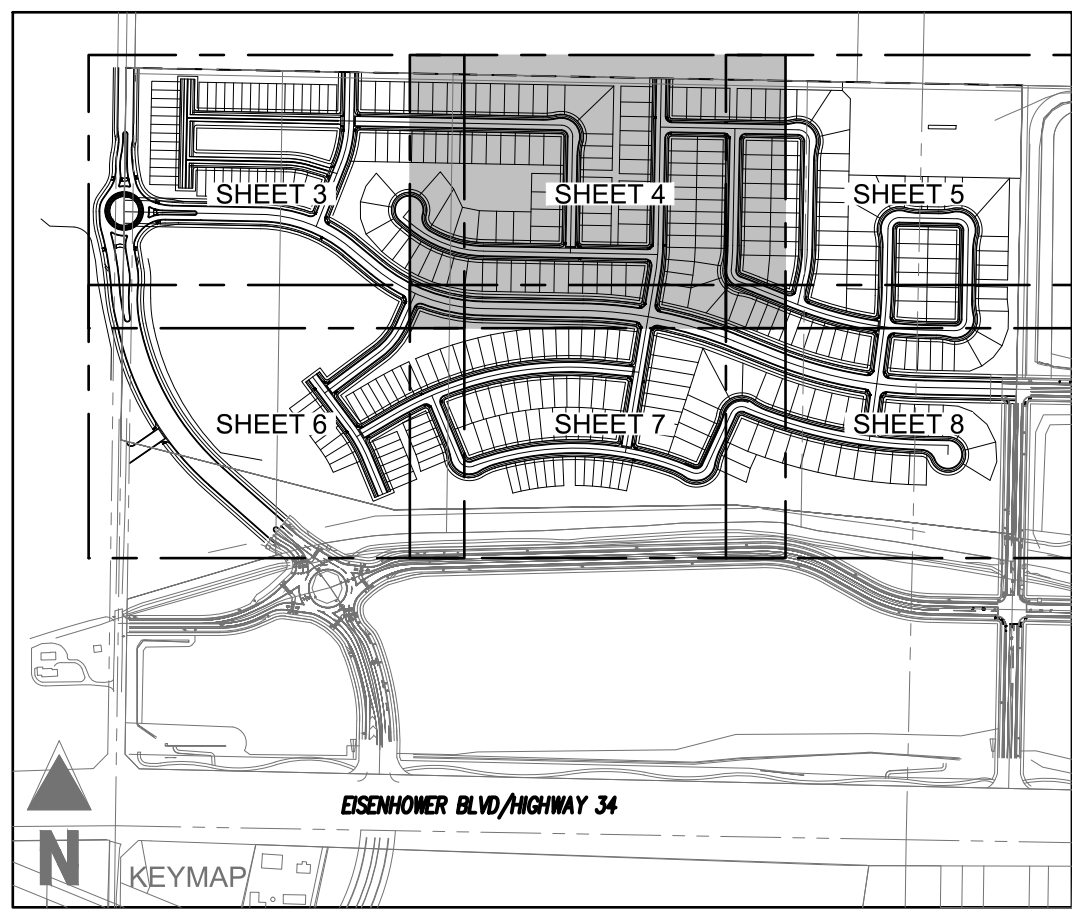
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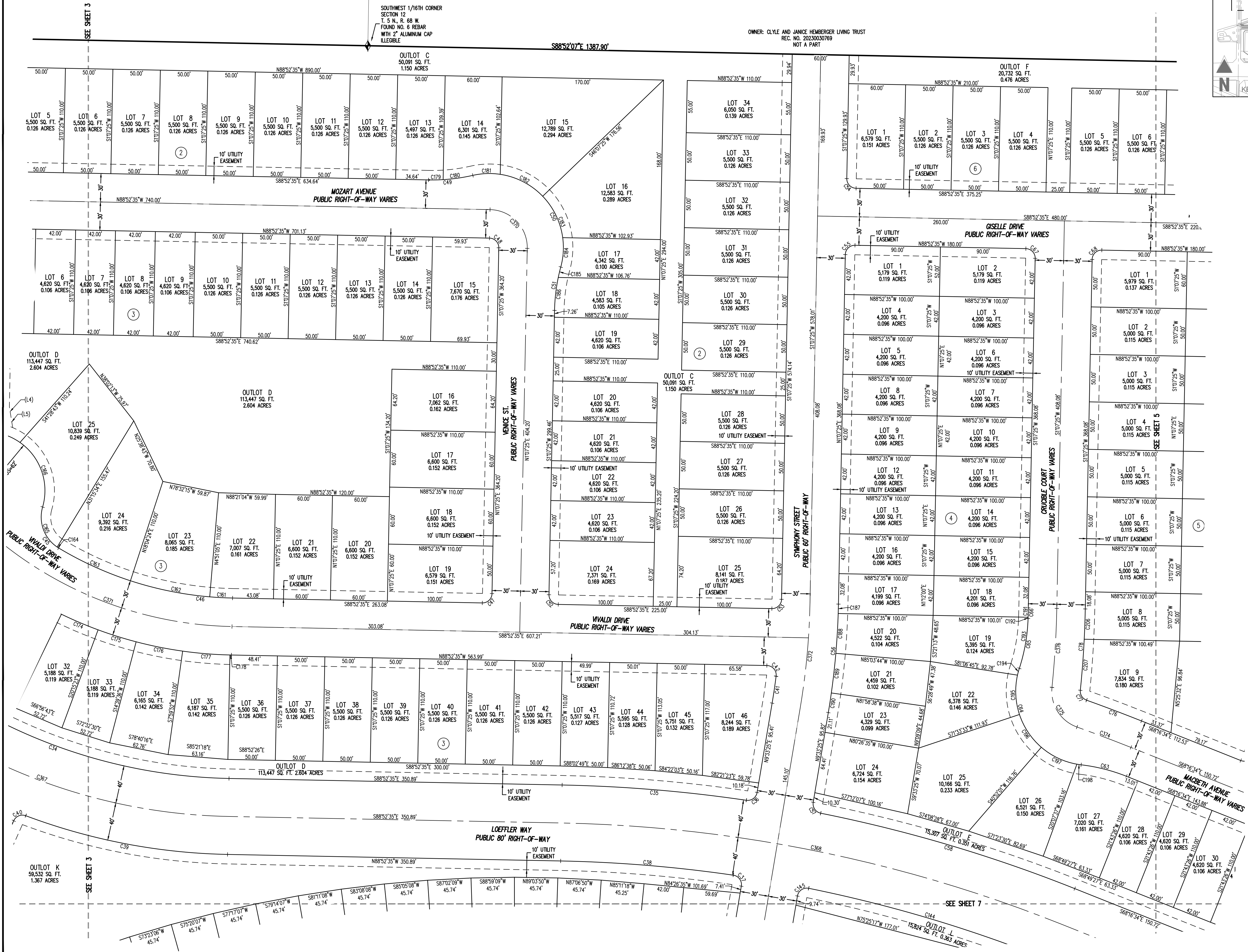


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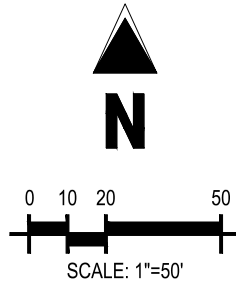
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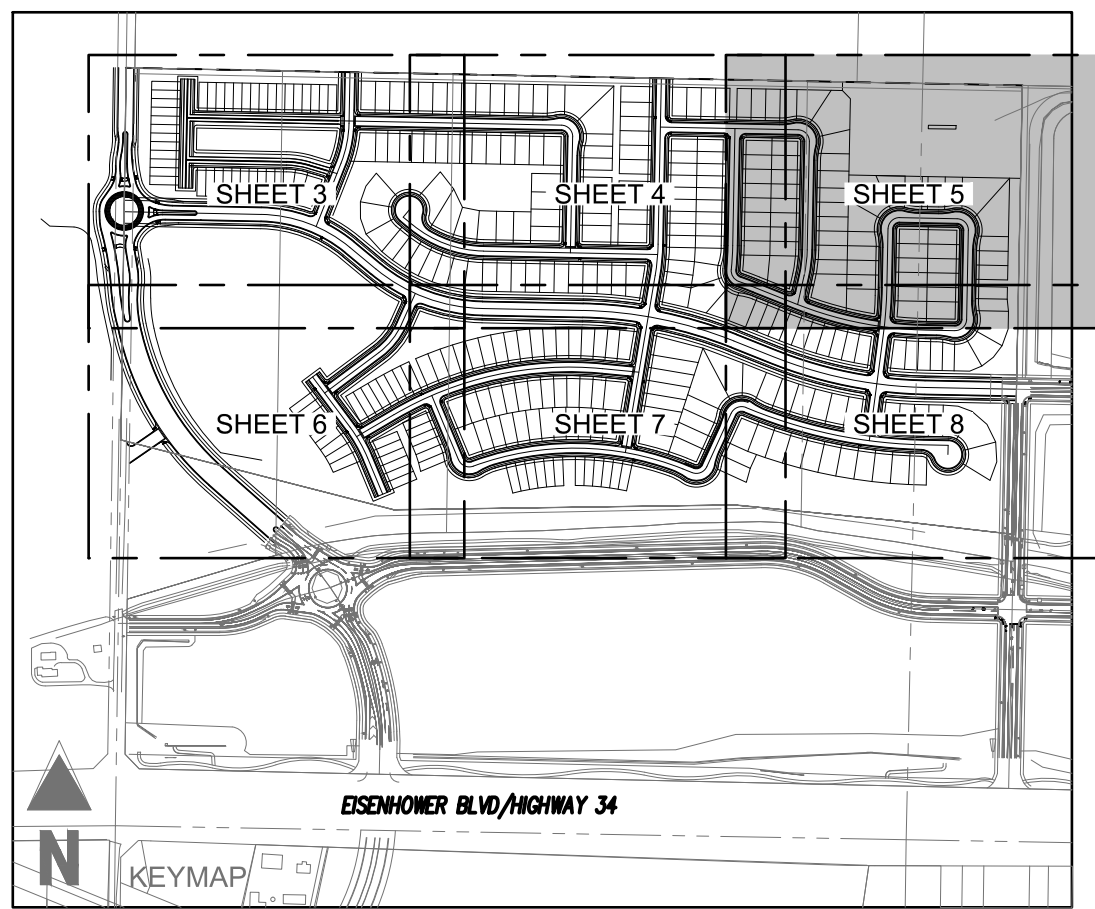


LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSL LS 34995, (30' OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL), UNLESS OTHERWISE NOTED
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- REC. NO. 1
- RECEPTION NUMBER
- BLOCK NUMBER



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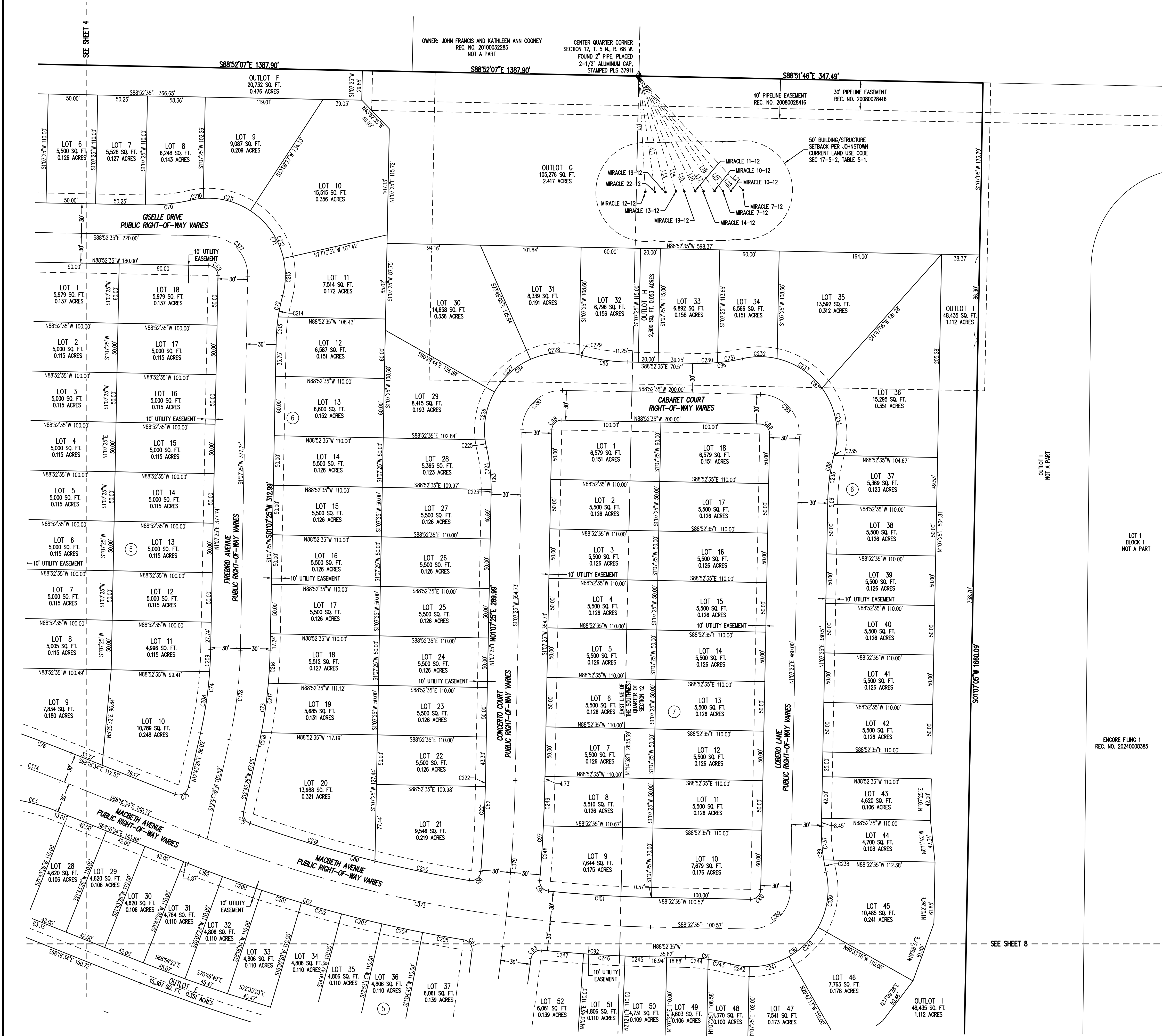
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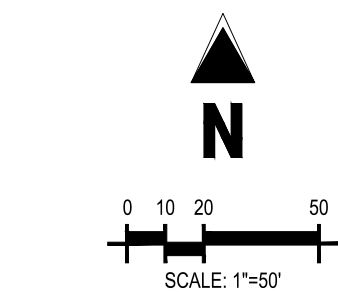
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Project No: JH0000020.10
Drawn By: AN
Checked By: RCR
Date: 9/24/2024



LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSI LS 34995, (30' OFFSET OF GRELLEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- REC. NO. 1
- RECEPTION NUMBER
- BLOCK NUMBER



EASEMENT LINE SEGMENT TABLE			
LINE TAG #	BEARING	LENGTH (FT)	
L11	S31°24'E	117.17	
L12	S75°29'E	118.05	
L13	S125°17'E	120.27	
L14	S175°24'E	122.31	
L15	S21°29'32"E	125.07	
L16	S26°05'36"E	129.51	
L17	S29°17'43"E	133.39	
L18	S33°20'45"E	139.08	
L19	S36°06'20"E	143.84	
L20	S38°44'53"E	148.84	
L21	S42°21'45"E	156.02	

COGS - WELLS			
WELL NAME	API #	STATUS	OPERATOR
MIRACLE #12-12	05-069-06409	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #22-12	05-069-06426	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #19-12	05-069-06416	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #13-12	05-069-06359	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #19-12	05-069-06360	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #11-12	05-069-06361	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #14-12	05-069-06358	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #10-12	05-069-06363	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #7-12	05-069-06364	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #24-12	05-069-06381	AL - ABANDONED LOCATION	KERR MCGEE OIL & GAS ONSHORE LP - 47120
MIRACLE #7-12	05-069-06405	PA - PLUGGED AND ABANDONED	KERR MCGEE OIL & GAS ONSHORE LP - 47120

