



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

Town Council Regular Meeting
450 S. Parish, Johnstown, CO
Monday, December 15, 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

Pledge of Allegiance

Roll Call

Agenda Approval

Special Presentations

Public Comment

Consent Agenda

1. Ordinance 2025-282: Annexation of J Farm - Second Reading
2. Ordinance 2025-283: Zoning of J Farms Annexation - Second Reading
3. December 1, 2025 Town Council Meeting Minutes
4. J Farms Annexation Agreement
5. November 2025 Financial Statements and Q3 Sales Tax Summary
6. Ordinance 2025-280: Adoption of International Building and Fire Codes - Second Reading

Town Manager's Report

Old Business

New Business

7. Professional Services Agreement Between Town of Johnstown and Fransen-Pittman Construction Co., Inc.

Public Hearing

8. Resolution 2025-42: Amending the Fiscal Year 2025 Budget

9. Ordinance 2025-284: Consideration of an Amendment to the Great Plains Village Outline Development Plan

Council Reports and Comments

Mayor's Comments

Informational Items

10. Informational Items

Executive Session

11. CRS 24-6-402(4). Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding Project Playground

Adjournment

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES





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

Town Council Consent Agenda Communication

Agenda Date: December 15, 2025

Subject: Ordinance 2025-282: Annexation of J Farm - Second Reading

Attachments:

1. Ordinance 2025-282
2. Application
3. Vicinity map
4. Annexation petition
5. Annexation map
6. Staff Presentation

Presented by: JT Stewart, Senior Planner

Agenda Item Description:

This item constitutes the second reading of Ordinance 2025-282 for the annexation of approximately 115 acres of land in Weld County referred to as J Farms. The item was introduced and passed on first reading after a public hearing at the Town Council's regular meeting on December 1, 2025.

Background and History:

The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of Highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

SURROUNDING ZONING & LAND USE

North (west of CR 5)	RR2 (Rural Residential) - Larimer County - Agricultural and Residential Use
North (east of CR 5)	CC (Commercial Corridor) - Larimer County - Commercial Use
South (west of Gateway Dr)	I-1 (Industrial Light) - Town of Johnstown - Weld County - Light Industrial Use
South (east of Gateway Dr)	PUD (Planned Unit Development) - Town of Johnstown- Weld County - Light Industrial Use
West	Agricultural and Rural Residential - Weld County

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was republished in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 13, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question.

PROJECT DESCRIPTION & ANALYSIS

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

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

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025. Council in conformance with the resolution conducted a public hearing for the annexation on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

NEIGHBORHOOD MEETING

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown Staff were present.

COMPREHENSIVE PLAN ALIGNMENT

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

Strategic Plan Alignment:

Healthy & Resilient Economy

- Drive projects and initiatives that promote Johnstown as a premier destination for business

Natural & Built Environment

- Guide growth in the community through appropriate annexation, zoning, planning, and land

use development.

Legal Advice:

Ordinance 2025-282 was prepared by the Town Attorney.

Financial Advice:

N/A

Recommended Action:

Approve Ordinance 2025-282 on Second Reading.

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-282

**ANNEXING CERTAIN UNINCORPORATED LANDS LOCATED IN THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND
THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST
QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD AND LARIMER, STATE OF
COLORADO, CONSISTING OF APPROXIMATELY 113.330 ACRES
AND KNOWN AS THE J FARMS ANNEXATION**

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, by Resolution No. 2025-282, the Town Council found a petition for annexation of certain property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 115 acres, attached hereto and incorporated herein by this reference, known as the “J Farms Annexation,” to be in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, after notice pursuant to C.R.S. § 31-12-108, on December 1, 2025, the Town Council held a public hearing concerning the proposed annexation to determine if the annexation complies with C.R.S. §§ 31-12-104 and 105; and

WHEREAS, the Town Council has determined that the requirements of C.R.S. §§ 31-12-104 and 105 have been met, that an election is not required and that no additional terms or conditions are to be imposed on the annexed area; and

WHEREAS, Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. The foregoing recitals are affirmed and incorporated herein.

Section 2. The annexation of certain unincorporated property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more

particularly described on Exhibit A, attached hereto and incorporated herein by reference, be and the same is hereby approved and said unincorporated area is hereby incorporated and made a part of the Town of Johnstown, Colorado.

Section 3. That the annexation of such unincorporated area to the Town of Johnstown, Colorado shall be complete and effective on the effective date of this Ordinance, except for the purpose of general property taxes, and shall be effective as to general property taxes on and after the first day of January, 2026.

Section 4. That, within thirty (30) days of the effective date of this Ordinance, the Town Clerk be and is hereby authorized and directed to:

- A. File one copy of the annexation map with the original of the annexation ordinance in the office of the Town Clerk; and
- B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the Weld County Clerk and Recorder and the Larimer County Clerk and Recorder.

Section 5. This Ordinance shall take effect as provided by State law.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ___ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
Property Description



Town of Johnstown

Please circle **ALL** applicable portions that apply to your project.

LAND USE APPLICATION				
Project Name: J Farms				
Description: 112 acres				
General:	☒ Annexation	☐ Zoning	☐ Site Plan	☐ Variance
	☐ Conditional Use			☐ USR (use by special review)
PD/PUD:	☐ Outline Development	☐ Preliminary Development	☐ Final Development Plan	☐ Combined Prelim/Final Development Plan
Subdivision:	☐ Replat	☐ Preliminary Plat	☐ Final Plat	☐ Prelim/Final Plat
Amendment:	☐ LUDC	☐ Future Land Use	☐ Comprehensive Plan	
Floodplain:	☐ Development Permit	☐ C-LOMER Review		
SITE INFORMATION				
Address:				
Applicant: J Farms LLC				
Email: Troy.McWhinney@McWhinney.com			Telephone: 970 227 9269	
Consultant/Representative: Brett Bakersky				
Email: brettbakersky5@gmail.com			Telephone: 970 443 7069	
Parcel Number(s): 106103100031				

Consultant: Katy Thompson / Email: katy@schroyerresources.com

Landowner Authorization: (REQUIRED)

The undersigned (1) affirm 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): Troy McWhinney

*Telephone: 970 227 9269


Signature of Landowner

Signature of Landowner

*Attach a statement of authority and certificate of good standing, if this application is a cooperation or other entity

*If your use is not stated please reach out to the planning department at planning@johnstownco.gov to receive further information

The Community That Cares

johnstown.colorado.gov

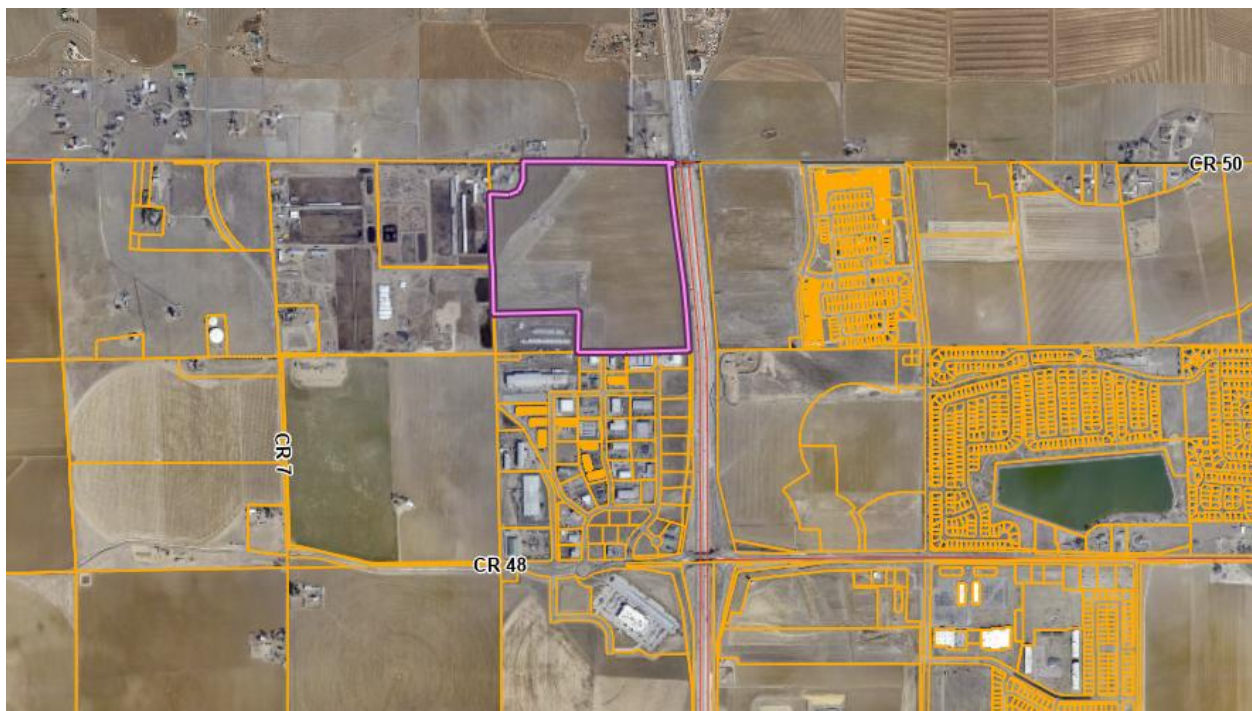
P 970 587 4664 | 450 S. Parish Ave, Johnstown CO 80534 | F. 970 587 0141



August 14, 2025

Town of Johnstown
450 S. Parish Avenue
Johnstown, Colorado 80534

RE: J FARMS – VICINITY MAP



PETITION FOR ANNEXATION

To the Town of Johnstown

(Weld County)

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petition the Town Council of the Town of Johnstown, Colorado, for annexation to the Town of Johnstown the unincorporated territory more particularly described below, currently known as J Farms and in support of said Petition, your petitioners allege that:

- (1) It is desirable and necessary that the following described territory be annexed to the Town of Johnstown, Colorado:

See Exhibit A attached hereto and made a part hereof.

- (2) Not less than one-sixth (1/6) of the perimeter of that area proposed to be annexed is contiguous with the Town of Johnstown, Colorado.
- (3) A community of interest exists between the territory proposed to be annexed and the Town of Johnstown, Colorado.
- (4) The territory proposed to be annexed is urban or will be urbanized in the near future;
- (5) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Johnstown, Colorado;
- (6) The signatures of the Petition comprise one hundred percent (100%) of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
- (7) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
- (a) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - (b) Comprising twenty (20) acres or more and which, together with the building and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes to be annexed without the written consent of the landowner or landowners.
- (8) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;

- (9) The area proposed to be annexed comprises more than ten acres and an impact report as provided in Section 31-12-105.5, CRS, as amended, is required.
- (10) The area proposed to be annexed is located within Thompson School District R2-J, Weld County, Berthoud Fire Protection District, High Plains Library District, Northern Colorado Water Conservancy District, Little Thompson Water District, Larimer Conservation District, and no others;
- (11) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition;
- (12) Accompanying this Petition are five (5) prints of the area proposed to be following information:
 - (a) A written legal description of the boundaries of the area proposed to be annexed;
 - (b) A map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor;
 - (c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted at the time of the effectiveness of the annexation (as opposed to after such effectiveness), then the boundaries and the plat number of plots or of lots and blocks are shown;
 - (d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Johnstown, and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
 - (e) The dimensions of the contiguous boundaries are shown on the map.
- (13) The territory to be annexed is not presently a part of any incorporated city, city and county, or town;
- (14) The undersigned agree that the following conditions, which shall be covenants running with the land, will be mutually agreed upon, conditioned in an Annexation Agreement and if applicable, appear on the annexation map:
 - (a) Water right dedication.
 - (b) Drainage plan and improvements and payment of a unit drainage fee.

- (d) Other additional conditions as mutually agreed upon.

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

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

EXECUTED this 7 day of August, 2025.

By: 

Name: Troy McWhinney

Title: Manager

Name of Annexation: J Farms Annexation

STATE OF COLORADO)

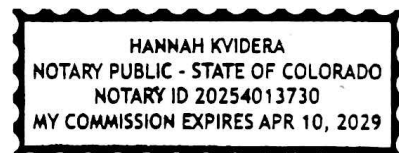
)SS

COUNTY OF Lowmer)

Subscribed and sworn to before me this 7th day of August, 2025, by Troy McWhinney as Manager of JFABMS LLC on behalf of JFABMS LLC.

WITNESS my hand and official seal.

My commission expires: April 10th, 2029





Notary Public

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Johnstown, Colorado, consisting of 8 pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

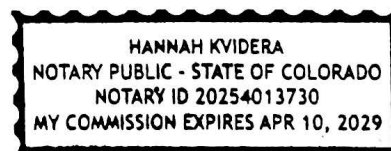

Circulator

STATE OF COLORADO)
)SS
COUNTY OF La Grima)

Subscribed and sworn to before me this 7th day of August, 2025, by
Brett Bakersky as manager of
LB2 Investments LLC on behalf of
JFABMS LLC.

WITNESS my hand and official seal.

