



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

**Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Monday, January 06, 2025 at 7:00 PM**

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

Agenda

Call to Order

Roll Call

Agenda Approval

Approval of Minutes

1. Minutes from June 25, 2025 Regular Meeting

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. Great Plains Village Flex - Subdivision Case No. SUB23-0018

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
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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, June 25 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, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Abel and Seconded by Commissioner Flores. The motion was passed 5/0.

APPROVAL OF MINUTES

A motion to approve May 28, 2025, Minutes was made by Commissioner Abel and Seconded by Commissioner Flores. The motion was passed 5/0.

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

1. Public Hearing – Consideration of Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for The Riverbend Estates - Subdivision Filing No. 2 SUB24-0007

Planning Director, Jeremy Gleim, introduced the Riverbend Estates project for the Commissioners and public. Upon concluding, Mr. Gleim invited the applicant to present additional information.

The applicant's representative, Lee Lowrey, provided additional details regarding the proposed project. His presentation included an overview of the acreage, open space, trail connections, and the planned single-family detached residential lots. Josh McCarn, landscape architect, addressed the proposed landscaping approach, noting that homeowners would be encouraged to use low-water-use plant species. He also highlighted the inclusion of parks and designated observation areas within the development. Mary Wohnarde, project engineer, gave a detailed explanation of the floodplain considerations, including both the 100-year and 500-year floodplains. She presented the proposed plan for managing flood risk within the project area.

Chair Grentz inquired about the regulation of landscaping. Mr. McCarn explained that the developers will address landscaping standards in a handbook that will be provided to the Homeowners Association.

Commissioner Campbell asked about gardening and accessibility in the backyard. Mr. McCarn responded that homeowners will have the discretion to maintain a garden.

The Community that Cares

Commissioner Abel inquired about the use of artificial turf (astroturf) on residential lots in accordance with state law. Mr. McCarn confirmed that the Homeowners Association will comply with applicable state regulations.

Chair Grentz asked about xeriscape design in front yards. Mr. McCarn explained that homeowners will be encouraged to use water-wise plants and landscape techniques that require minimal or no irrigation.

Commissioner Campbell asked about fencing options. Mr. McCarn stated that homeowners will be permitted to install fences and incorporate plants that support privacy.

Commissioner Bailey inquired about the Homeowners Association bylaws. Mr. Lowrey explained that the developers will work with the Homeowners Association to establish the initial rules and regulations before formally transferring governance.

Mrs. Sapp, a nearby property owner, expressed strong concern regarding the potential environmental impacts of the project on her property, specifically highlighting issues related to the floodplain and the increased risk of flooding.

Chair Grentz invited members of the public to speak.

Elizabeth Sapp, local resident, expressed concern about how these projects and meetings were being advertised.

Cody Sapp, local resident, shared concerns about the broader impacts of growth in the area, emphasizing affordability challenges. He also expressed concerns about how the proposed project could affect traffic in the surrounding community.

Chair Grentz closed the public hearing.

Commissioner Flores made a motion to recommend that the Town Council approve the Final Development Plan for The Riverbend Estates. A second was made by Commissioner Bailey.

The motion passed 4/1 with Commissioner Abel opposing. Commissioner Abel did not elaborate on his opposing vote.

2. Public Hearing- Election of Chair and Vice Chair for the Planning and Zoning Commission.

The Commissioners held a vote to appoint the Chair. Commissioner Flores motioned for Chair Grentz to continue serving as Chair. Commissioner Abel seconded the motion. The motion passed unanimously, 5/0.

The Commissioners then voted to appoint the Vice Chair. Commissioner Campbell motioned for Commissioner Flores to serve as Vice Chair. Commissioner Abel seconded the motion. The motion passed unanimously, 5/0.

DEPARTMENTAL REPORT

None

COMMISSIONER REPORTS AND COMMENTS

None

ADJOURN

The meeting was adjourned at 8:28 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Chair Jason Greutz



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Johnstown, CO 80534
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Planning and Zoning Commission Agenda Communication

Agenda Date: July 9, 2025

Subject: Great Plains Village Flex - Subdivision Case No. SUB23-0018

Action Proposed: Make a recommendation to the Town Council regarding Subdivision Case No. SUB23-0018

Attachments:

1. Land Use Application
2. Vicinity Map
3. Final Plat
4. Landscape Plans
5. Great Plains Village ODP
6. Staff Presentation

Presented by: Jeremy Gleim, Planning and Development Director

Background and History:

The subject property was annexed in the Town of Johnstown via the Ransom Annexation in 2008 (Ordinance No. 2008-802 and Larimer County Reception No. 20080041518). Upon annexation, Ordinance No. 2008-803 was approved which zoned the property PUD-MU. For development to occur on PUD zoned property, an Outline Development Plan (ODP) must be approved. The purpose of the ODP is to set forth the development standards, land uses (permitted, conditionally permitted, and prohibited), and any other development regulations. The Great Plains Village ODP was approved via Ordinance No. 2020-168 on January 6, 2020 (Weld County Reception No. 4575188 and Larimer County Reception No. 20200017725), which covers the subject property. Staff used the Great Plains Village ODP to analyze this subdivision proposal.

Information:

SURROUNDING ZONING & LAND USE

North: Rural Residential – Unincorporated Larimer County
South: Great Plains Village ODP - TOJ
East: Great Plains Village ODP - TOJ
West: Interstate 25

PRELIMINARY/FINAL PLAT

The subject property is shown as Planning Area 11 (PA-11) in the Great Plains Village ODP (ODP). Pursuant to the ODP, PA-11 is envisioned as an Employment land use area. A comprehensive list of permitted, conditionally permitted, and prohibited land uses are included

in the ODP for the Employment designation. The ODP also includes specific landscape buffer areas, drainage concepts, vehicular access points, open space and trail alignments, and architectural standards for future buildings.

The applicant is proposing to subdivide the 54-acre property into one (1) lot, two (2) tracts, two (2) outlots, and requisite public right-of-way. The lot, which will measure 10 acres, will be ripe for development in conjunction with the subdivision of land. The tracts will require future subdivision prior to development. The outlots will be used for open space, drainage, detention, and utility infrastructure. The right-of-way will provide perpetual access to and through the property. The proposed subdivision complies with the vision and standards set forth in the ODP.

COMPREHENSIVE PLAN ALIGNMENT:

- Goal W1 – Strengthen employment centers to diversify the Town’s economic base and provide jobs.
- Goal W2 – Balance more intense commercial uses along major highway corridors while having neighborhood-scale commercial in the downtown and throughout the community to ensure convenient access to jobs, goods, and services for all residents.

STRATEGIC PLAN ALIGNMENT:

- Healthy & Resilient Economy
 1. *Drive projects and initiatives that promote Johnstown as a premier destination for business.*
 2. *Support the local labor market and work with partners to grow diverse employment opportunities.*

FINDINGS OF FACT

Preliminary/Final 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 and the Great Plains Village ODP.

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.

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 Town's adopted plans and policies and the Great Plains Village ODP. Said ODP regulates development to the east and coordination efforts have been required as part of the review process.

d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district, because; the preliminary/final plat has been reviewed pursuant to the Great Plains Village ODP.

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. No phasing is proposed with this preliminary plat application.

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 reviewed 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 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.

Neighborhood Meeting:

N/A

Process:

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 26, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property. This notice included a map of the proposed project.

Recommended Action:

Pursuant to content in the staff report, including the Findings of Fact presented above, staff is recommending that the Planning & Zoning Commission recommend that the Town Council **APPROVE** the Final Plat for Subdivision Case No. SUB23-0018, also known as Great Plains Village Flex.



Town of Johnstown

LAND USE APPLICATION

DOCUMENT

Project Name: Submittal 1 Great Plains Village Industrial Subdivision 10/02/2023

Description: Industrial Subdivision of PARCEL NO.8535000006 in Johnstown Colorado

General: ☐ Site Dev Plan ☐ USR (Use by Special Review) ☐ Conditional Use Grant ☐ Variance

☐ Annexation ☐ Establish/Change Zoning

PUD: ☐ Outline Dev Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan ☐ Combined Prelim/Final

Subdivision: ☐ Replat/Lot Line ☐ Preliminary Plat ☐ Final Plat ☐ Combined Prelim/Final

Wireless: ☐ Small Cell ☐ EFR or Base Station ☐ Alt. Tower Structure ☐ Tower/Other USR

Amendment: ☐ Land Use Code ☐ Comprehensive Plan ☐ Future Land Use Map

Construction: ☐ Home Model Review ☐ Stand-Alone Utility/Road Plans

Floodplain: ☐ C-LOMER Review ☐ Floodplain Development Permit

Site Address: NE Frontage and St HWY 60 Parcel #'s: 8535000006

Applicant*: SERE Company, LLC

Email: whitehead@thekran.com Telephone: 970-692-3318

Consultant/Representative: Dan Martin Telephone: 720-979-1834

Email: 720-979-1834

Landowner Authorization for Land Use Action (REQUIRED):

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as “applicant and/or representative” to represent me/us in all aspects of the land use process for the project being submitted with this application.

*Landowner(s): SERE Company, LLC

*Email: whitehead@thekran.com *Telephone: 970-692-3318

Please keep me informed on the status and progress of this project via email.

DocuSigned by:

Scott Mestor

*Signature of Landowner

DocuSigned by:

Eric Whitehead

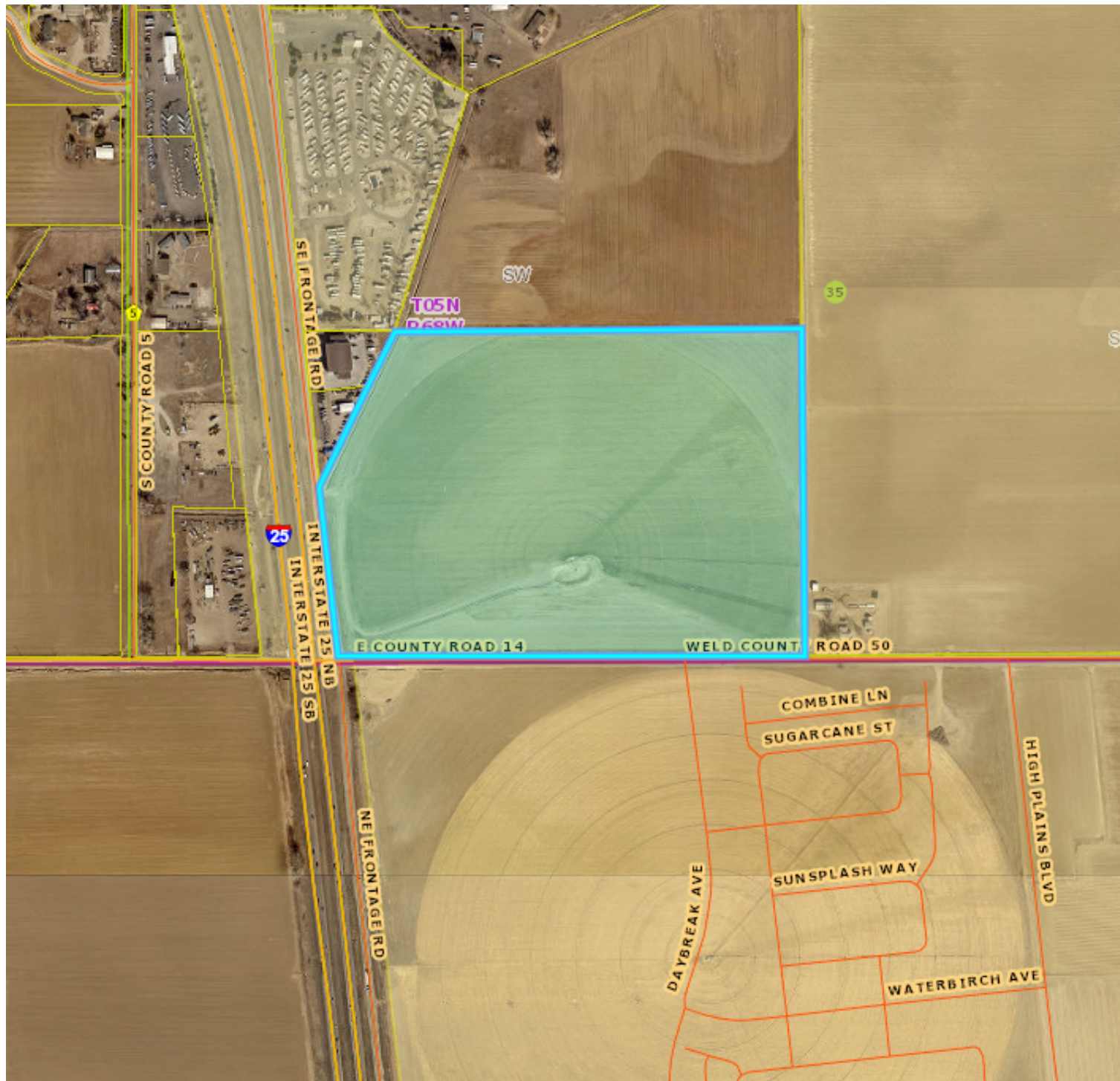
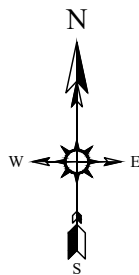
*Signature of Landowner

*Attach A Statement of Authority and Certificate of Good Standing, if this is a cooperation or other entity

The Community That Cares

johnstown.colorado.gov

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



Great Plains Industrial
Subdivision

Vicinity Map



BULLDOG
ENGINEERING

970-460-0089

INFO@BULLDOGENG.COM

GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION

Part of the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M.,
Town of Johnstown, County of Larimer, State of Colorado

CERTIFICATE OF DEDICATION

Know all persons by these presents that SERE Company, LLC, being the owners of the following described property:

The South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 35 (S.35), Township Five North (T.5N.), Range Sixty-Eight West (R.68W.) of the 6th Principal Meridian (6th P.M.), Larimer County, Colorado, excepting therefrom those parcels conveyed in deeds recorded June 16, 1942 in book 740 at page 552, July 12, 1968 in book 1389 at page 103, March 12, 1970 in book 1428 at page 690, September 28, 1960 in book 1125 at page 466 and September 30, 1988 at reception no. 68047330, and less Interstate Highway no. 25, County of Larimer, State of Colorado.

Containing an area of 54.39 Acres (±2,369,440 sq.ft.), more or less, together with and subject to all easements and rights-of-way existing and/or of public record, subject to approval by the Town Council of the Town of Johnstown, County of Weld, State of Colorado.

Do hereby subdivide the same into the lots, outlots, blocks, tracts, rights-of-way and easements as shown on this map to be known as: GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION and do hereby designate and dedicate all rights-of-way and easements to the Town of Johnstown, unless noted otherwise.

OWNER'S APPROVAL

Know All Men By These Presents, that we, SERE Compy, LLC, being the sole owner of the land described hereon, and are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 20____.

Owner: SERE Company, LLC

By: Eric Whitehead As: Manager of SERE Company, LLC

STATE OF _____)

COUNTY OF _____)ss

The foregoing instrument was acknowledged before me by Eric Whitehead as Manager of SERE Company, LLC, on this day of _____, 20____. Witness my hand and seal.

My commission expires _____

Notary Public

Lien holder: FMS BANK

Lien Holder

The signature(s) shall be notarized as follows:

STATE OF _____)

COUNTY OF _____)ss

The foregoing instrument was acknowledged before me on this ____ day of _____, 20____. Witness my hand and seal.

My commission expires _____

Notary Public

TOWN COUNCIL

This Plat, to be known as GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION, is approved and accepted by

the Town of Johnstown, by Resolution Number _____ passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado.

Held on the ____ day of _____, 20____.

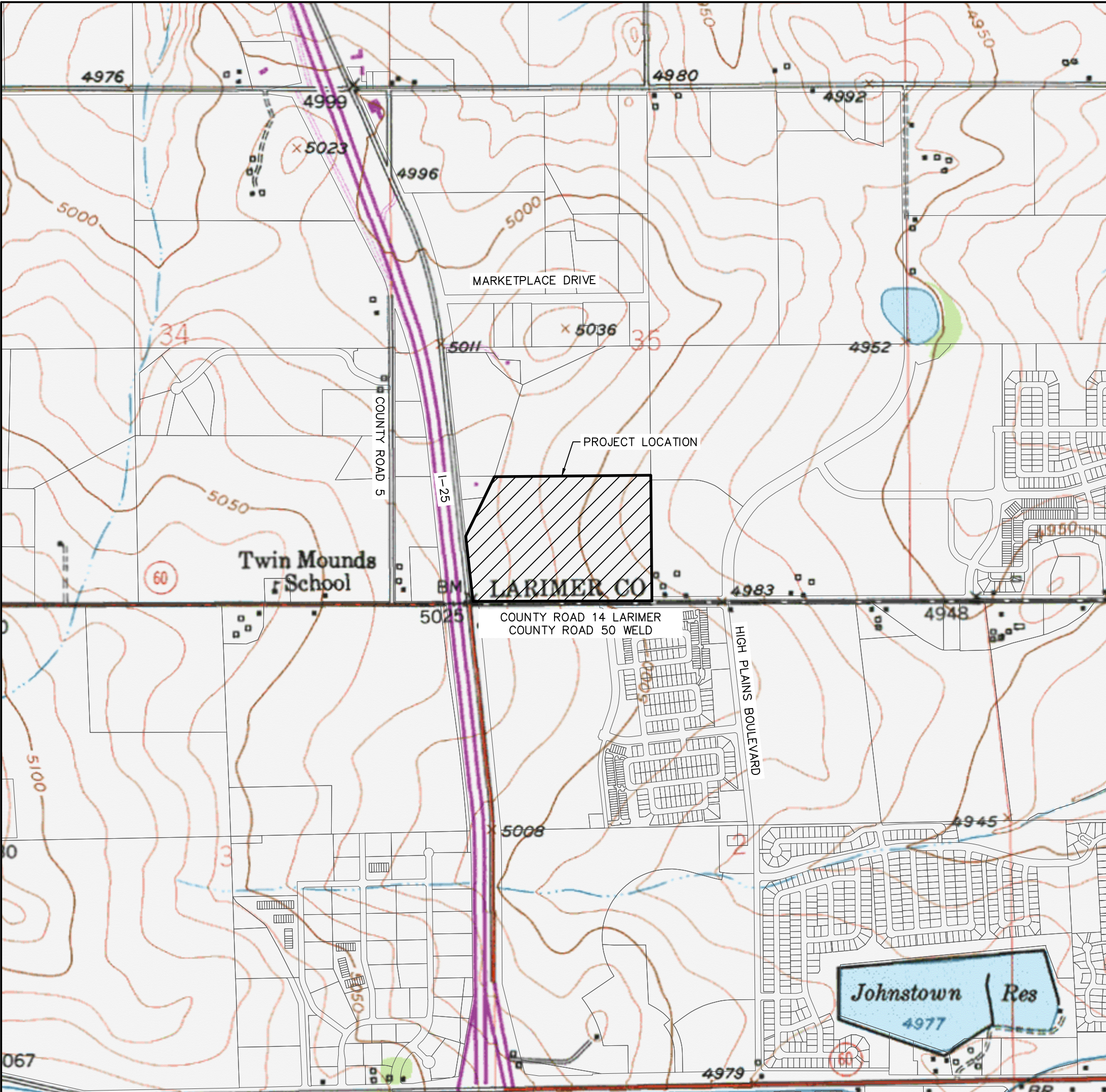
By: Mayor

Attest: Town Clerk

(Seal)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 2°33'27" W	207.36'
L2	N 05°52'03" W	518.14'
L3	N 24°42'30" E	581.95'
L4	N 49°08'11" E	40.00'
L5	N 54°08'11" E	40.00'
L6	N 69°08'11" E	40.00'
L7	N 84°08'11" E	55.44'
L8	N 89°45'32" E	346.16'
L9	S 78°51'57" E	59.76'
L10	S 89°53'00" E	184.72'
L11	N 76°02'02" E	54.53'
L12	S 89°45'32" W	789.08'
L13	N 2°33'42" W	211.53'
L14	N 05°52'18" W	511.69'
L15	N 24°47'15" E	575.95'
L16	N 63°57'53" E	153.72'
L17	S 89°45'17" W	343.93'
L18	N 78°52'12" W	59.70'
L19	N 89°53'15" W	188.07'
L20	S 76°01'47" W	54.58'
L21	N 89°45'17" E	787.44'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	29.62'	500.00'	3°23'38"	S 88°13'12" E
C2	30.36'	500.00'	3°28'43"	N 88°15'44" W
C3	27.69'	467.50'	3°23'38"	N 88°13'12" W
C4	32.33'	532.50'	3°28'43"	N 88°15'44" W
C5	36.57'	25.00'	83°48'58"	N 48°05'36" W
C6	31.54'	532.50'	3°23'38"	N 88°13'12" W
C7	28.38'	467.50'	3°28'43"	N 88°15'44" W
C8	41.97'	25.00'	96°11'02"	S 41°54'24" W
C9	43.97'	30.00'	83°58'12"	S 48°10'14" E
C10	50.28'	30.00'	96°01'48"	N 41°49'46" E
C11	43.97'	30.00'	83°58'11"	S 48°10'14" E
C12	19.31'	30.00'	36°52'12"	S 12°14'58" W
C13	30.98'	30.00'	59°09'36"	S 60°15'52" W
C14	14.14'	131.00'	6°11'04"	S 86°54'23" W
C15	10.60'	99.00'	6°11'04"	N 86°54'23" E



VICINITY MAP

SCALE - 1"=1000'

VICINITY MAP LEGEND

	GIS PARCEL LINES
	SUBJECT PROPERTY

LAND USE SUMMARY - GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION						
LOTS	AREA (SF)	AREA (Acres)	OWNERSHIP	MAINENACE	USE	% OF TOTAL
1	436,747	10.03	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	KRAN INDUSTRIAL SITE/WAREHOUSE	18.4%
TRACTS	AREA (SF)	AREA (Acres)				
1	422,022	9.69	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	MU-1 ZONED APPROVED USE (CURRENTLY VACANT, EXPECTED TO BE STORAGE UNITS)	
2	1,074,762	24.67	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	EMP ZONED APPROVED USE (CURRENTLY VACANT, EXPECTED TO BE INDUSTRIAL WAREHOUSES)	
TRACTS TOTAL	1,496,784	34.36				63.2%
OUTLOTS	AREA (SF)	AREA (Acres)				
A	27,789	0.64	HOA	HOA	OPEN SPACE	
B	137,453	3.15	HOA	HOA	OPEN SPACE, DRAINAGE AND DETENTION	
OUTLOTS TOTAL	165,242	3.79				7.0%
STREET RIGHT-OF-WAY (ALL PUBLIC ROADWAYS)	AREA (SF)	AREA (Acres)				
ROADWAY RIGHT-OF-WAY	270,667	6.21				11.4%
TOTAL AREA	2,369,440	54.39	TOTAL PERCENTAGE			100.0%

TITLE COMMITMENT NOTE

This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Lat40, Inc. relied upon ALTA Commitment File Number 2423744-10, having an effective date of August 23, 2024 at 8:00 A.M. as prepared by Stewart Title Guaranty Company, to delineate the aforesaid information.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS AND LINEAL UNITS STATEMENT:

Assuming the South line of the Southwest Quarter of Section 35, T.5N., R.68W. as monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 12374 at the West end and a #6 rebar with a 3.25" aluminum cap stamped LS 38361 at the East end, as bearing North 89°50'40" East a distance of 2642.18' feet with all other bearings contained herein relative thereto.

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

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

PLAT NOTES:

1. MAINTENANCE NOTE: The Town of Johnstown requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdividers agreement. Should the owner fail to adequately maintain said facilities, the town shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs will be assessed to the property owner.

2. GENERAL OVERLOT DRAINAGE NOTE: Lots and tracts as plotted herein may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be made that would disrupt the approved drainage plan, without prior approval from the Town. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner in accordance with Town criteria. Should the owner fail to adequately maintain said facilities, the Town shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs will be assessed to the property owner.

3. MAINTENANCE AND ACCESS: The site will be able to be accessed via the Public Right-of-Way that is being dedicated throughout the property.

4. Outlots A and B are hereby dedicated as blanket Utility, Drainage and Emergency Access Easements.

5. Six (6) foot Utility Easements are dedicated along all public rights-of-way.

6. The proposed use of Tract 1 and Tract 2 is Future Development.

7. Sight Distance. The clear vision zone of a corner lot shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level and/or tree canopies lower than 7' above adjacent street grade or as required by current town code or specifications.

8. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the Town until and unless the streets are constructed in accordance with the standards and specifications of the Town of Johnstown in effect at the date construction plans are approved by the Town Engineer, and provided that construction of said roadway(s) is started within two (2) years of the construction plan approval. The owner(s), developer(s) and/or subdivider(s), their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the Town accepts the responsibility for maintenance as stated above.

9. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association, metropolitan districts, or other entity other than the Town is responsible for maintenance and upkeep of any and all private drives, parking areas and easements (cross-access easements, drainage easements, etc.)

10. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association, metropolitan districts, or entity other than the Town is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the Town, agree to the responsibility of maintaining all other open space areas associated with this development.

11. Public safety access, whether for emergency or non-emergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association or metropolitan district will be responsible for ensuring that such access ways are passable at all times, for police, fire and emergency vehicles.

12. The property is in Flood Zone X, Area of Minimal Flood Hazard per FEMA Flood Map No. 08069C1405G having an effective date of January 15, 2021.

SURVEYOR'S STATEMENT

I, Brian T. Brinkman, a duly Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat truly and correctly represents the results of a field survey completed on December 21, 2022, by me or under my direct supervision and that all monuments existing as shown hereon; that the mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land on all applicable provisions of the Town of Johnstown.

I attest the above on this ____ day of _____, 20____.