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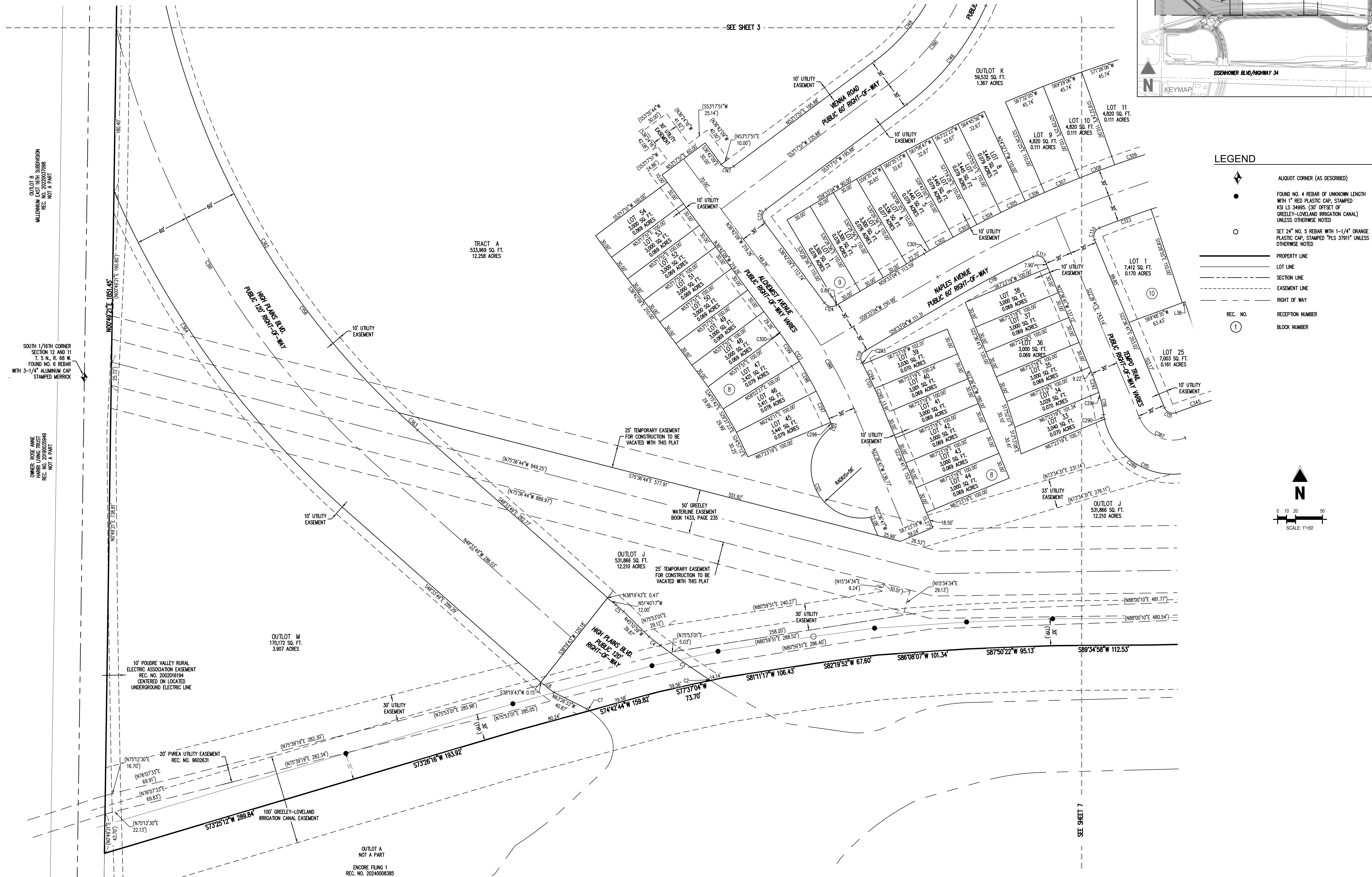
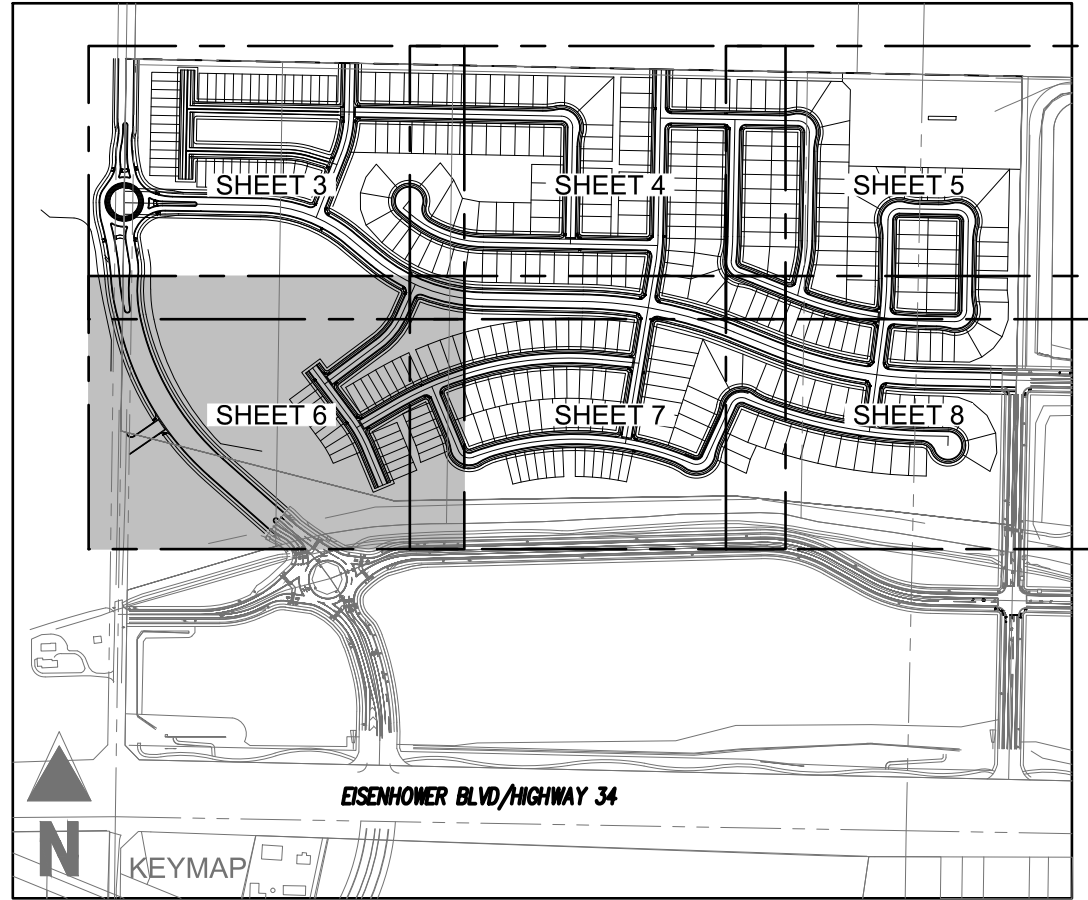
ENCORE FILING 2

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

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Project No: JH0000020.10
Drawn By: AN
Checked By: RCR
Date: 9/24/2024

ENCORE FILING 2
PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSI LS 34995, (30' OFFSET OF GREELY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
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- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
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PART OF THE SOUTH HALF OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF
COLORADO

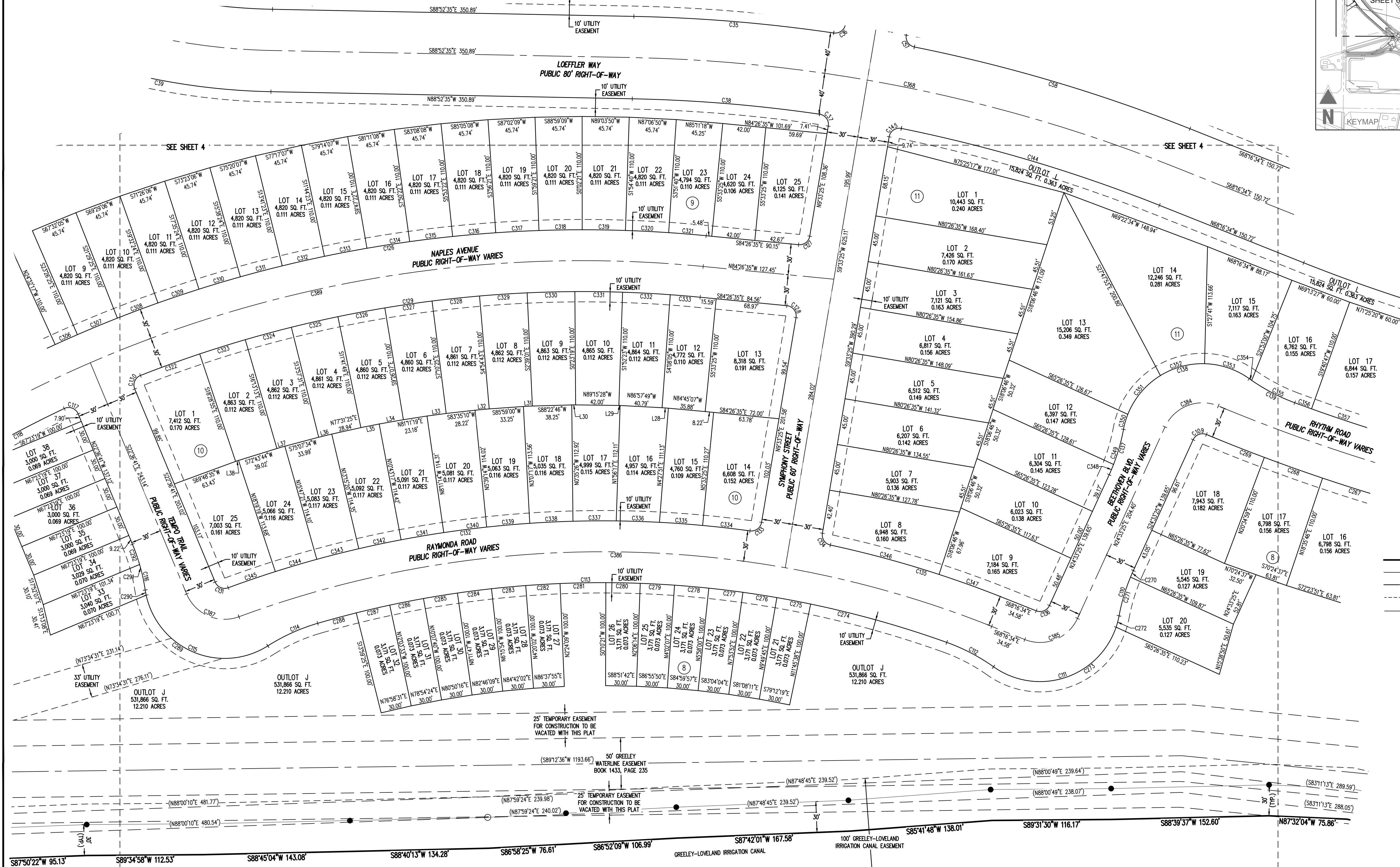
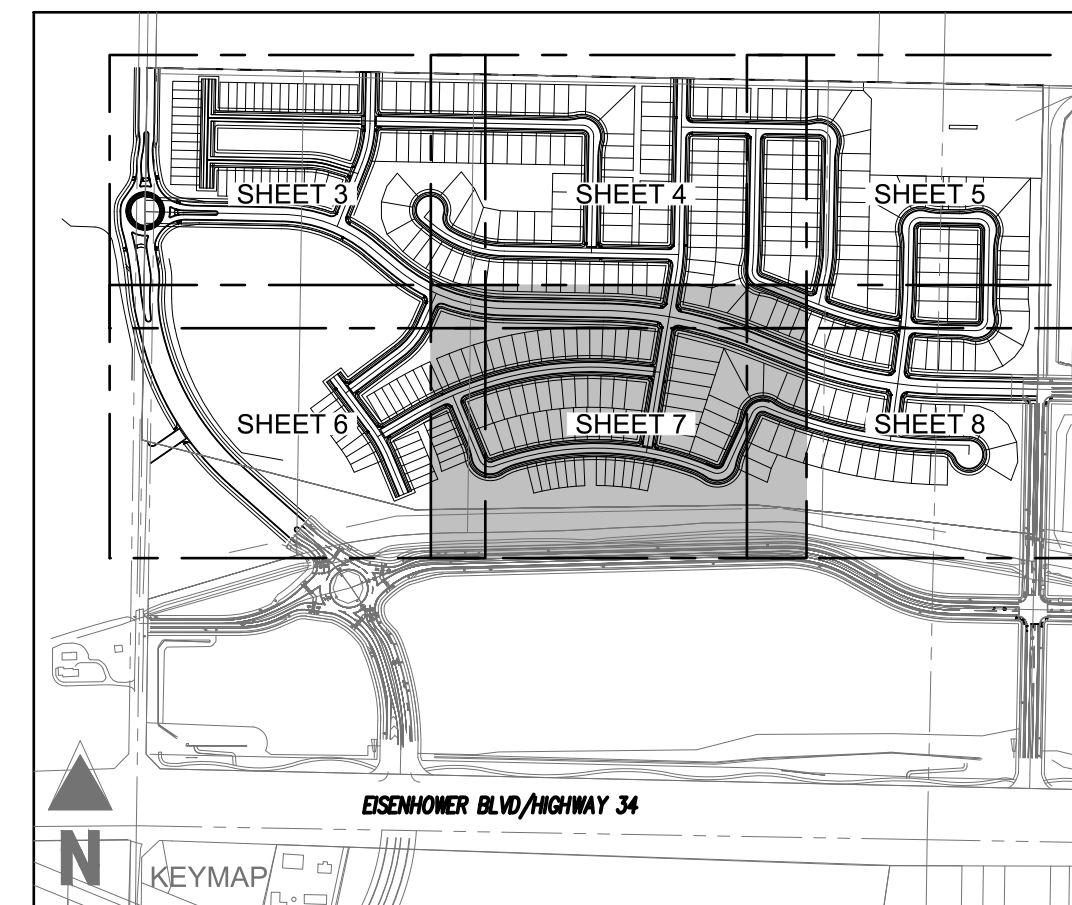
ENCORE FILING 2