My commission expires: April 10th, 2029





Notary Public

EXHIBIT A

Property Description

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), a portion of Interstate 25 as dedicated in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR and a portion of the Right of Way (ROW) of State Highway 60, situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer and Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;

THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.

THENCE North 89°49'34" East a distance of 1874.90 feet to the Westerly line of Johnson's Corner Annexation No. One as recorded March 14, 2000 as Reception No. 2000016636 of the Larimer County Clerk & Recorder (LCCR) and to the East line of said Reception No. 4822378;

Thence along the West lines of said Reception No. 2000016636, the following two courses:

THENCE South 06°09'20" East a distance of 2113.81 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the West a distance of 273.73 feet, having a Radius of 5580.00 feet, a Delta of 02°48'39" and is subtended by a Chord that bears South 04°45'01" East a distance of 273.71 feet to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;

THENCE South 88°53'20" West, along said North line, and along a line non-tangent to aforesaid course, a distance of 1435.96 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;

Thence along the East and North lines of said US Engineering Annexation the following two courses:

THENCE North 00°00'43" East a distance of 501.23 feet;

THENCE South 88°53'20" West a distance of 1052.09 feet;

THENCE North 02°01'52" West a distance of 1475.99 feet;

THENCE South 89°37'04" East a distance of 236.81 feet;

THENCE North 69°48'06" East a distance of 126.43 feet;

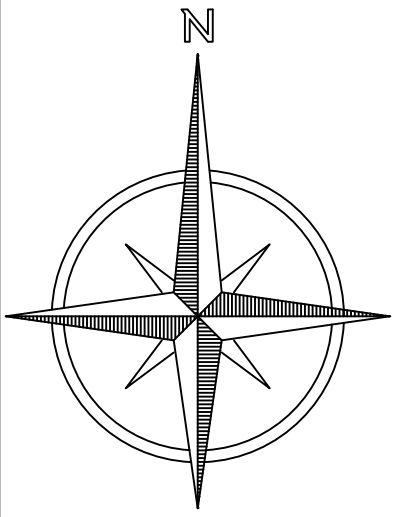
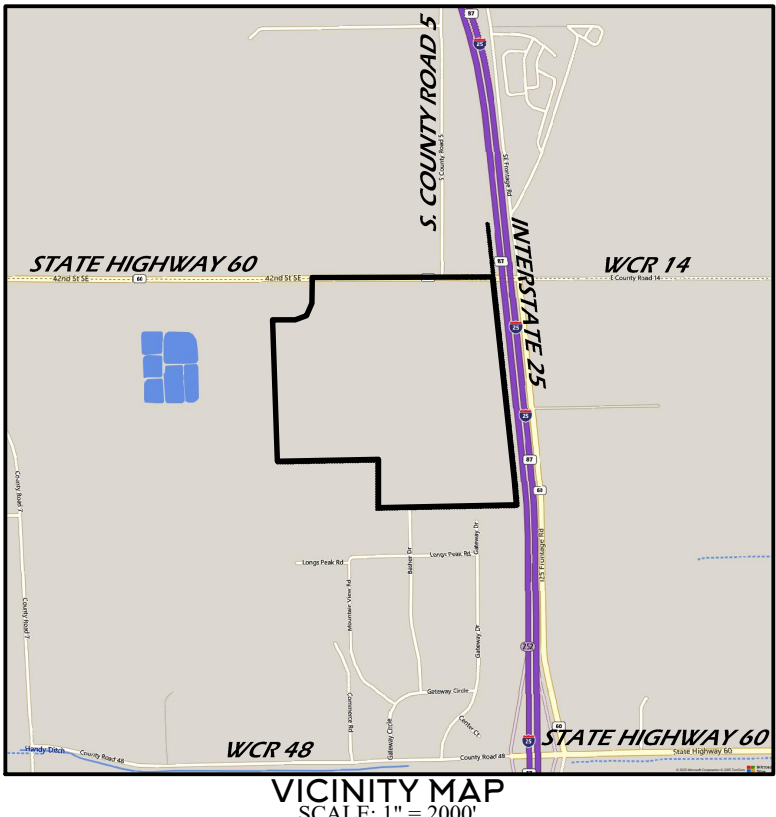
THENCE North 23°33'46" East a distance of 142.37 feet;

THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 5,030,846 Square Feet or 115.492 Acres more or less by this survey.

Mailing Address:

J Farms LLC
Attention: Troy McWhinney
2725 Rocky Mountain Ave Ste 200
Loveland, CO 80538



J FARMS ANNEXATION

TO THE TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF WELD AND LARIMER, STATE OF COLORADO

115.492 ACRES

PROPERTY DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), a portion of Interstate 25 as dedicated in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR and a portion of the Right of Way (ROW) of State Highway 60, situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer and Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;
THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.
THENCE North 89°49'34" East a distance of 1874.90 feet to the Westerly line of Johnson's Corner Annexation No. One as recorded March 14, 2000 as Reception No. 2000016636 of the Larimer County Clerk & Recorder (LCCR) and to the East line of said Reception No. 4822378;
Thence along the West lines of said Reception No. 2000016636, the following two courses:
THENCE South 06°09'20" East a distance of 2113.81 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the West a distance of 273.73 feet, having a Radius of 5580.00 feet, a Delta of 02°48'39" and is subtended by a Chord that bears South 04°45'01" East a distance of 273.71 feet to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;
THENCE South 88°53'20" West, along said North line, and along a line non-tangent to aforesaid course, a distance of 1435.96 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;
Thence along the East and North lines of said US Engineering Annexation the following two courses:
THENCE North 00°00'43" East a distance of 501.23 feet;
THENCE South 88°53'20" West a distance of 1052.09 feet;
THENCE North 02°01'52" West a distance of 1475.99 feet;
THENCE South 89°3'704" East a distance of 236.81 feet;
THENCE North 69°44'06" East a distance of 126.43 feet;
THENCE North 23°33'46" East a distance of 142.37 feet;
THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 5,030,846 Square Feet or 115.492 Acres more or less by this survey.

OWNER: ENTITY

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.
Witness my Hand and Official Seal.
My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.
Witness my Hand and Official Seal.
My commission expires: _____.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 32444
- OHE OVERHEAD ELECTRIC FLOWLINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TOWN LIMITS

PLANNING AND ZONING APPROVAL

This Map to be known as J FARMS ANNEXATION was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the _____ day of _____, _____.

Planning Commission Chairperson _____

TOWN COUNCIL APPROVAL

This Map to be known as J FARMS ANNEXATION is approved and accepted to the Town of Johnstown, Colorado 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 ____.

Mayor _____
Attest: _____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the NE Quarter of Section 3, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°49'34" East, a distance of 2558.39 feet and with all other bearings contained herein relative thereto.

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

NOTICE

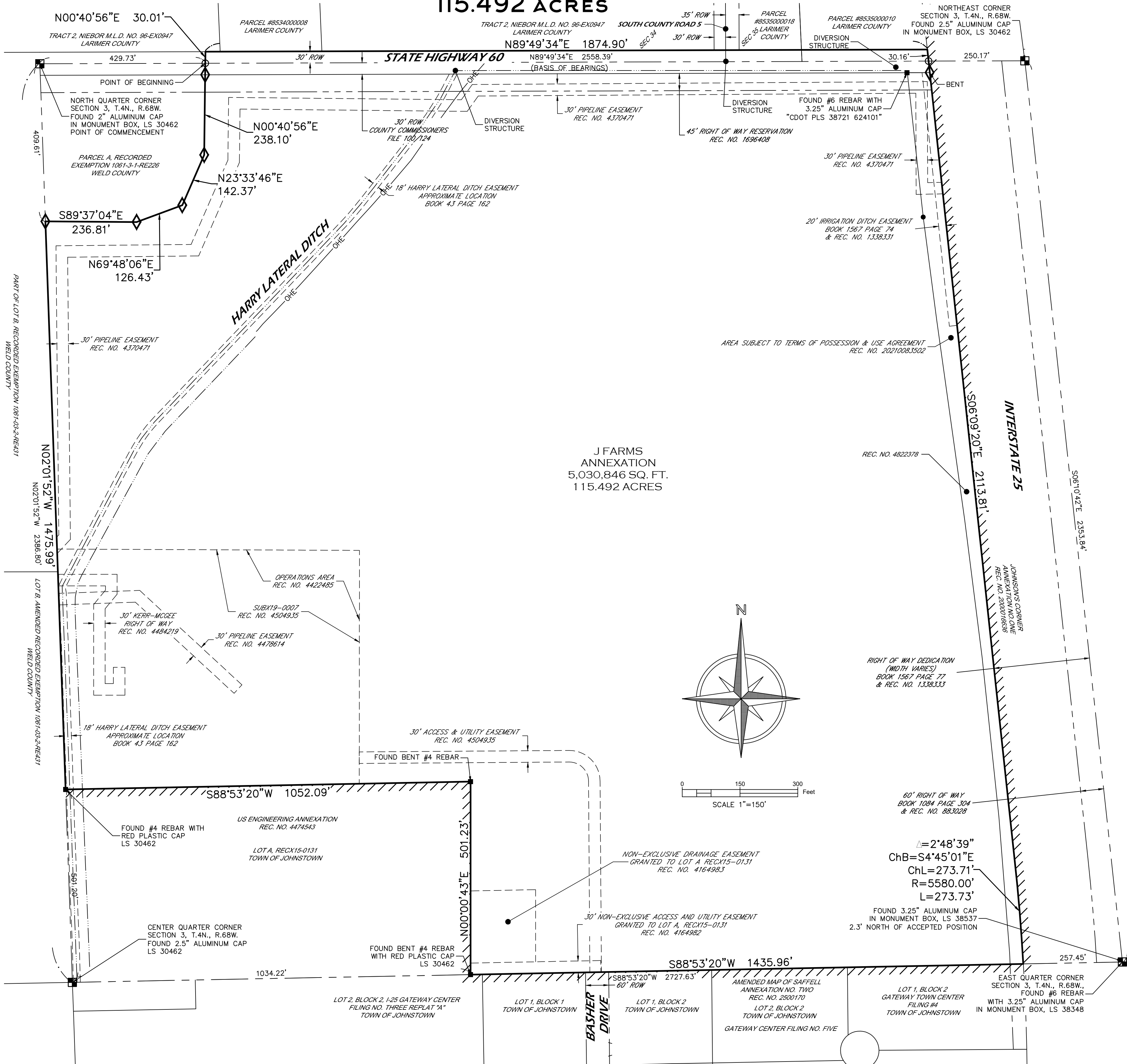
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.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

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-00504980-201-TH7, Amendment No. 2, dated April 10, 2025, as prepared by Fidelity National Title to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

ANNEXATION TABLE

TOTAL BOUNDARY: 9,501.43 L.F.
CONTIGUOUS BOUNDARY: 5,376.82 L.F.
1/6 OF TOTAL BOUNDARY 1,583.57 L.F.
RATIO 1: 1.77



PROJECT NO: 2025055	PROJECT NAME: J FARMS	REVISIONS:	DATE:
DATE: 7-31-2025	CLIENT: SCHROYER	REDLINES	10-20-25
DRAWN BY: SIP	FILE NAME: 2025055ANNEX		
CHECKED BY: SIP	SCALE: 1" = 50'		