Sheet 1 of 6

PRELIMINARY

Brian T. Brinkman—On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38175



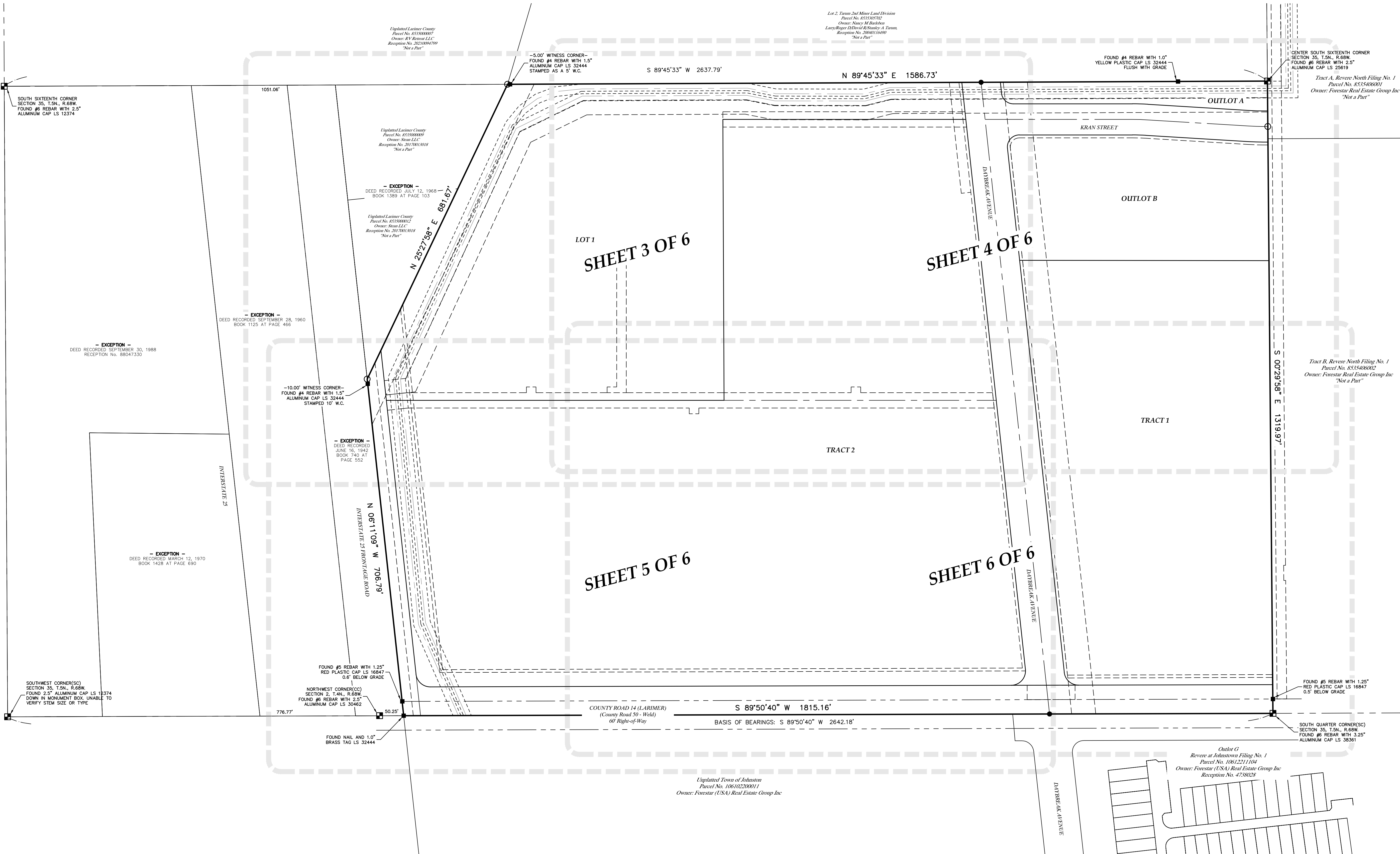
LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS		GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION	
DESCRIPTION:		DATE:	
TOWN COMMENTS & LINEWORK CHANGES	SR	2/2/2024	
TOWN COMMENTS & LINEWORK CHANGES	SR	4/23/2024	
TOWN COMMENTS & LINEWORK CHANGES	BB	5/29/2024	
TOWN COMMENTS & LINEWORK CHANGES	SR	8/30/2024	
TOWN COMMENTS & LINEWORK CHANGES	SR	10/30/2024	
TOWN COMMENTS & LINEWORK CHANGES	SR	04/01/2025	
DRAWN BY: SS		SCALE: AS NOTED	DATE: 9/19/2023
CHECKED BY: BB		PROJECT #: 2022205	SHEET: 1 OF 6

SHEET SIZE: 24X36

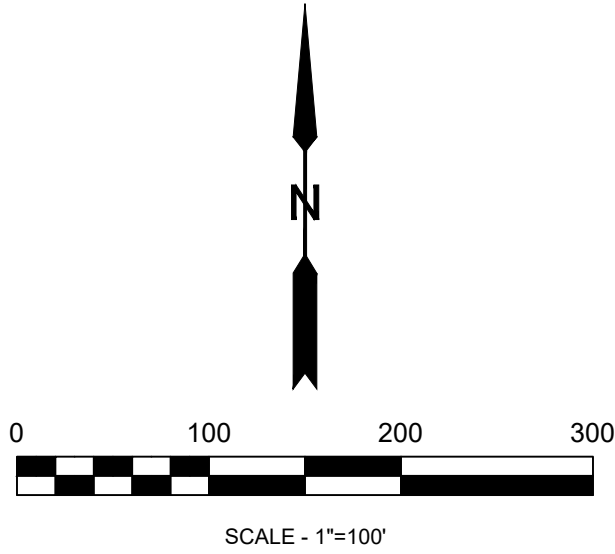
GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION

Part of the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M.,
Town of Johnstown, County of Larimer, State of Colorado



LEGEND

	SECTION LINE		ALIQUOT MONUMENT AS DESCRIBED
	SECTION LINE FRACTIONAL		FOUND MONUMENT AS DESCRIBED
	BOUNDARY LINE		SET 24" OF #4 REBAR WITH A 1.0" BLUE PLASTIC CAP LS 38175, UNLESS OTHERWISE DESCRIBED
	LOT LINE		CALCULATED POSITION
	RIGHT-OF-WAY LINE		
	EXISTING EASEMENT LINE		
	PROPOSED EASEMENT LINE		
	CENTER LINE		
	ADJACENT PARCEL LINE		



Sheet 2 of 6
Brian T. Brinkman—On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38175



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

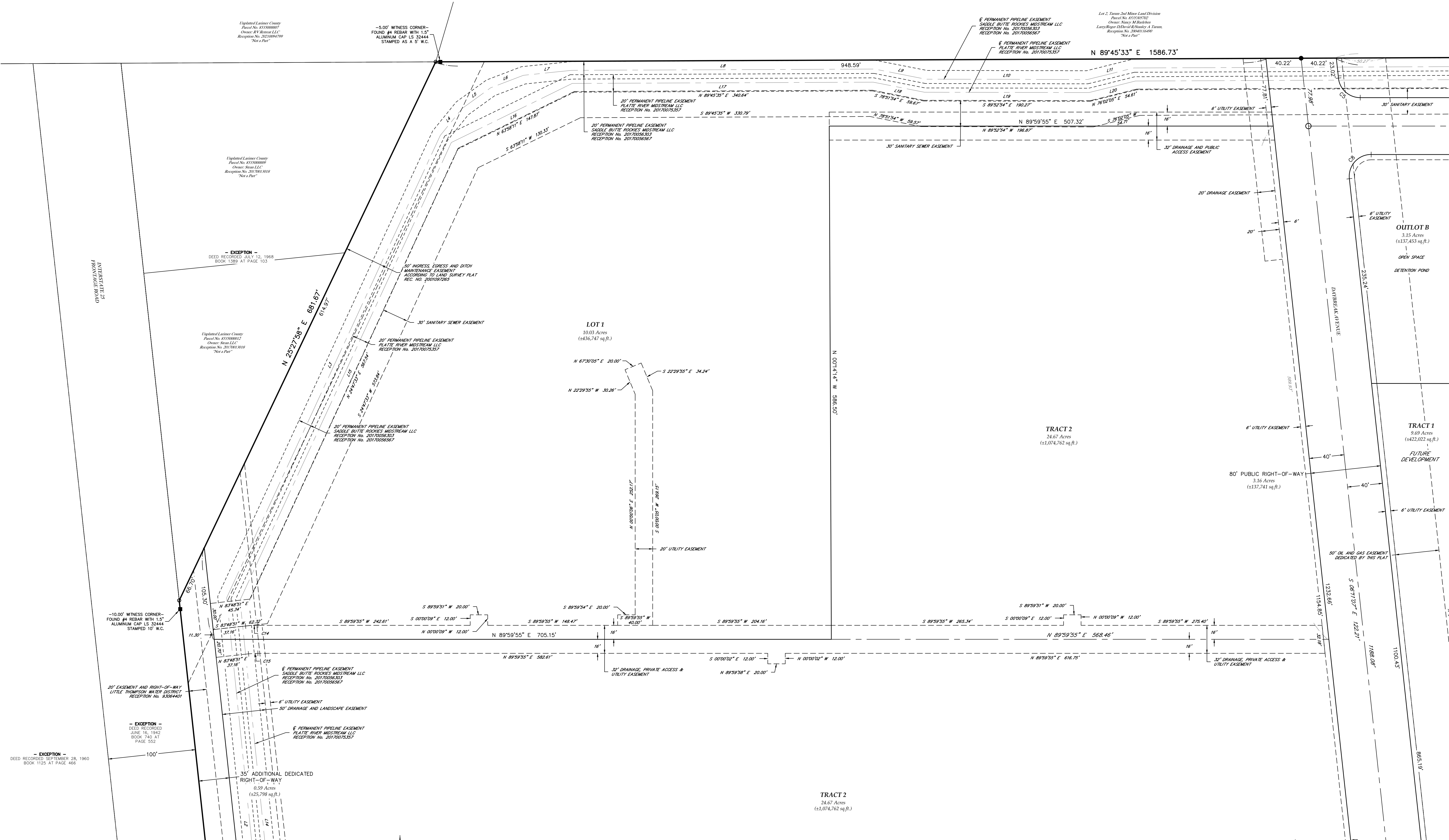
REVISIONS		
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TOWN COMMENTS & LINEWORK CHANGES	SR	2/2/2024
TOWN COMMENTS & LINEWORK CHANGES	SR	4/23/2024
TOWN COMMENTS & LINEWORK CHANGES	BB	5/29/2024
TOWN COMMENTS & LINEWORK CHANGES	SR	8/30/2024
TOWN COMMENTS & LINEWORK CHANGES	SR	10/30/2024
TOWN COMMENTS & LINEWORK CHANGES	SR	04/01/2025

GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION
SERE COMPANY, LLC PROPERTY - JOHNSTOWN, CO
LARIMER COUNTY, SECTION 35, T.5N., R.68W.
BULLDOG ENGINEERING, LLC
1540 MAIN STREET SUITE 218, WINDSOR, CO 80550

DRAWN BY: SS	SCALE: AS NOTED	DATE: 9/19/2023
CHECKED BY: BB	PROJECT #: 2022205	SHEET: 2 OF 6

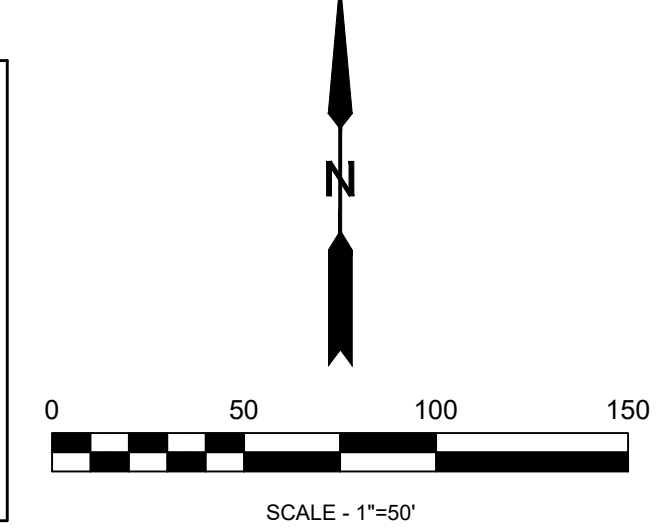
SHEET SIZE: 24X36

GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION



LEGEND

---	SECTION LINE	■	ALIQUOT MONUMENT AS DESCRIBED
---	SECTION LINE FRACTIONAL	■	FOUND MONUMENT AS DESCRIBED
---	BOUNDARY LINE	●	SET 24" OF #4 REBAR WITH A 1.0" BLUE PLASTIC CAP LS 38175, UNLESS OTHERWISE DESCRIBED
---	LOT LINE	○	CALCULATED POSITION
---	RIGHT-OF-WAY LINE		
---	EXISTING EASEMENT LINE		
---	PROPOSED EASEMENT LINE		
---	CENTER LINE		
---	ADJACENT PARCEL LINE		



Sheet 3 of 6 **PRELIMINARY**

Brian T. Brinkman—On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38175



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
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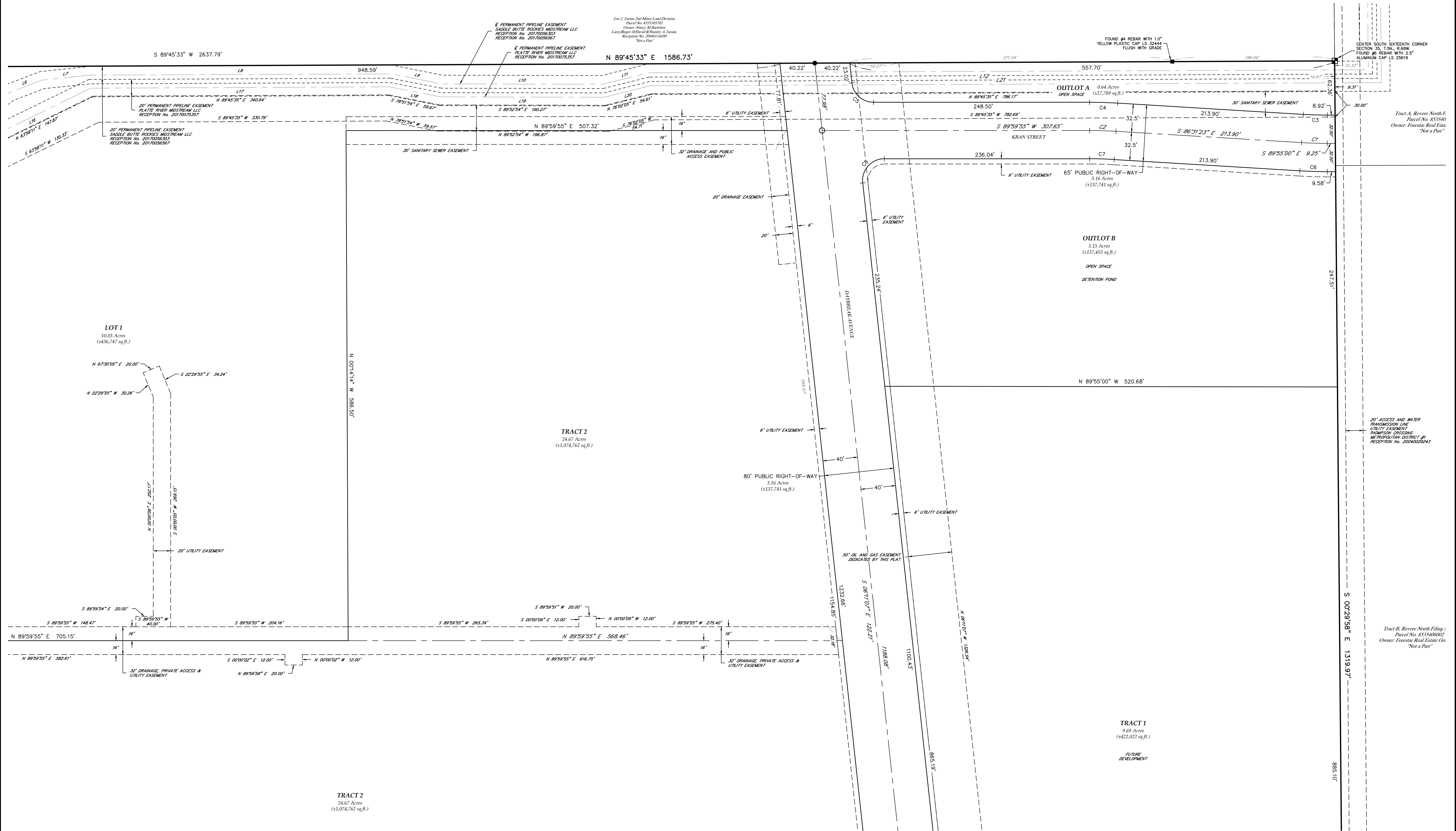
REVISIONS	
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TOWN COMMENTS & LINEWORK CHANGES	SR 04/01/2025

GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION
SERE COMPANY, LLC PROPERTY - JOHNSTOWN, CO
LARIMER COUNTY, SECTION 35, T.5N., R.68W.
BULLDOG ENGINEERING, LLC
1540 MAIN STREET SUITE 218, WINDSOR, CO 80550

DRAWN BY: SS	SCALE: AS NOTED	DATE: 9/19/2023
CHECKED BY: BB	PROJECT #: 2022205	SHEET: 3 OF 6

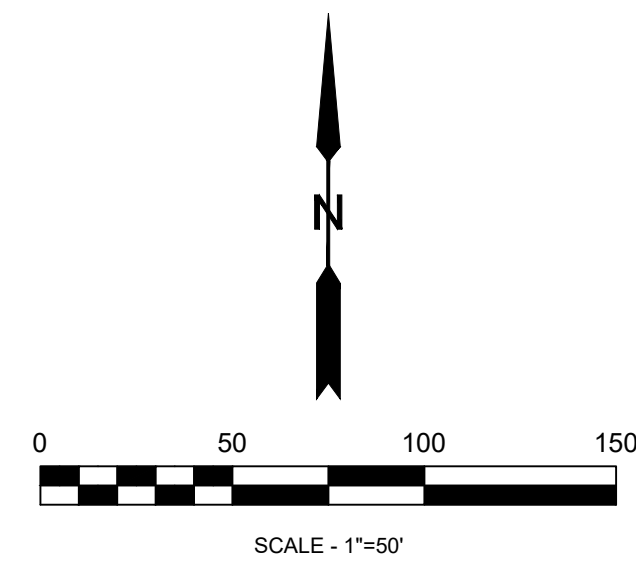
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GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION



LEGEND

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---	LOT LINE	○	CALCULATED POSITION
---	RIGHT-OF-WAY LINE		
---	EXISTING EASEMENT LINE		
---	PROPOSED EASEMENT LINE		
---	CENTER LINE		
---	ADJACENT PARCEL LINE		



Sheet 4 of 6 PRELIMINARY

Brian T. Brinkman—On behalf of Lat40*, Inc.
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Land Surveyor No. 38175



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS DESCRIPTION: DATE:			GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION SERE COMPANY, LLC PROPERTY - JOHNSTOWN, CO LARIMER COUNTY, SECTION 35, T.5N., R.68W. BULLDOG ENGINEERING, LLC 1540 MAIN STREET SUITE 218, WINDSOR, CO 80550		
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TOWN COMMENTS & LINEWORK CHANGES	BB	5/29/2024			
TOWN COMMENTS & LINEWORK CHANGES	SR	8/30/2024			
TOWN COMMENTS & LINEWORK CHANGES	SR	10/30/2024	DRAWN BY: SS	SCALE: AS NOTED	DATE: 9/19/2023
TOWN COMMENTS & LINEWORK CHANGES	SR	04/01/2025	CHECKED BY: BB	PROJECT #: 2022205	SHEET: 4 OF 6

SHEET SIZE: 24X36

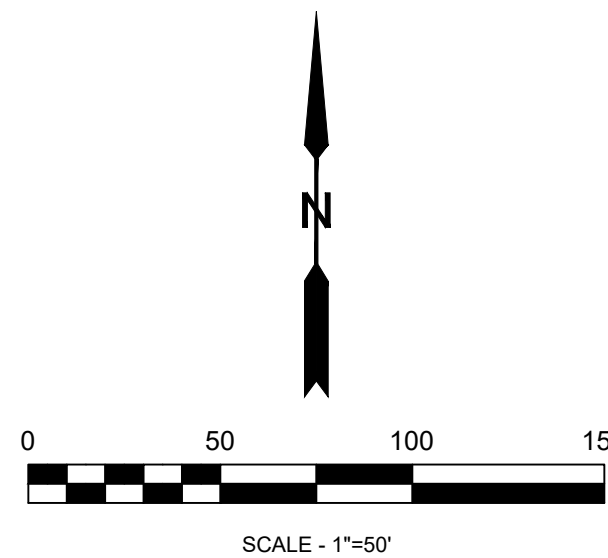
REVISIONS		
DESCRIPTION:		DATE:
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DRAWN BY: SS	SCALE: AS NOTED	DATE: 9/19/2023
CHECKED BY: BB	PROJECT #: 2022205	SHEET: 5 OF 6

Page 16 of 41



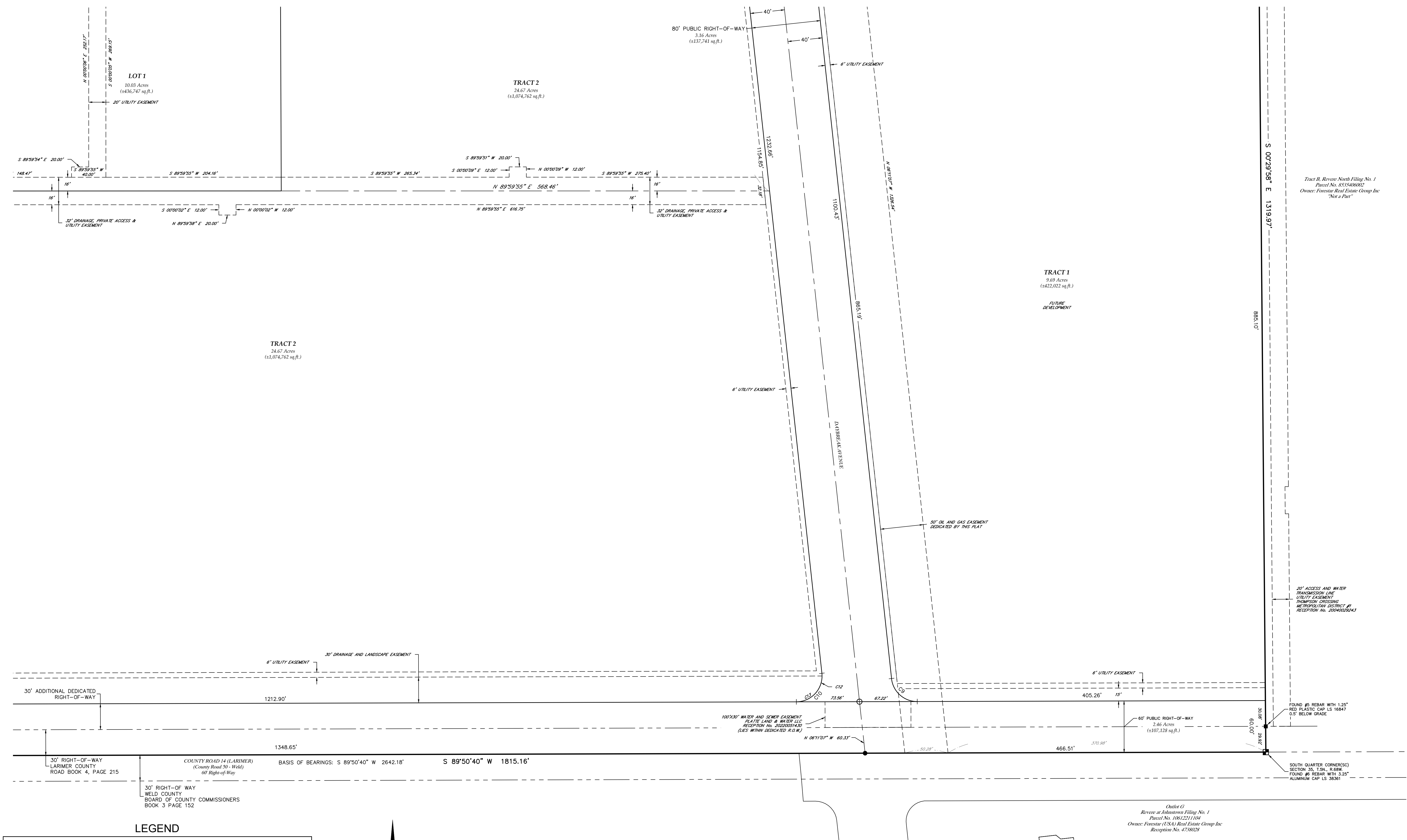
_____	SECTION LINE	 ALIQUOT MONUMENT AS DESCRIBED
_____	SECTION LINE FRACTIONAL	 FOUND MONUMENT AS DESCRIBED
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-----	RIGHT-OF-WAY LINE	
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_____	CENTER LINE	
_____	ADJACENT PARCEL LINE	



Sheet 5 of 6 PRELIMINARY

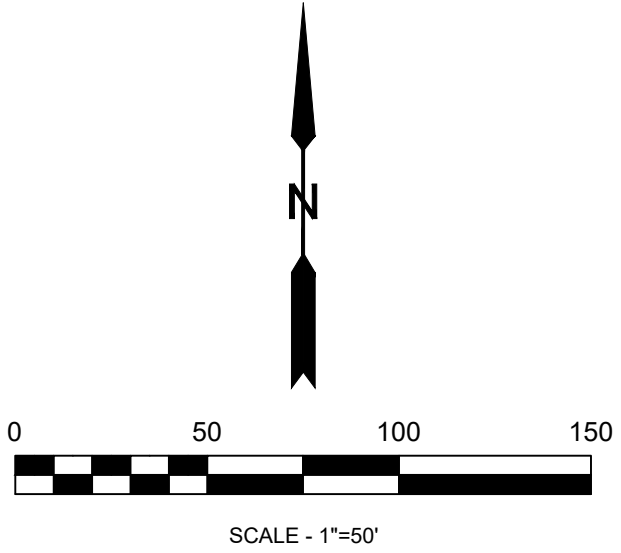
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Colorado Licensed Professional
Land Surveyor No. 38175

GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION



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Sheet 6 of 6
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LAT40°, Inc.
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REVISIONS	
DESCRIPTION:	DATE:
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GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION			
SERE COMPANY, LLC PROPERTY - JOHNSTOWN, CO			
LARIMER COUNTY, SECTION 35, T.5N., R.68W.			
BULLDOG ENGINEERING, LLC			
1540 MAIN STREET SUITE 218, WINDSOR, CO 80550			
DRAWN BY: SS	SCALE: AS NOTED	DATE: 9/19/2023	
CHECKED BY: BB	PROJECT #: 2022205	SHEET: 6 OF 6	

SHEET SIZE: 24X36

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS AND/OR EVERGREEN SHRUBS
- IRRIGATED BLUEGRASS SOD
- 3/4" RIVER ROCK
- NATIVE GRASS

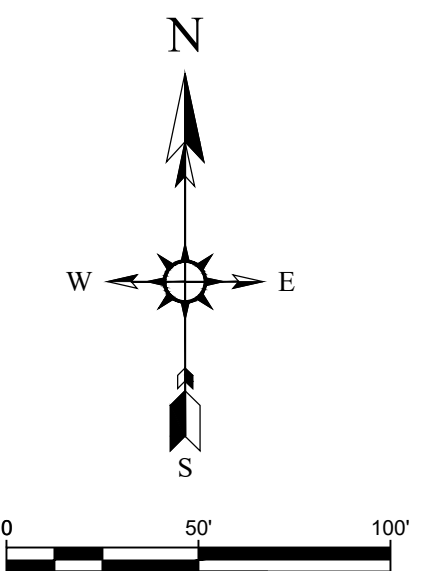
NATIVE GRASS:

PBSI Foothills Native Mix

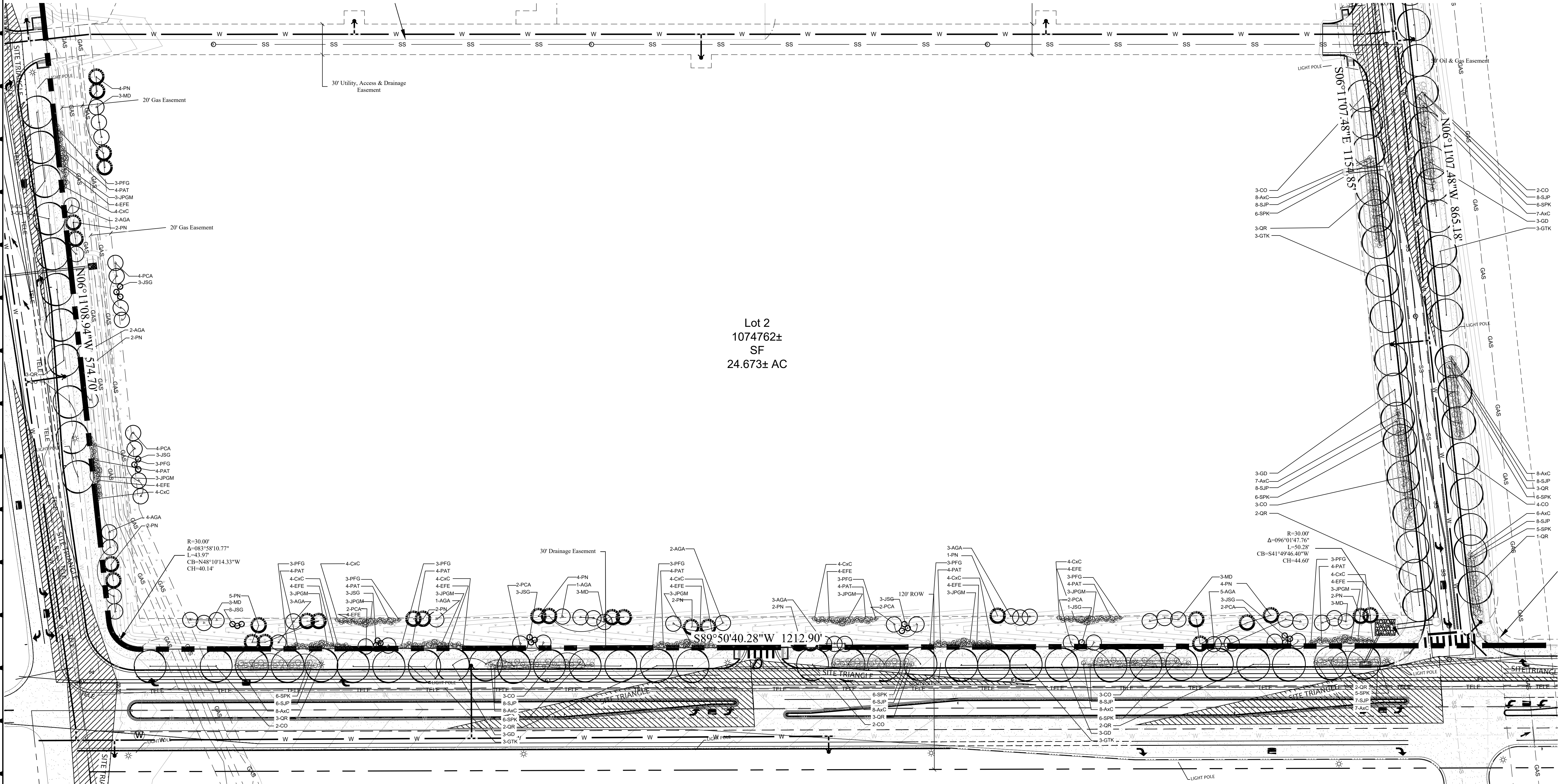
Ingredients: Switchgrass, Rocky Mountain Fescue, Big Bluestem, Sandberg Bluegrass, Slender Wheatgrass, Thickspike/Streambank/Western Wheatgrass, Yellow Indiangrass, Blue Grama, Beardless Wheatgrass, Indian Ricegrass, Little Bluestem, Sand Dropseed, Sideoats Grama