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Project No:	JH00000020.10
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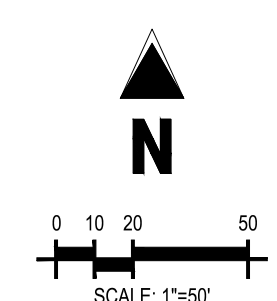
ENCORE FILING 2

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



LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" RED PLASTIC CAP, STAMPED KSL LS 34985, (30" OFFSET OF GREELEY-LOVELAND IRRIGATION CANAL) UNLESS OTHERWISE NOTED
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- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
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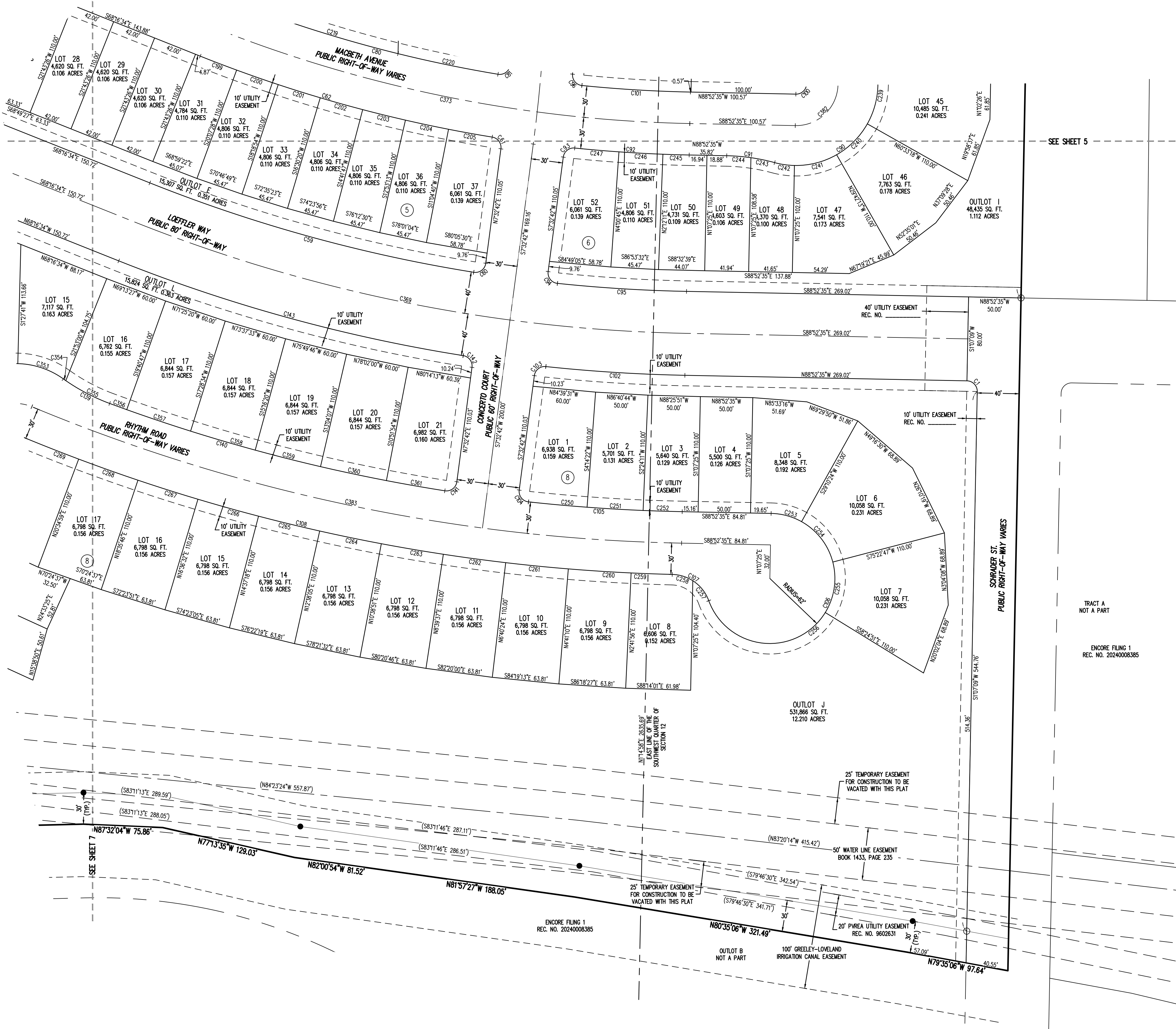
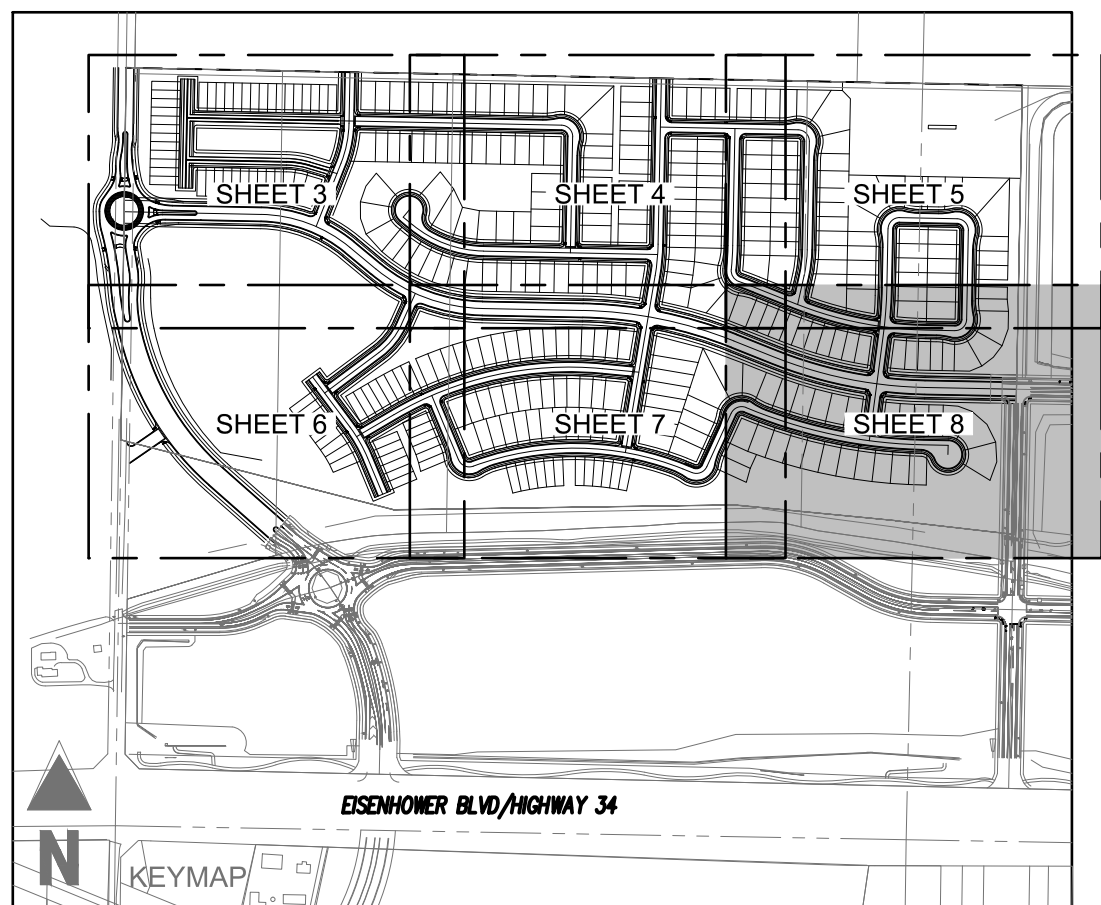
ENCORE FILING 2