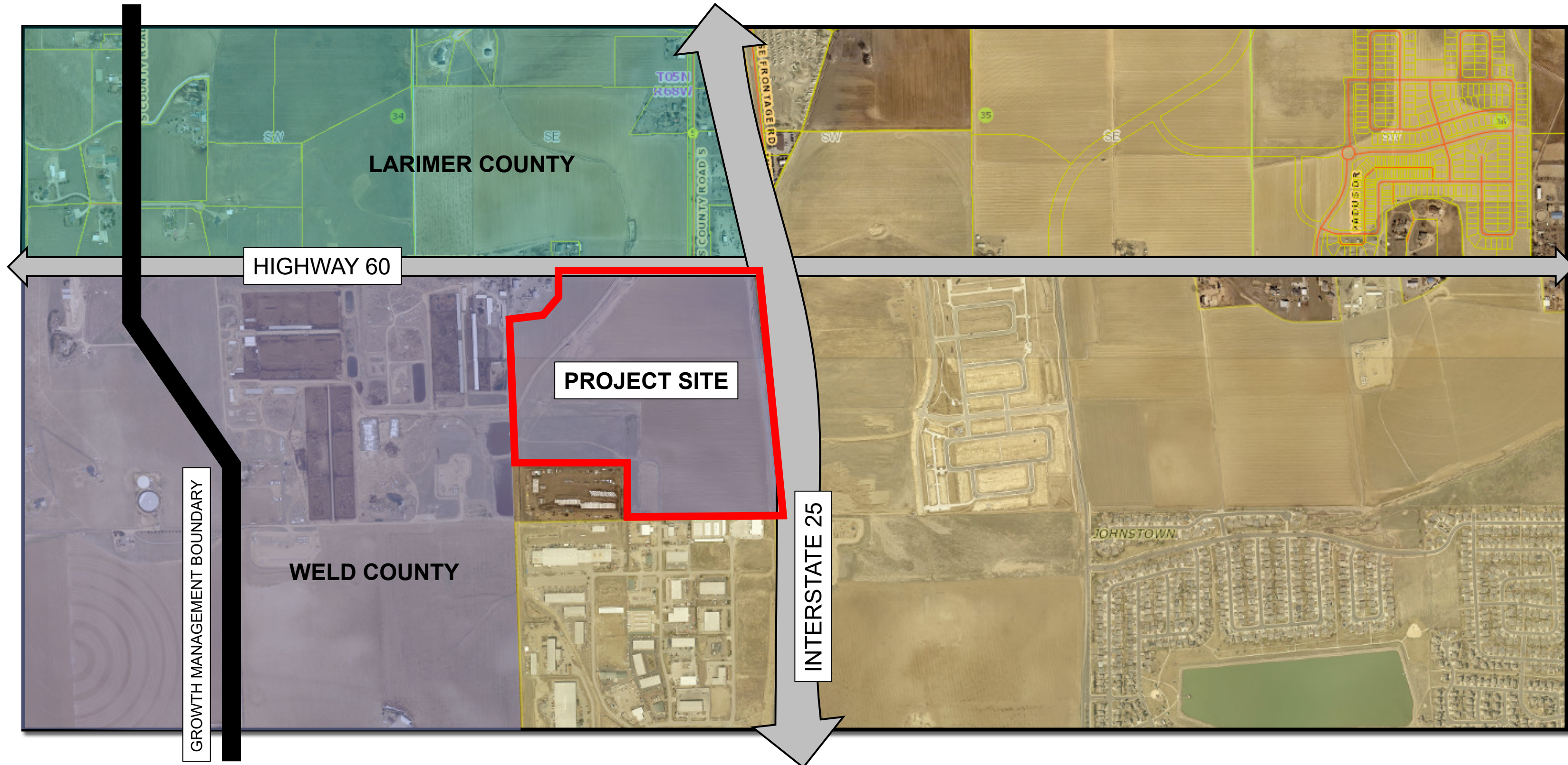
1
SHEET 1 OF 1

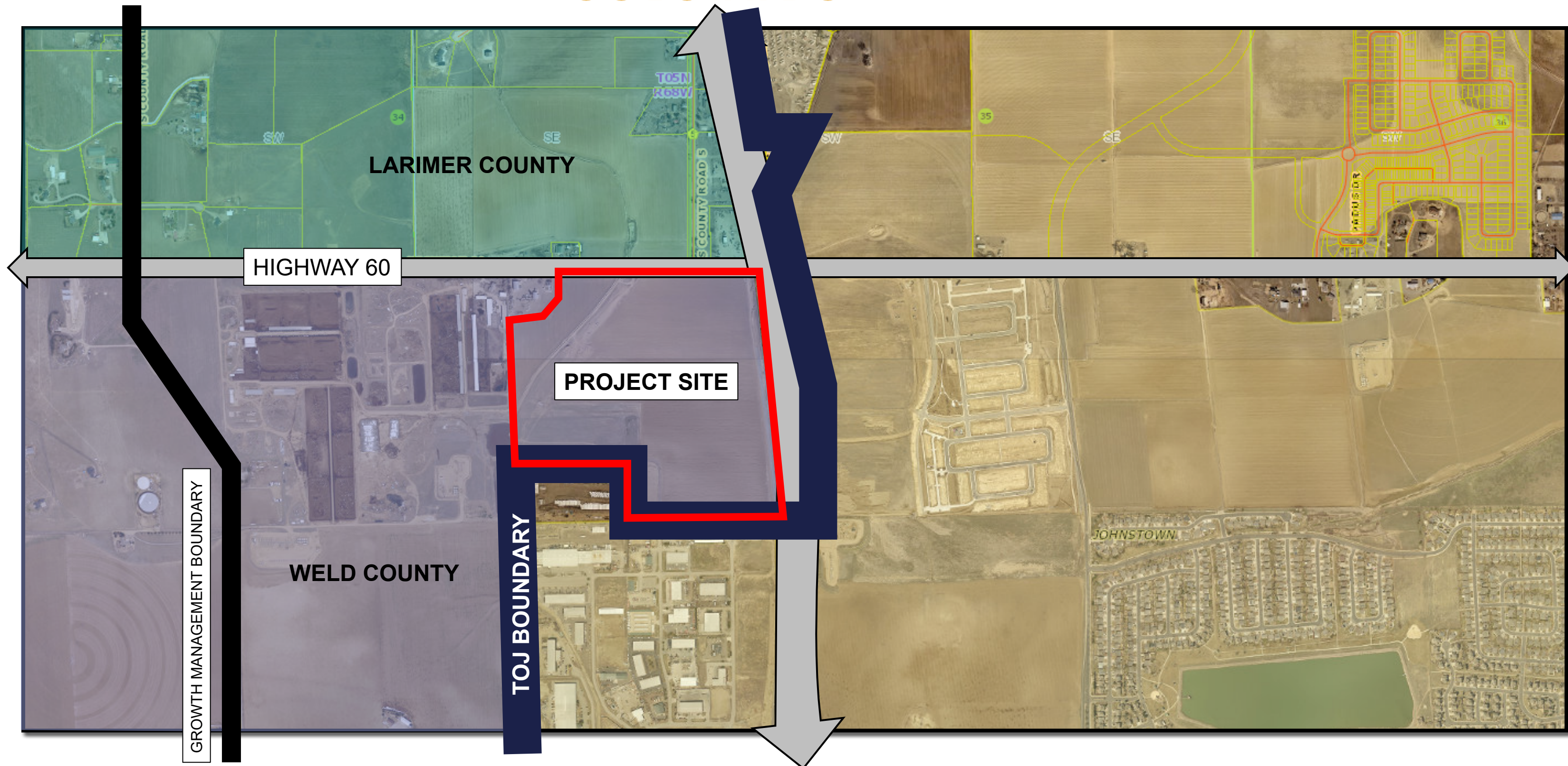


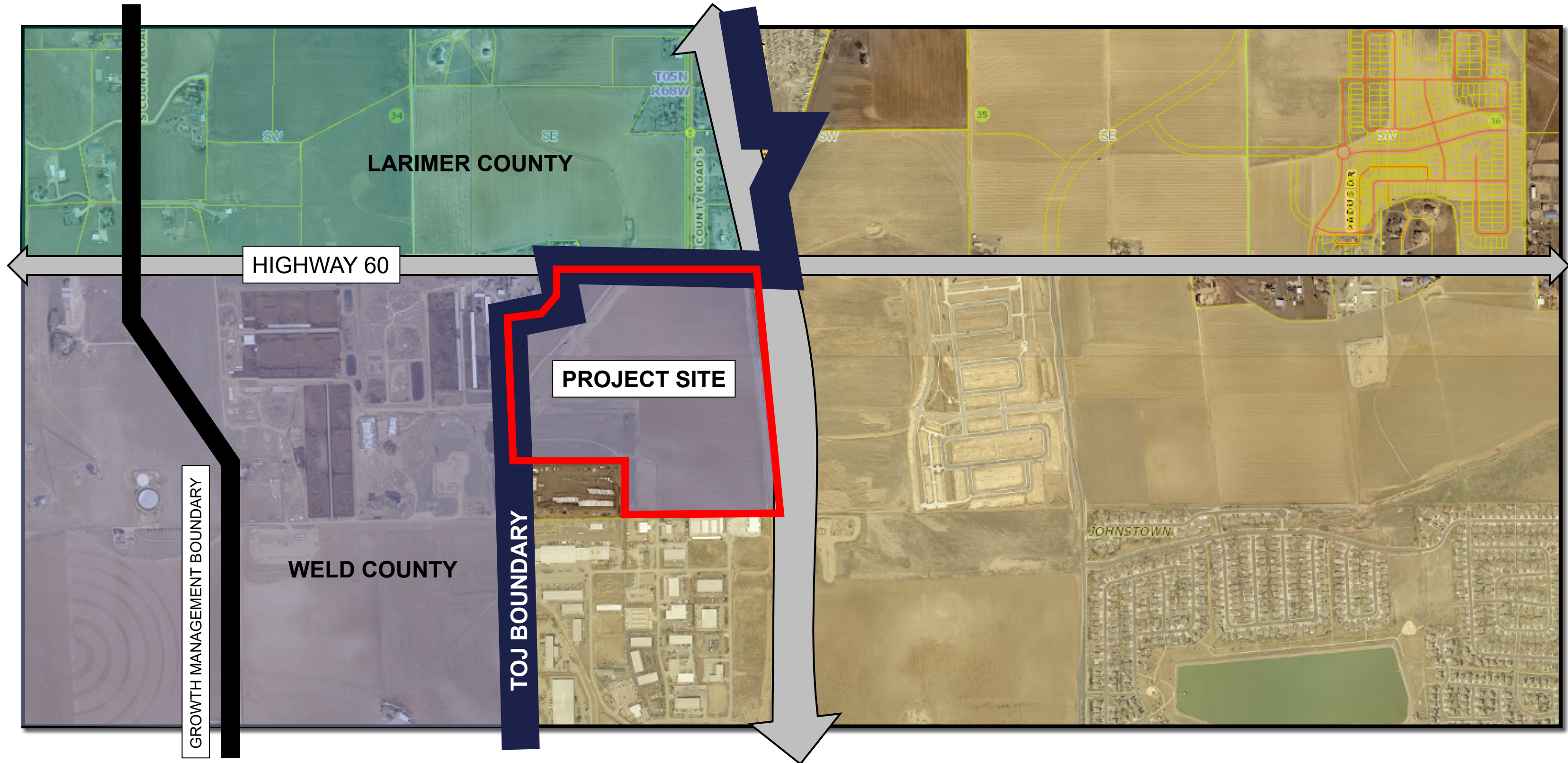
J FARMS ANNEXATION CASE NO. ANX25-0002

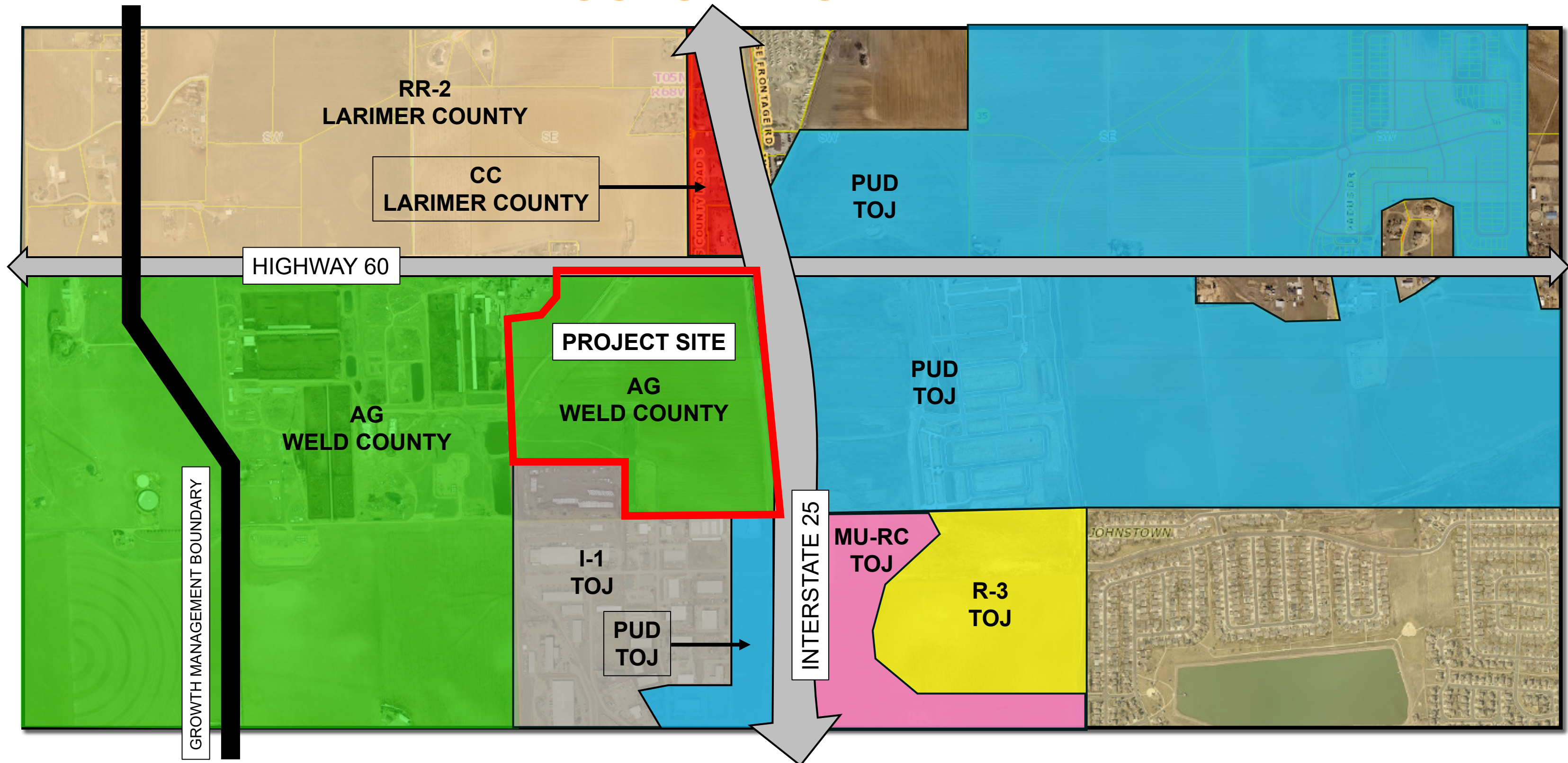
TOWN COUNCIL
DECEMBER 1, 2025

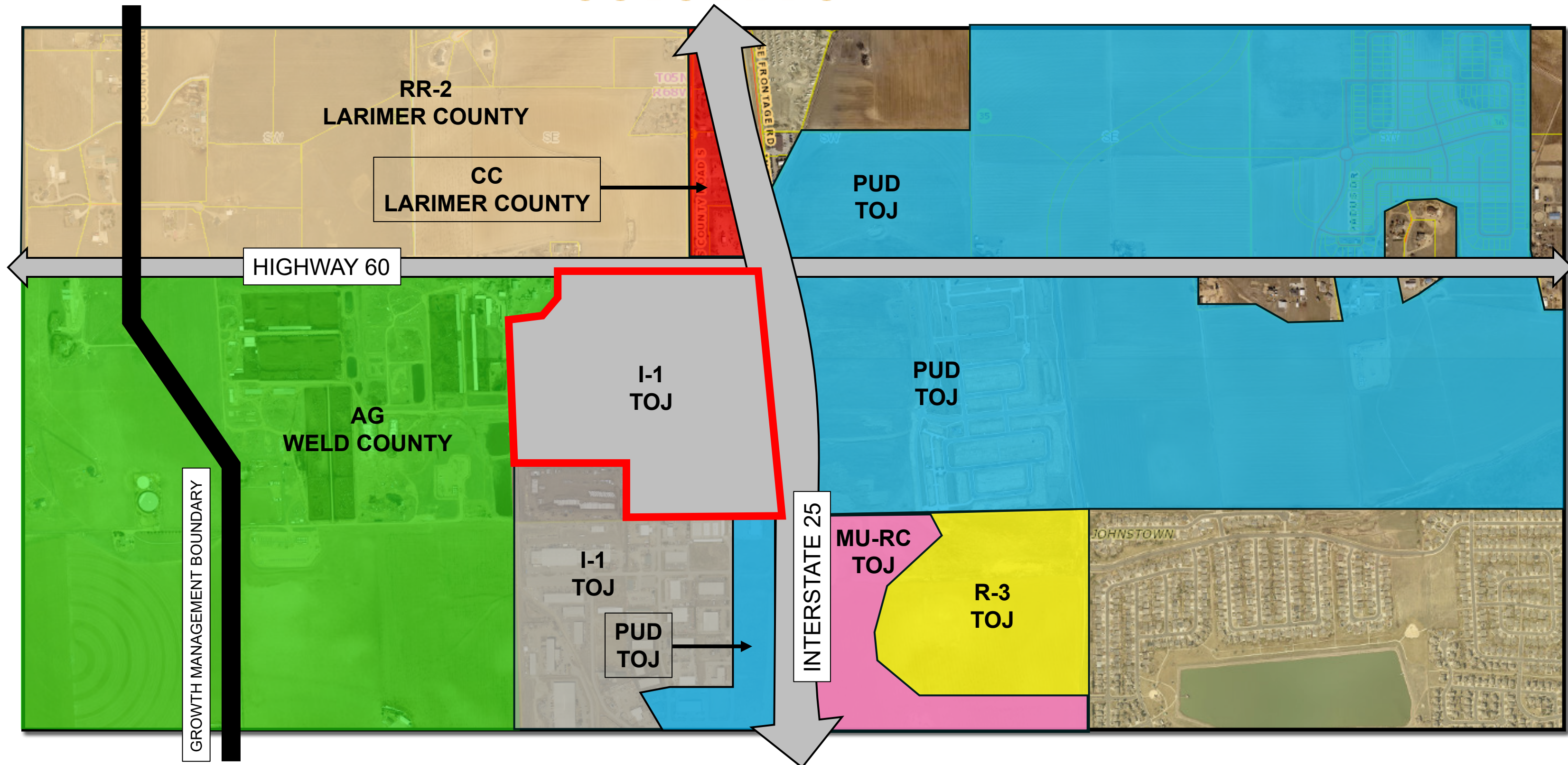












RECOMMENDATION

Staff recommends that the Town Council approve:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation

Ordinance 2025-382 – Approving J-Farms Annexation

Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation





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

Town Council Consent Agenda Communication

Agenda Date: December 15, 2025

Subject: Ordinance 2025-283: Zoning of J Farms Annexation - Second Reading

Attachments:

1. Ordinance 2025-283
2. Application
3. Vicinity map
4. Zoning map
5. Staff Presentation

Presented by: JT Stewart, Senior Planner

Agenda Item Description:

This item was introduced and passed on first reading after a public hearing at the Town Council's regular meeting on December 1, 2025.

Background and History:

The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of Highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

SURROUNDING ZONING & LAND USE

North (west of CR 5)	RR2 (Rural Residential) - Larimer County - Agricultural and Residential Use
North (east of CR 5)	CC (Commercial Corridor) - Larimer County - Commercial Use
South (west of Gateway Dr)	I-1 (Industrial Light) - Town of Johnstown - Weld County - Light Industrial Use
South (east of Gateway Dr)	PUD (Planned Unit Development) - Town of Johnstown - Weld County - Light Industrial Use
West	Agricultural and Rural Residential - Weld County

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was republished in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 13, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question.

PROJECT DESCRIPTION & ANALYSIS

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

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

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025. Per the resolution, Council conducted a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

ZONING & DEVELOPMENT STANDARDS

The current zoning for the property is AG (Agricultural) in unincorporated Weld County. There is one Use by Special Review (USR) that was filed with Weld County on April 17, 2014, the annexation agreements specifically nullifies this URS to the agreement of Town and owner.

The applicant requests I-1 (Industrial, Light) zoning upon annexation. As described in the Town's adopted Land Use & Development Code (LUDC), the I-1 district provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business areas.

Table 4-2: Permitted Principal Land Uses, in the LUDC, identifies Light Manufacturing and Industrial Service as permitted uses in the I-1 zone. This application does not include the consideration or development of a specific industry; however, since it is expected that US Engineering will expand their existing service into this property, it is worth mentioning that the I-1 zone would support that.

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being either within the High Density/Intensity or Medium Density/Intensity land use area. As described in the Comp Plan, High Density/Intensity areas (HDI) will be generally characterized by a high percentage of nonresidential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. Medium Density/Intensity (MDI) areas will be characterized by a more balanced, and wider-ranging mix of land uses and may occur along arterials and other major corridors and may serve as the next layer away from the HDI areas they may neighbor.

NEIGHBORHOOD MEETING

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the

YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown Staff were present.

COMPREHENSIVE PLAN ALIGNMENT

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

Strategic Plan Alignment:

Healthy & Resilient Economy