Seeding Rate: 25 lbs/Acre to be used between October 15th and March 30th

Pawnee Buttes Seed, Inc.
605 25th St.
Greeley, Colorado
(970) 356-7002



KEY MAP SCALE: 1"=400'



BULLDOG
ENGINEERING

mark@bulldogeng.com
970-502-6444

**PRELIMINARY
NOT FOR
CONSTRUCTION**

JOB NUMBER: 22-014
DATE: 10/30/2024

BULLDOG ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL THE UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV. NUMBER	DATE	REVISION DESCRIPTION
A	9/18/2023	1st Submittal to Town
B	2/25/2024	2nd Submittal to Town
C	5/27/2024	3rd Submittal to Town
D	8/31/2024	4th Submittal to Town
E	10/30/2024	5th Submittal to Town

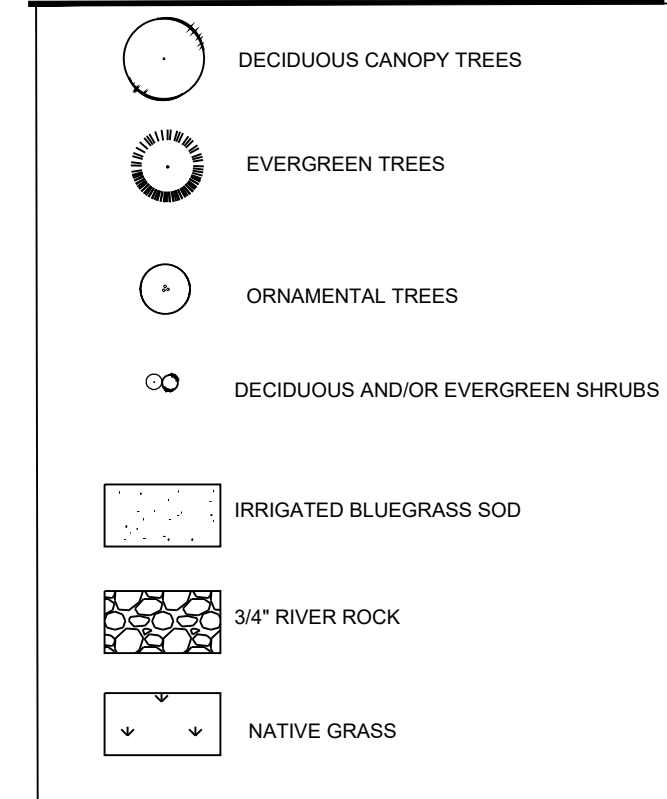
Great Plains Village Industrial Subdivision
Construction Documents

Landscape Plan

Johnstown, CO

SHEET NUMBER

Sheet 62 of 71



PLANT MATERIAL REQUIREMENTS		
STREETSCAPE LANDSCAPE		
1 Canopy Tree/35' of Lot Frontage	Req	Provided
CANOPY TREES 5,580 LF	160 trees	159 Trees UTILITIES CONFLICTS
BUFFERYARD LANDSCAPE		
1 Canopy Tree/30 LF & 1 Ornamental or Evergreen/30 LF (1,620 LF)	Req	Provided
ORNAMENTAL TREES	54 trees	54 Trees
EVERGREEN	54 trees	54 Trees

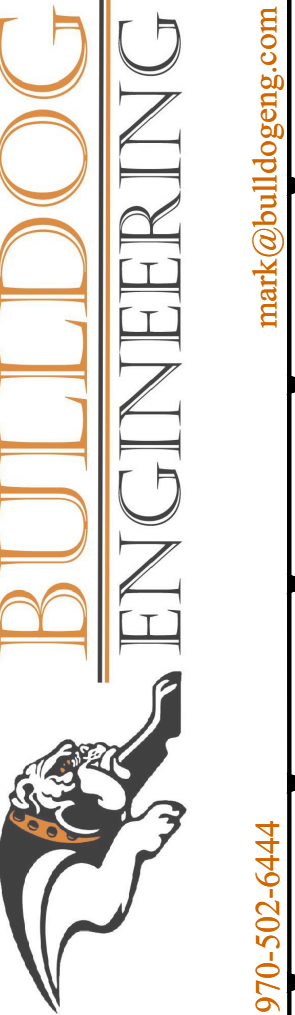
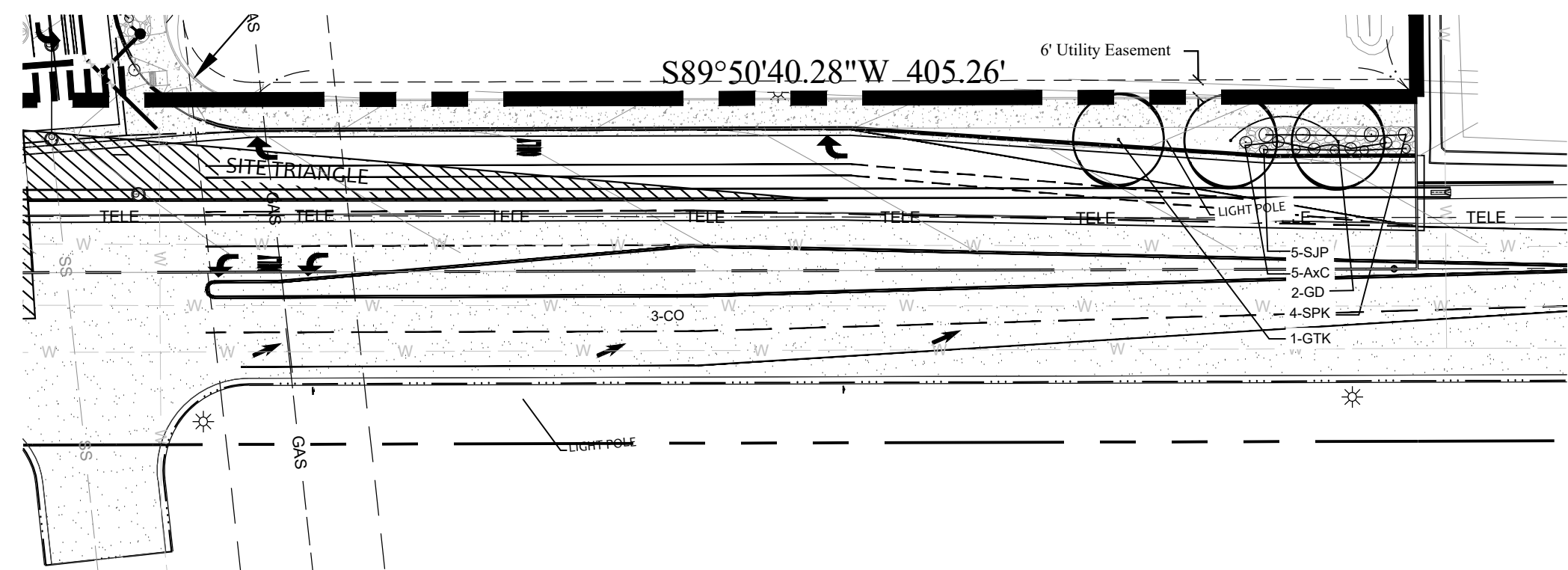
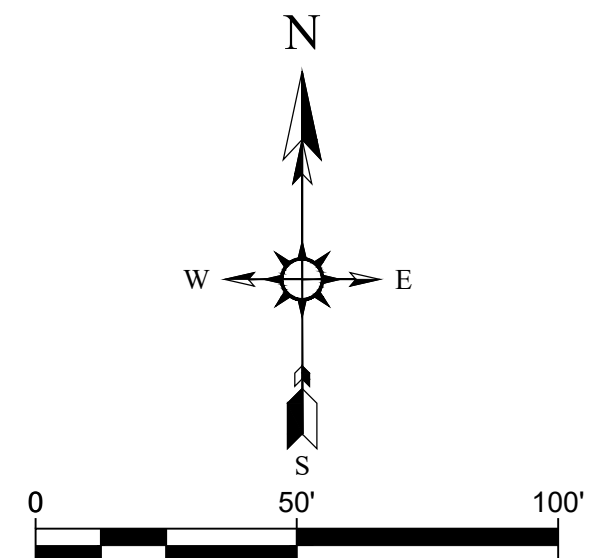
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PBSI Foothills Native Mix

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Seeding Rate: 25 lbs/Acre to be used between
October 15th and March 30th

Pawnee Buttes Seed, Inc.
605 25th St.
Greeley, Colorado
(970) 356-7002



PRELIMINARY
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JOB NUMBER

22-014
DATE _____

10/30/202

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SHEET NUMBER	Great Plains Village Industrial Subdivision			REVISION DESCRIPTION
Construction Documents Landscape Plan	REV.	DATE		
	A	9/18/2023	1st Submittal to Town	
	B	2/6/2024	2nd Submittal to Town	
	C	5/27/2024	3rd Submittal to Town	
	D	8/21/2024	4th Submittal to Town	
	E	10/26/2024	5th Submittal to town	

PLANT NOTES

1.

ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
2.

NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
3.

NO SHRUBS SHALL BE PLANTED WITHIN FIVE FEET (5') RADIUS OR TREES WITHIN TEN FEET (10') OF WATER METERS, FIRE HYDRANTS, OR SANITARY SEWER MANHOLES.
4.

DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5.

ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC CLOCK ACTIVATED UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND INSTALLED PRIOR TO C.O. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
6.

ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH (3"DEPTH) OVER WEEDBARRIER FABRIC.
7.

EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
8.

940 SQ. FT. OF IRRIGATED TURF TO BE SODDED WITH KENTUCKY BLUEGRASS.
9.

TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
10.

SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF 4 CUBIC YARDS PER 1000 sq ft OF SOIL AND TILLED TO A MINIMUM DEPTH OF 6"
11.

IT IS THE REPOSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND DETAILS AND IN ACCORDANCE WITH CURRENT TOWN OF JOHNSTOWN LANDSCAPE GUIDELINES. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LOGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE TOWN OF JOHNSTOWN FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE TOWN OF JOHNSTOWN.
12.

ALL TREES, SHRUBS, AND OTHER PLANT MATERIALS LOCATED WITHIN CLEAR SIGHT TRIANGLES SHALL BE LIMBED TO A HEIGHT OF NOT LESS THAN EIGHT (8) FEET AND SHRUBS AND OTHER PLANT MATERIALS SHALL BE MAINTAINED AT A HEIGHT OF NOT MORE THAN THIRTY (30) INCHES, AND SAID MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY. TREES ARE ALSO REQUIRED TO BE KEPT LIMBED UP A MINIMUM OF 7' ABOVE ALL STREET SIDEWALKS.

PROPOSED PLANT LIST LOT

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	ADBL	GROWTH HEIGHT	QTY.	BIO DIV
DECIDUOUS TREES								
GD	Ulmus x 'Morton'	Accolade Elm	2" cal	B+B	M	55'	26	17%
GTK	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2" cal	B+B	H	35'	28	18%
QR	Quercus Robur	English Oak	2" cal	B+B	H	40'-60'	55	34%
CO	Celtis occidentalis	Western Hackberry	2" cal	B+B	H	40'-60'	50	31%
EVERGREEN TREES								
JSG	Juniperus Scopulorum 'Gray Gleam'	Gray Gleam Juniper	6' Ht	B+B	M	15'-20'	22	
PN	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6' Ht	B+B	H	40'-60'	32	
ORNAMENTAL TREES								
AGA	Amelanchier Grandiflora 'Autumn Brilli'	Autumn Brilliant Serviceberry	2" cal	B+B	H	15'-20'	26	
MD	Malus 'David'	David Crabapple	2" cal	B+B	H	15'-20'	12	
PCA	Pyrus Calleryana 'Autumn Blaze'	Autumn Blaze Pear	2" cal	B+B	H	15'-20'	16	
DECIDUOUS SHRUBS								
SPK	Syringea patula 'Miss Kim'	Miss Kim Lilac	5 gal.	6' o.c.		4'	86	
SJP	Spiraea japonica 'Frobelii'	Frobel Spirea	5 gal.	3' o.c.		4'	115	
AxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	3' o.c.		1'	120	
CxC	Caryopteris X Clandonensis	Blue Mist Spirea	5 gal.	6' o.c.		2'	40	
PFG	Potintilla Fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal.	3' o.c.		3'-6'	30	
PAT	Perovskia Atriplicifolia	Russian Sage	5 gal.	3' o.c.		5'-6'	40	
EFE	Euonumus Fortuei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 gal.	3' o.c.		3'	40	
EVERGREEN SHRUBS								
JPGM	Juniperus Horizontalus 'Blue Chip'	Blue Chip Juniper	5 gal.	B+B	M	14"	30	

SITE DISTANCE NOTES

1. Sight Distance Triangle shall be provided per LCUASS Fig. 7-16.
2. Sight Triangle must fall within public ROW, or a dedicated Sight Triangle Easement must be provided to the Town (shown on Plat, or if not then by separate document).
3. Evergreen Trees shall not be placed within Sight Triangle. Deciduous Trees may be allowed on a case by case basis within Sight Triangle, but shall be maintained such that lowest canopy is 7 feet minimum above adjacent grade.
4. No shrubs and/or other plantings that will (or may) attain a height greater than 24" shall be placed within sight triangle.
5. No trees or shrubs shall be planted over or within 5' of any wet utility lines.
6. No trees or shrubs may be located within the 100-Yr event flow limits of any drainage swale or channel, nor within the 100-Yr water surface limits of any storm water detention facilities.

• PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

2 STRAND TRISTED 12 GUAGE GAL. WIRE WITH FABRIC TIES

METAL POSTS DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

3" CONTINUOUS BERM (OMIT FOR CONIFERS AND IN LAWN AREAS)

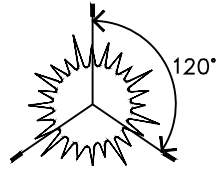
SCARIFY SIDES AND BOTTOM OF PLANTING HOLE

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

LAY BACK BURLAP FROM ROOT BALL; REMOVE ALL WIRE MESH AND CONTAINERS

A TREE PLANTING – VERTICAL STAKES

NOT TO SCALE



• GUYING PLAN

• PLANT SO THAT TOP OF ROOT BALL IS 2" HIGHER THAN FINISHED GRADE

RUBBER HOSE 1" DIA.

GUYING WIRES WITH TURNBUCKLE

METAL T POSTS

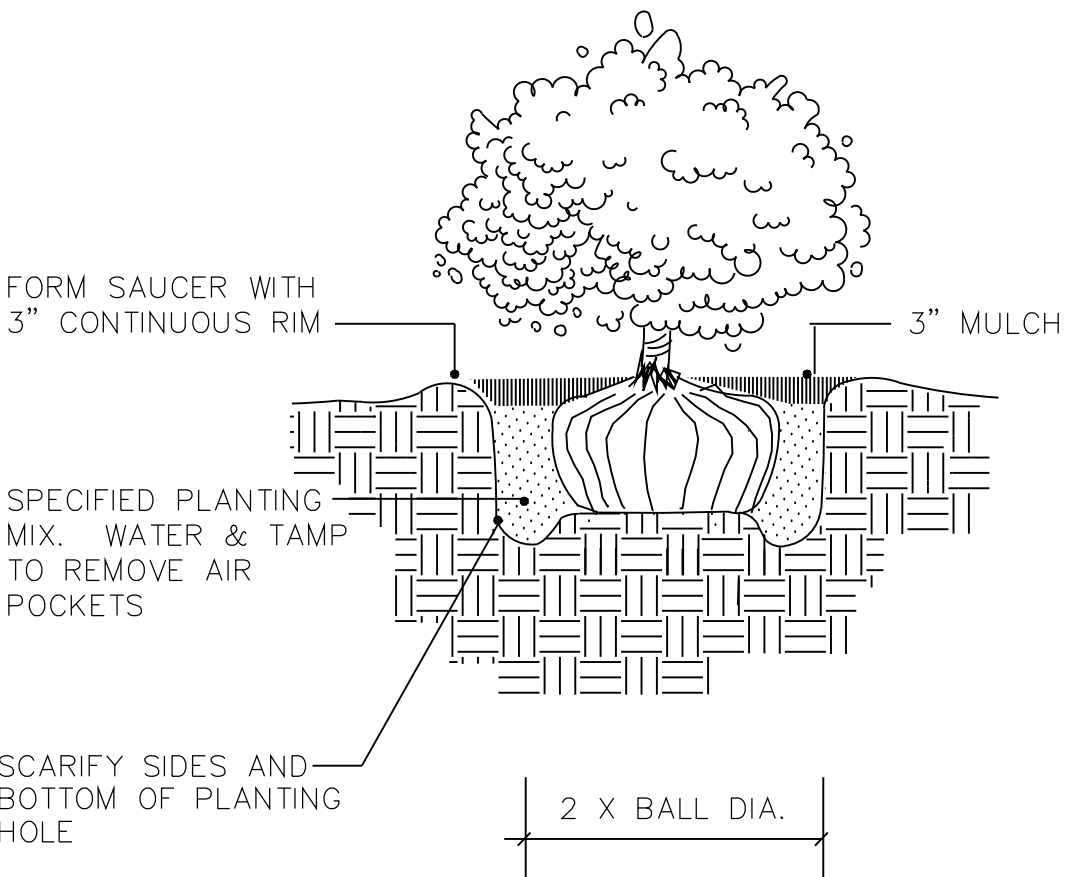
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SCARIFY SIDES AND BOTTOM OF PLANTING HOLE

LAY BACK BURLAP FROM ROOT BALL; REMOVE ALL WIRE MESH AND CONTAINERS

B CONIFER TREE PLANTING – GUY WIRES

NOT TO SCALE



B SHRUB PLANTING

NOT TO SCALE

BULLDOG ENGINEERING



mark@bulldogeng.com

970-502-6444

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER

22-014

DATE

10/30/2024

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REVISION DESCRIPTION

DATE

REV. NUMBER

A

B

C

D

E

1st Submittal to Town

2nd Submittal to Town

3rd Submittal to Town

4th Submittal to Town

5th Submittal to Town

Great Plains Village Industrial Subdivision

Construction Documents

Landscape Plan

Johnstown, CO

SHEET NUMBER

Sheet 64 of 71

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

PROJECT INTENT

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE OVERLAY ZONING TO THE 500+ ACRE GREAT PLAINS VILLAGE COMMUNITY. GREAT PLAINS VILLAGE IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES PLANNING AREAS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

MANY COLORADO RESIDENTS ARE PRICED OUT OF OWNING STANDARD SINGLE FAMILY DETACHED HOUSING. TEACHERS, FIREFIGHTERS, AND NUMEROUS OTHER PROFESSIONALS ARE FORCED INTO RENTAL HOUSING DUE TO LACK OF AFFORDABILITY. THIS ODP HAS SET FORTH DEVELOPMENT STANDARDS THAT ALLOW ALTERNATIVE HOUSING TYPES SUCH AS CLUSTER HOUSING, WHICH PROVIDES HOUSING OPPORTUNITIES FOR A WIDER RANGE OF BUYERS/RESIDENTS.

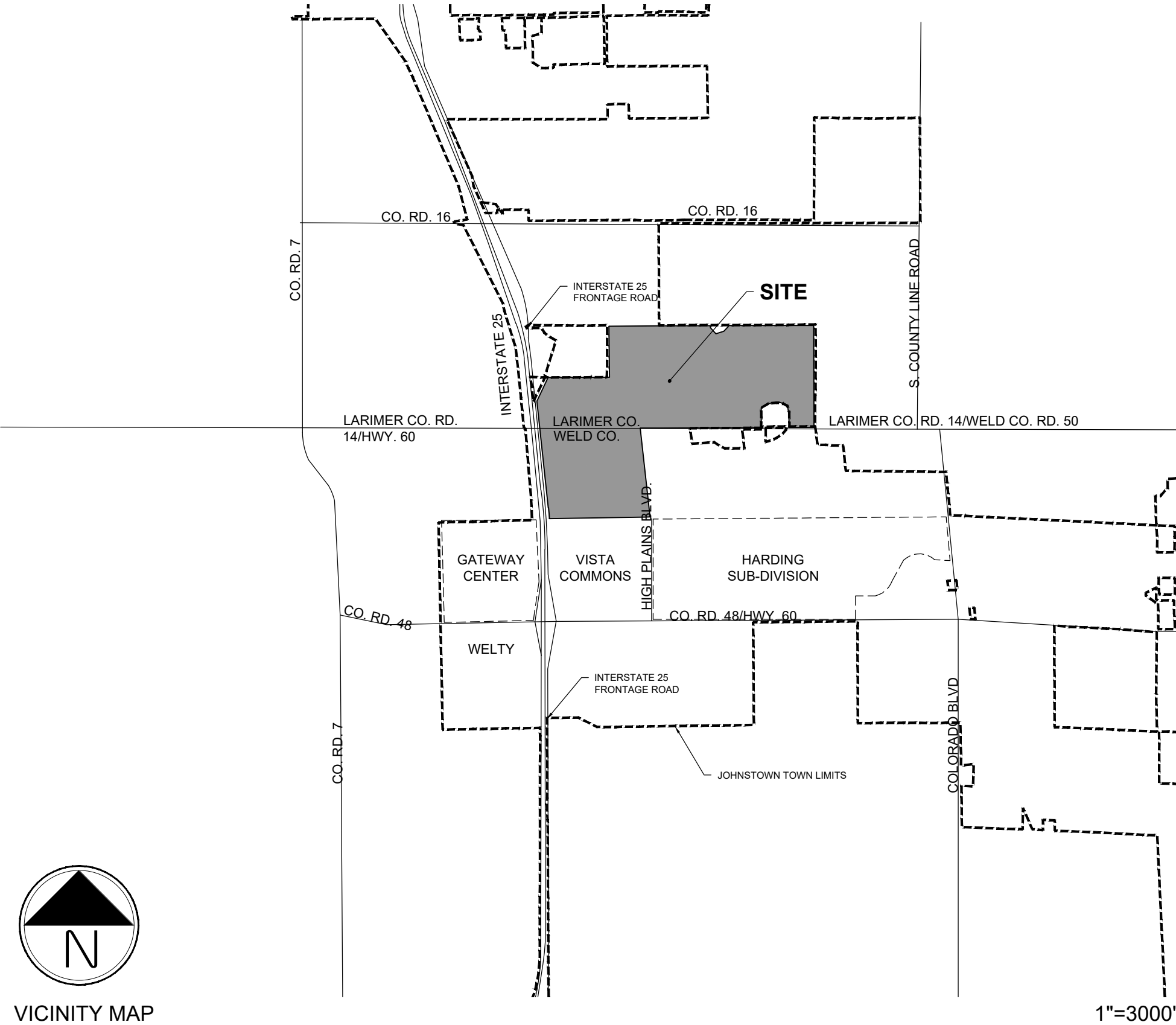
LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;
AND ALL OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;
AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;
AND A PORTION OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO AS BEARING S 00°11'56" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;
THENCE S 89°48'00" W FOR A DISTANCE OF 637.07 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;
THENCE N 02°10'13" W FOR A DISTANCE OF 388.10 FEET;
THENCE N 11°36'58" W FOR A DISTANCE OF 190.53 FEET;
THENCE N 67°47'29" W FOR A DISTANCE OF 190.41 FEET;
THENCE S 89°38'13" W FOR A DISTANCE OF 206.82 FEET;
THENCE S 72°21'00" W FOR A DISTANCE OF 176.95 FEET;
THENCE S 59°57'06" W FOR A DISTANCE OF 142.20 FEET;
THENCE S 00°12'00" E FOR A DISTANCE OF 522.79 FEET TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4;
THENCE S 89°48'00" W FOR A DISTANCE OF 1277.91 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SECTION 35, SAID TOWNSHIP 5 NORTH, RANGE 68 WEST;
THENCE S 89°48'35" W FOR A DISTANCE OF 1320.63 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 35 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4;
THENCE S 89°49'10" W FOR A DISTANCE OF 538.01 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO ;
THENCE S 06°23'24" E FOR A DISTANCE OF 2315.59 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2;
THENCE S 88°59'30" W FOR A DISTANCE OF 129.21 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 2;
THENCE S 89°00'07" W FOR A DISTANCE OF 1262.05 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4;
THENCE S 88°59'16" W FOR A DISTANCE OF 1219.08 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 25 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 5780.00 FEET, A CHORD OF 282.12 FEET AND A CHORD BEARING OF N 04°45'41" W;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 282.14 FEET THROUGH A CENTRAL ANGLE OF 2°47'49" TO THE END OF SAID CURVE;
THENCE N 06°09'35" W FOR A DISTANCE OF 2070.19 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35;
THENCE N 06°11'09" W FOR A DISTANCE OF 706.85 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103;
THENCE N 25°27'58" E FOR A DISTANCE OF 681.67 FEET ALONG SAID SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103 TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35;
THENCE N 89°45'33" E FOR A DISTANCE OF 1586.73 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE AFORESAID WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 35;
THENCE N 00°30'28" W FOR A DISTANCE OF 1320.01 FEET ALONG SAID WEST LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 35;
THENCE N 89°40'57" E FOR A DISTANCE OF 1313.47 FEET ALONG THE NORTH LINE OF SAID WEST 1/2 TO THE SOUTH LINE OF THE AFORESAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35;
THENCE N 89°40'22" E FOR A DISTANCE OF 1313.49 FEET ALONG SAID NORTH LINE OF THE EAST 1/2 TO THE WEST 1/4 CORNER OF THE AFORESAID SECTION 36;
THENCE S 00°48'45" E FOR A DISTANCE OF 59.23 FEET ALONG THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 36 TO THE SOUTHERLY LINE OF BOOK 214, AT PAGE 583;
THENCE S 41°58'52" E FOR A DISTANCE OF 206.02 FEET ALONG SAID SOUTHERLY LINE;
THENCE N 72°01'08" E FOR A DISTANCE OF 215.00 FEET ALONG SAID SOUTHERLY LINE;
THENCE N 44°51'08" E FOR A DISTANCE OF 165.00 FEET ALONG SAID SOUTHERLY LINE;
THENCE N 24°01'08" E FOR A DISTANCE OF 32.71 FEET ALONG SAID SOUTHERLY LINE TO THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 36;
THENCE N 89°53'49" E FOR A DISTANCE OF 2196.55 FEET ALONG SAID NORTH LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 36;
THENCE S 00°11'56" E FOR A DISTANCE OF 2641.49 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 36 TO THE POINT OF BEGINNING.