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

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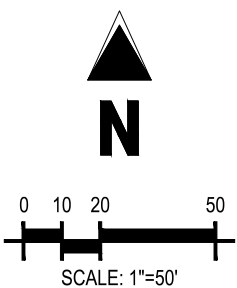
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TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



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ENCORE FILING 2

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

CENTERLINE OF ROAD CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°00'00"	15.71	10.00	S43°52'51"E	14.14
C2	0°09'17"	2.64	977.00	N56°58'20"W	2.64
C3	3°51'07"	65.68	977.00	N54°58'08"W	65.67
C4	0°56'17"	15.99	977.00	N52°34'27"W	15.99
C5	0°40'26"	11.44	973.00	N49°26'13"W	11.44
C6	5°15'28"	18.54	202.00	S51°49'52"E	18.53
C7	2°48'34"	3.78	77.00	S56°32'37"E	3.78
C8	20°22'13"	131.55	370.00	S11°18'31"W	130.85
C9	7°30'37"	102.08	80.00	N35°43'43"W	95.30
C10	14°35'31"	45.46	176.50	S79°34'51"E	45.34
C11	8°01'47"	14.08	100.50	N82°51'43"W	14.07
C12	10°01'46"	17.42	99.50	N83°51'42"W	17.40
C13	18°17'11"	172.34	540.00	N79°44'00"W	171.61
C14	87°54'56"	15.34	10.00	S65°27'07"W	13.88
C15	15°22'13"	73.77	275.00	S81°12'29"E	73.55
C16	90°00'00"	15.71	10.00	N46°07'25"E	14.14
C17	90°00'00"	15.71	10.00	S43°52'35"E	14.14
C18	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C19	6°35'04"	31.60	275.00	N85°35'03"W	31.59
C20	8°47'09"	42.17	275.00	N77°53'57"W	42.13
C21	95°00'00"	16.58	10.00	N26°00'22"W	14.75
C22	85°00'00"	14.84	10.00	N63°59'38"E	13.51
C23	16°08'18"	104.22	370.00	S13°25'29"W	103.87
C24	94°13'55"	16.45	10.00	S41°45'38"E	14.65
C25	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C26	15°22'13"	87.19	325.00	S81°12'29"E	86.92
C27	90°00'00"	15.71	10.00	S43°52'35"E	14.14
C28	4°13'55"	27.33	370.00	N31°42'22"E	27.32
C29	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C30	85°53'10"	14.99	10.00	S48°10'50"W	13.63
C31	16°15'23"	122.00	430.00	S132°1'56"W	121.59
C32	83°44'14"	14.61	10.00	S20°22'29"E	13.35
C33	11°54'43"	112.27	540.00	S56°17'14"E	112.07
C34	38°32'43"	376.73	560.00	S69°36'14"E	369.67
C35	7°14'49"	194.78	1540.00	S85°15'11"E	194.65
C36	88°48'48"	15.50	10.00	N53°57'49"E	13.99
C37	91°08'06"	15.93	10.00	N36°04'38"W	14.30
C38	7°09'54"	182.58	1460.00	N85°17'38"W	182.46
C39	19°27'55"	217.43	640.00	N79°08'38"W	216.39
C40	86°28'19"	15.09	10.00	S67°21'10"W	13.70
C41	2°16'42"	28.63	720.00	N82°50'4"E	28.63
C42	96°09'19"	16.78	10.00	N40°47'56"W	14.88
C43	38°32'43"	289.28	430.00	N69°36'14"W	283.85
C44	246°31'49"	266.77	62.00	N72°56'02"E	103.68
C45	75°14'15"	49.90	38.00	S21°25'11"E	46.39
C46	29°50'17"	192.69	370.00	S73°57'27"E	190.52
C47	90°00'00"	15.71	10.00	N46°07'25"E	14.14
C48	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C49	13°57'22"	47.01	193.00	S84°08'44"W	46.89
C50	118°02'36"	160.70	78.00	N43°48'39"W	133.75
C51	14°05'14"	46.22	188.00	N81°02'02"E	46.11
C52	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C53	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C54	90°00'00"	15.71	10.00	S43°52'35"E	14.14
C55	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C56	8°26'01"	114.81	780.00	S52°07'25"W	114.71
C57	88°13'44"	15.40	10.00	S34°33'27"E	13.92
C58	10°23'46"	279.42	1540.00	S73°28'26"E	279.04
C59	12°35'54"	321.02	1460.00	S74°34'30"E	320.38
C60	91°34'51"	15.98	10.00	N53°20'08"E	14.34
C61	88°17'22"	15.41	10.00	N36°35'59"W	13.93
C62	122°06'06"	289.43	1330.00	N74°30'37"W	288.86
C63	15°02'23"	49.35	188.00	N75°47'45"W	49.21
C64	10°21'49"	137.99	78.00	N32°38'01"W	120.69
C65	16°15'55"	53.37	188.00	N9°54'56"E	53.19
C66	0°39'34"	11.28	980.00	N12°17'12"E	11.28
C67	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C68	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C69	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C70	14°05'15"	46.22	188.00	N84°04'47"E	46.11
C71	118°01'31"	160.88	78.00	S43°52'35"E	133.84
C72	14°05'15"	46.22	188.00	S81°02'2"W	46.11
C73	11°36'02"	97.18	480.00	S6°55'26"W	97.02
C74	11°36'02"	85.04	420.00	N6°55'26"E	84.89
C75	99°00'00"	17.28	10.00	N62°13'26"E	15.21
C76	2°02'53"	61.84	1730.00	S69°18'00"E	61.83
C77	76°10'32"	13.30	10.00	S32°14'10"E	12.34
C78	4°43'42"	85.82	1040.00	S32°09'15"W	85.80
C79	82°36'31"	14.48	10.00	S28°44'49"E	13.24
C80	10°20'17"	228.15	1270.00	S75°23'13"E	228.84

CENTERLINE OF ROAD CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C81	94°42'27"	16.53	10.00	N52°05'25"E	14.71
C82	3°36'47"	92.70	1470.00	N2°55'48"E	92.68
C83	14°05'15"	46.22	188.00	S5°55'13"E	46.11
C84	118°01'31"	160.88	78.00	S46°07'25"W	133.84
C85	14°05'15"	46.22	188.00	N81°49'58"W	46.11
C86	14°05'15"	46.22	188.00	S84°04'47"W	46.11
C87	118°01'31"	160.88	78.00	N43°52'35"W	133.84
C88	14°05'15"	46.22	188.00	N81°02'02"E	46.11
C89	14°05'15"	46.22	188.00	S5°55'13"E	46.11
C90	118°01'31"	160.88	78.00	S46°07'25"W	133.84
C91	14°05'15"	46.22	188.00	N81°49'58"W	46.11
C92	4°42'39"	109.35	1330.00	N86°31'16"W	109.32
C93	88°17'22"	15.41	10.00	N51°41'23"E	13.93
C94	91°34'51"	15.98	10.00	N38°14'43"W	14.34
C95	4°50'27"	123.35	1460.00	N86°27'22"W	123.31
C96	89°05'07"	15.55	10.00	S39°39'22"E	14.03
C97	3°45'47"	100.49	1530.00	S3°00'18"W	100.47
C98	90°00'00"	15.71	10.00	S46°07'25"W	14.14
C99	90°00'00"	15.71	10.00	N43°52'35"W	14.14
C100	90°00'00"	15.71	10.00	N46°07'25"E	14.14
C101	4°40'40"	103.68	1270.00	S86°32'15"E	103.66
C102	4°56'34"	132.85	1540.00	S86°24'18"E	132.81
C103	88°31'16"	15.45	10.00	N51°48'20"E	13.96
C104	91°22'51"	15.95	10.00	N38°08'43"W	14.31
C105	5°02'27"	146.92	1670.00	S86°21'22"E	146.88
C106	245°54'44"	269.35	62.00	N35°34'47"E	102.25
C107	68°38'13"	45.52	38.00	S54°16'58"E	42.85
C108	21°11'09"	639.69	1730.00	S78°00'30"E	636.05
C109	88°01'39"	15.36	10.00	N68°34'15"E	13.90
C110	14°05'15"	46.22	188.00	N17°30'48"E	46.11
C111	11°53'52"	156.42	78.00	N67°55'06"E	131.49
C112	15°39'19"	51.37	188.00	N62°27'38"W	51.21
C113	35°56'56"	621.15	990.00	S88°15'46"E	611.02
C114	16°14'23"	53.29	188.00	N65°38'35"E	53.11
C115	11°55'11"	155.13	78.00	S65°30'01"E	130.80
C116	14°05'15"	46.22	188.00	N15°34'04"W	46.11
C117	92°47'41"	16.20	10.00	S69°00'32"E	14.48
C118	5°02'33"	103.32	1174.00	S62°04'21"W	103.29
C119	87°23'06"	15.25	10.00	N15°51'32"E	13.82
C120	51°33'20"	48.31	530.00	N25°13'21"W	48.29
C121	151°47'45"	148.36	56.00	N24°20'22"W	108.62
C122	73°57'02"	5.81	4.50	N14°35'00"E	5.41
C123	14°18'37"	117.39	470.00	N29°32'50"W	117.08
C124	83°44'47"	14.62	10.00	S78°34'32"E	13.35
C125	90°00'00"	15.71	10.00	S81°7'51"W	14.14
C126	36°00'21"	775.47	1234.00	N77°33'15"E	762.77
C127	86°00'00"	15.01	10.00	N52°33'25"E	13.64
C128	94°00'00"	16.41	10.00	N37°26'35"W	14.63
C129	27°01'27"	553.73	1174.00	S82°02'42"W	548.61
C130	91°08'39"	15.91	10.00	S22°57'38"W	14.28
C131	87°39'00"	15.30	10.00	S68°26'11"E	13.85
C132	28°04'59"	514.65	1050.00	N83°46'49"E	509.51
C133	88°15'53"	15.41	10.00	N53°41'22"E	13.93
C134	87°24'35"	15.26	10.00	S34°08'53"E	13.82
C135	93°43'37"	175.50	1050.00	S73°03'52"E	175.30
C136	87°10'11"	15.21	10.00	N68°08'26"E	13.79
C137	14°05'15"	46.22	188.00	N17°30'48"E	46.11
C138	11°05'38"	156.68	78.00	N68°00'59"E	131.64
C139	15°17'21"	50.17	188.00	S62°04'53"E	50.02
C140	11°20'54"	330.77	1670.00	S75°24'00"E	330.23
C141	91°22'51"	15.95	10.00	N53°14'07"E	14.31
C142	88°31'16"	15.45	10.00	N36°42'56"W	13.96
C143	12°42'01"	341.36	1540.00	N74°37'34"W	340.66
C144	10°16'26"	261.80	1460.00	N73°24'46"W	261.44
C145	91°33'36"	16.04	10.00	S55°30'13"W	14.37
C146	29°10'50"	142.60	280.00	S38°42'26"W	141.07
C147	90°00'00"	15.71	10.00	S81°42'09"E	14.14
C148	29°10'50"	112.05	220.00	N38°42'26"E	110.84
C149	86°28'19"	15.09	10.00	N19°07'08"W	13.70
C150	12°01'25"	134.30	640.00	N56°20'35"W	134.06
C151	38°32'43"	309.46	460.00	N69°36'14"W	303.66
C152	8°28'32"	1.48	10.00	S86°53'09"W	1.48
C153	8°01'56"	0.70	5.00	S86°39'51"W	0.70
C154	70°34'55"	109.64	89.00	N55°23'21"E	102.84
C155	29°21'57"	14.86	29.00	S52°45'59"W	14.70
C156	15°37'02"	61.87	227.00	S12°27'33"E	61.68
C157	18°03'05"	131.38	417.00	S2°40'34"E	130.83
C158	36°51'42"	575.80	895.00	S32°07'58"E	565.93
C159	13°42'09"	102.84	430.00	N12°05'19"E	102.59
C160	2°33'14"	19.17	430.00	N20°13'01"E	19.17