- Drive projects and initiatives that promote Johnstown as a premier destination for business

Natural & Built Environment

- Guide growth in the community through appropriate annexation, zoning, planning, and land use development

Legal Advice:

Ordinance 2025-283 was prepared by the Town Attorney.

Financial Advice:

N/A

Recommended Action:

Approve Ordinance 2025-283 on Second Reading.

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-283

**APPROVAL OF LIGHT INDUSTRIAL (I-1) ZONING OF THE
PROPERTY KNOWN AS THE J FARMS ANNEXATION, LOCATED IN
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD AND
LARIMER, STATE OF COLORADO, CONSISTING OF
APPROXIMATELY 113.330 ACRES**

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, the Town Council approved annexation of certain property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, known as the J Farms Annexation (“Property”); and

WHEREAS, the property owner, J Farms, LLC, a Colorado limited liability company, applied for Light Industrial (I-1) zoning of the Property in conjunction with annexation; and

WHEREAS, pursuant to state law, upon annexation, the Town Council must zone the Property within ninety (90) days; and

WHEREAS, the Town’s Planning and Zoning Commission held a hearing and recommended approval of Light Industrial (I-1) for the Property;

WHEREAS, on December 1, 2025, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the recommendation of the Planning and Zoning Commission and the evidence received at the hearing, finds that the requested zoning of the Property to Light Industrial (I-1) conforms to the Town’s Comprehensive Plan; and

WHEREAS, Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. Recitals. The foregoing recitals are affirmed and incorporated herein.

Section 2. Zoning Approval. Zoning of the Property known as the J Farms Annexation and more particularly described on Exhibit A, attached hereto and incorporated herein by reference, shall hereby be designated as Light Industrial (I-1).

Section 3. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon the later of the following: (i) final passage as provided by the Charter or (ii) the effective date of the annexation of the Property. At such time, the Town Clerk is directed to record this Ordinance with the real estate records of the Weld County Clerk and Recorder and the Larimer County Clerk and Recorder. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ___ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
Property Description



Town of Johnstown

Please circle **ALL** applicable portions that apply to your project.

LAND USE APPLICATION					
Project Name: J Farms					
Description: 112 acres					
General:	☒ Annexation	☐ Zoning	☐ Site Plan	☐ Variance	☐ USR (use by special review)
	☐ Conditional Use				
PD/PUD:	☐ Outline Development	☐ Preliminary Development	☐ Final Development Plan		☐ Combined Prelim/Final Development Plan
Subdivision:	☐ Replat	☐ Preliminary Plat	☐ Final Plat	☐ Prelim/Final Plat	
Amendment:	☐ LUDC	☐ Future Land Use	☐ Comprehensive Plan		
Floodplain:	☐ Development Permit		☐ C-LOMER Review		
SITE INFORMATION					
Address:					
Applicant: J Farms LLC					
Email: Troy.McWhinney@McWhinney.com			Telephone: 970 227 9269		
Consultant/Representative: Brett Bakersky					
Email: brettbakersky5@gmail.com			Telephone: 970 443 7069		
Parcel Number(s): 106103100031					

Consultant: Katy Thompson / Email: katy@schroyerresources.com

Landowner Authorization: (REQUIRED)

The undersigned (1) affirm 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): Troy McWhinney

*Telephone: 970 227 9269


Signature of Landowner

Signature of Landowner

*Attach a statement of authority and certificate of good standing, if this application is a cooperation or other entity

*If your use is not stated please reach out to the planning department at planning@johnstownco.gov to receive further information

The Community That Cares

johnstown.colorado.gov

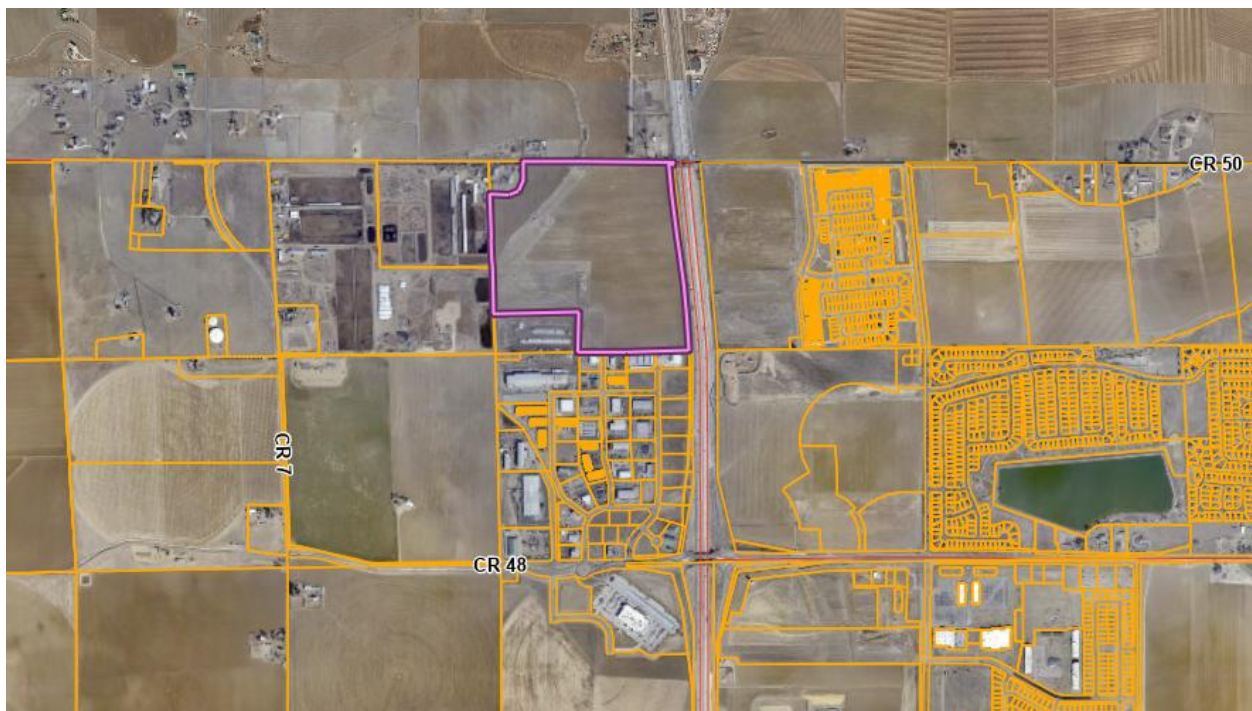
P 970 587 4664 | 450 S. Parish Ave, Johnstown CO 80534 | F. 970 587 0141