CONTAINING 502.512 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENT OR RIGHTS OF WAY OF RECORD.



APPROVALS

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS GREAT PLAINS VILLAGE ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

GENERAL NOTES

- A. COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- B. ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- C. LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTATION.
- D. WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED IN WRITING BY PLANNING AND DEVELOPMENT DIRECTOR TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- E. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE IN ACCORDANCE WITH THE APPLICABLE FINAL DRAINAGE REPORTS AND PLANS.

DEVELOPMENT PHASING

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

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

SHEET INDEX

1	COVER
2	EXISTING ZONING
3	LAND USE PLAN
4-5	LAND USE MATRIX
6	CIRCULATION PLAN
7	STREET SECTIONS
8	TRAILS & OPEN SPACE PLAN
9-10	CONCEPTUAL UTILITY PLAN
11-12	CONCEPTUAL GRADING PLAN
13	DEVELOPMENT STANDARDS
14-15	DESIGN GUIDELINES



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

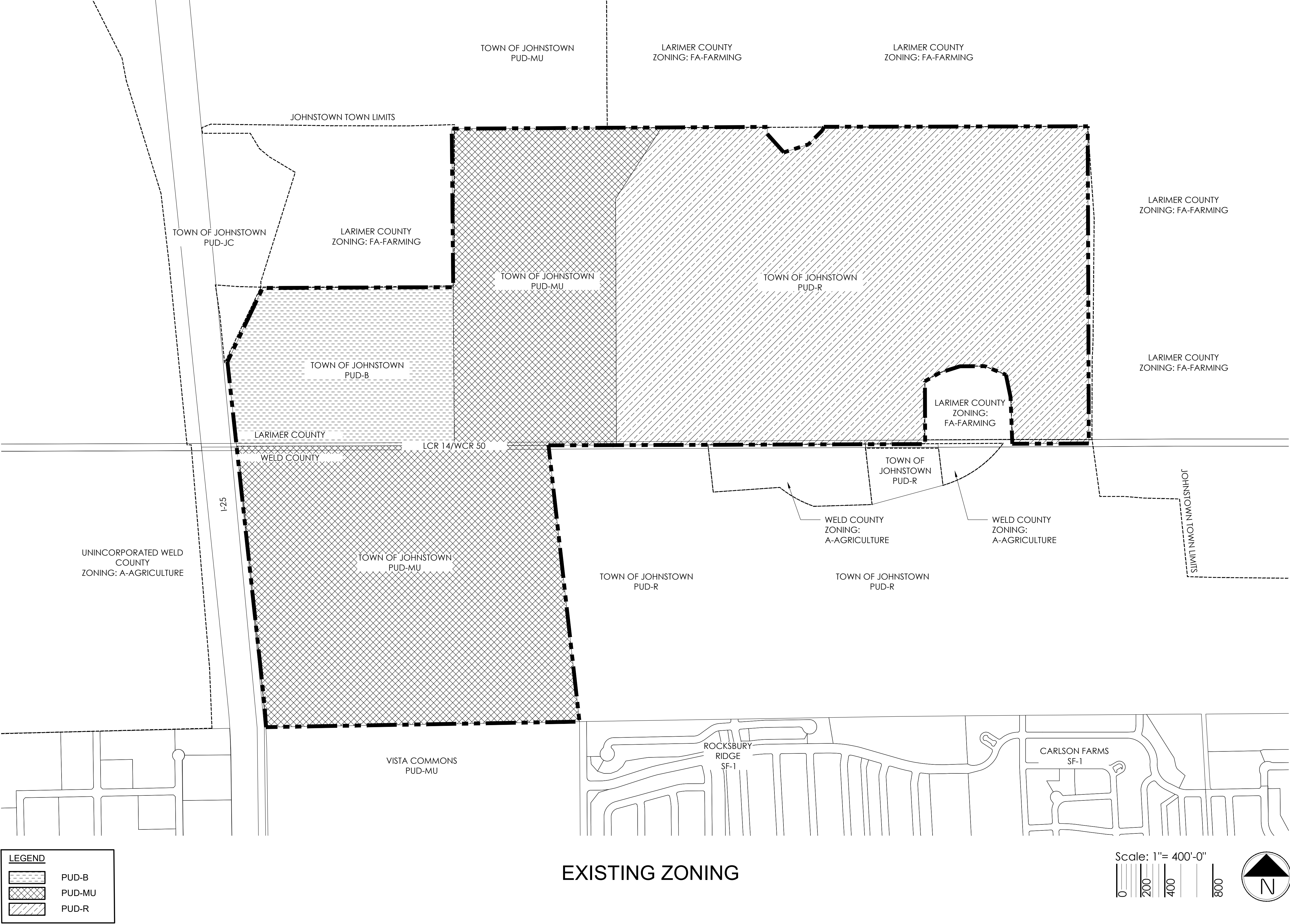
GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
COVER

DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
1 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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terracing
design

10200 E. Grand Ave., Ste. A-314
Denver, CO 80231
P: 303.652.6867

PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED CDP	JANUARY 22, 2020	

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

EXISTING ZONING

DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
2 OF 15

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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, LIGHT INDUSTRIAL, AND HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE PLANNING AREA SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

B. DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE AS LABELED ON THE LAND USE PLAN (REFER TO THE PLANNING AREA SUMMARY WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MUST BE WITHIN 10% OF THE SPECIFIED DENSITY RANGE INDICATED FOR THAT PLANNING AREA. THE FINAL AVERAGE DENSITY OF A PLANNING AREA SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE FINAL PLAT PROCESS WITHIN THE PLANNING AREA, WHETHER APPROVED AS A SINGLE PLAT OR AS MULTIPLE PLATS.

C. MAXIMUM RESIDENTIAL UNITS PER AREA

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF UNITS MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX UNITS PER AREA) MAY BE PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 2,000 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

D. RESIDENTIAL UNITS TRANFERS

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

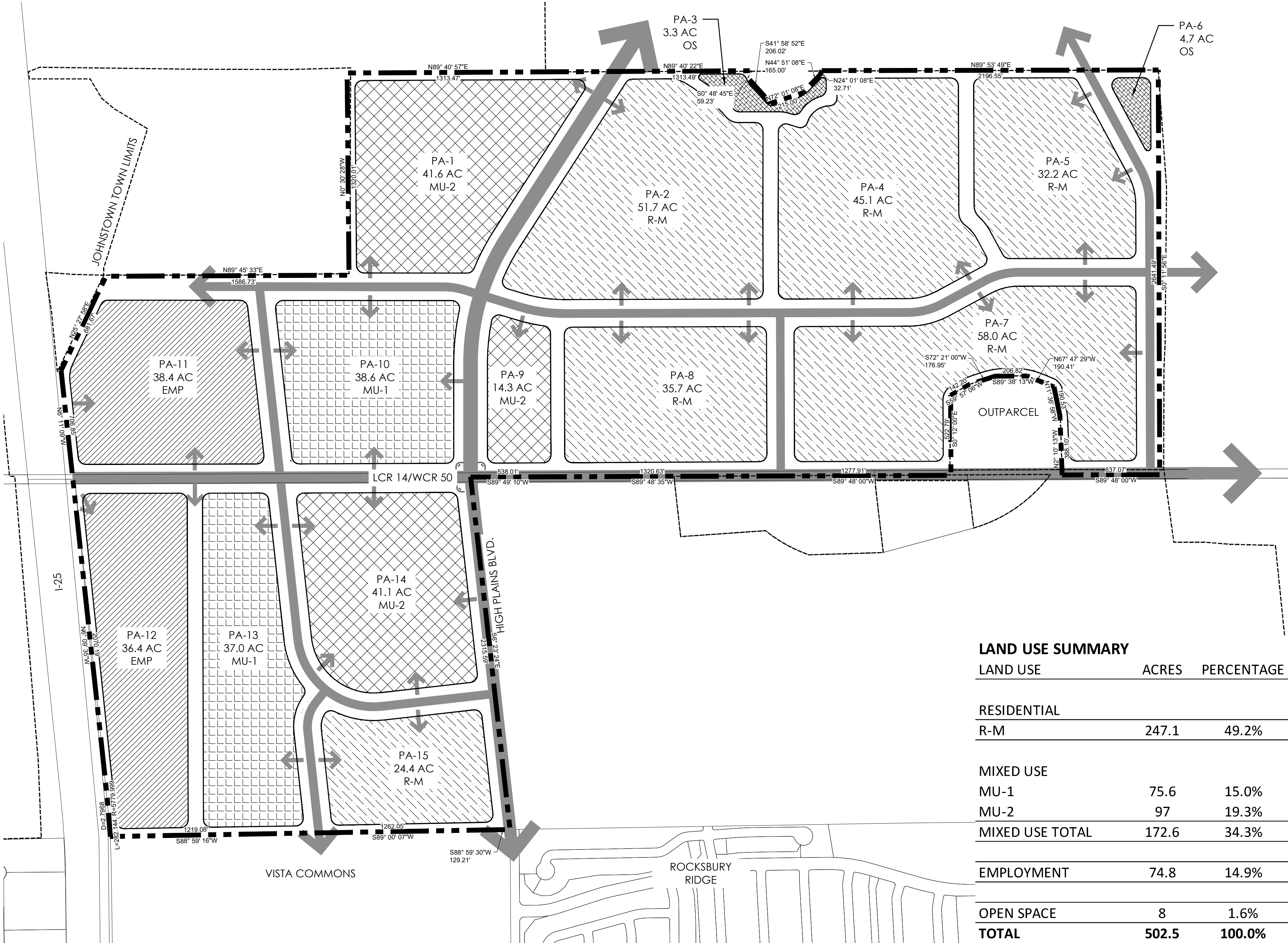
E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30% WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE MAX SQ. FT./AREA OR MAX UNITS/AREA SHOWN IN THE PLANNING AREA SUMMARY.

IF PLANNING AREA CHANGES ARE MADE, ALL STREET CLASSIFICATIONS (AS SHOWN ON SHEET 7) ARE SUBJECT TO CHANGE.

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX SQ. FT. PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE
RESIDENTIAL		
R-M	247.1	49.2%
MIXED USE		
MU-1	75.6	15.0%
MU-2	97	19.3%
MIXED USE TOTAL	172.6	34.3%
EMPLOYMENT	74.8	14.9%
OPEN SPACE	8	1.6%
TOTAL	502.5	100.0%

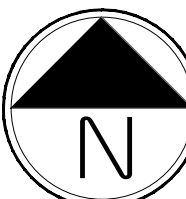
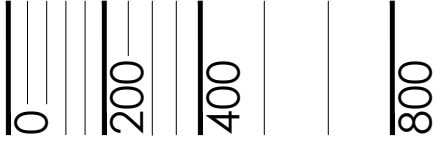
LEGEND

	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)

PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL MAX SQ.FT./AREA	RESIDENTIAL		
				MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
PA-1	MIXED USE-2	41.6	634,234	3	15	624
PA-2	MEDIUM DENSITY RESIDENTIAL	51.7		3	6	310
PA-3	OPEN SPACE	3.3				0
PA-4	MEDIUM DENSITY RESIDENTIAL	45.1		3	6	271
PA-5	MEDIUM DENSITY RESIDENTIAL	32.2		3	6	193
PA-6	OPEN SPACE	4.7				
PA-7	MEDIUM DENSITY RESIDENTIAL	58.0		3	8	464
PA-8	MEDIUM DENSITY RESIDENTIAL	35.7		3	8	286
PA-9	MIXED USE- 2	14.3	186,872	3	20	286
PA-10	MIXED USE-1	38.6	504,425			
PA-11	EMPLOYMENT	38.4	501,811			
PA-12	EMPLOYMENT	36.4	554,954			
PA-13	MIXED USE-1	37.0	483,516			
PA-14	MIXED USE-2	41.1	537,095	3	15	617
PA-15	MEDIUM DENSITY RESIDENTIAL	24.4		3	8	195

DENSITY TRANSFER TRACKING CHART				
PLANNING AREA	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
TOTAL				

Scale: 1"= 400'-0"



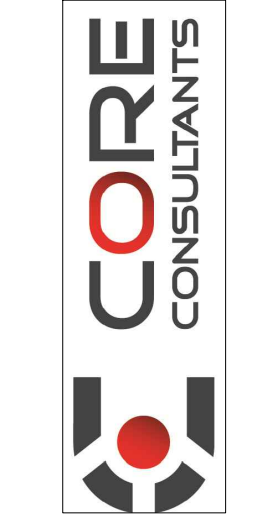
GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE PLAN

DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET 3 OF 15



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
		MU-1	MU-2	EMP	R-M	OS
AGRICULTURAL USES						
Agriculture or Ranch Use	Agriculture	X	X	X	X	X
	Community Gardens	X	X	X	X	X
Accessory Structures	Accessory Structures for Agriculture/ Ranching Operations	X	X	X	X	X
Animals / Livestock	Farm or Ranch Animal Center*	C	-	C	-	C
	Rodeos*	-	-	C	-	C
	Commercial Stables*	-	-	C	-	-
	Private Stables*	-	-	C	-	-
Horticulture and Nurseries	Outdoor Nursery / Tree Production	C	-	X	-	-
	Greenhouse/nursery/tree production	C	-	X	-	-
Markets	Farmers Markets	X	X	X	C	X
COMMERCIAL USES		MU-1	MU-2	EMP	R-M	OS
Animal Services	Animal boarding (indoor) and training**	C	C	C	C	-
	Veterinary offices or clinics	X	X	X	-	-
Vehicle Parking	Vehicle parking lot	A	A	C	A	A
	Private park & ride lot, car pool lot or equivalent	X	X	X	-	-
Building Materials & Services (Retail)	Landscape equipment, hardscape materials (with outdoor storage)	C	-	C	-	-
Eating and Drinking Establishments	Bar, Tavern/Pub, Beer Tasting/Tap Room	X	X	X	-	-
	Catering services	X	X	X	-	-
	Restaurant with or without drive-thru / up	X	X	X	-	-
Office	Business or professional office (including medical / dental office / clinics)	X	X	X	-	-
	Call Centers	X	-	X	-	-
	Courier services	X	X	X	-	-
	Home Occupations	X	X	-	A	-
	Temporary Construction offices	X	X	X	X	-
	Temporary Sales Offices	X	X	X	X	-
Personal Services	Instructional services, studios, photography, salons/spas	X	X	X	-	-

*ANIMAL/LIVESTOCK USES ARE CONDITIONAL USES IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT ARE PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.
**ANIMAL BOARDING AND TRAINING IS A CONDITIONAL USE IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT IS A PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

LEGEND

- X PRINCIPAL PERMITTED USE
- A ACCESSORY USE
- EXCLUDED USE
- C CONDITIONAL USE

LAND USE

MIXED USE 1 (MU-1)
MIXED USE 2 (MU-2)
EMPLOYMENT (EMP)
MEDIUM DENSITY RESIDENTIAL (R-M)
HIGH DENSITY RESIDENTIAL (R-H)
OPEN SPACE (OS)

MIXED USE 1 (MU-1): PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

MIXED USE 2 (MU-2): PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

EMPLOYMENT (EMP): THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

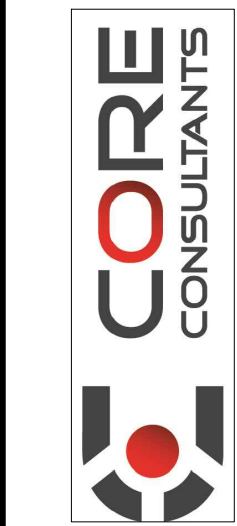
MEDIUM DENSITY RESIDENTIAL (R-M): THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

OPEN SPACE (OS): THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
		MU-1	MU-2	EMP	R-M	OS
COMMERCIAL USES						
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-	-
	Entertainment - Indoor	X	X	X	-	-
	Entertainment - Outdoor	X	X	X	-	X
	Movie theaters or Drive-in Theater	C	-	X	-	-
	Health clubs	X	X	X	-	-
	Parks and dog parks	X	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C	X
	Community / Neighborhood Recreation Center	X	X	X	X	X
	Small Theaters (Outdoor Performances)	X	X	X	X	X
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-	-
	Ground floor retail with office or residential on upper levels	X	X	-	-	-
	Retail	X	X	X	-	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-	-
Vehicle / Equipment Sales and Services	Vehicle rentals with lot	C	-	C	-	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-	-
	Car Wash	X	X	X	-	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals	C	-	C	-	-
	Major vehicle/equipment repair with outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	C	-	-
	Major vehicle/equipment repair without outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers)	C	-	C	-	-
	Automotive service stations	X	X	X	-	-
Visitor Accommodations	Hotel or motel lodging establishments	X	X	X	-	-
	Overnight Campground with RV parking	C	-	C	-	C

DEFINITIONS:

1. LIGHT INDUSTRIAL - LABOR-INTENSIVE OPERATIONS THAT TYPICALLY PRODUCE PRODUCTS THAT ARE TARGETED TOWARD END CONSUMERS RATHER THAN OTHER BUSINESSES (I.E. CONSUMER ELECTRONICS, CLOTHING MANUFACTURING, ETC.)
2. CLUSTER HOMES - ANY RESIDENTIAL GROUPING OF AT LEAST TWO HOMES WHICH ACCESS OFF A COMMON/SHARED DRIVE OR ALLEY.
3. MOTOR COURT - A TYPE OF CLUSTER HOME WITH A SHARED DRIVEWAY IN WHICH SOME OR ALL FRONT DOORS ACCESS OFF SHARED DRIVEWAY.
4. GREEN COURT - A TYPE OF CLUSTER HOME WITH SHARED DRIVEWAY AND COMMON OPEN AREA.
5. OPEN AREA - A PRIVATELY OR PUBLICLY OWNED AND MAINTAINED LAND AREA OR BODY OF WATER OR BOTH WITHIN A DEVELOPMENT UPON WHICH THERE ARE NO STRUCTURES, PARKING AREAS, OR DRIVEWAYS. OPEN AREA MAY BE A LANDSCAPED AREA, PLAZA, RECREATIONAL AREA, SIDEWALKS, OR SUCH OTHER AREAS. LANDSCAPE AND WALKS LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
6. USABLE OPEN AREA - A PARCEL OF LAND OWNED AND MAINTAINED BY A TOWN, METRO DISTRICT, OR HOME OWNERS' ASSOCIATION WHICH MEETS THE CRITERIA OF OPEN AREA AND IS PROGRAMMED AS AN ACTIVE OR PASSIVE AREA IN WHICH RESIDENTS CAN UTILIZE THE SPACE FOR, BUT IS NOT LIMITED TO, SEATING, SPORTS, PARKS, TRAILS, OR GARDENS.
7. A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF BOTH A COMMERCIAL/OFFICE AND A RESIDENTIAL (PRIMARY DWELLING) COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT.



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED CDP	JANUARY 22, 2020	

GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
4 OF 15

1/26/2020 2:32 PM I:\PLATTE LAND & WATER\GREAT PLAINS-WELTY\CD SUBMITTALS\GPV\CD\GPV-CDP-PLAN-USE-PLAN.DWG.

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

INDUSTRIAL USES		MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	Auction house (indoor)	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	C	-	-
	Contractor's shop without outdoor storage	X	-	X	-	-
	Special Trade contractors without outdoor storage	X	-	X	-	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses)****	C	-	C	-	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-	-
	Produce storage and warehousing	-	-	X	-	-
	Retail sales in conjunction with warehouse establishment	X		X		
	Warehousing without retail sales	-	-	X	-	-

****OUTDOOR STORAGE, AS A PRIMARY USE, MUST BE SETBACK A MINIMUM OF 300 FEET FROM ANY ARTERIAL OR INTERSTATE RIGHT-OF-WAY. THE ENHANCED SETBACKS DO NOT APPLY TO OUTDOOR STORAGE THAT IS CONSIDERED ACCESSORY TO A PRIMARY BUSINESS.

LEGEND

- X PRINCIPAL PERMITTED USE
- A ACCESSORY USE
- EXCLUDED USE
- C CONDITIONAL USE

LAND USE

MIXED USE 1 (MU-1)
MIXED USE 2 (MU-2)
EMPLOYMENT (EMP)
MEDIUM DENSITY RESIDENTIAL (R-M)
HIGH DENSITY RESIDENTIAL (R-H)
OPEN SPACE (OS)

MIXED USE 1 (MU-1): PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

MIXED USE 2 (MU-2): PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

EMPLOYMENT (EMP): THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

MEDIUM DENSITY RESIDENTIAL (R-M): THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

OPEN SPACE (OS): THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
PUBLIC, INSTITUTIONAL & CIVIC USES		MU-1	MU-2	EMP	R-M	OS
Ambulance Service	Garage and office for ambulance service	X	X	X	-	-
Clubs and Lodges	Private lodge or club (excluding guns)	X	X	X	-	-
Event/Conference Centers	Event and conference center less than 15,000 sq. ft.	X	X	-	-	X
	Event and conference center greater than 15,000 sq. ft.	X	-	X	-	-
Day Care Facilities, Adult or Child	Child or adult day care center	X	X	X	X	-
Fire	Fire Stations	X	X	X	X	-
Hospitals	Hospital	X	-	X	-	-
	Urgent care clinics	X	X	X	-	
	Outpatient surgical centers	X	-	X	-	-
Religious Institutions	Church or religious institution	X	X	X	X	-
Educational Facilities	Public Schools	X	X	X	X	-
	Community College and similar trade schools	X	X	X	-	-
	Commercial schools	X	X	X	-	-
Transportation Facilities	Transportation Terminals / Parking (Indoor)	X	-	X	-	-
	Transportation Terminals / Parking (Outdoor)	C	-	C	-	-
Utilities	Electrical Substations	X	X	X	X	X
	Public Utility Office	X	X	X	-	-
	Solar Fields	X	-	X	-	-
	Water Treatment / Storage	X	X	X	X	X
	Water Storage (Reservoirs)	X	X	X	X	X
	Water Wells	X	X	X	X	X
	Water Storage Tanks	X	X	X	X	X
	Small Wind Energy Conversion Systems (Less than 100Kw)	X	X	X	-	X
RESIDENTIAL USES		MU-1	MU-2	EMP	R-M	OS
Single Family Attached	Townhomes & Duplex (Up to 8 Connected Units)	-	X	-	X	-
Single Family Detached	Single Family Detached Homes	-	X***	-	X	-
Cluster Homes	Cluster Homes	-	X	-	X	-
Multi - Family	Multi-family including rental and for sale units	X	X	-	-	-
	Live / Work Units	X	X	-	-	-
Senior Housing	Assisted Living Facilities	X	X	-	X	-
	Independent/Limited Care Facilities	X	X	-	X	-
Accessory Structures	Detached Garage	A	A	-	A	-
	Carport	-	-	-	-	-
	Storage Shed	A	A	-	A	-

***SINGLE FAMILY DETACHED HOMES ARE NOT PERMITTED WITHIN 300 FEET OF AN ARTERIAL ROAD.



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GREAT PLAINS VILLAGE

JOHNSTOWN, CO

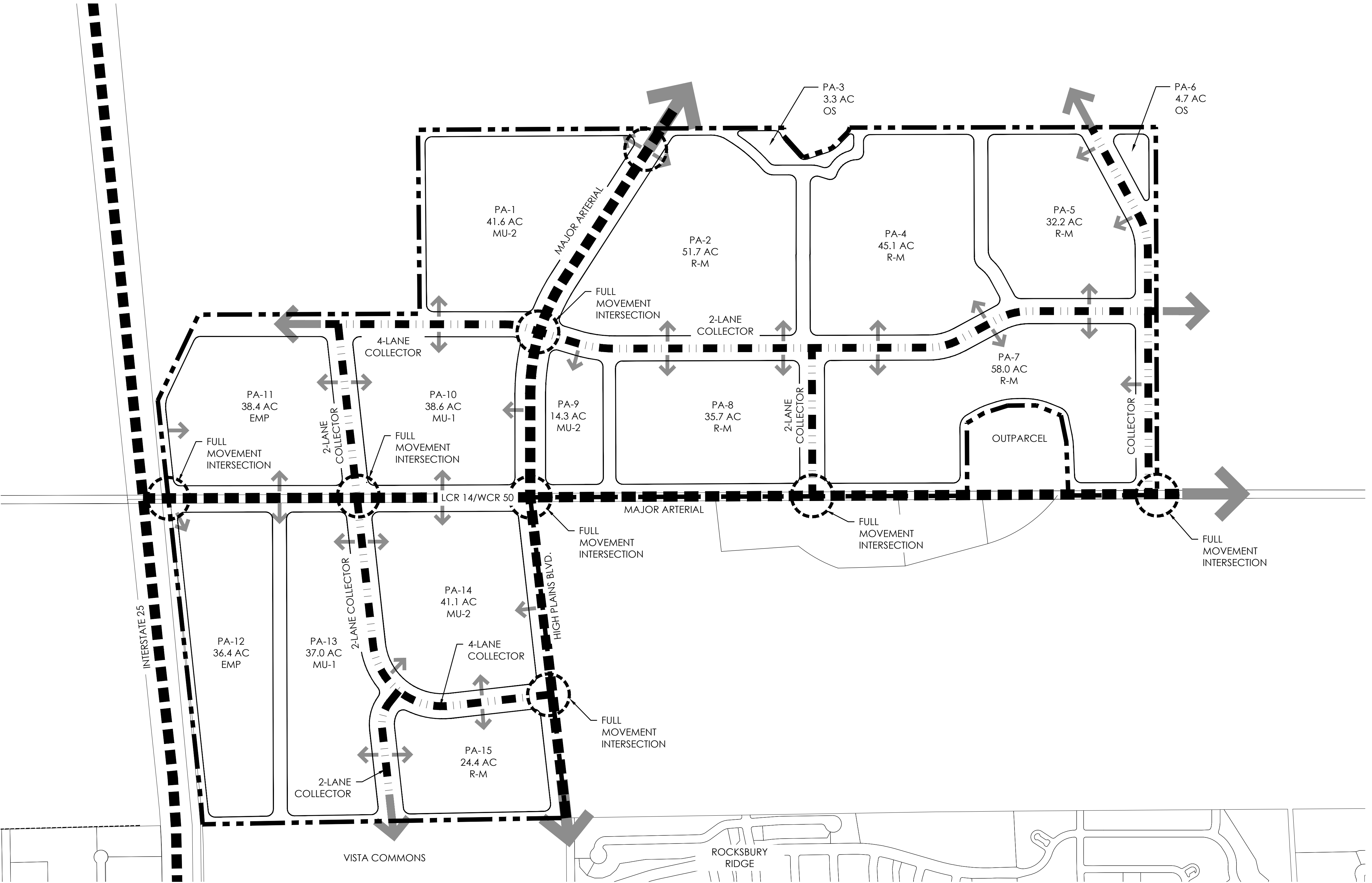
OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
5 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

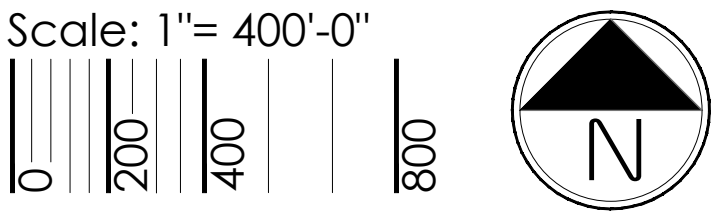


LEGEND

- COLLECTOR (2-LANE & 4-LANE)
- MAJOR ARTERIAL
- LOCAL
- PROPOSED* FULL MOVEMENT INTERSECTION
- POTENTIAL ACCESS

*DEPENDENT ON TRAFFIC IMPACT STUDY AT TIME OF INDIVIDUAL DEVELOPMENT APPROVALS

CIRCULATION PLAN



terracono
design

PLATTE
LAND & WATER, LLC

CORE
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#	REVISION DESCRIPTION	DATE	BY
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GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN

DESIGNED BY: JM

DRAWN BY: KB

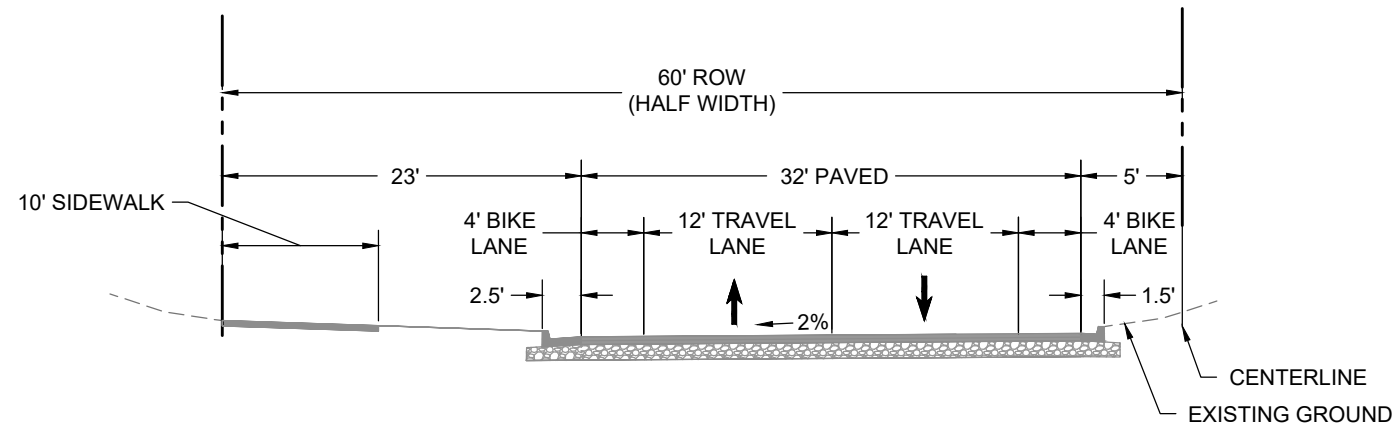
CHECKED BY: JM

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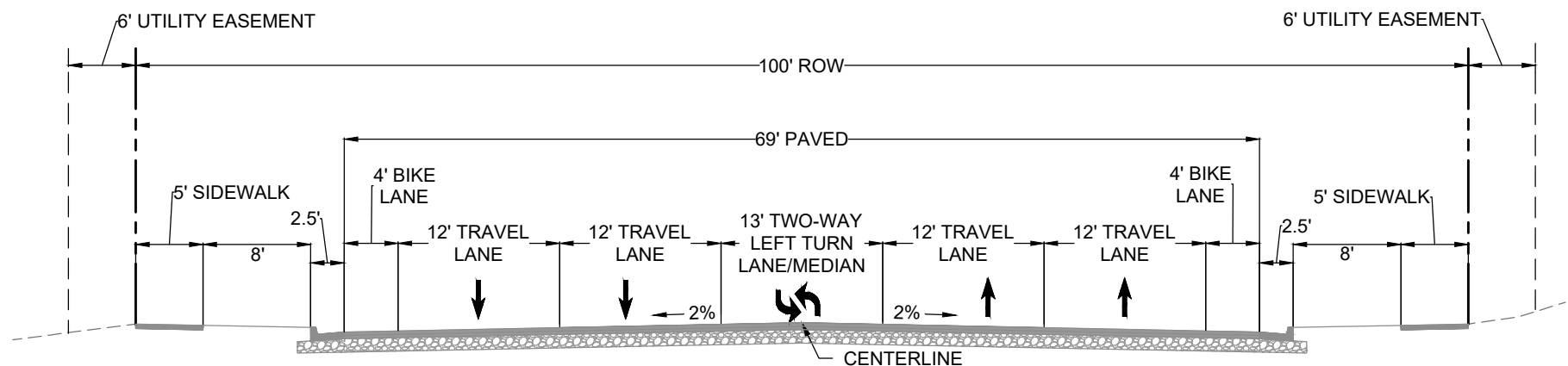
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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

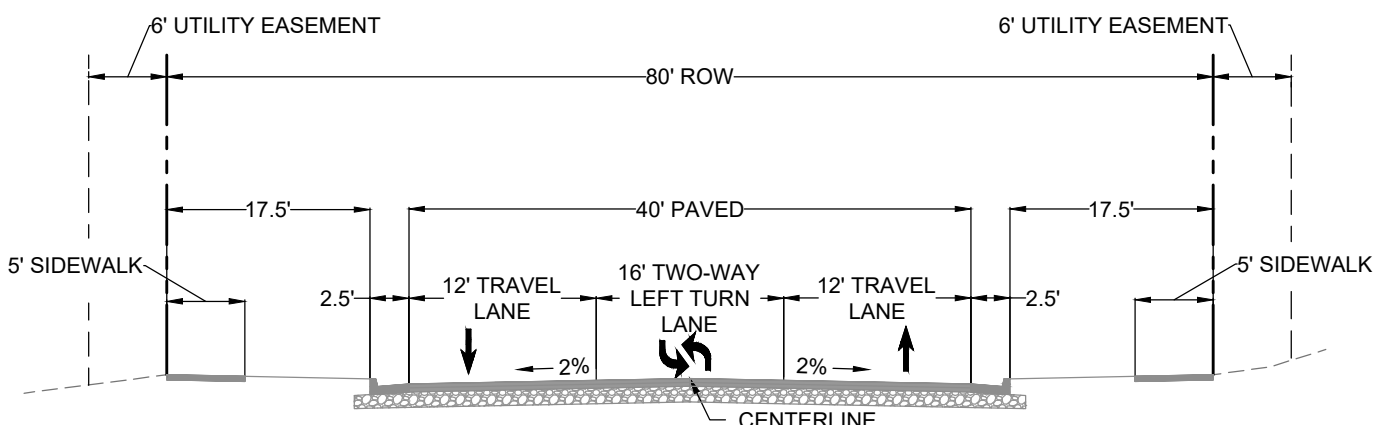
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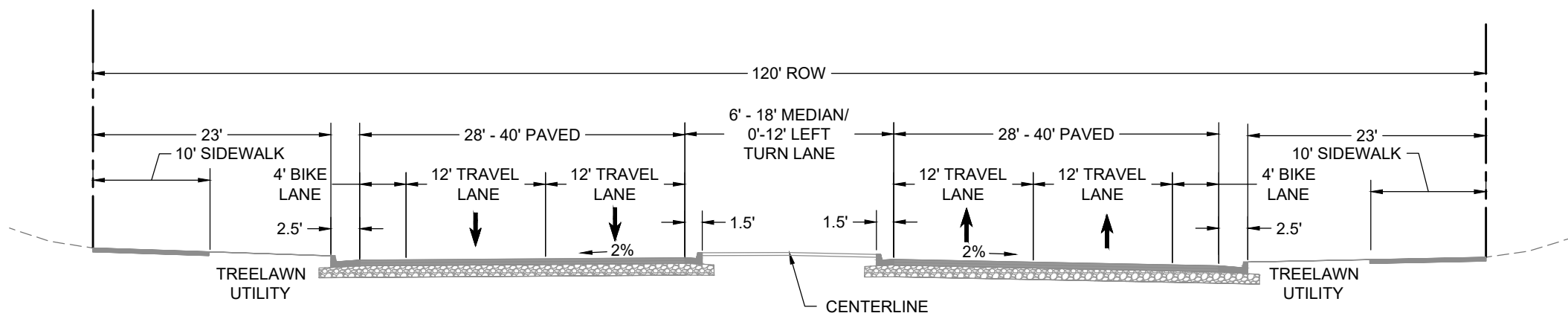
MAJOR ARTERIAL (INTERIM)
HIGH PLAINS BOULEVARD
(SOUTH OF LCR 14/WCR 50)



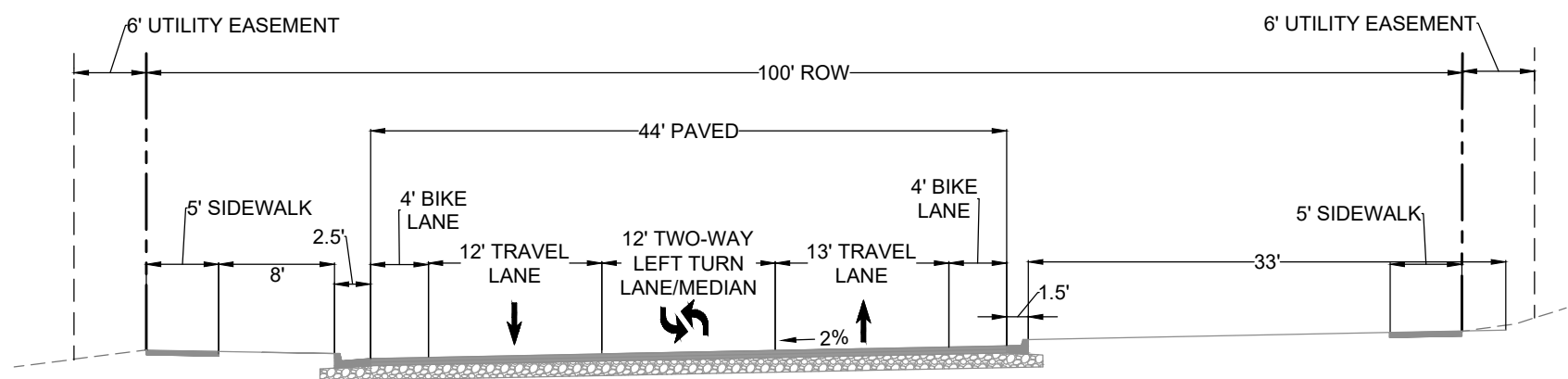
4 - LANE COLLECTOR



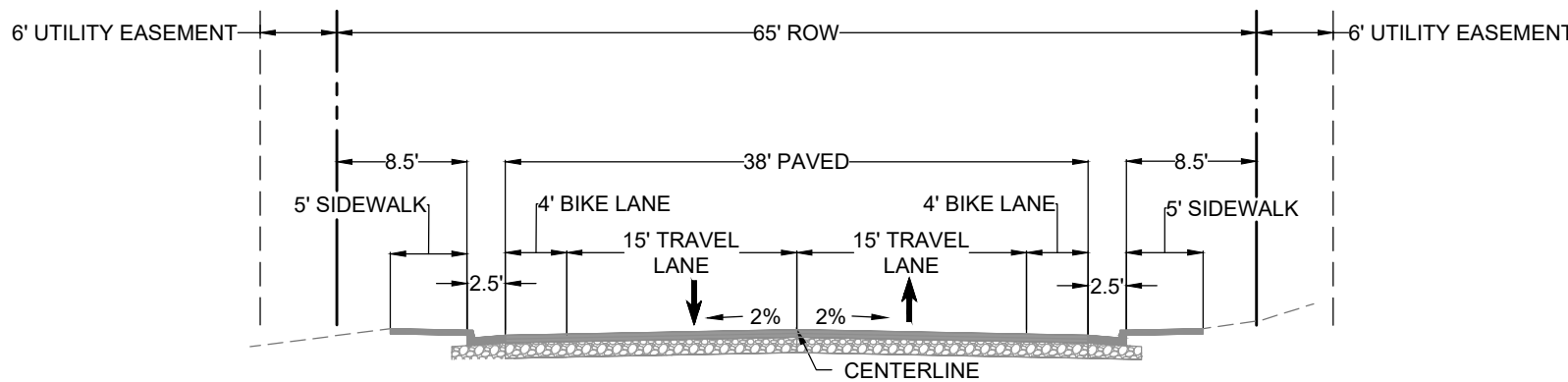
COLLECTOR WITH FLUSH MEDIAN



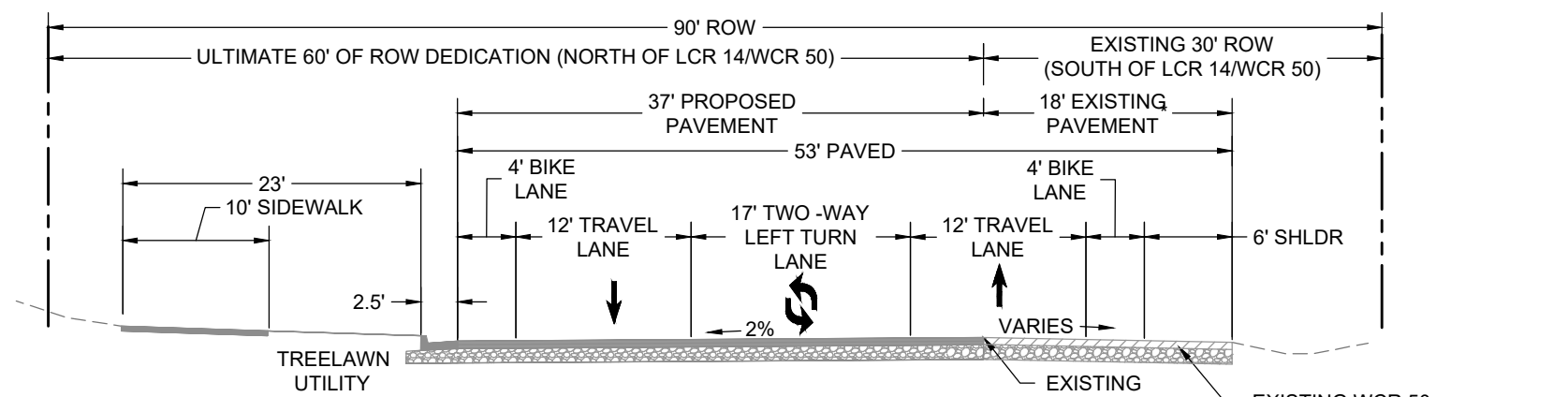
MAJOR ARTERIAL (ULTIMATE)
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)



4 - LANE COLLECTOR (INTERIM)

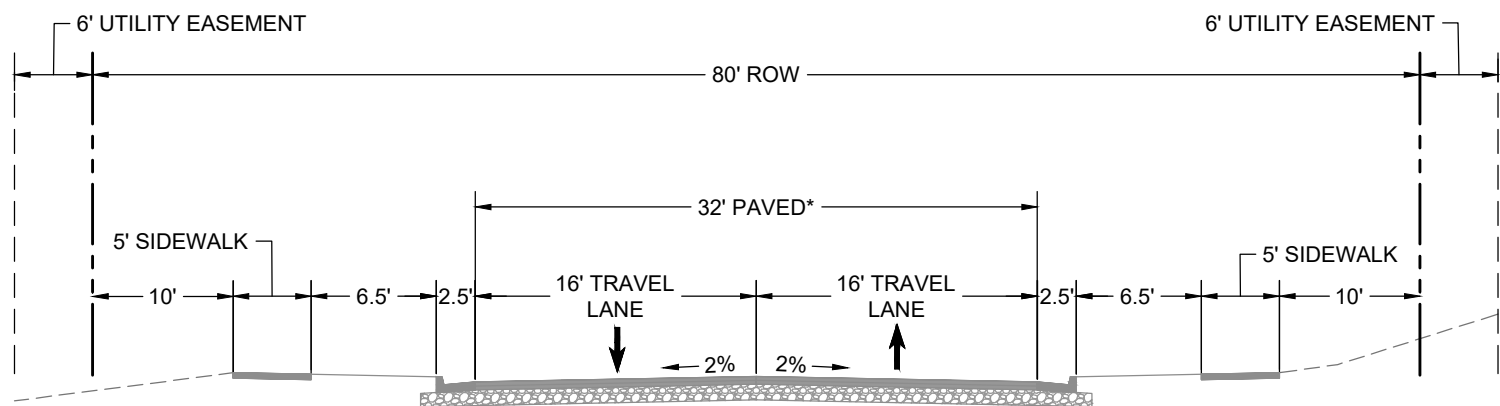


NON-RESIDENTIAL LOCAL STREET



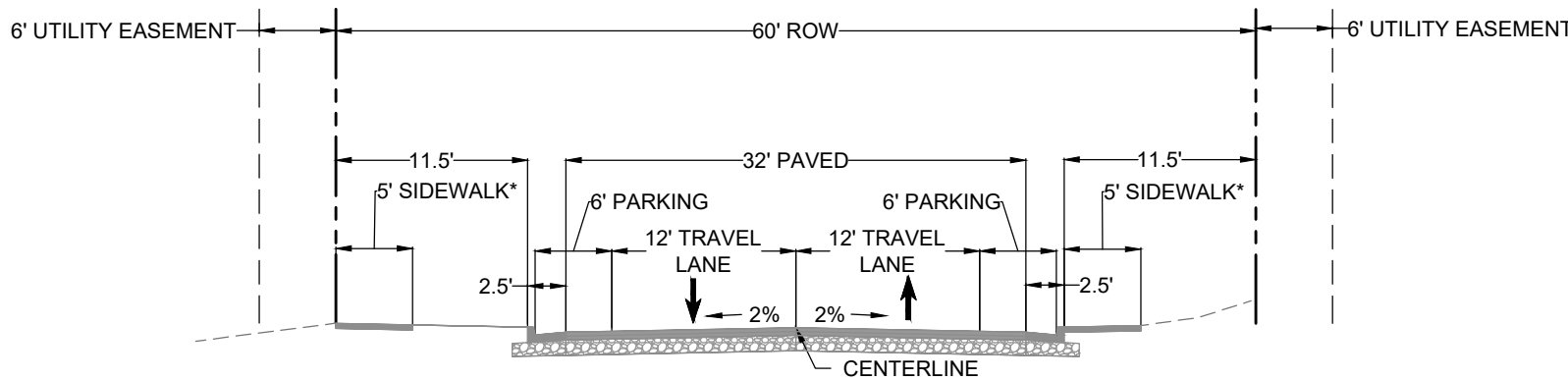
MAJOR ARTERIAL (INTERIM)
LCR 14/WCR 50
(EAST OF HIGH PLAINS BLVD)

* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



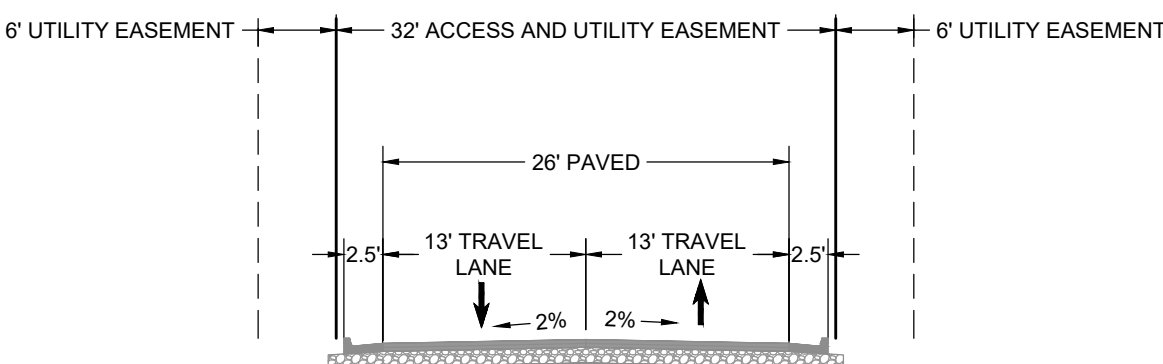
COLLECTOR WITHOUT PARKING OR MEDIAN

* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



RESIDENTIAL LOCAL STREET

* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



PRIVATE STREET

CONCEPTUAL STREET SECTIONS

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1	APPROVED CDP	JANUARY 22, 2020	

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

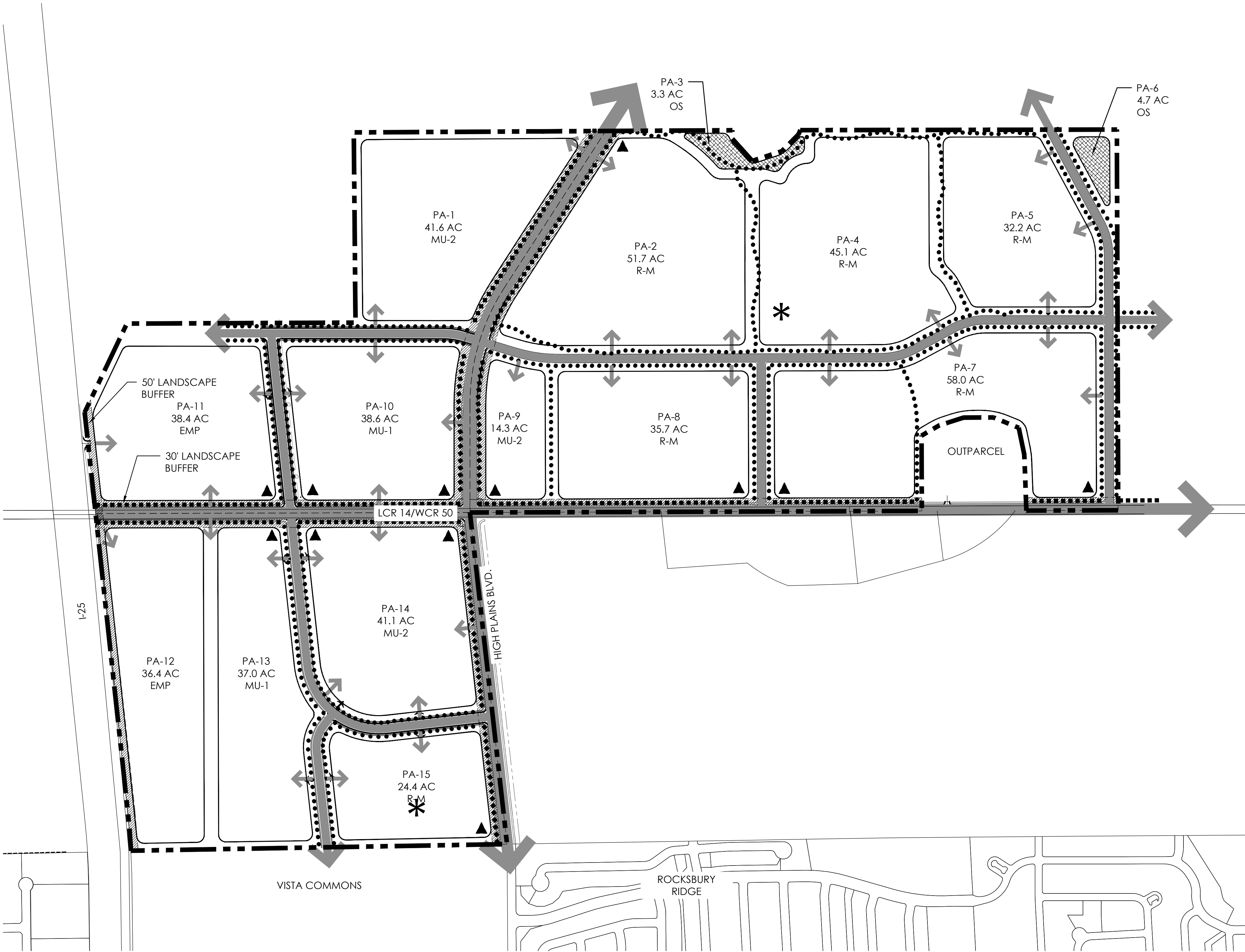
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

OPEN AREA

- A. FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- B. OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- C. SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA.
- D. MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.
- E. COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT WILL REQUIRE A MINIMUM 20% OPEN AREA.
- F. OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
- G. LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN AREA REQUIREMENT.OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING A LARGER AND MORE FUNCTIONAL OPEN AREA) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPER DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.
- H. OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- I. USABLE OPEN AREA CAN COUNT TOWARDS OPEN AREA REQUIREMENT.

USABLE OPEN AREA

- A. GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- B. USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.
- C. USABLE OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL PARK OR SIMILAR USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED USEABLE OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH FINAL PLAT THAT IS CONTRIBUTING TO THAT AREA.
- D. A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.
- E. USABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS
- F. WHERE PRACTICAL USABLE OPEN AREA SHOULD BE CONTIGUOUS.
- G. DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.



LEGEND	
	5' PEDESTRIAN WALK
	10' PEDESTRIAN WALK
	PARK
	PRIMARY MONUMENTATION
	LANDSCAPE BUFFER
	OPEN SPACE

TRAILS & OPEN SPACE PLAN

Scale: 1"= 400'-0"



GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

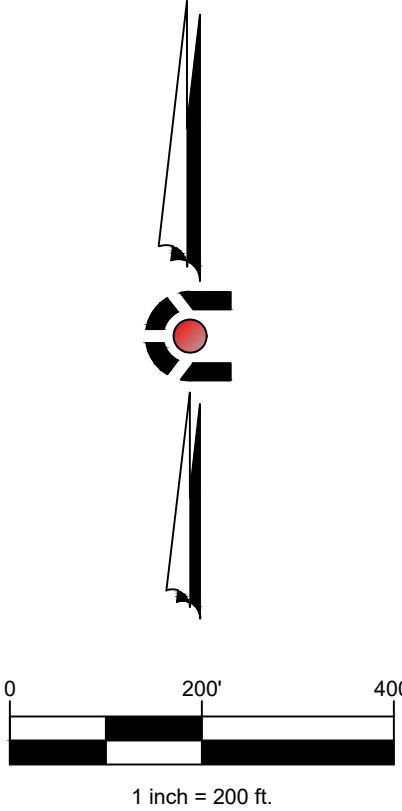
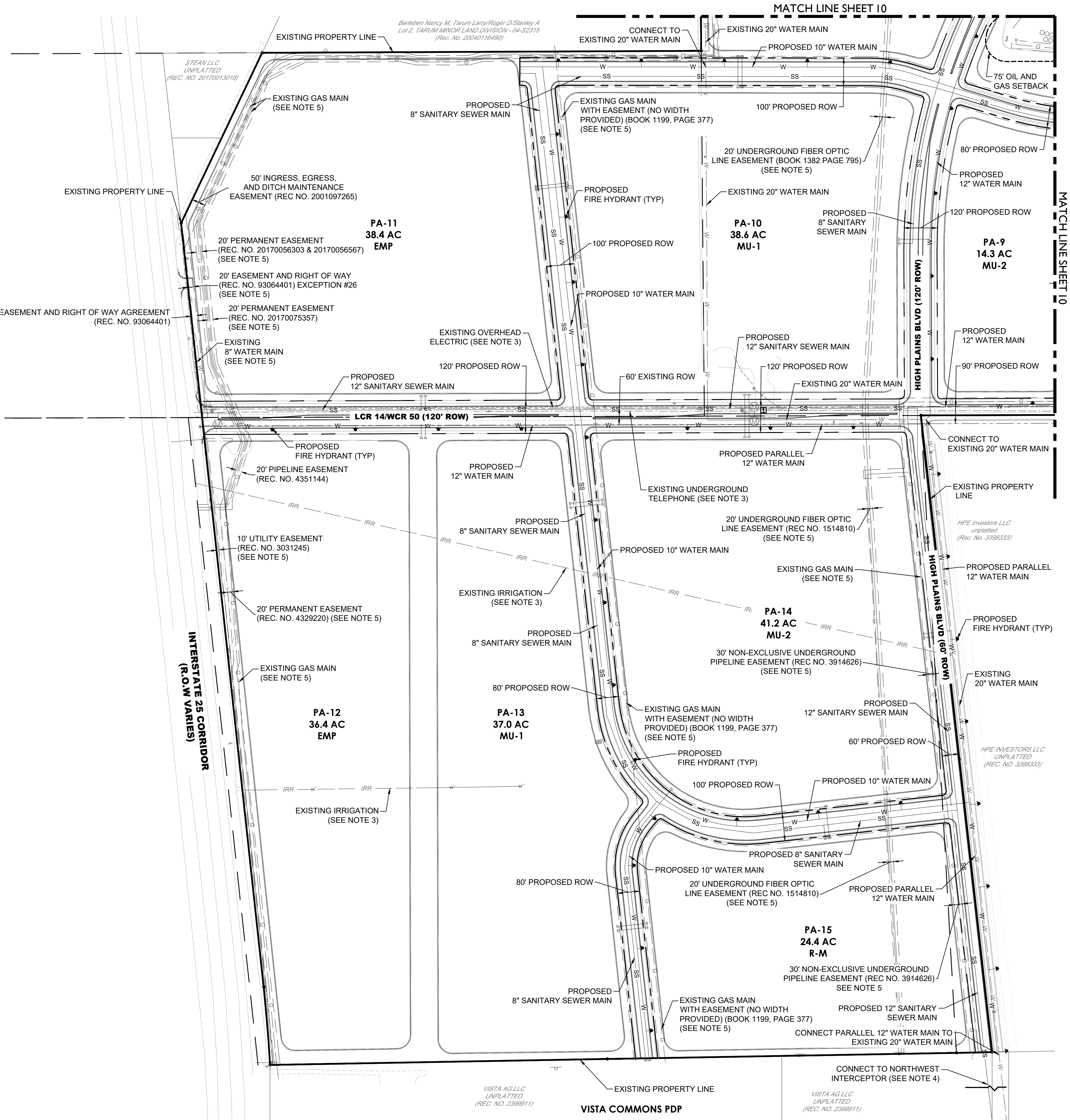
DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
8 OF 15

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



- NOTES**
1. THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UTILITIES.
 2. UTILITY MAINS AND SERVICES ARE SHOWN SCHEMATICALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
 3. EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION, EXCEPT THOSE DISCUSSED IN NOTE 5. EXACT LIMITS OF RELOCATIONS, IF REQUIRED, WILL BE DETERMINED DURING FINAL DESIGN.
 4. OFFSITE SEWER MAINS ARE REQUIRED TO BE CONSTRUCTED TO THE SOUTH AND EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN NORTHWEST INTERCEPTOR SANITARY SEWER SYSTEM.
 5. EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
 6. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.