CENTERLINE OF ROAD CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C161	3°43'40"	24.07	370.00	N87°00'45"W	24.07
C162	13°13'20"	85.38	370.00	S78°32'15"E	85.20
C163	12°53'17"	83.23	370.00	N65°28'57"W	83.05
C164	2°54'06"	1.92	38.00	N57°35'15"W	1.92
C165	72°20'09"	47.97	38.00	S19°58'08"E	44.85
C166	71°02'28"	76.87	62.00	N19°19'18"W	72.04
C167	76°45'03"	83.05	62.00	S86°46'57"W	76.98
C168	38°48'48"	42.00	62.00	N29°00'02"E	41.20
C169	38°48'48"	42.00	62.00	S9°48'46"E	41.20
C170	21°06'43"	22.85	62.00	N39°46'31"W	22.72
C171	23°24'	19.69	430.00	S51°38'35"E	19.69
C172	5°35'47"	42.00	430.00	S55°45'10"E	41.88
C173	5°35'47"	42.00	430.00	N61°20'57"W	41.98
C174	5°35'47"	42.00	430.00	S65°56'43"E	41.98
C175	5°35'47"	42.00	430.00	S72°32'30"E	41.98
C176	6°39'44"	50.00	430.00	S78°40'16"E	49.97
C177	6°39'44"	50.00	430.00	S85°20'00"E	49.97
C178	0°12'43"	1.59	430.00	S88°46'14"E	1.59
C179	4°33'52"	15.38	193.00	S88°50'23"W	15.37
C180	9°23'30"	31.64	193.00	N81°51'48"E	31.60
C181	21°19'19"	29.03	78.00	S87°46'42"W	28.86
C182	37°38'02"	51.23	78.00	N62°41'37"W	50.32
C183	36°09'01"	49.21	78.00	S25°48'05"E	48.40
C184	22°56'14"	31.23	78.00	N34°43'32"E	31.02
C185	3°26'14"	11.28	188.00	S13°29'32"W	11.28
C186	10°39'00"	34.85	188.00	N6°26'55"E	34.89
C187	0°43'45"	9.92	780.00	N1°29'17"E	9.92
C188	3°05'06"	42.00	780.00	N32°34'22"E	41.99
C189	3°05'07"	42.00	780.00	N6°28'49"E	41.99
C190	1°32'03"	20.89	780.00	N8°47'24"E	20.88
C191	0°34'49"	9.92	980.00	N1°24'49"W	9.92
C192	0°04'45"	1.35	980.00	S1°44'36"W	1.35
C193	16°15'55"	53.37	188.00	S9°54'56"W	53.19
C194	5°28'41"	7.46	78.00	S15°18'33"W	7.45
C195	3°05'16"	42.00	78.00	S2°51'21"E	41.49
C196	3°05'16"	42.00	78.00	S33°42'26"E	41.49
C197	3°05'16"	42.00	78.00	S64°33'32"E	41.49
C198	3°19'51"	4.53	78.00	S81°39'00"E	4.53
C199	1°35'59"	37.13	1330.00	S69°04'30"E	37.13
C200	1°48'34"	42.00	1330.00	S70°46'49"E	42.00
C201	1°48'34"	42.00	1330.00	S72°35'23"E	42.00
C202	1°48'34"	42.00	1330.00	S74°23'56"E	42.00
C203	1°48'34"	42.00	1330.00	S76°12'30"E	42.00
C204	1°48'34"	42.00	1330.00	S78°01'04"E	42.00
C205	1°49'19"	42.30	1330.00	S79°55'00"E	42.29
C206	1°45'33"	31.93	1040.00	N2°00'11"E	31.93
C207	2°58'09"	53.89	1040.00	N4°22'02"E	53.89
C208	8°33'45"	62.77	420.00	N8°26'34"E	62.71
C209	3°02'17"	22.27	420.00	S2°38'33"W	22.27
C210	9°23'36"	12.79	78.00	S81°43'57"W	12.77
C211	36°43'41"	50.00	78.00	N75°12'24"W	49.15
C212	44°04'25"	60.00	78.00	S34°48'21"E	58.53
C213	27°58'48"	38.09	78.00	N11°31'6"E	37.71
C214	6°40'38"	21.91	188.00	S11°52'21"W	21.90
C215	7°24'38"	24.32	188.00	N4°49'43"E	24.30
C216	3°54'47"	32.78	480.00	N3°04'46"E	32.78
C217	6°00'54"	50.39	480.00	S8°02'39"W	50.37
C218	1°40'21"	14.61	480.00	N11°53'16"E	14.61
C219	5°56'52"	131.84	1270.00	N73°11'31"W	131.78
C220	4°23'24"	97.31	1270.00	N78°21'39"W	97.28
C221	3°21'06"	85.99	1470.00	N3°03'38"E	85.98
C222	0°15'41"	6.70	1470.00	S1°15'15"W	6.70
C223	1°00'32"	3.31	188.00	S0°37'08"W	3.31
C224	13°04'43"	42.91	188.00	S6°25'29"E	42.82
C225	5°39'27"	7.70	78.00	S10°08'07"E	7.70
C226	36°48'40"	50.11	78.00	S11°05'56"W	49.15
C227	36°43'41"	50.00	78.00	S47°52'06"W	49.26
C228	36°43'41"	50.00	78.00	S84°35'47"W	49.15
C229	2°15'02"	3.06	78.00	N7°55'45"W	3.06
C230	6°20'08"	20.79	188.00	S87°59'21"W	20.78
C231	7°45'08"	25.44	188.00	S80°54'43"W	25.42
C232	25°55'28"	35.29	78.00	S89°59'54"W	34.99
C233	40°39'34"	55.35	78.00	N56°42'35"W	54.20
C234	51°35'28"	70.23	78.00	N10°35'04"W	67.89
C235	0°24'22"	1.33	188.00	N15°00'29"E	1.33
C236	13°40'53"	44.89	188.00	N7°57'51"E	44.79
C237	10°16'50"	33.73	188.00	N4°01'00"W	33.69
C238	3°48°25"	12.49	78.00	N11°03'38"W	12.49
C239	42°24'32"	57.73	188.00	N61°42°6"E	56.42
C240	30°51'06"	42.00	78.00	N44°52'15"E	41.49

Estates at Encore

Preliminary Plat Case No. SUB24-0003

‘THE COMMUNITY THAT CARES’