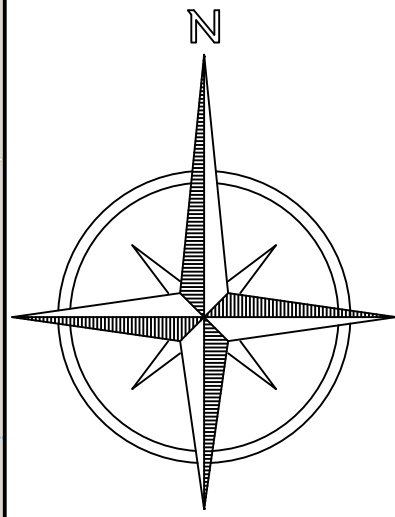
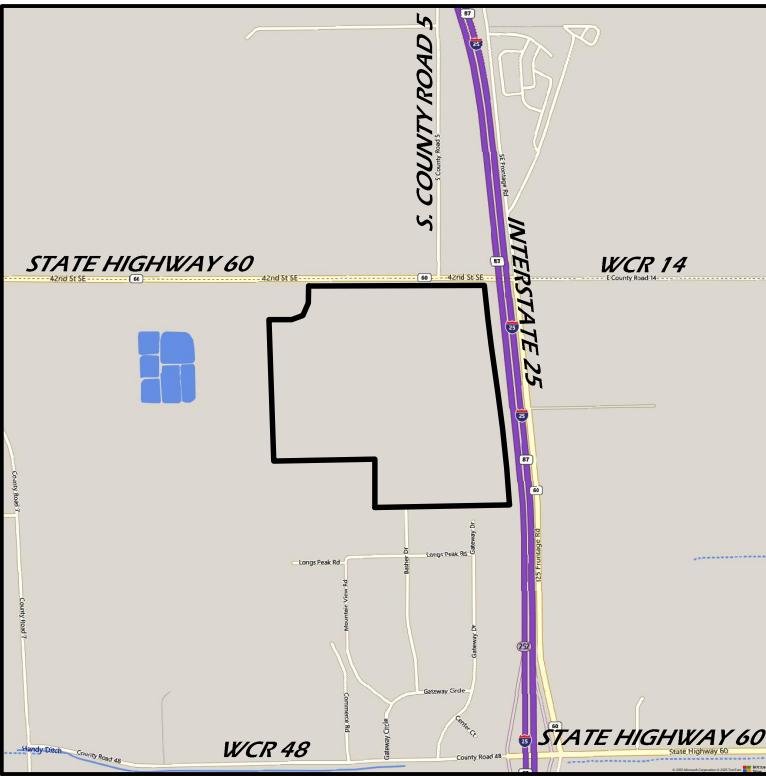


August 14, 2025

Town of Johnstown
450 S. Parish Avenue
Johnstown, Colorado 80534

RE: J FARMS – VICINITY MAP





J FARMS ZONING MAP

TO THE TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO

109.485 ACRES

PROPERTY DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B; THENCE South 00°40'56" West, along the West line of Lot B, a distance of 60.01 feet to the POINT OF BEGINNING;

THENCE North 89°49'34" East a distance of 1827.35 feet to the West line of that parcel as described in the Special Warranty Deed as recorded April 27, 2022 as Reception No. 4822378 of the WCCR; THENCE along the West lines of said Reception No. 4822378, the following seven courses: THENCE South 06°16'07" East a distance of 346.95 feet; THENCE South 07°29'55" East a distance of 270.52 feet; THENCE South 07°57'40" East a distance of 525.51 feet; THENCE South 07°13'07" East a distance of 358.25 feet; THENCE South 06°00'31" East a distance of 416.65 feet; THENCE South 04°31'34" East a distance of 353.95 feet; THENCE South 02°14'29" East a distance of 28.79 feet to the South line of Lot B; THENCE along the South and West lines of Lot B the following eight courses: THENCE South 88°53'20" West, along said North line, a distance of 1401.66 feet; THENCE North 00°00'43" East a distance of 501.23 feet; THENCE South 88°53'20" West a distance of 1052.09 feet; THENCE North 02°01'52" West a distance of 1475.99 feet; THENCE South 89°37'04" East a distance of 236.81 feet; THENCE North 69°48'06" East a distance of 126.43 feet; THENCE North 23°33'46" East a distance of 142.37 feet; THENCE North 00°40'56" East a distance of 178.10 feet to the POINT OF BEGINNING.

Said parcel contains 4,769,187 Square Feet or 109.485 Acres more or less by this survey.

OWNER: ENTITY

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.
Witness my Hand and Official Seal.
My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.
Witness my Hand and Official Seal.
My commission expires: _____.

SURVEYOR'S CERTIFICATE

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

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 32444
- FOUND #6 REBAR WITH 3.25" ALUM. CAP LS 38271
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE

PLANNING AND ZONING APPROVAL

This Map to be known as J FARMS ZONING MAP was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the _____ day of _____, 20 ____.

Planning Commission Chairperson

TOWN COUNCIL APPROVAL

This Map to be known as J FARMS ZONING MAP is approved and accepted to the Town of Johnstown, Colorado 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 ____.

Mayor

Attest: _____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the NE Quarter of Section 3, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°49'34" East, a distance of 2558.39 feet and with all other bearings contained herein relative thereto.

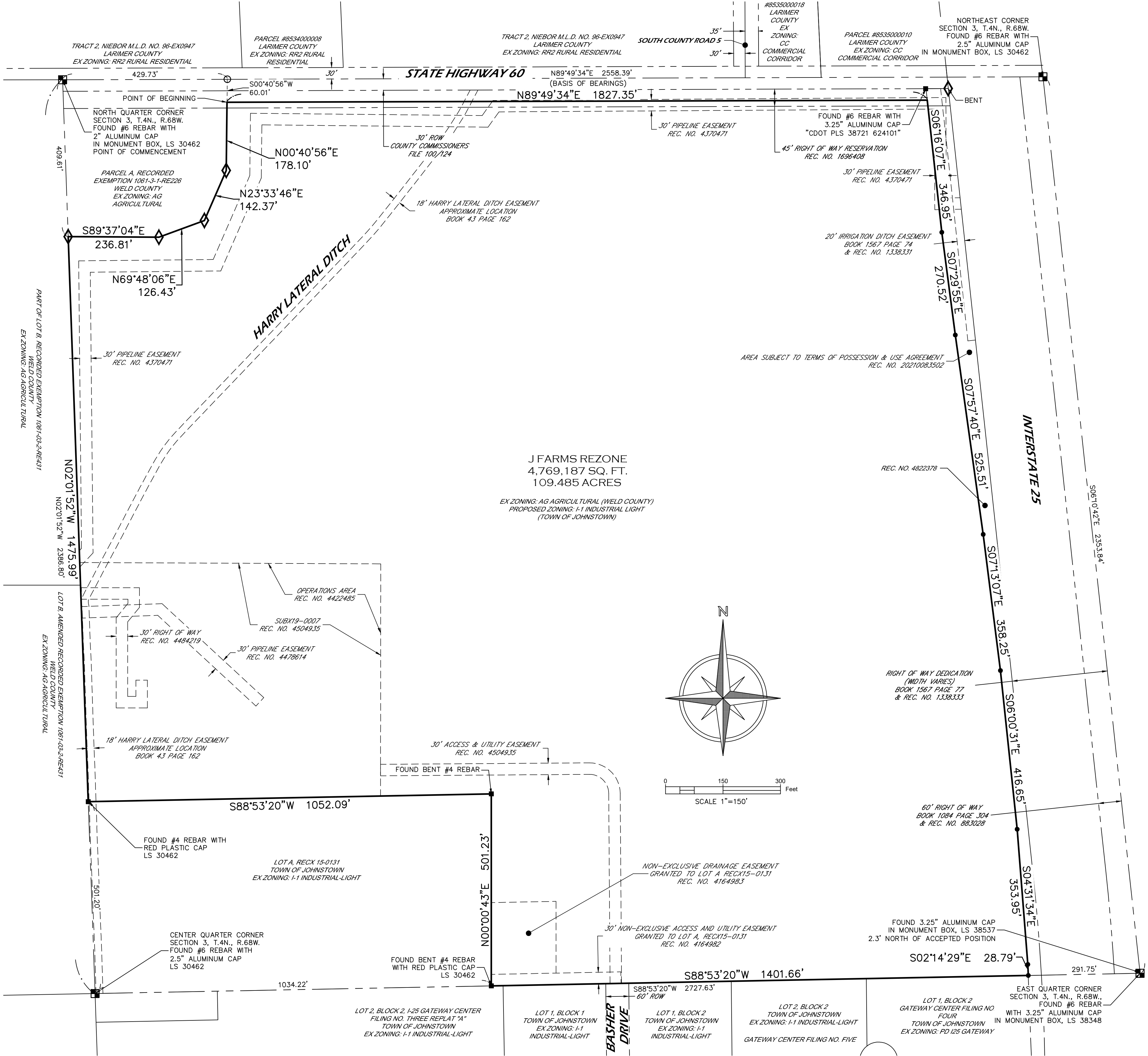
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

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

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-00504980-201-TH7, Amendment No. 2, dated April 10, 2025, as prepared by Fidelity National Title to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