LEGEND	
	PROPERTY LINE
	PROPOSED ROW
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING ROW
	EXISTING SWALE
	EX. / PR. LIGHT POLE
	EX. / PR. SIGNS
	EX. POWER POLE
	CABLE TV
	ELECTRIC & METER
	FIBER OPTIC LINE & MH
	GAS LINE & METER
	IRRIGATION
	OVERHEAD POWER
	TELEPHONE LINE & MH
	PROPOSED SANITARY MAIN
	PROPOSED SANITARY STUB
	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	PROPOSED WATER STUB
	PROPOSED CURB & GUTTER
	PLANNING AREA DELINEATION

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10001 Colorado Ave. Suite 4314
Denver, CO 80231
P: 303.652.8667

PLATTE
LAND & WATER LLC

CORE
CONSULTANTS

BY	DATE	REVISION DESCRIPTION
	JANUARY 22, 2020	
#	1	APPROVED ODP

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

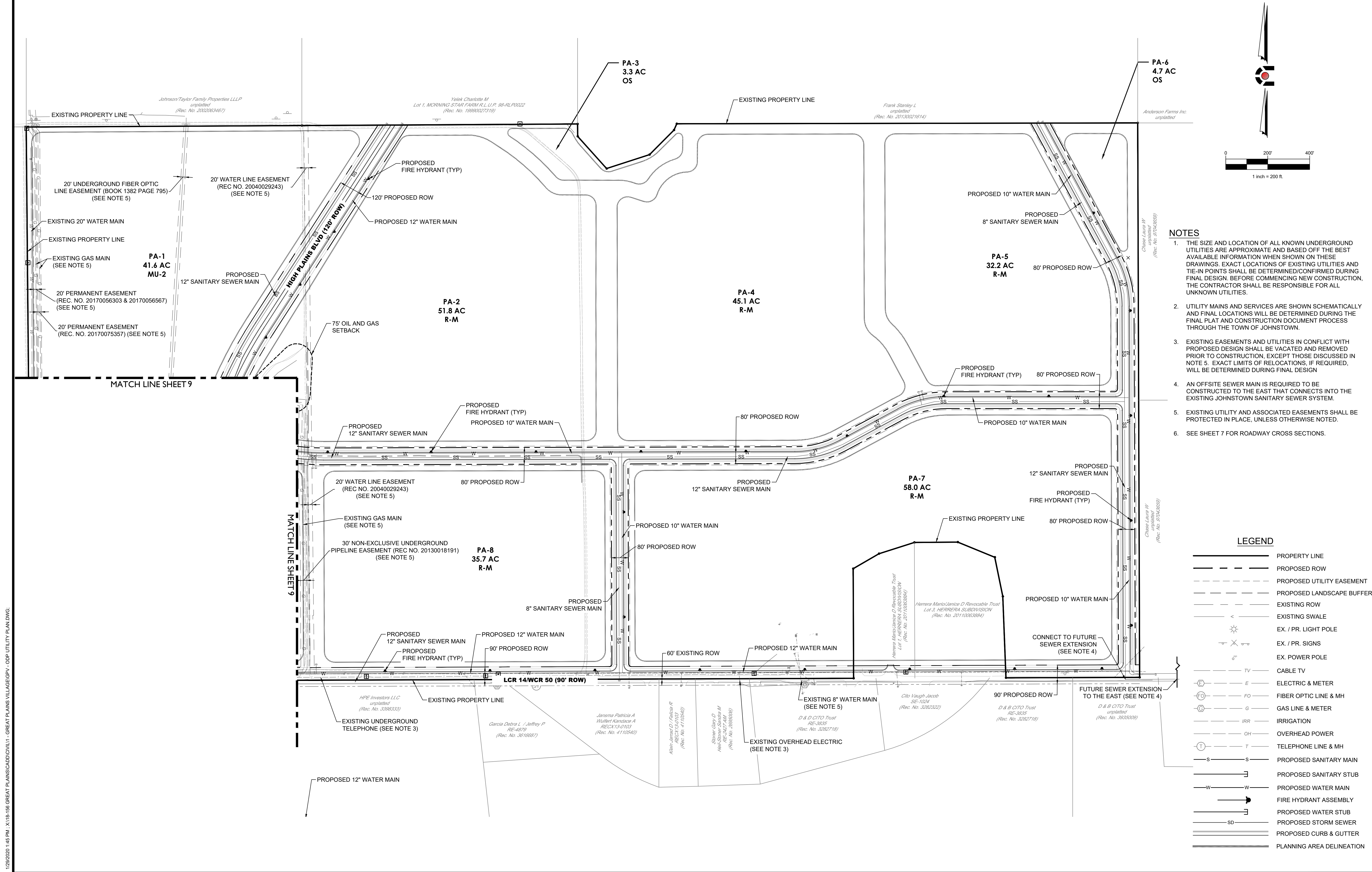
OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
9 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



- NOTES**
1. THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UTILITIES.
 2. UTILITY MAINS AND SERVICES ARE SHOWN SCHEMATICALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
 3. EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION, EXCEPT THOSE DISCUSSED IN NOTE 5. EXACT LIMITS OF RELOCATIONS, IF REQUIRED, WILL BE DETERMINED DURING FINAL DESIGN.
 4. AN OFFSITE SEWER MAIN IS REQUIRED TO BE CONSTRUCTED TO THE EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN SANITARY SEWER SYSTEM.
 5. EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
 6. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.

LEGEND

- PROPERTY LINE
- PROPOSED ROW
- PROPOSED UTILITY EASEMENT
- PROPOSED LANDSCAPE BUFFER
- EXISTING ROW
- EXISTING SWALE
- EX. / PR. LIGHT POLE
- EX. / PR. SIGNS
- EX. POWER POLE
- CABLE TV
- ELECTRIC & METER
- FIBER OPTIC LINE & MH
- GAS LINE & METER
- IRRIGATION
- OVERHEAD POWER
- TELEPHONE LINE & MH
- PROPOSED SANITARY MAIN
- PROPOSED SANITARY STUB
- PROPOSED WATER MAIN
- FIRE HYDRANT ASSEMBLY
- PROPOSED WATER STUB
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PLANNING AREA DELINEATION

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LAND & WATER LLC

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JOHNSTOWN, CO

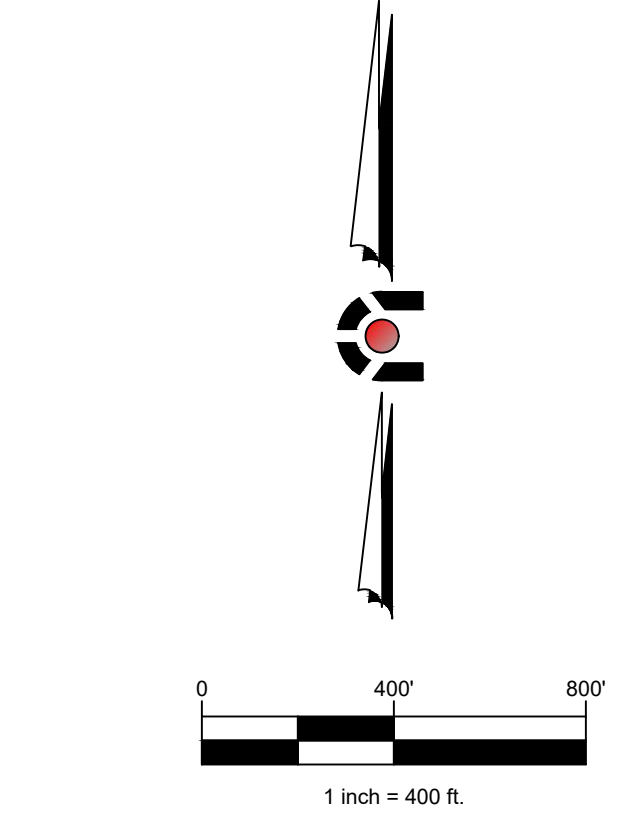
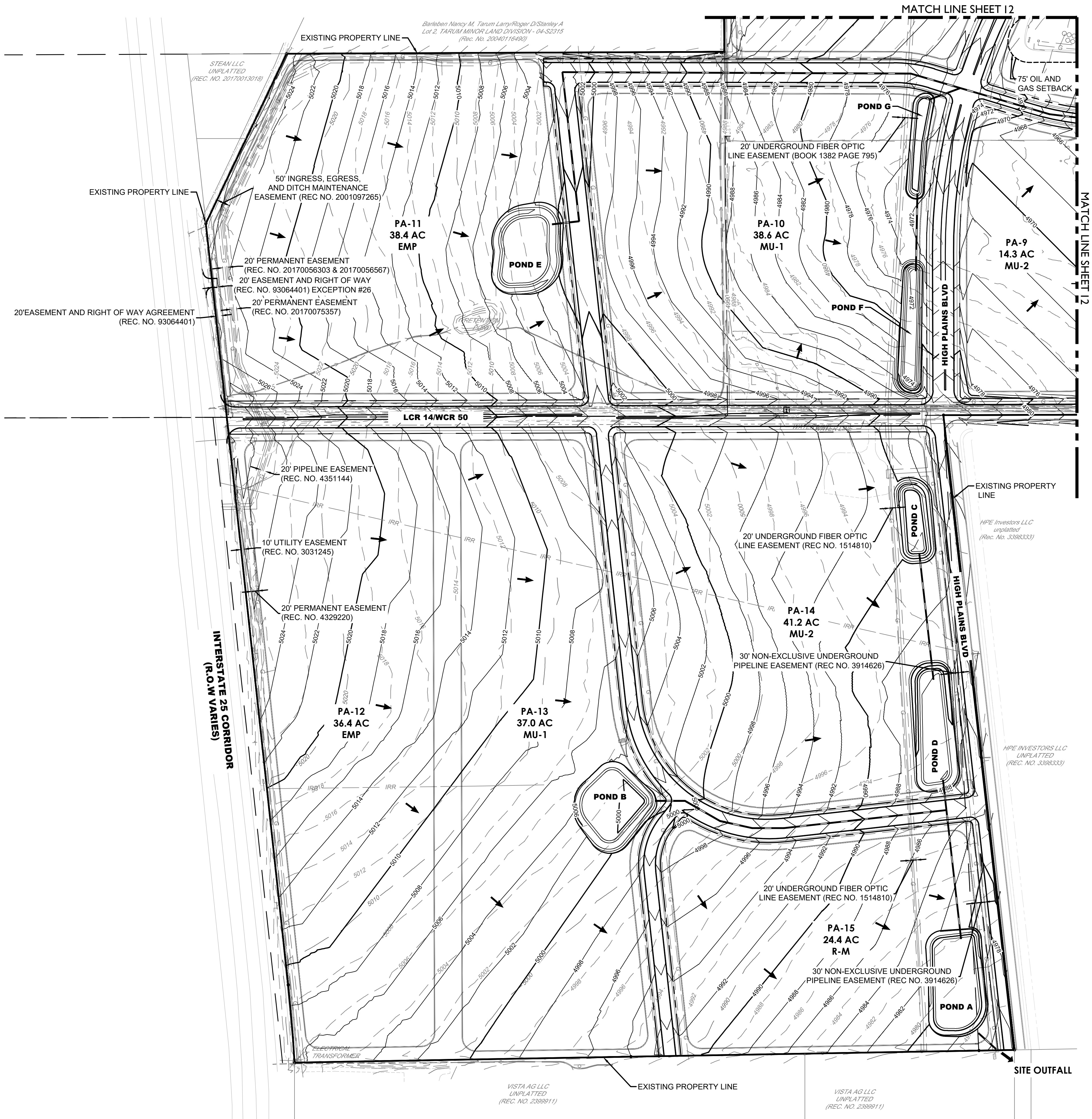
OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
10 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



- NOTES
- 1. DETENTION POND SIZING AND LOCATIONS ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
 - 2. STORM DRAIN AND DRAINAGE SWALE LOCATIONS AND SIZING ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
 - 3. THE TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN ARE BASED ON THE FIELD SURVEY WORK OF PLS GROUP (PROJECT #18042.001). FIELD SURVEY WAS COMPLETED ON OR AROUND JUNE 28, 2019.
 - 4. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.
 - 5. GRADING AND FINISHED GRADE CONTOURS ARE CONCEPTUAL AND GENERALLY SHOW INTENT AND APPROXIMATE FLOW PATHS. FINAL GRADING WILL BE DETERMINED DURING FINAL DESIGN.

LEGEND

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED R.O.W.
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PLANNING AREA DELINEATION
	STORM SEWER DRAIN
	DRAINAGE SWALE
	FLOW ARROW

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#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 22, 2020	

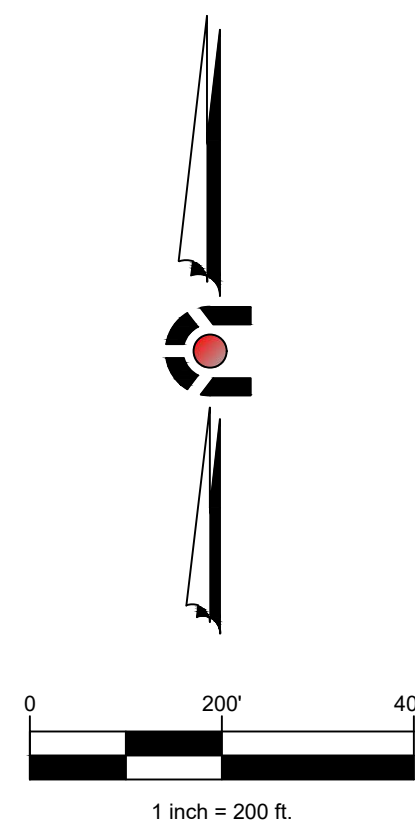
GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
11 OF 15

LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

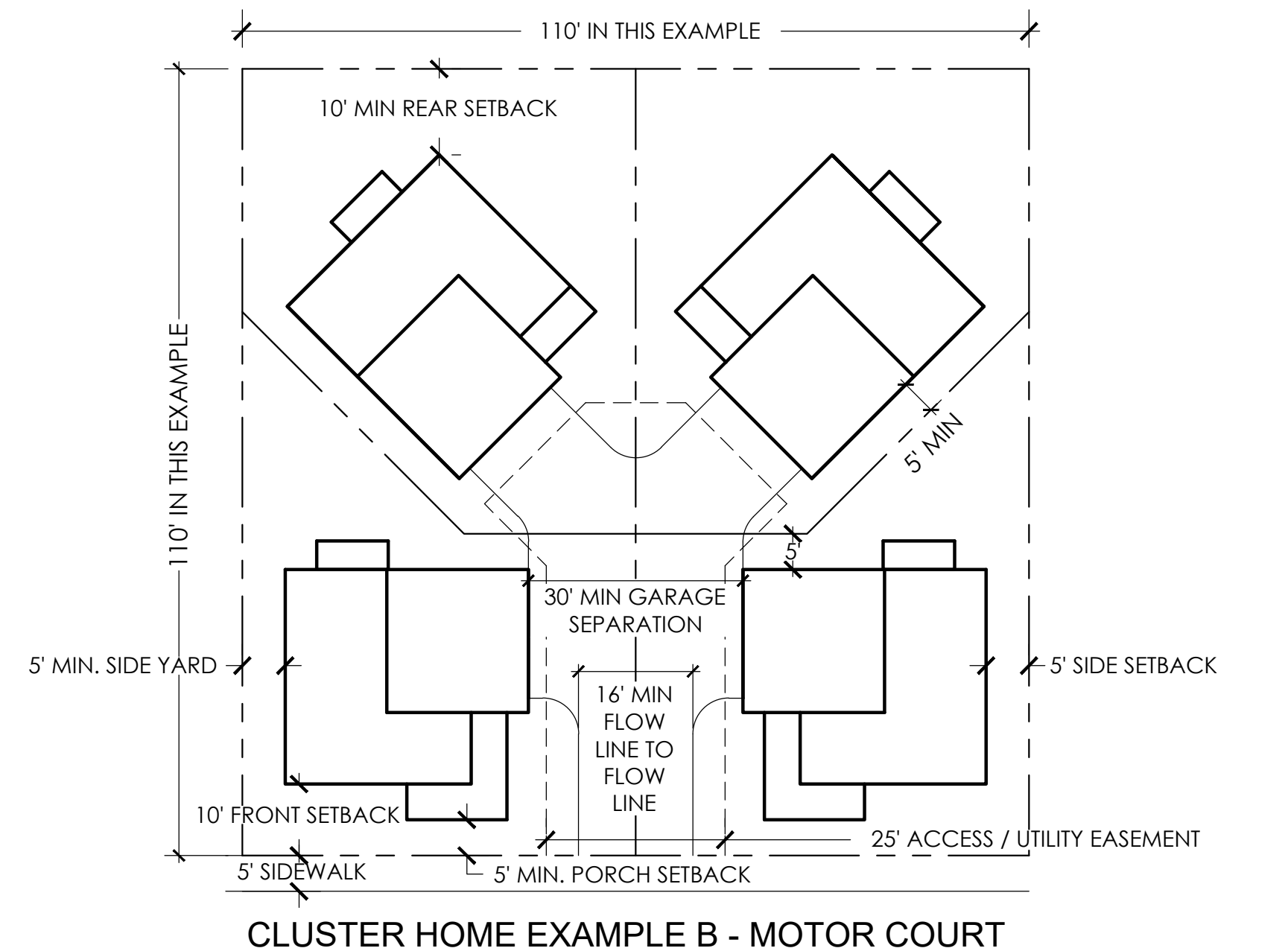
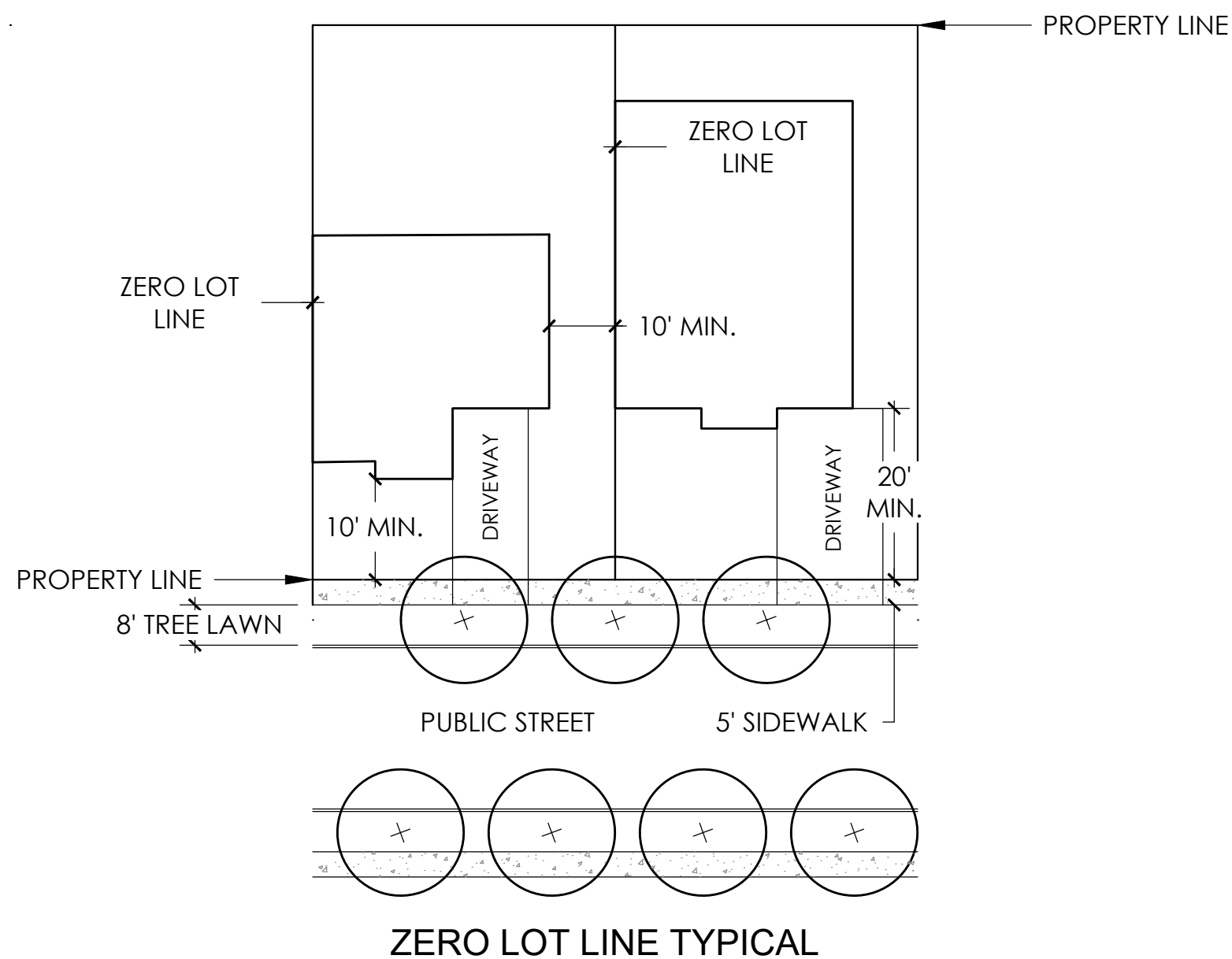
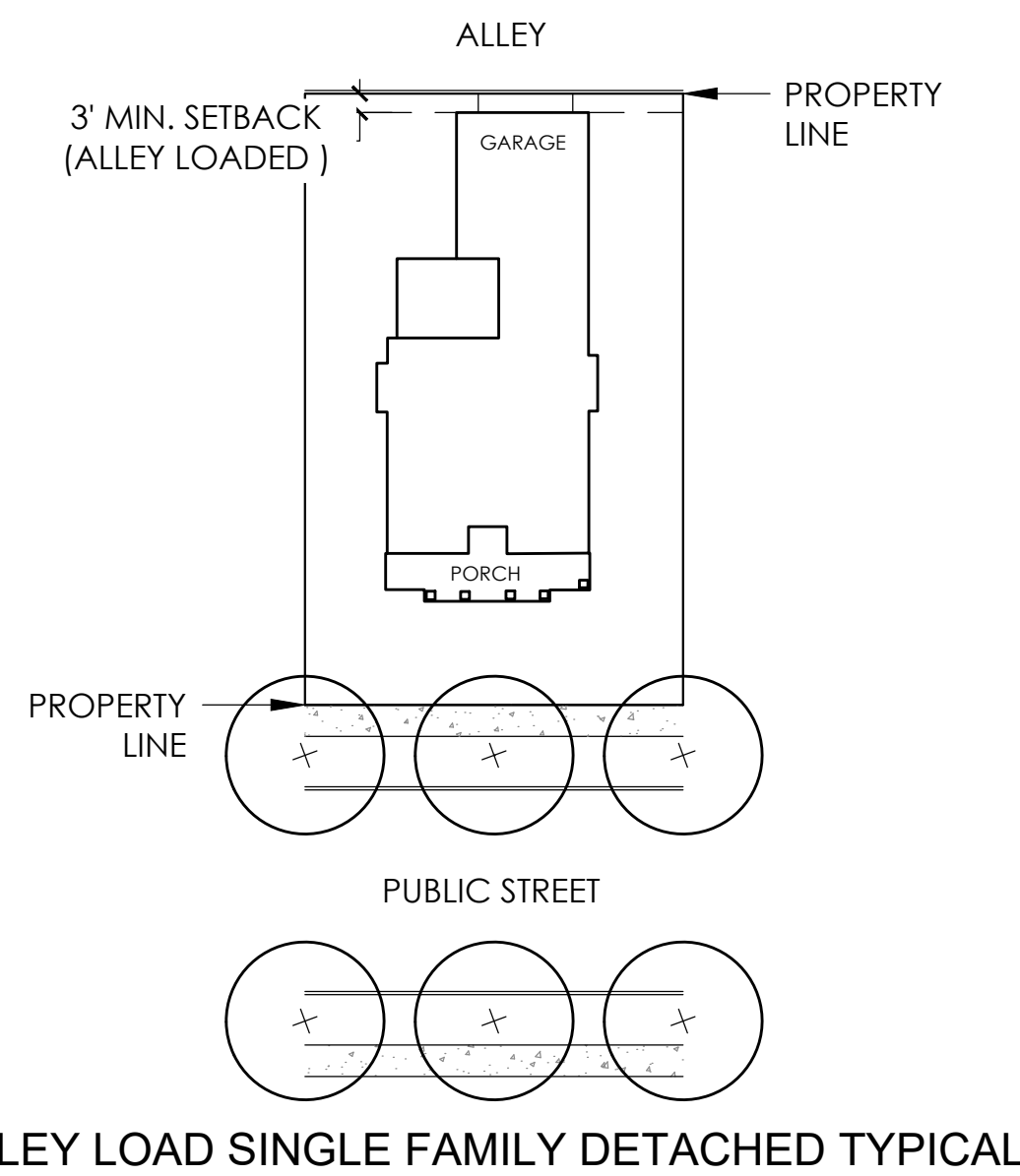
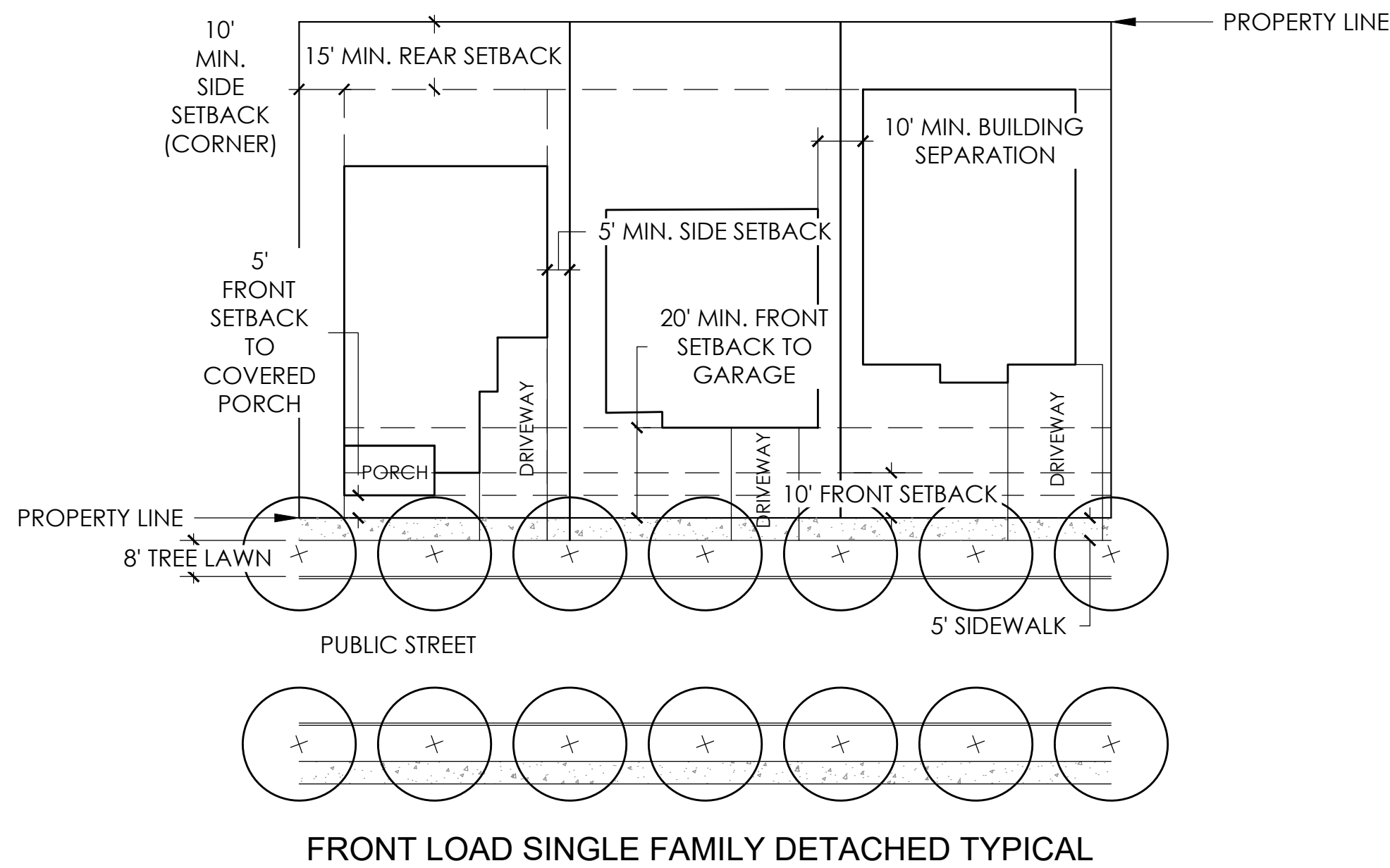


1. DETENTION POND SIZING AND LOCATIONS ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAN, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
2. STORM DRAIN AND DRAINAGE SWALE LOCATIONS AND SIZING ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAN, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
3. THE TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN ARE BASED ON THE FIELD SURVEY WORK OF PLS GROUP (PROJECT #18042.001). FIELD SURVEY WAS COMPLETED ON OR AROUND JUNE 28, 2019.
4. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.
5. GRADING AND FINISHED GRADE CONTOURS ARE CONCEPTUAL AND GENERALLY SHOW INTENT AND APPROXIMATE FLOW PATHS. FINAL GRADING WILL BE DETERMINED DURING FINAL DESIGN.