Planning & Zoning Commission
February 12, 2025

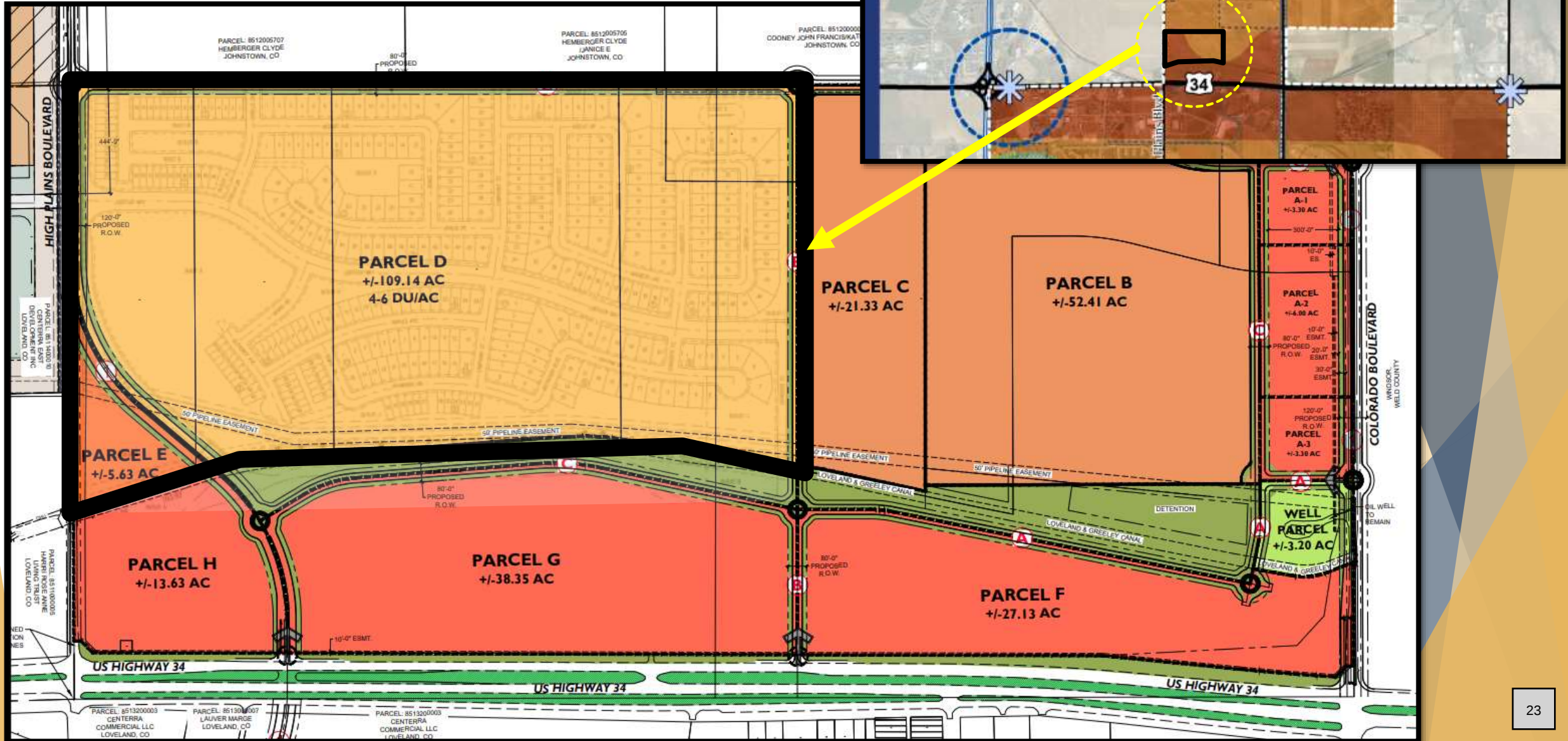
The Community that Cares

Vicinity Map



Land Use

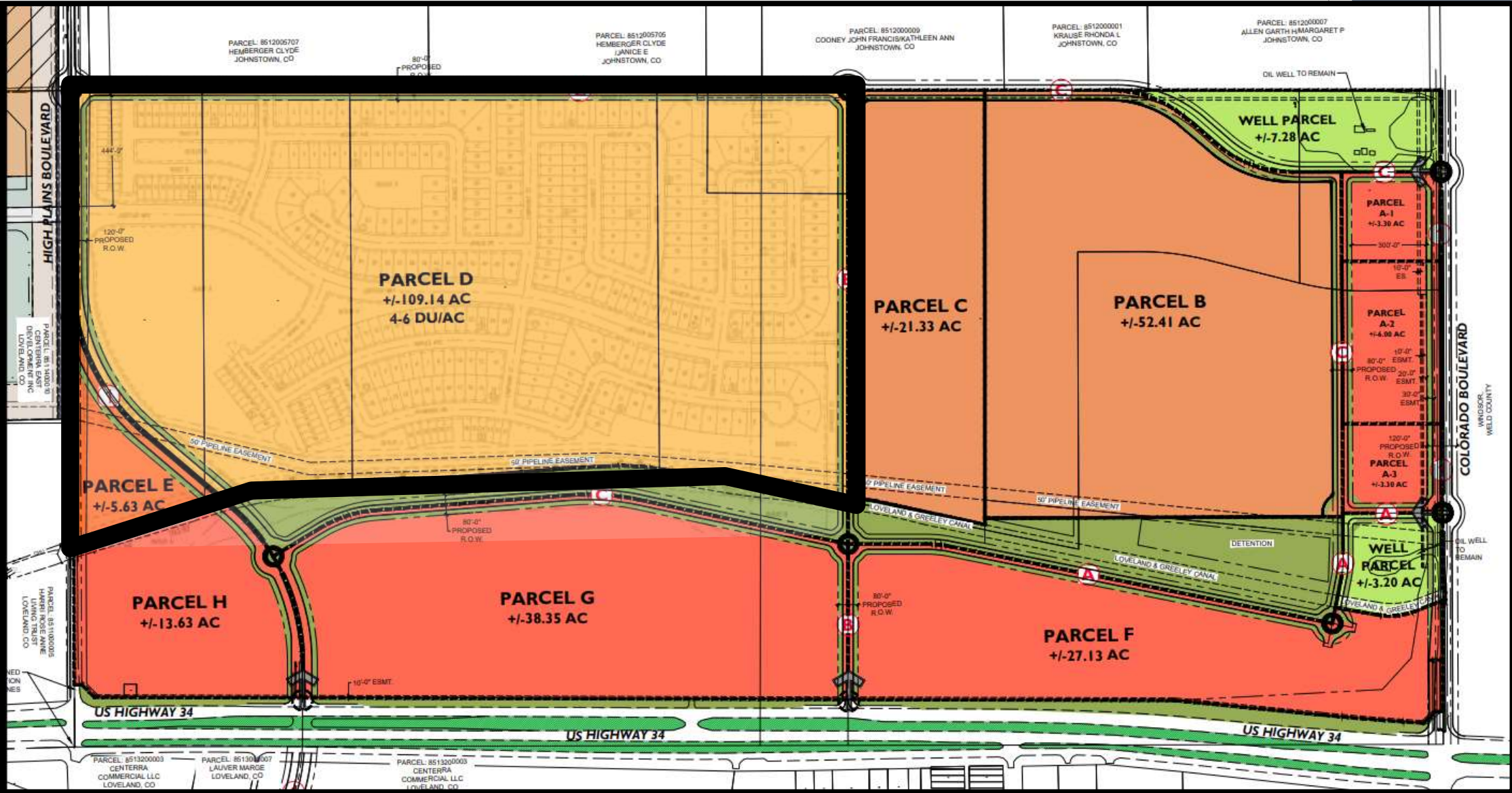
High and Medium Density/Intensity Land Use



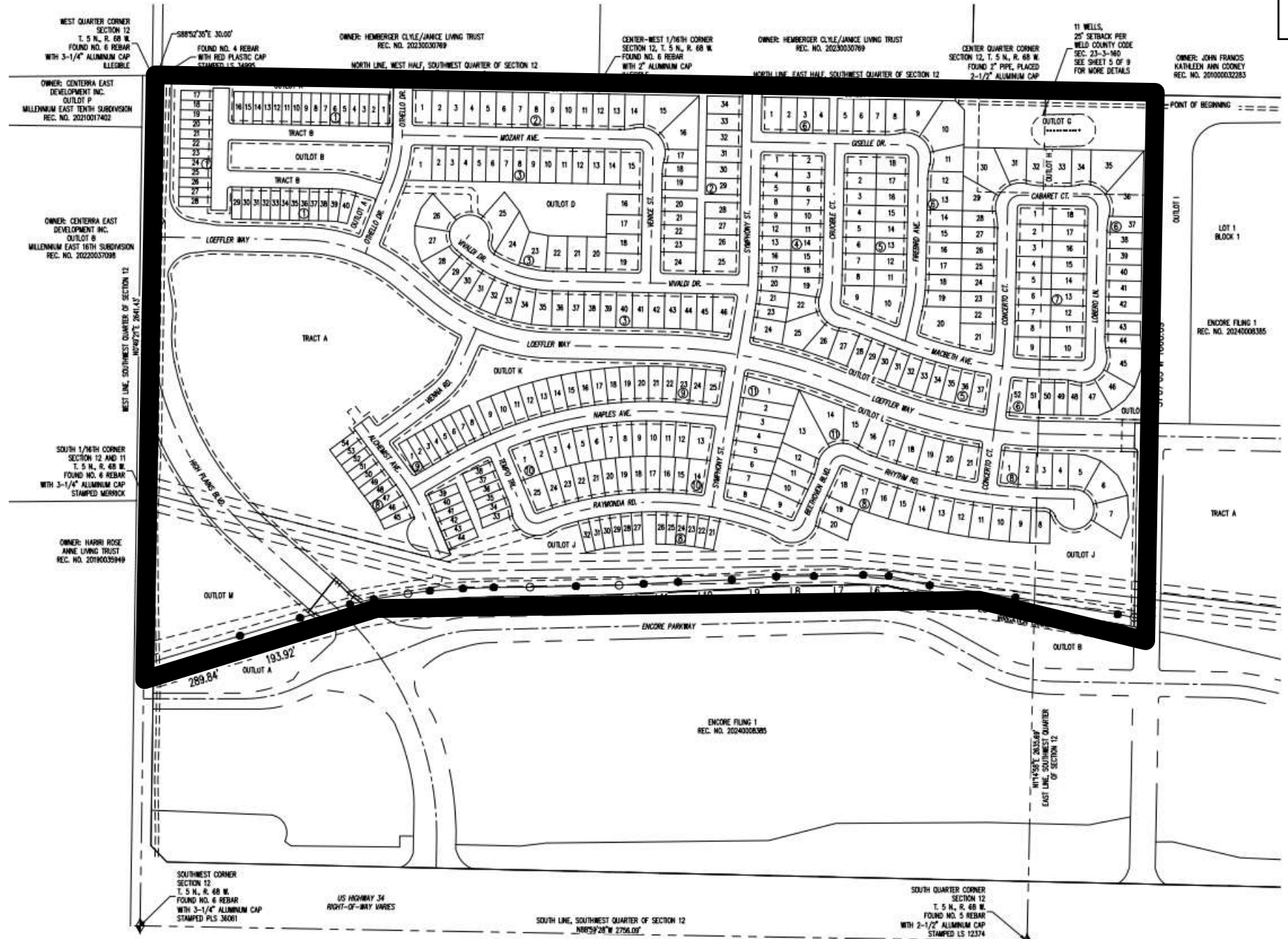
Item 2.