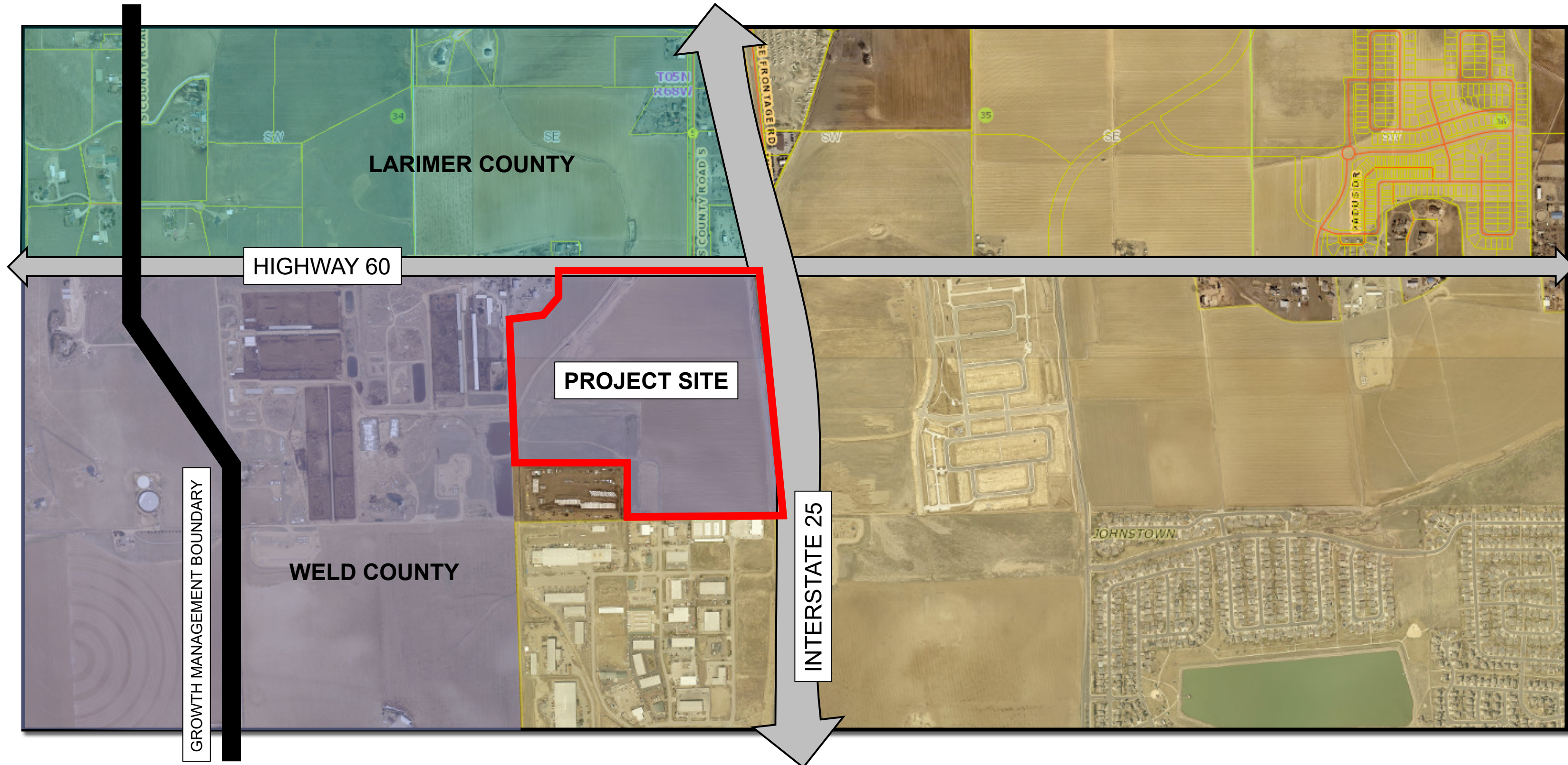


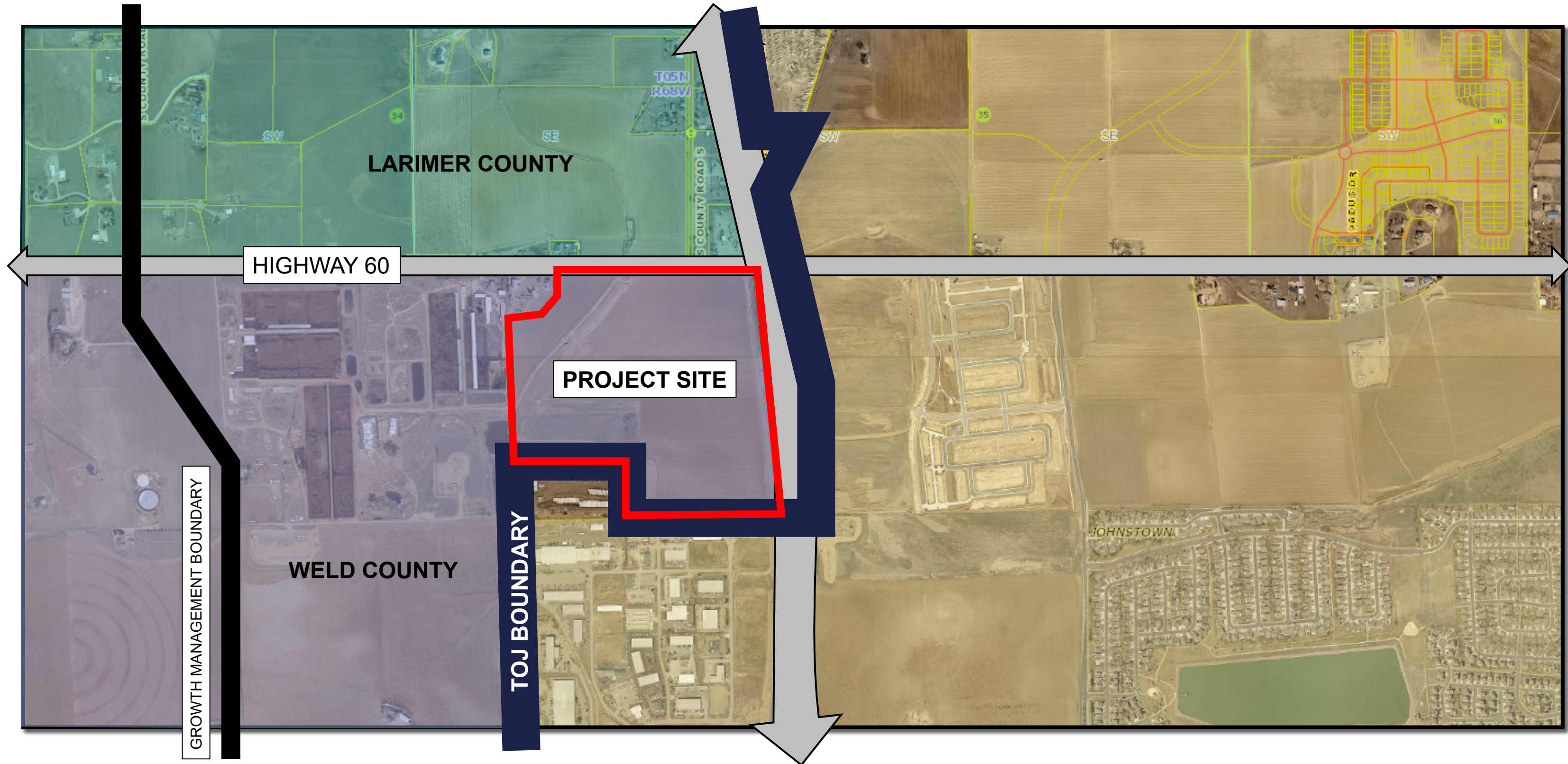


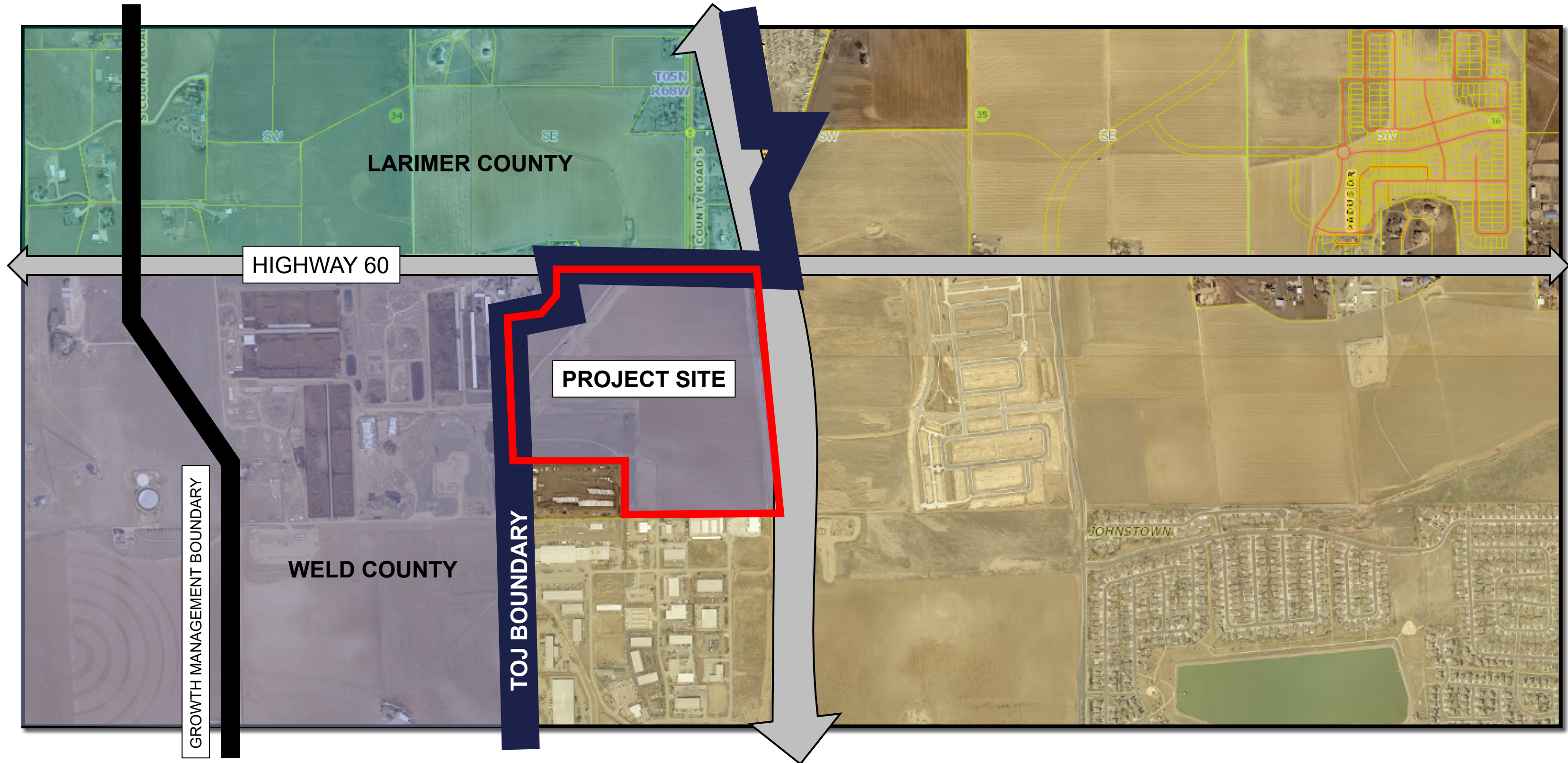
J FARMS ANNEXATION CASE NO. ANX25-0002

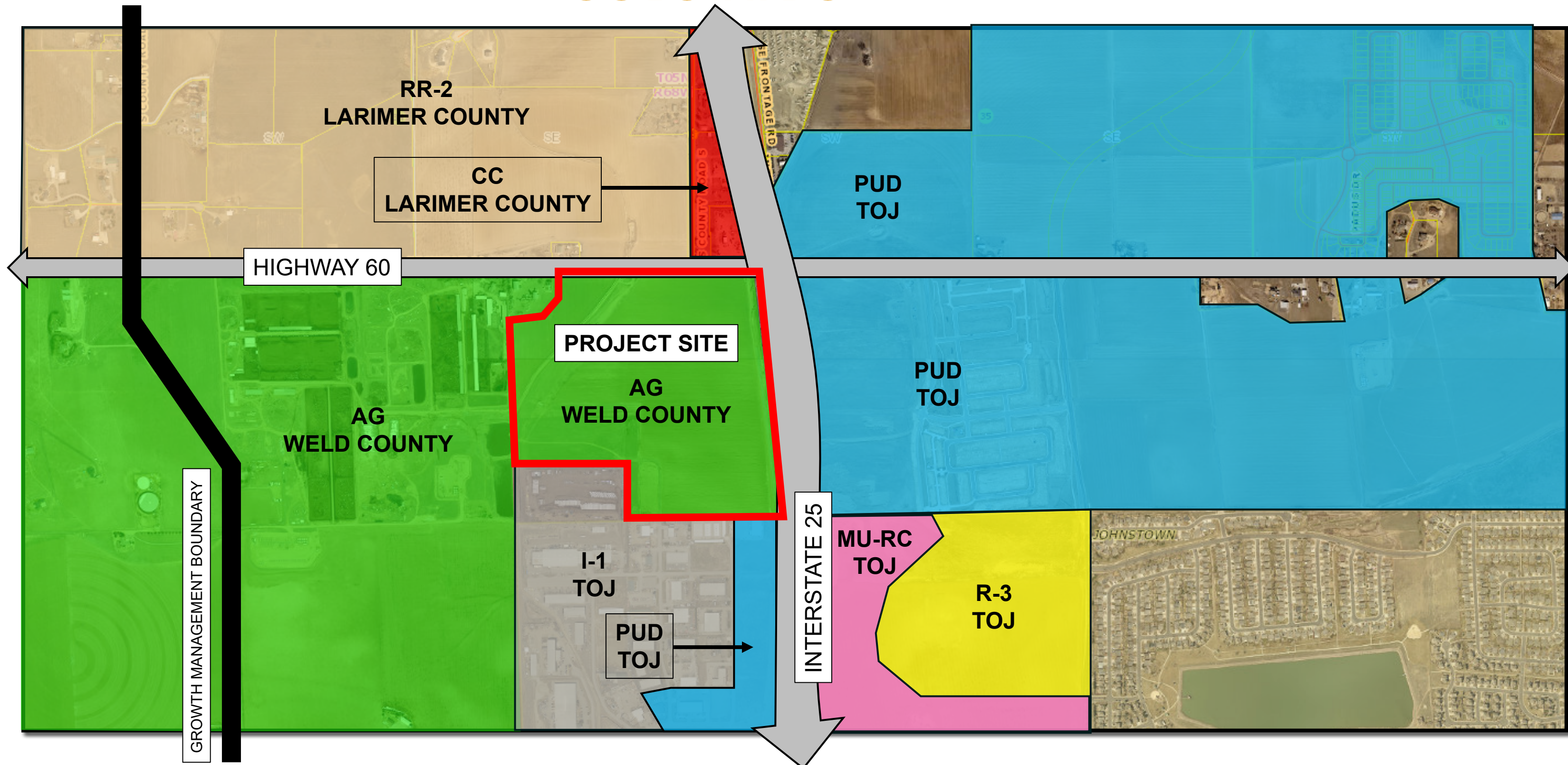
TOWN COUNCIL
DECEMBER 1, 2025

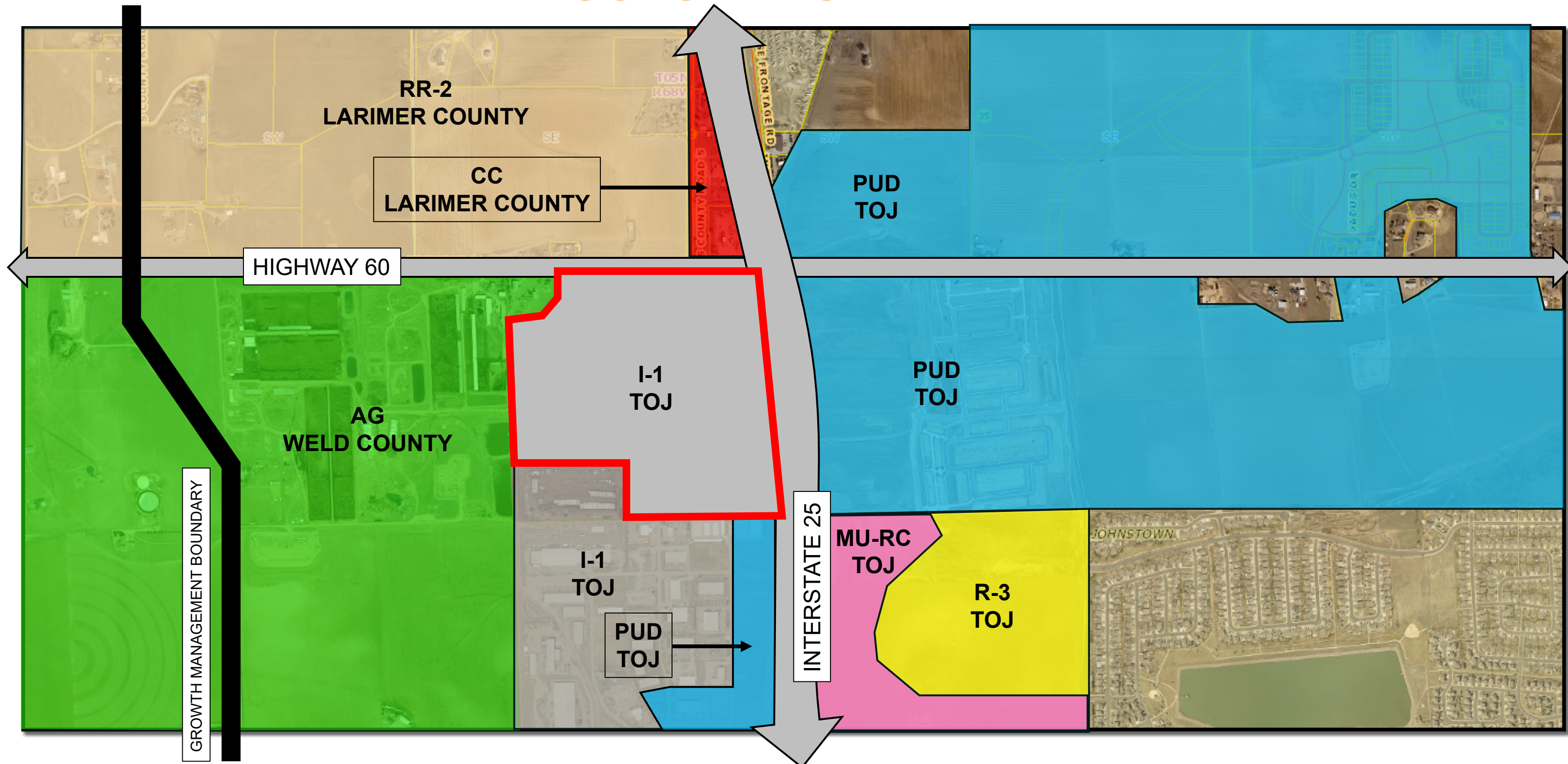












RECOMMENDATION

Staff recommends that the Town Council approve:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation

Ordinance 2025-382 – Approving J-Farms Annexation

Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation





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

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, December 1, 2025

MINUTES

CALL TO ORDER

At 7:00 Mayor Duncan called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Duncan invited attendees to join in the Pledge of Allegiance.

ROLL CALL

Present:

Councilmember Paranto
Councilmember Molinar
Councilmember Menzies
Mayor Duncan
Mayor Pro Tem Young
Councilmember Morris

Absent:

Councilmember Berg

AGENDA APPROVAL

Mayor Duncan noted that the executive session was amended to include the YMCA Forensic Audit, Item 14 is moved to immediately after Public Comment, and Item 2 was removed from the agenda.

Motion by Councilmember Menzies and seconded by Councilmember Morris to approve the agenda as amended.

Upon vote, motion passed unanimously.

The Community that Cares

EXECUTIVE SESSION

Motion by Councilmember Menzies and seconded by Councilmember Paranto to go into executive session to receive legal advice from the Town Attorney Pursuant to C.R.S. Section 24-6-402(4)(b) regarding the Inventory at the YMCA and the YMCA Forensic Audit

Upon vote, motion passed unanimously.

At 7:03 Mayor Duncan recessed the meeting to go into executive session.

At 7:37 Mayor Duncan reconvened the meeting.

PUBLIC COMMENT

- Izzy Sapp, 21638 County Road 15, expressed concerns about AI infrastructure. She felt there needs to be more discussion with Council on this item. She asked that they listen to the community.
- Robert Martin, 9133 Lookout Mountain Court, Colorado Springs, spoke as an incoming YMCA Board Member. The Y will remain committed to the community and to transparency.
- Pauline Migliore, 337 Granite Way, spoke in support of the YMCA. It helps enhance the quality of life for the senior community. She also mentioned that AI is unwelcome and unwanted in Johnstown.
- Mike Hausmann, 1740 Canvasback Drive, expressed support for the YMCA.
- Kate Corre, 2427 Cabin Creek Avenue, expressed her support for the YMCA.
- Tonya Anderson, 2107 Kiersi Court, mentioned the mismanagement of the YMCA and swim club. She highlighted areas of the contract that did not line up with expenditures.
- Marci Deter, 2116 Redhead Drive, spoke as a coach of the Wahoo Swim team. She expressed concerns regarding the mismanagement at the YMCA.
- Amanda Chisholm, 1117 N. 2nd Street, shared her concerns about the audit, missing receipts and documentation regarding the YMCA. These are failures in management and oversight.
- Donna Derrera, 601 Aviara Street, spoke in support of the YMCA. She shared stories of the good the YMCA does in Johnstown.
- Christina Rusco, 181 Pekin Drive, mentioned the Wahoo Swim Club and their challenges with the YMCA.
- Chris Coker, 361 Polaris Circle, CEO of the YMCA started with an apology to the community. He also discussed grants received by the YMCA and asked for a member of the Town to sit on the YMCA Board of Directors.

- Michelle Campbell, 950 N. Greeley Avenue, spoke in support of the YMCA. The facility is all about inclusion. They provide a safe and healthy venue.
- Marc Levinson, 2800 Dagny Way, Lafayette, CFO for the YMCA spoke in support the YMCA and their mission.
- Pat Murray, 165 Settler Way, Director of the Johnstown YMCA spoke in support of the YMCA. He also thanked the Council and Councilmember Morris for serving on the Branch Council. He asked to have a member of Town staff on that Board. He expressed his pride in the work the staff and volunteers do.
- Brittany Mastin, 159 Alder Avenue, expressed her support for the YMCA. It has been her family's foundation.
- Patricia Nagle, 4250 Lemon Grass Drive, spoke about the YMCA staying in Johnstown.

Town Clerk Meghan Martinez read various online public comments into the record.

- Jackie Eubank, 3383 Hackberry Lane, shared thoughts on the YMCA and her support for the space and services they provide.
- Linda Farrell, 3608 Maplewood Lane, expressed her support for the YMCA.
- Matt Brooks, 2167 Pioneer Drive, Milliken, wrote of his household's support of the YMCA.
- Gary Meyer, 483 Expedition Lane, shared that there were minor accounting mistakes that were corrected. He encouraged the Council to align response with the findings.
- Angel Phillips, 314 Cardinal Street, expressed her support for the YMCA.
- Josh Gonia, 899 N 5th Street, shared his support for the YMCA.
- Kassidy Thompson, 3249 Tamarac, wrote in support of the YMCA and the daycare services.
- John and Renee Melbardis, 22 Saxony Road, expressed their sadness and disappointment if the Y does not remain in the community.
- Tere Garcia, YMCA Board member, expressed support for the YMCA and the integral part they play in the community.