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED R.O.W.
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PLANNING AREA DELINEATION
	STORM SEWER DRAIN
	DRAINAGE SWALE
	FLOW ARROW

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION MAY ENCROACH INTO BUILDING SEPARATIONS OR SETBACKS PROVIDED THAT SUCH ELEMENTS REMAIN ENTIRELY WITHIN THE LOT UPON WHICH THEY ORIGINATED. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCROACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCROACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCROACH INTO SIDE SETBACK.
- B. A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDEYARD EASEMENTS ARE EXECUTED SUBJECT TO I.B.C. REQUIREMENTS.
- C. SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY STRUCTURE AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.
- D. SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) FRONT LOADED GARAGES REQUIRE A MINIMUM 18' DRIVEWAY FROM THE GARAGE FACE TO THE BACK OF WALK.
- E. ANY LAND USE OF A LOWER DENSITY MAY BE DEVELOPED WITHIN A HIGHER DENSITY PARCEL AS LONG AS IT FOLLOWS STANDARDS OF THE LOWER DENSITY LISTED IN THE TABLES.
- F. ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT ON AN ARTERIAL STREET WITH APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR.



LAND USE DEVELOPMENT STANDARDS MATRIX			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL			
STANDARDS	R-M	MU-2	MU-1
MINIMUM LOT SIZE	1200	1200	1200
MAXIMUM HEIGHT	35'	50'	50'
PRINCIPAL USE	R-M	MU-2	MU-1
FRONT SETBACK TO BUILDING FACE	15'	5'	5'
FRONT SETBACK TO COVERED PORCH	10'	0'	0'
SIDE SETBACK MINIMUM	0'	0'	0'
SIDE SETBACK WITH EASEMENT	15'	10'	10'
*BUILDING SEPARATION	10'	10'	10'
REAR SETBACK	15'	10'	10'
REAR SETBACK - ALLEY LOAD GARAGE	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	5'	5'
ACCESSORY USE	R-M	MU-2	MU-1
MAXIMUM HEIGHT	15'	15'	15'
FRONT SETBACK	20'	20'	20'
SIDE SETBACK	5'	5'	5'
REAR SETBACK - NON GARAGE	10'	10'	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	0'	0'

LAND USE DEVELOPMENT STANDARDS MATRIX			
NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
STANDARDS	MU-1	MU-2	EMP
MINIMUM LOT SIZE	0.5 AC	0.5 AC	0.5 AC
MAXIMUM LOT COVERAGE	60%	60%	60%
PRINCIPAL USE			
HEIGHT	75'	50'	75'
SETBACK FROM ARTERIAL	25'	25'	30'
SETBACK FROM COLLECTOR ROAD	10'	10'	15'
SETBACK FROM LOCAL ROAD	10'	10'	20'
SETBACK FROM PARKING	10'	10'	10'
*BUILDING SEPARATION	0'	0'	20'
BUILDING SETBACK FROM SFD STRUCTURE	20'	20'	50'
BUILDING SETBACK FROM SFA STRUCTURE	20'	20'	50'
SETBACK FROM MULTI-FAMILY (SEPARATE BUILDINGS)	0'	0'	20'
ACCESSORY USE			
HEIGHT	35'	35'	35'
STRUCTURE SETBACK FROM ARTERIAL	30'	30'	30'
PARKING SETBACK FROM ARTERIAL	15'	15'	15'
SETBACK FROM LOCAL ROAD	10'	10'	15'
SETBACK FROM PARKING	10'	10'	10'
SETBACK FROM PROPERTY LINE	5'	5'	5'

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)
 ** ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

1/26/2020 2:33 PM - P:\PLATE LAND & WATER\GREAT PLAINS - WELTY\CAD\SUBMITTALS\SPV - CDR\CPV-CDP-DESIGN GUIDELINES.DWG

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

GREAT PLAINS VILLAGE IS A 500 ACRE MASTER-PLANNED COMMUNITY LOCATED EAST OF INTERSTATE 25. THE PROPERTY IS BOUND ON THE EAST BY INTERSTATE 25, WELD COUNTY ROAD 50 (WCR 50)/ LARIMER COUNTY ROAD 14 (LCR 14) BISECT THE SITE AND SERVES AS THE SOUTHERN BOUNDARY FOR PORTIONS OF THE PROJECT. THIS MIXED USE PROJECT INCLUDES PARCELS DESIGNATED FOR MULTIPLE TYPES OF RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL AND OFFICE USES. THESE DESIGN GUIDELINES SEEK TO PROVIDE A CLEAR DIRECTION FOR SUBSEQUENT DEVELOPMENTS WITHIN THE LARGER WHOLE. THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE MUST BE EVIDENT AND MAINTAINED TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE GUIDELINES SERVE AS A DESIGN CONCEPT FOR THE FINAL PUD. HIGH QUALITY DEVELOPMENT IS ENCOURAGED ALONG THE INTERSTATE 25 CORRIDOR IN GENERAL AND HIGH PLAINS BOULEVARD IN PARTICULAR. GREAT PLAINS VILLAGE WILL BE VISIBLE FROM THE INTERSTATE AND ITS DEVELOPMENT WILL FORM A FIRST IMPRESSION OF THE COMMUNITY.

THE DESIGN GUIDELINES SHALL BE UTILIZED BY RESIDENTS, DEVELOPERS, ARCHITECTS, ENGINEERS AND PLANNERS FOR DESIGN AND CONSTRUCTION DIRECTION WITHIN THIS AREA. ALL DEVELOPMENTS WITHIN GREAT PLAINS VILLAGE ARE SUBJECT TO THE DESIGN GUIDELINES CONTAINED HEREIN. IN CASES WHERE THIS DOCUMENT IS SILENT, THE TOWN OF JOHNSTOWN STANDARDS AND REGULATIONS APPLY.

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

THIS SECTION APPLIES TO ALL DEVELOPMENT WITHIN GREAT PLAINS VILLAGE AND PROVIDES GENERAL STANDARDS UPON WHICH THE SUBSEQUENT SECTIONS WILL BUILD TO PROVIDE GREATER CLARITY FOR SPECIFIC LAND USES. ALL GOVERNING LOCAL CODES, REGULATIONS, AND STATUTES ENFORCED BY THE TOWN OF JOHNSTOWN WILL APPLY.

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

2.2.2 STREETSCAPE DESIGN

GREAT PLAINS VILLAGE ENTRIES WILL CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL DEVELOPMENT STREETSCAPE DESIGN. THE LAND USE PLAN ILLUSTRATES THE MAJOR AND MINOR ENTRIES INTO THE SITE. IN ORDER TO CREATE AN APPROPRIATE LANDSCAPE CORRIDOR ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD., LARGE MASSES OF TREES AND SHRUBS ARE REQUIRED. THE RIGHT-OF-WAY (ROW) WILL BE PRIMARILY DROUGHT-TOLERANT TURF OR IRRIGATED NATIVE SEED. THIS TREATMENT WILL TRANSITION TO DRIFTS OF SHRUB/PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE ROW TO THE EDGE OF LANDSCAPE BUFFERS AND BACK. THE GOAL IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE ROW. WALKS WILL BE DETACHED AND MEANDER WITHIN THE ROW AND OUTSIDE OF THE ROW INTO THE LANDSCAPE BUFFER IF DESIRED. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE (SHEET 15, EXHIBIT A).

COLLECTOR & ARTERIAL STREETS:

PLANTING OF ARTERIAL AND COLLECTOR STREETS WILL BE TREATED IN A SIMILAR FASHION IN ORDER TO CREATE A UNIFIED AND SIGNIFICANT STREETSCAPE IMAGE. THE STREETSCAPE DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS WELTY RIDGE APART. TREES AND PERENNIALS SHALL BE PLANTED WITHIN THE PUBLIC ROW, WHILE SHRUBS MAY BE PLANTED OUTSIDE THE PUBLIC ROW. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE.

ARTERIAL LANDSCAPE BUFFER:

A 30' AVERAGE LANDSCAPE BUFFER WILL BE PROVIDED ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WITH A MINIMUM WIDTH OF 20'.

SIGHT DISTANCE LINES:

NO PLANTING OVER 30" IN HEIGHT SHALL OCCUR WITHIN A SIGHT DISTANCE LINES. REFER TO AASHTO REQUIREMENTS REGARDING SIGHT DISTANCE TRIANGLES.

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

THE DESIGN OF PARKS, OPEN AREA, DETENTION AND NATURAL AREAS SHALL MEET THE CRITERIA AS ESTABLISHED IN THE JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN. FINAL DEVELOPMENT PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE OPEN AREA DESIGN, APPROVAL AND LANDSCAPE INSTALLATION WILL OCCUR AS THE LOTS DEVELOP.

2.4 SITE SIGNAGE

2.4.1 PURPOSE

THE OBJECTIVE OF THE GREAT PLAINS VILLAGE SIGNAGE PROGRAM IS TO HELP TO CREATE A UNIFIED IMAGE FOR THE COMMUNITY.

ALL FREESTANDING SIGNAGE WITHIN THE DEVELOPMENT WILL BEAR THE STYLE AND LOGO OF GREAT PLAINS VILLAGE, HOWEVER INDIVIDUAL LOGOS AND GRAPHICS ARE ALLOWED ON THE SIGN FACE. FREESTANDING SIGNS LOCATED THROUGHOUT THE DEVELOPMENT ARE UNIFIED THROUGH THE USE OF SIMILAR GEOMETRY AND A REPETITION OF A COMMON MATERIALS PALETTE.

BUILDING MOUNTED SIGNS ARE REGULATED BY LIMITING SIZE. HOWEVER, TENANT LOGOS AND GRAPHICS ARE ALLOWED. THE SIGNAGE REQUIREMENTS ARE CONGRUENT WITH THE TOWN OF JOHNSTOWN SIGN CODE. ANY VARIATIONS ARE NOTED.

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

MULTI-TENANT FREESTANDING SIGNS ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WILL MEET THE TOWN CODE. IF A VARIATION FROM THE CODE IS REQUIRED A MASTER SIGNAGE PLAN WILL BE PROVIDED.

2.5 FENCING & WALLS

CHAIN LINK IS ONLY ACCEPTABLE IN THE INDUSTRIAL USES AND MUST BE VINYL COATED. CHAIN LINK IS NOT PERMITTED IN ANY OTHER USE. OTHER FENCING MATERIALS SUCH AS SIMULATED WROUGHT IRON AND / OR CONCRETE OR MASONRY MAY BE REQUIRED DEPENDING UPON SCREENING NEEDS AND COMPATIBILITY WITH ADJACENT USES. NO WOOD RETAINING WALLS ARE ALLOWED (NONRESIDENTIAL ONLY). FENCING AND WALLS SHALL MATCH BUILDING ARCHITECTURE.

2.6 DRIVE-THROUGH FACILITIES

DRIVE-THROUGH FACILITIES ARE A CONVENIENT SERVICE; HOWEVER, THEY MAY CREATE BARRIERS TO PEDESTRIAN MOVEMENT AND PRESENT AN UNATTRACTIVE APPEARANCE UNLESS THEY ARE THOUGHTFULLY DESIGNED AND LOCATED.

DRIVE THROUGH WINDOWS, MENU BOARDS AND STACKING AREAS SHALL BE SUBJECT TO THE SAME SETBACK AND SCREENING REQUIREMENTS AS PARKING LOTS.

PART 3 - RESIDENTIAL DISTRICTS

THESE STANDARDS REPRESENT MINIMUM ARCHITECTURE AND DEVELOPMENT STANDARDS FOR THE RESIDENTIAL DISTRICTS IN AN EFFORT TO CREATE A COHESIVE OVERALL GREAT PLAINS VILLAGE DEVELOPMENT ACROSS MULTIPLE BUILDERS AND PRODUCTS. ADDITIONAL ARCHITECTURAL STANDARDS MAY BE INCLUDED AS MORE DETAILED PRELIMINARY AND FINAL DEVELOPMENT PLANS ARE CREATED FOR EACH PLANNING AREA, PHASE, AND/OR RESIDENTIAL PRODUCT.

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

ALL SINGLE-FAMILY DETACHED AND ATTACHED DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DEVELOPMENT STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE REQUIREMENTS.

3.1.2 EXTERIOR CHANGES

EXTERIOR MATERIAL CHANGES SHOULD OCCUR AT CHANGES IN THE PLANE OF THE BUILDING, NOT EXCLUSIVELY AT THE OUTSIDE CORNERS.

3.1.3 GARAGES

ALL SINGLE FAMILY DETACHED HOMES SHALL INCLUDE A MINIMUM 2-CAR GARAGE, EITHER ATTACHED OR DETACHED, AS PART OF THE NEW CONSTRUCTION OR PLACEMENT.

3.1.4 PRODUCT VARIATION

APPLICABILITY:

THE FOLLOWING HOUSING MODEL VARIETY STANDARDS SHALL APPLY TO ALL NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS. THESE STANDARDS ARE INTENDED TO PREVENT MONOTONOUS STREETSCAPES AND OFFER CONSUMERS A WIDE CHOICE OF HOUSING STYLES.

EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES CAN INCLUDE ANY OF THE FOLLOWING:

- BUILDING MASS - BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE.
- BUILDING FORM - BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL OR TWO-STORY STRUCTURES.
- ROOF TYPE - ROOF TYPES CONSIST OF MANSARD, HIP, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAMES ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
- WINDOWS AND DOORS - THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FAÇADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT. THIS STANDARD ALSO APPLIES TO ANY ELEVATION FACING A STREET, OPEN SPACE OR PUBLIC / PRIVATE PARK.
- THE USE OF AT LEAST TWO DIFFERENT MATERIALS ON THE FRONT FAÇADE ELEVATION.
- GARAGES. VARIATION IN THE LOCATION AND/OR PROPORTION OF GARAGES AND GARAGE DOORS, SUCH AS ALLEY-LOADED GARAGES, SIDE-LOADED GARAGES, ETC. (2-CAR GARAGE VS. 3-CAR GARAGE OF THE SAME ELEVATION DO NOT MEET THE INTENT).
- VARIATIONS IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES (MIN. SIZE 6'x6').
- MINOR COSMETIC CHANGES SUCH AS DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.

THE SAME HOUSING MODEL WITH THE IDENTICAL STREET ELEVATION DESIGN (OR NEARLY IDENTICAL) SHALL NOT BE PLACED LESS THAN THREE AWAY OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. "ACROSS THE STREET" IS DEFINED AS LOTS THAT OVERLAP EACH OTHER WHEN THE SIDE LOT LINES ARE EXTENDED ACROSS THE STREET TO THE OPPOSITE LOT. THE SAME HOUSING MODEL USED AT THE END OF ONE BLOCK SHALL NOT BE REPEATED ON THE FIRST LOT OF THE NEIGHBORING BLOCK.

IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FAÇADE, HEIGHT OR WIDTH OF THE FAÇADE, PLACEMENT OF THE PRIMARY ENTRANCES, PORCHES, NUMBER AND PLACEMENT OF WINDOWS, AND OTHER MAJOR ARCHITECTURAL FEATURES.

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

CLUSTER HOMES ADJACENT TO A PUBLIC STREET AND LOCATED ON A MOTOR COURT OR GREEN COURT SHALL HAVE A SIDE FACING GARAGE. THE GARAGE SHALL FACE THE MOTOR COURT OR SHARED DRIVE NOT THE PUBLIC STREET (SHEET 12, EXHIBIT B).

3.2.2 ACCESS

IF FOUR OR FEWER UNITS ACCESS FROM A SHARED DRIVE, THE MINIMUM DRIVE WIDTH IS 16 FEET (SEE CLUSTER HOME EXAMPLE B - MOTOR COURT ON SHEET 13). IF 5 OR MORE UNITS ACCESS OFF A COMMON DRIVE THE MINIMUM DRIVE WIDTH IS 23 FEET (SEE CLUSTER HOME EXAMPLE A - GREEN COURT ON SHEET 13).

GARAGES FACING ONTO SHARED DRIVES MUST HAVE A MINIMUM FACE TO FACE SEPARATION OF 30 FEET.

3.1.3 FAÇADES

EXTERIOR FAÇADES SHALL COMPLY WITH THE CURRENT STANDARDS AND DESIGN GUIDELINES EXCEPT AS FOLLOWS:

IN ORDER TO BE CONSIDERED A DISTINCT ELEVATION, EACH ELEVATION SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING:

- PLACEMENT OF WINDOWS ON THE FRONT FAÇADE ELEVATION INCLUDE AT LEAST A TWO-FOOT VERTICAL OR HORIZONTAL VARIATION IN SIZE OR LOCATION.
- THE USE OF DIFFERENT MATERIALS OR VARIATIONS OF THE SAME MATERIAL ON THE FRONT FAÇADE ELEVATION.
- VARIATIONS IN FRONT PLANE.
- VARIATION IN ROOF TYPE, GABLE AND HIP.

NO MORE THAN TWO (2) OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A MOTOR OR GREEN COURT. IF TWO MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME MOTOR COURT THEY MUST USE DIFFERENT COLORS OR MATERIALS.

NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE MOTOR COURT OR GREEN COURT.

ALL "STREET SIDE CLUSTER HOMES" SHALL MEET THE FOLLOWING:

- THE FRONT FAÇADE OF THE HOME INCORPORATES A COVERED PORCH.

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

THE ARCHITECTURAL DESIGN APPROACH SHALL EMPHASIZE COMPATIBILITY WITH EXISTING DEVELOPMENT AND SITE DESIGN.

THE DESIGN OF NEW STRUCTURES IN OR ADJACENT TO EXISTING DEVELOPED AREAS SHALL BE COMPATIBLE WITH, OR AN UPGRADE TO, THE ESTABLISHED ARCHITECTURAL CHARACTER OF SUCH AREAS. COMPATIBILITY MAY BE ACHIEVED THROUGH TECHNIQUES SUCH AS:

- REPETITION OF ROOF LINES.
- USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES.
- SIMILAR RELATIONSHIPS TO THE STREET.
- SIMILAR WINDOWS AND DOOR PATTERNS.
- BUILDING MATERIALS WITH SIMILAR COLORS AND TEXTURES.

TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING FACADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS OR OTHER OFFSETS.

ACCESSORY BUILDINGS SHOULD BE SIMILAR IN CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

3.3.2 FAÇADES

FAÇADES THAT FACE A STREET OR PARKING AREA SHALL NOT HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING:

- CHANGE IN PLANE.
- CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
- WINDOWS.
- COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

FAÇADES GREATER THAN 150 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 2% OF THE LENGTH OF THE FAÇADE AND OCCUPY AT LEAST 20% OF THE LENGTH OF THE FAÇADE.

3.3.3 BUILDING ENTRANCES

PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND PROVIDE SHELTER, AND INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING:

- CANOPY, ARCADE OR PORTICO.
- OVERHANG OR RECESS.
- RAISED CORNICED PARAPET.
- PEAKED ROOF OR ARCH.
- ARCHITECTURAL DETAIL SUCH AS COLUMNS, TILE WORK, STONE OR MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE.
- INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR PLACES FOR SITTING.
- SPECIAL LANDSCAPE OR SITE FEATURE(S).

3.3.4 ROOF AND TOP TREATMENTS

ROOFTOP MECHANICAL EQUIPMENT MUST BE NON-OBTRUSIVE, SCREENED FROM VIEW OR DESIGNED TO BE INTEGRAL COMPONENTS OF THE BUILDING.

THE AVERAGE PARAPET HEIGHT MAY NOT EXCEED 15% OF THE SUPPORTING WALL HEIGHT.

LARGE SLOPED ROOFS MUST HAVE VARIATIONS IN HEIGHT OR OFFSETS TO BREAK UP THE LARGE PLANE WITH A MAXIMUM 100 LINEAR FEET OF ONE PLANE.

ACCESSORY BUILDINGS SHALL BE OF THE SAME CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED CDP	JANUARY 22, 2020	

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL
ARCHITECTURAL STANDARDS

4.1 GENERAL

THESE DESIGN STANDARDS APPLY TO THE CREATION OF AND IMPROVEMENTS TO HIGH VISIBILITY, NEIGHBORHOOD, COMMUNITY AND REGIONAL-SCALE COMMERCIAL AREAS. REQUIREMENTS APPLICABLE TO THE OVERALL NATURE OF THE PUD CAN BE FOUND IN THE GENERAL DESIGN GUIDELINES SECTIONS AND SHOULD BE VIEWED AS COMPLEMENTARY.

4.1.1 CONTEXT/SCALE

IN ORDER TO ACHIEVE COHESIVE DESIGNS WITHIN EACH AREA OF DEVELOPMENT, ATTENTION MUST BE PAID TO BUILDINGS AND FEATURES SURROUNDING THE PROPOSED IMPROVEMENT. THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES, SHALL EMPLOY, ALONG A MINIMUM OF FORTY (40) PERCENT OF THE FACADE, AT LEAST TWO OF THE FOLLOWING IN AN EFFORT TO FORM COHESIVE DEVELOPMENT, DEFINE THE SPACES, AND TO BRING A PEDESTRIAN SCALE TO THE FACADES. THIS REQUIREMENT IS FOR ALL ELEVATIONS (360° DESIGN)

1. SIMILAR WINDOWS AND PATTERNS
2. REPETITION OF ROOF LINES
3. SIMILAR BUILDING MATERIALS AND TEXTURES
4. SHADING DEVICES (INCLUDING ARCADES, AWNINGS AND ARBORS)
5. SIMILAR PROPORTIONS OF ELEMENTS

4.1.2 ARTICULATION

WALL DESIGN FOR ALL FACADES SHALL VARY AT LEAST EVERY FIFTY (50) HORIZONTAL FEET BY USE OF AT LEAST TWO (2) OF THE FOLLOWING:

1. CHANGES IN COLOR, TEXTURE, OR MATERIALS.
2. CHANGES IN WALL PLAN PROJECTIONS, REVEALS, ENTRANCES, AND RECESSES WITH A MINIMUM CHANGE OF ONE FOOT.
3. CHANGE IN GLAZING / CURTAIN WALL
4. VARIETY IN ROOFS: SUCH AS PITCH, HEIGHT, AND STYLE.
5. ENHANCED ARTICULATION ALONG PEDESTRIAN PATHS

4.1.3 BUILDING ENTRANCES

PUBLIC BUILDING ENTRANCES SHOULD BE CLEARLY DEFINED AND FEATURE AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS:

1. CANOPIES OR PORTICOS
2. OVERHANGS OR RECESSES OR PROJECTIONS
3. ARCADES
4. ARCHES
5. DISPLAY WINDOWS ALONG SIDEWALKS
6. INTEGRAL PLANTERS OR WING WALLS WITH INCORPORATED LANDSCAPE AREAS AND/OR PLACES FOR SITTING
7. DISTINCTIVE ROOF FORMS
8. AWNINGS
9. COLUMNS, TILE WORK, MOLDINGS, AND STONE INTEGRATED INTO THE DESIGN OF THE BUILDING

4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND
OUTDOOR STORAGE

ALL LOADING DOCKS, ACCESSORY OUTDOOR STORAGE AND SERVICE YARDS SHALL BE LOCATED TO THE SIDE AND REAR YARDS OF BUILDINGS.

ALL OUTDOOR STORAGE YARDS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM RESIDENTIAL USES AND PUBLIC ROW BY A COMBINATION OF SCREENS AND SCREENING MATERIAL (PLANTS) AT LEAST AS HIGH AS THE EQUIPMENT OR AREAS

THEY HIDE. THEY SHALL BE DESIGNED WITH COLORS AND MATERIALS SIMILAR TO THOSE USED ON THE BUILDING ARCHITECTURE. PLANTS USED IN COMBINATION WITH SCREENS/FENCING SHALL BE EVERGREEN.