Zoning

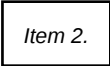
Encore ODP and Design Guidelines Parcel D - Residential and Open Space



25



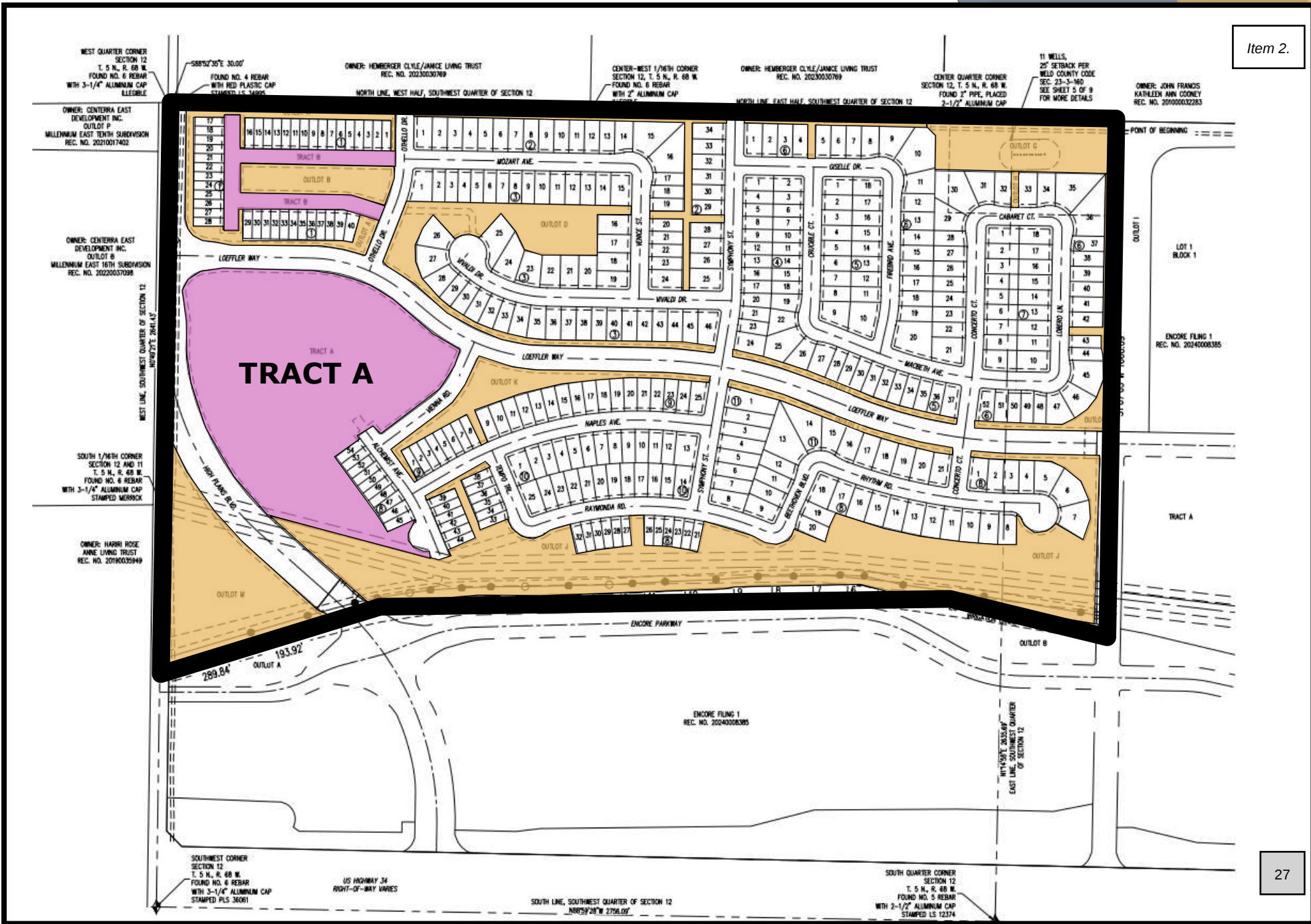
Right of Way



Preliminary Plat

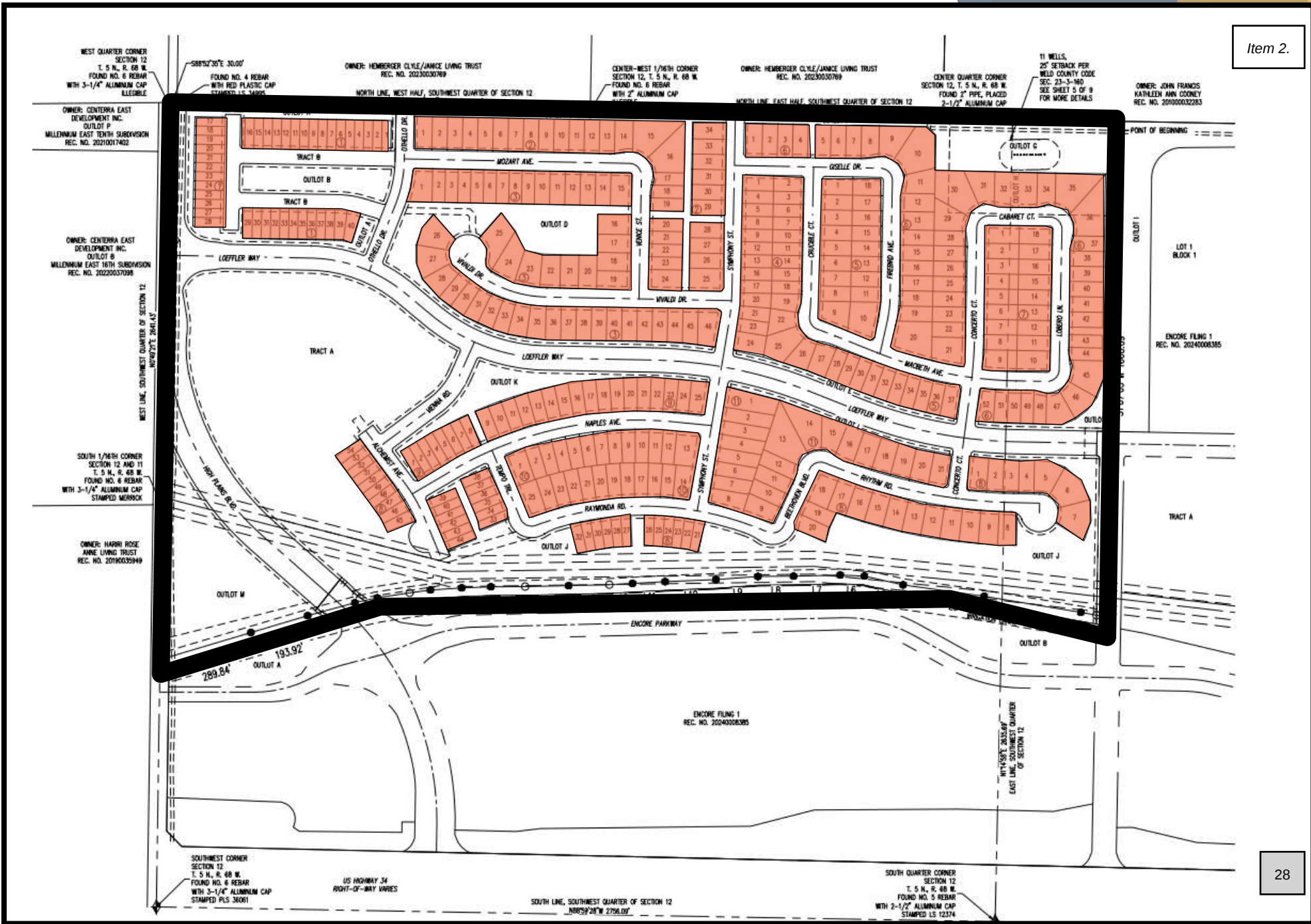
Tract

Outlot



Preliminary Plat

Housing Lots



Item 2.

Preliminary Plat

Housing Lots

Tract

Outlot

Right of Way