- Megan Mueller, Goeglein, 134 Gadwall Lane, asked for accountability from the Y for the findings of the audit. She supported removal of the YMCA as the manager of the recreation center.
- Shannon Kindred, 1813 N 3rd Street, spoke of the financial negligence and asked for new management to be implemented ASAP.
- Melissa, 4617 Wildwood Way, asked a number of questions about whether the Town can take over the rec center.
- Susan and Rodney Casebolt, 1125 N 4th Street, shared concerns about the YMCA audit. They asked for the Town to pursue a solution to the mismanagement of taxpayer funds.

- Allyssa VanArsdel, 3345 Willow Lane, expressed disappointment in the YMCAs lack of transparency.
- Vanessa Thorpe, 1124 N 5th Street, shared concerns about class times, raising prices, and disrepair of the YMCA.
- Greg Anderson, 2107 Kiersi Court, felt that changes must be made to the management of the YMCA.
- Belkys Cintron, 2037 Overland Drive, shared expectations for accountability and potential removal of the YMCA as the management organization for the rec center.
- Drea Mogensen, 1388 S Dusk Drive, shared concerns about the state of the facility and the membership fees for Milliken residents.
- Geri Sue Coe, 904 N 4th Street, believes that the Y should be fiscally responsible and asked that the Town take over.
- Christopher Grosboll, 490 Pioneer Lane, asked for more transparency from the YMCA.
- Ken Bianchetti, 1710 Canvasback Drive, asked the Council to take action against the YMCA.
- Jean McDougall, 1670 Sunflower Way, spoke of her family's unhappiness with the YMCA and that they utilize a different recreation center.
- Katrina Diesing, 2657 Peregrine Creek Drive, asked the Council to consider hiring better, more transparent and qualified team to manage the YMCA.
- Andrea Wolfe, 491 Heritage Lane, spoke about challenges with the pool, childcare, and increasing costs. She asked for a more family friendly rec center.
- Tonya Olson, 43 Sandstone Drive, asked for changes to be made swiftly.
- Eric Stewart, 1495 Kings Crown Drive, shared concerns about the lack of equipment, pool, and cost of the YMCA.
- Mora Judy, 3549 Brunner Boulevard, shared concerns over the alleged mismanagement and expressed hope that a resolution can be found.
- Kristina Charlotte, 4185 Carson Lane, asked for transparency and better management for the YMCA.
- Victoria Wheeler, 1002 N 4th Street, recommended that the Town reevaluate the management of the rec center.
- Courtney Eyre, 4307 Riverwalk Circle, had concerns about the YMCA and how the finances are being managed.
- Nick Bashford, 1201 W South 1st Street, asked for Council to act swiftly and take the possible fraud and misuse of funds seriously.
- Stephanie Lay, 285 Cardinal Street, asked for transparency and better management for the YMCA.

- Gloria Juarez, 4247 Moose Street, is disappointed in the rising costs and the audit.
- Brenda Schmidt, 1931 Windsong Drive, asked that the Town hold off on being an AI hub and that current problems be solved first.
- Linda Priest, 244 Sandstone Drive, felt that a data collection facility will not be an asset to Johnstown.
- Melissa Aiello, 332 Granite Way, would not welcome AI data centers into Johnstown. She had concerns about energy and water resources.
- Colten Thompson, 492 Expedition Lane, thanked Council for listening to the public. The YMCA seems to be mismanaged, and the YMCA should correct the issue.
- Jessica Velasquez, 2695 White Wing Road, expressed concerns about rising and expensive fees.
- Megan, 2107 Kiersi Court, shared deep concern and disappointment regarding the audit findings of the YMCA. She urged Council to further investigate and hold the YMCA accountable.
- Gina, 2520 Rouen Lane, shared the repairs that are needed at the YMCA.
- Deb Lebsack, 1216 N 3rd Street, asked for full accountability.
- Tiffany Byrd, 2808 Blue Acona Way, addressed the YMCA audit and had concerns about the services they offer. She also touched on increasing rates, childcare, disrepair.
- Dustin Sanns, 2905 S Muscovey Lane, shared deep disappointment for the findings of the audit. The community deserves better oversight and accountability.
- Lynn Cunningham, 207 Dee Road, the Y seems to be mismanaged and should operate in a fiscally sound manner.
- Erica Hinrichs, 328 Gemstone Lane, had serious concerns about the integrity and capability of the YMCA to continue running the rec center.
- Nicole, 442 Thrush Place, felt the Y should take more accountability and that it should be turned into a Johnstown Rec Center.
- Brian Knotts, 440 Frontier Lane, expressed support for the YMCA and felt confident that changes can be made.
- Shannon Kindred, 1813 N 3rd Street, spoke in opposition to AI data centers and that the Town's identity was already set as a Town with strong agriculture and farming roots.
- Aubrey Heuerman, 265 Silverbell Drive, expressed concerns about the management of the Y. She asked that the issue be taken seriously.
- Kimberly Shepard, 664 Saint Andrews Avenue, does not believe that Johnstown is the place for an artificial intelligence data center.

At 9:30 Mayor Duncan called for a 10-minute break.

At 9:42 Mayor Duncan reconvened the meeting.

ITEM 14 Discussion YMCA Forensic Audit:

Town Manager Matt LeCerf presented.

The Mayor and Councilmembers shared their thoughts on the audit.