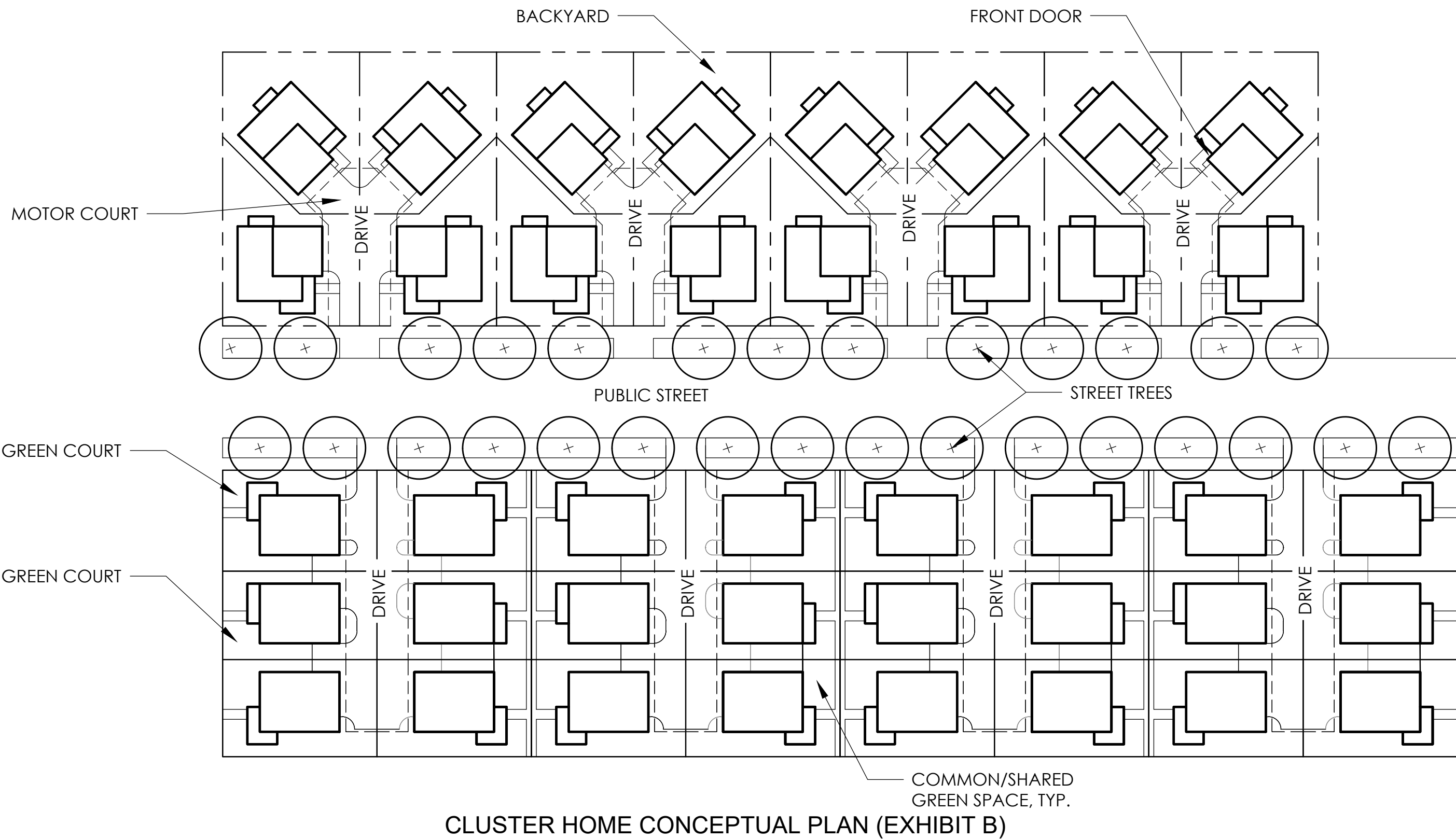
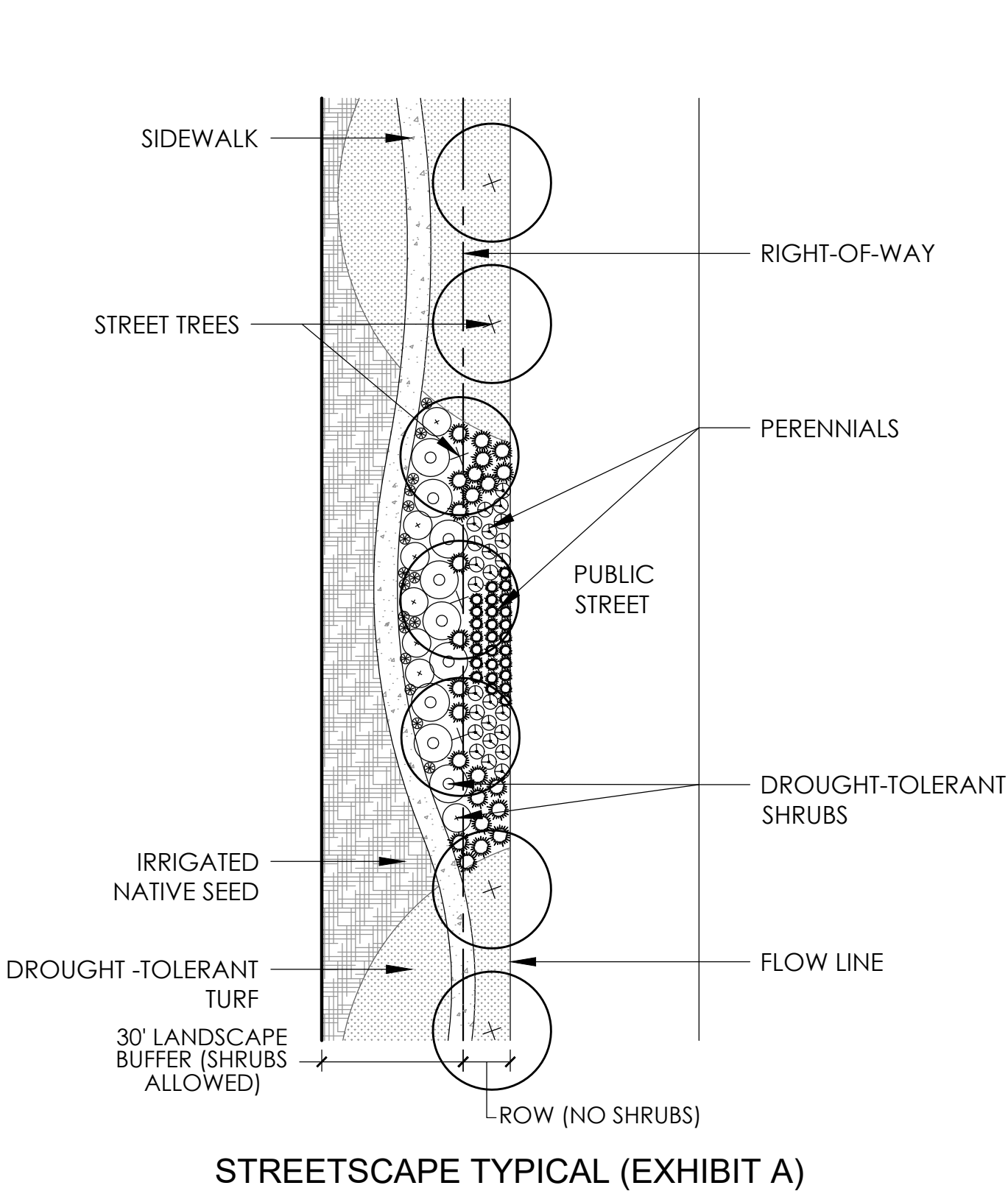
4.1.5 FENCES

ALL FENCING SHALL CONSIST OF WOODEN, STAKE, PARCEL PICKET, SPLIT RAIL, VINYL, WROUGHT IRON, AND/OR MASONRY. CHAIN LINK WILL ONLY BE ACCEPTED FOR INDUSTRIAL USES.

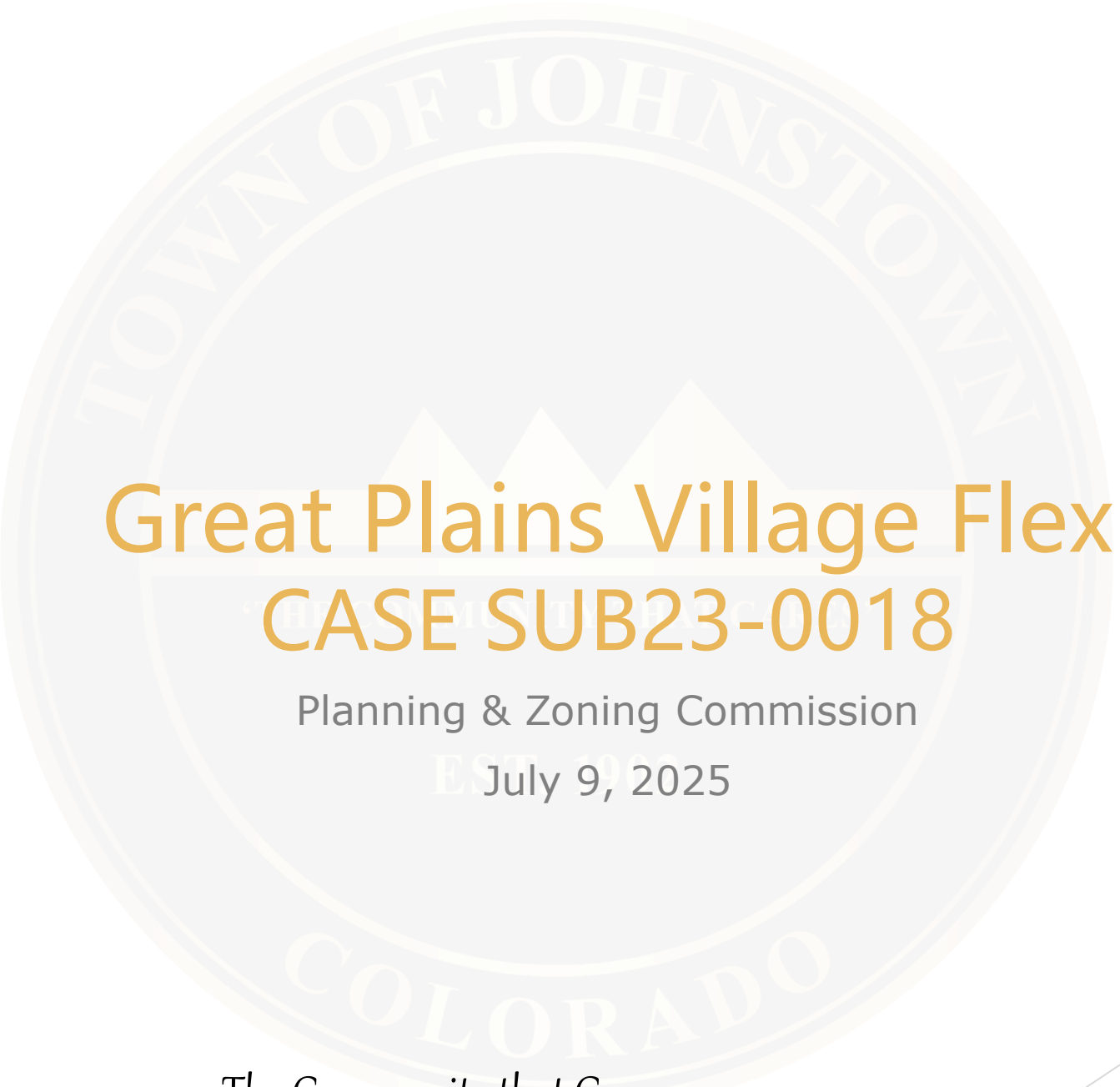
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

4.1.6 RETAINING WALLS

ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS WILL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK OR STUCCO.



#	REVISION DESCRIPTION	DATE	BY
1	APPROVED ODP	JANUARY 21, 2020	

The seal of the Town of Johnston, Colorado, is a circular emblem. It features a mountain range in the center, with the words "TOWN OF JOHNSTOWN" arched across the top and "COLORADO" arched across the bottom. The year "EST. 1908" is visible at the bottom of the seal. The seal is rendered in a light, faded blue color.

Great Plains Village Flex

CASE SUB23-0018

Planning & Zoning Commission

EST. 1908
July 9, 2025

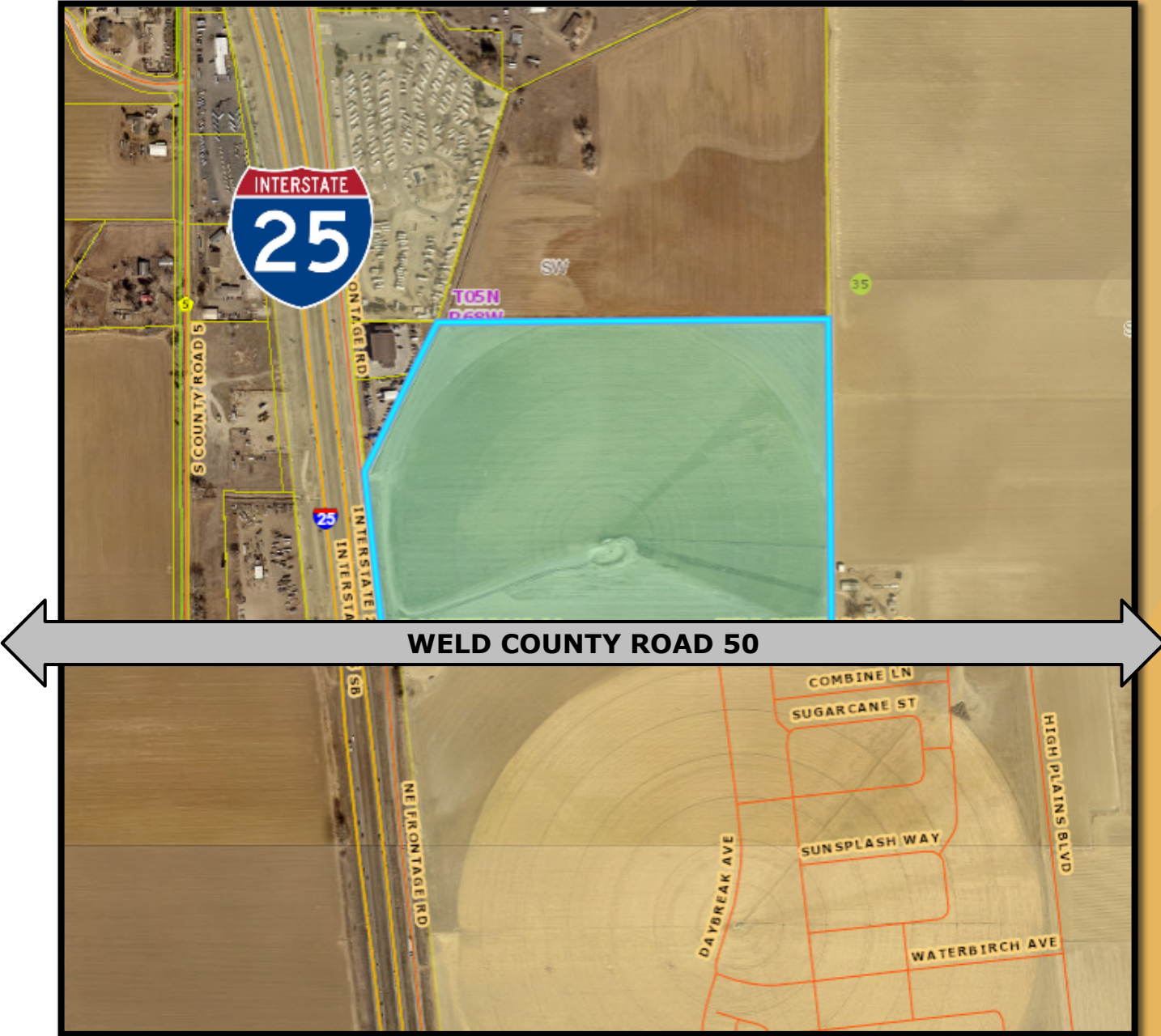
The Community that Cares

VICINITY MAP

Location: Northeast corner of I-25 and WCR 50

Size: 54 acres

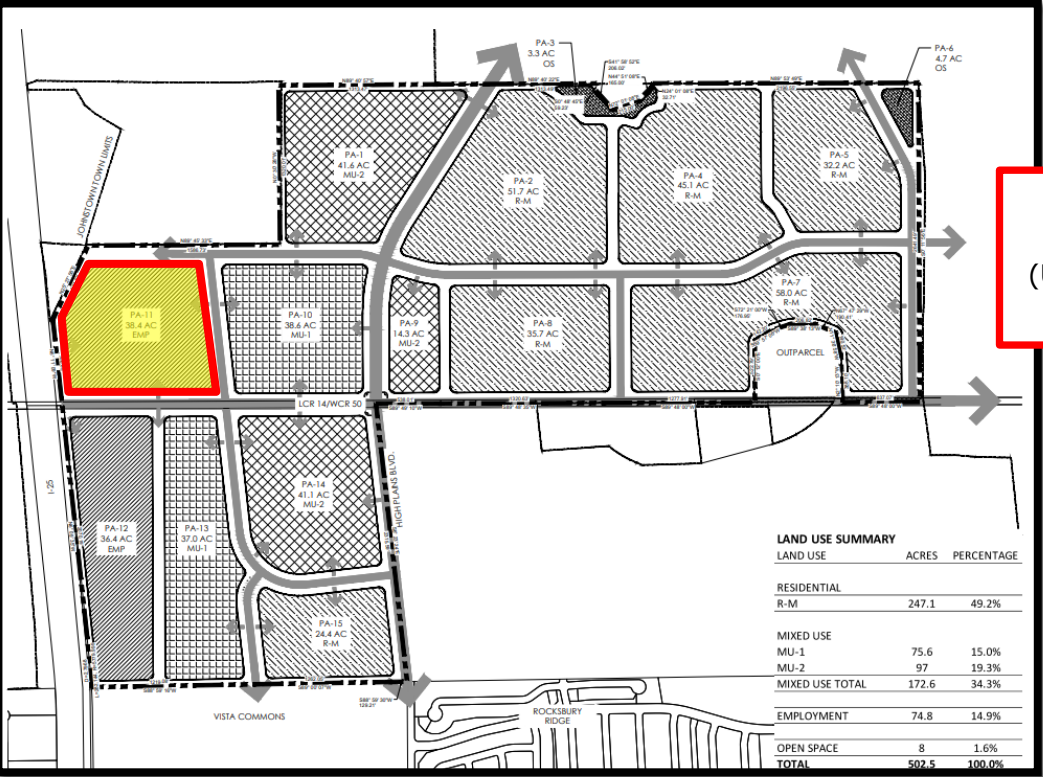
Zoning: Great Plains Village ODP



The Community that Cares

ZONING

Zoning: Great Plains Village ODP



CC – COMMERCIAL CORRIDOR
(Unincorporated Larimer County)



The Community that Cares

GREAT PLAINS VILLAGE ODP

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, LIGHT INDUSTRIAL, AND HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE PLANNING AREA SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

B. DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE AS LABELED ON THE LAND USE PLAN (REFER TO THE PLANNING AREA SUMMARY WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MUST BE WITHIN 10% OF THE SPECIFIED DENSITY RANGE INDICATED FOR THAT PLANNING AREA. THE FINAL AVERAGE DENSITY OF A PLANNING AREA SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE FINAL PLAT PROCESS WITHIN THE PLANNING AREA, WHETHER APPROVED AS A SINGLE PLAT OR AS MULTIPLE PLATS.

C. MAXIMUM RESIDENTIAL UNITS PER AREA

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF UNITS MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX UNITS PER AREA) MAY BE PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 2,000 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

D. RESIDENTIAL UNITS TRANSFERS

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

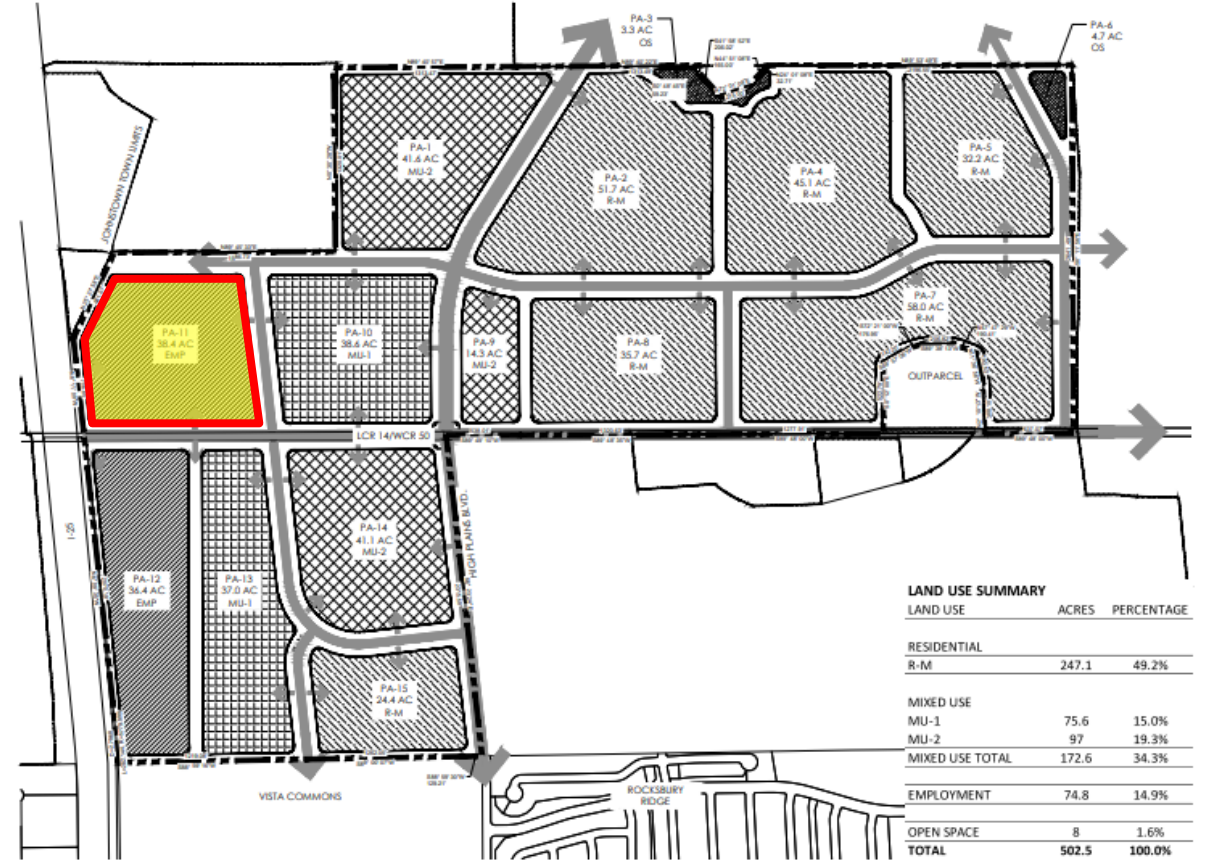
E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30% WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE MAX SQ. FT./AREA OR MAX UNITS/AREA SHOWN IN THE PLANNING AREA SUMMARY.

IF PLANNING AREA CHANGES ARE MADE, ALL STREET CLASSIFICATIONS (AS SHOWN ON SHEET 7) ARE SUBJECT TO CHANGE.

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX SQ. FT. PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



LAND USE SUMMARY		
LAND USE	ACRES	PERCENTAGE
RESIDENTIAL		
R-M	247.1	49.2%
MIXED USE		
MU-1	75.6	15.0%
MU-2	97	19.3%
MIXED USE TOTAL	172.6	34.3%
EMPLOYMENT	74.8	14.9%
OPEN SPACE	8	1.6%
TOTAL	502.5	100.0%

PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL MAX SQ. FT./AREA	RESIDENTIAL		
				MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
PA-1	MIXED USE - 2	41.6	624,234	3	15	624
PA-2	MEDIUM DENSITY RESIDENTIAL	31.7		3	5	310
PA-3	OPEN SPACE	3.3				0
PA-4	MEDIUM DENSITY RESIDENTIAL	45.1		3	6	271
PA-5	MEDIUM DENSITY RESIDENTIAL	32.2		3	5	153
PA-6	OPEN SPACE	4.7				
PA-7	MEDIUM DENSITY RESIDENTIAL	58.9		3	8	464
PA-8	MEDIUM DENSITY RESIDENTIAL	35.7		3	8	286
PA-9	MIXED USE - 2	14.3	196,872	3	20	286
PA-10	MIXED USE - 1	38.6	564,425			
PA-11	EMPLOYMENT	39.4	591,811			
PA-12	EMPLOYMENT	36.4	554,354			
PA-13	MIXED USE - 1	37.0	485,516			
PA-14	MIXED USE - 2	41.1	597,095	3	15	617
PA-15	MEDIUM DENSITY RESIDENTIAL	34.4		3	8	295

DENSITY TRANSFER TRACKING CHART				
PLANNING AREA	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
TOTAL				

Scale: 1" = 400'-0"



The Community that Cares

BY: [Signature]

DATE: APRIL 15, 2015

IN THE OFFICE OF TOWN ENGINEER

APPROVED BY: [Signature]

GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
LAND USE PLAN

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

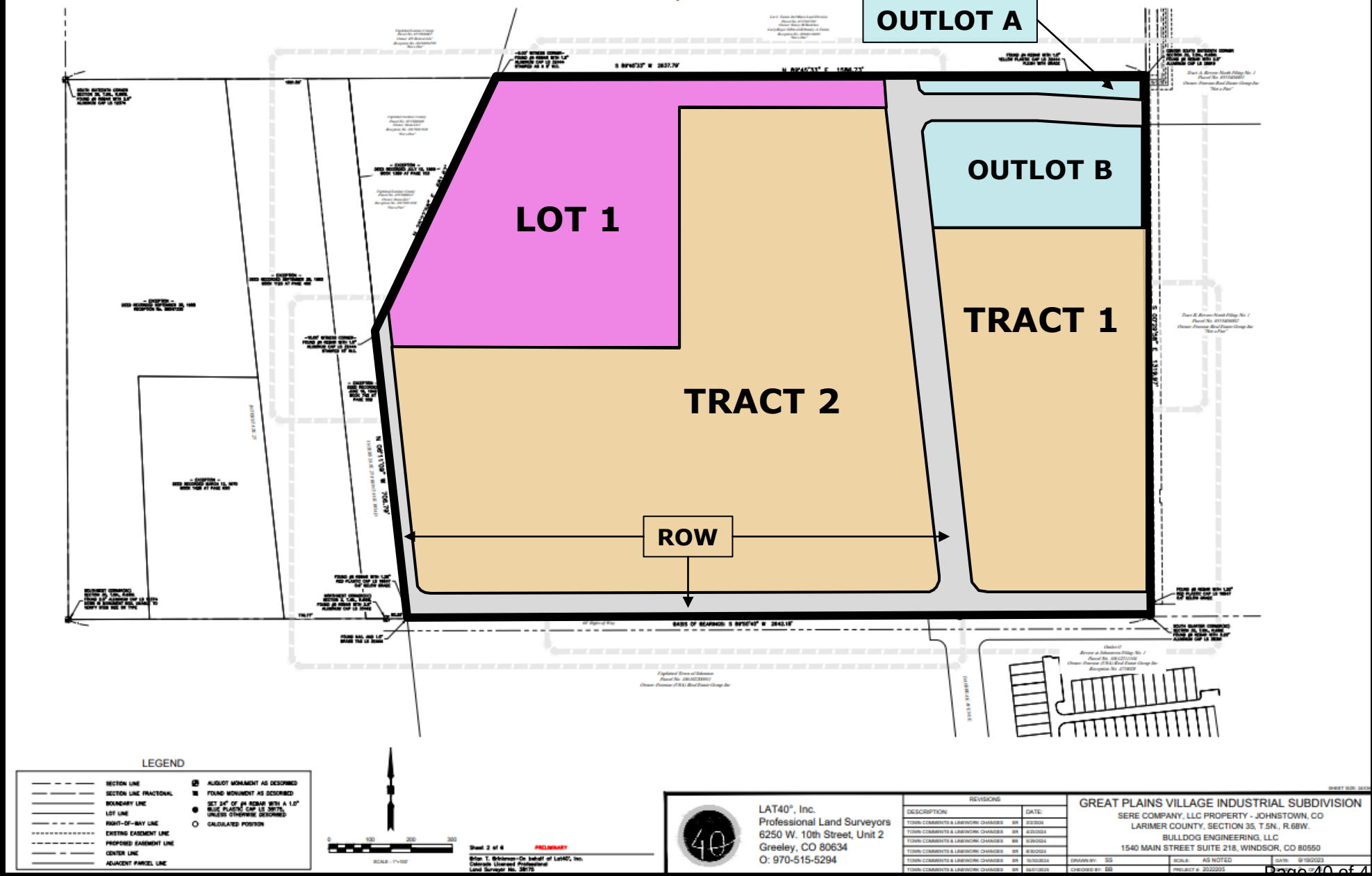
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SHEET 3 OF 15

GREAT PLAINS VILLAGE PLAT

GREAT PLAINS VILLAGE INDUSTRIAL SUBDIVISION

Part of the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M.,
Town of Johnstown, County of Larimer, State of Colorado



LAT40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DESCRIPTION	DATE
TOWN COMMENTS & LINEWORK CHANGES	01/20/24
TOWN COMMENTS & LINEWORK CHANGES	02/02/24
TOWN COMMENTS & LINEWORK CHANGES	02/02/24
TOWN COMMENTS & LINEWORK CHANGES	02/02/24
TOWN COMMENTS & LINEWORK CHANGES	02/02/24
TOWN COMMENTS & LINEWORK CHANGES	02/02/24

DATE: 01/20/24
DRAWN BY: GS
CHECKED BY: GS
SCALE: AS NOTED
SHEET: 1/1
PROJECT: 2022005

RECOMMENDATION

Great Plains Village Flex

Based on the content and findings in the staff report and presentations, staff recommends that the Planning & Zoning Commission recommend that the Town Council APPROVE Great Plains Village Flex Subdivision Case No. SUB23-0018.



The Community that Cares