Motion by Mayor Duncan and seconded by Councilmember Menzies to formally begin the process outlined in Section 9.1 of the contract with the YMCA including in a leadership level meeting within the 15 days.

Upon vote, motion failed 3-3 with Mayor Pro Tem Young and Councilmembers Morris and Paranto voting no.

Motion by Councilmember Paranto and seconded by Councilmember Morris to direct staff to get with the YMCA to enter cure discussions by the end of Q1 of next year.

Upon vote, motion passed 4-2 with Mayor Duncan and Councilmember Menzies voting no.

CONSENT AGENDA

Motion by Councilmember Berg and seconded by Councilmember Morris to approve the consent agenda as presented:

- November 2025 List of Bills
- Ordinance 2025-279 Land Use and Development Code Amendments
- Ordinance 2025-277 Larson Zoning
- Ordinance 2025-278 Amendment to the Granary Outline Development Plan
- November 3, 2025, Town Council Meeting Minutes
- Second Amendment to Subdivision Development and Improvement Agreement (Thompson River Ranch Filing No. 15) between the Town of Johnstown and Clayton Properties Group II, Inc
- Resolution 2025-41 Appointing the Town Manager, Deputy Town Manager, Utility Director or Engineering Director to sit on Water Boards of Directors on behalf of the Town of Johnstown

Upon vote, motion passed unanimously.

TOWN MANAGER'S REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

Resolution 2025-36: Adopting and Appropriating the Budget for the Calendar Year 2026: Finance Director Kristyn Unrein presented the proposed budget for 2026.

Motion by Councilmember Paranto and seconded by Councilmember Molinar to approve Resolution 2025-36, adopting and appropriating the budget for the calendar year 2026.

Upon vote, motion passed unanimously.

Resolution 2025-39 Levying General Property Taxes for the Year 2025, to Help Defray the Cost of Government for the Town of Johnstown, Colorado for the 2026 Budget Year: Finance Director Kristyn Unrein presented the proposed resolution.

Motion by Mayor Pro Tem Young and seconded by Councilmember Morris to approve Resolution 2025-39.

Upon vote, motion passed unanimously.

Resolution 2025-40 Approving Funding Proposal Submission to DOLA for a Housing Planning Grant: Planning and Development Director Jeremy Gleim presented.

Motion by Councilmember Morris and seconded by Councilmember Molinar to approve Resolution 2025-40.

Upon vote, motion passed unanimously.

PUBLIC HEARING:

Ordinance 2025-281 Amending Chapter 10, Article X of the Johnstown Municipal Code Concerning Weapons Regulations and Adding Section 10-77 into the Johnstown Municipal Code concerning Throwing Missiles:

At 10:15 Mayor Duncan opened the public hearing.

Chief of Police Jeff Strossner presented the proposed ordinance.

At 10:17 Mayor Duncan closed the public hearing.

Motion by Mayor Pro Tem Young and seconded by Councilmember Molinar to approve Ordinance 2025-281 on first reading.

Upon vote, motion passed unanimously.

Resolution 2025-37 Major Subdivision Case – Timberline Gymnastics:

At 10:18 Mayor Duncan opened the public hearing.

Planning and Development Director Jeremy Gleim presented the proposed resolution. The applicant was not present.

At 10:23 Mayor Duncan closed the public hearing.

Motion by Councilmember Molinar and seconded by Mayor Duncan consistent with the Planning and Zoning Commission's recommendation, to approve Resolution 2025-37.

Upon vote, motion passed 5-1 with Mayor Pro Tem Young voting no.

Ordinance 2025-280 Adoption of the 2024 International Building and Fire Codes with Amendments:

At 10:27 Mayor Duncan opened the public hearing.

Planning and Development Director Jeremy Gleim, Building Official Jose Gonzalez, and representatives from Loveland Fire and Front Range Fire presented.

At 10:47 Mayor Duncan closed the public hearing.

Motion by Councilmember Morris and seconded by Councilmember Paranto to approve Ordinance 2025-280 for the adoption of the 2024 International Building and Fire Codes, as amended on first reading.

Upon vote, motion passed unanimously.

Resolution 2025-38 Accepting the Findings of Fact for J Farms Annexation; Ordinance 2025-282 Annexation of J Farms; Ordinance 2025-283 J Farms Annexation Zoning:

At 10:49 Mayor Duncan opened the public hearing.

Planning and Development Director Jeremy Gleim presented the proposed annexation.

The applicant was present and addressed the Council.

Bill Buckley, 3588 E Highway 60, expressed concerns about the development including noise and light pollution.

Charlie Buckley, 3588 E Highway 60, expressed concerns about the development and notification processes.

Jo Buckley, 3588 E Highway 60, asked the Council to consider the farming community and noted that the project feels rushed. She mentioned that there is a protected species on the property.

Pauline Migliore, 337 Granite Way, mentioned the light and noise pollution as well as that it is a 2-lane highway. She asked if there was a traffic study.

At 11:23 Mayor Duncan closed the public hearing.

Motion by Councilmember Molinar and seconded by Mayor Pro Tem Young to approve Resolution No. 2025-38, accepting the Findings of Fact and Conclusions for the J Farm Annexation.

Upon vote, motion passed unanimously.

Motion by Mayor Pro Tem Young and seconded by Councilmember Menzies to approve Ordinance 2025-282 approving annexation of approximately 113 acres, known as J Farms Annexation on first reading.

Upon vote, motion passed unanimously.

Motion by Councilmember Menzies and seconded by Councilmember Molinar to approve Ordinance 2025-283 approving I-1 zoning for the property known as the J Farms Annexation on first reading.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: Nothing at this time.

Councilmember Morris: She is excited for the holidays.

Councilmember Molinar: He thanked everyone for being here this evening. He also highlighted that there is a new Housing Authority Manager that started this month.

Councilmember Menzies: She reminded everyone that the Senior Center Boutique is on Saturday from 9-3.

Mayor Pro Tem Young: The Museum Holiday Open House is Saturday from 1-4. Kudos to the crew on the downtown lights. He would like to see this much participation in the Public Art Master Plan, lets bump that number.

MAYOR COMMENTS: He expressed his condolences to the families of the service members who have lost and are fighting for their lives. We thank them for their courage. He shared that his Buckeyes came through with the win! Lastly, he thanked the Council and the community; your voices matter!

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 11:36 p.m.

Approved by Town Council:

Michael P. Duncan, Mayor

Attest:

Meghan C. Martinez, MMC, Town Clerk



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

Town Council Consent Agenda Communication

Agenda Date: December 15, 2025
Subject: J Farms Annexation Agreement
Attachments: 1. Annexation Agreement - J Farms
Presented by: JT Stewart, Senior Planner

Agenda Item Description:

The enclosed annexation agreement constitutes the terms, conditions and obligations of the owner and its successors related to the annexation of approximately 115 acres of land in Weld County referred to as J Farms. The annexation and zoning items were introduced on first reading and adopted after a public hearing at the Town Council's regular meeting on December 1, 2025. Second reading for the annexation and zoning are part of the December 15, 2025 Town Council Meeting on consent and this annexation agreement compliments these two legislative and quasi-judicial actions by the Town Council.

Strategic Plan Alignment:

Healthy & Resilient Economy

- Drive projects and initiatives that promote Johnstown as a premier destination for business

Natural & Built Environment

- Guide growth in the community through appropriate annexation, zoning, planning, and land use development.

Legal Advice:

Annexation agreement was prepared by the Town Attorney.

Financial Advice:

N/A

Recommended Action:

Approve the annexation agreement for J Farms.

Reviewed and Approved for Presentation



Town Manager

**ANNEXATION AGREEMENT
J FARMS ANNEXATION**

THIS ANNEXATION AGREEMENT (“Agreement”) is made and entered into this 15th day of December, 2025, by and between **J Farms, LLC**, a Colorado limited liability company (“Owner”), and the **Town of Johnstown**, a home-rule municipality of the State of Colorado (“Town”).

RECITALS

WHEREAS, Owner desires to annex real property into the Town, known as J Farms, situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 115.492 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (“Property”); and

WHEREAS, Owner executed a Petition for Annexation, dated August 7, 2025, a copy of which petition is on file with the Town Clerk; and

WHEREAS, Owner has prepared a zoning map identifying and illustrating its request for Light Industrial (I-1) zoning; and

WHEREAS, it is to the mutual benefit of the parties hereto to enter into this Agreement regarding annexation of the Property to the Town and other related matters as set forth herein; and

WHEREAS, Owner acknowledges that, upon annexation, the Property will be subject to all ordinances, resolutions and other regulations of the Town, as amended from time to time; and

WHEREAS, Owner acknowledges that, when development proceeds, the need for conveyances and dedication of certain property to the Town, including, but not limited to, property for rights-of-ways and easements, shall be made by Owner in accordance with the Town’s regulations and ordinances, and such dedications are directly related to and generated by the development within the Property.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES AND THE COVENANTS AS HEREINAFTER SET FORTH, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. ***Incorporation of Recitals.*** The parties confirm and incorporate the foregoing recitals into this Agreement.

2. ***Purpose.*** The purpose of this Agreement is to set forth the terms and conditions of the annexation of the Property to the Town. Except as expressly provided for herein to the

contrary, all terms and conditions herein are in addition to all requirements concerning annexation contained in the Johnstown Municipal Code, the Town's development regulations and Comprehensive Plan, and the Municipal Annexation Act of 1965, as amended, §§31-12-101, *et seq.*, C.R.S. (the "Act").

3. **Owner.** As used in this Agreement, the term "Owner" shall include any of the heirs, transferees, successors or assigns of Owner. In addition to the foregoing and to the extent excluded therefrom, this Agreement shall be binding upon all developers of the Property or any part thereof. All such parties shall be subject to the terms of this Agreement as if they were the original parties thereto.

4. **Further Acts.** Owner agrees to execute promptly upon request of the Town any and all surveys and other documents to the extent necessary to effectuate the annexation of the Property and the other provisions of this Agreement. Owner agrees not to sign any other petition for annexation of the Property or any petition for annexation election relating to the Property, except upon request of the Town.

5. **Annexation Documents.** Owner agrees to provide legal documents, surveys, engineering work, newspaper publications, maps, and reports reasonably determined by the Town to be necessary to accomplish the annexation.

6. **Zoning and Land Use.** The parties recognize that it is the intent and desire of Owner to develop the Property in a manner generally consistent with Light Industrial (I-1) zoning and the associated land uses permitted in such zone. Owner shall take all action necessary to permit the Town to zone the annexed Property within the time prescribed by state statute.

7. **Non-Conforming Use.** The Town agrees to allow existing non-conforming agricultural use, if any, to continue on that certain property described as "Tract 1" and "Lot 2" on **Exhibit C**, which is attached hereto and incorporated by reference herein, provided that such non-conforming use shall cease, for that part of the subject property only, when a site specific development plan is approved. The non-conforming agricultural use shall not expand to a greater level than at its current level of activity and use.

8. **Water Rights Dedication.** Owner agrees that it has not sold or transferred any water rights appurtenant to the Property within the past year nor will it do so during the pendency of this annexation petition and, once annexed to the Town, will not sell or transfer any water rights appurtenant to the Property without the prior written approval of the Town. The Town is not requiring Owner to dedicate any water or water rights as a part of this Annexation Agreement.

9. **Municipal Services.** The Town agrees to make available to the Property all of the usual municipal services provided by the Town in accordance with the ordinances and policies of the Town. Except as otherwise agreed by the Town, Owner shall bear the cost of the delivery of water and sewer services and any other municipal services that the Town requires be paid by a customer of such service.

10. **Public Improvements.** Owner agrees to design and construct all required public improvements to Town standards at Owner's expense. No public improvements are required to be designed and constructed by Owner as a part of this Agreement; rather the Town will identify and require Owner to design and construct any such public improvements, in accordance with the Town's regulations and ordinances then in effect, and as a part of the development plan for each phase or filing approved by the Town with respect to the Property. Owner shall provide financial guarantees for construction of all required improvements as set forth in each phase or filing of the development and dedicate to the Town any or all of the improvements required by Town ordinances or as otherwise agreed by the parties. The public improvements and financial guarantees shall be set forth in a development agreement, or similar such agreement, for each filing. All utility lines shall be undergrounded.

11. **Roadway Dedication.** On or before January 15, 2026, Owner shall dedicate thirty (30) feet of land adjacent to State Highway 60 to the Town for right of way ("HWY 60 Dedication") by deed of dedication in the form set forth on **Exhibit B** attached hereto and incorporated herein by this reference, which deed of dedication also includes a legal description of the property subject to the right of way dedication. No additional roadway dedications are required by Owner as a part of this Agreement; rather the Town will identify and require Owner to make such additional dedications in accordance with the Town's regulations and ordinances, and as a part of the development plan for each phase or filing approved with respect to the Property. Such additional dedications, if required by the Town, at its discretion, shall support the development of the Property at no cost to the Town, which shall be set forth in a subsequent agreement between the Town and Owner or conveyance document executed as a part of the approval of a development plan or agreement for the phase or filing. The Town and Owner agree that such dedications are directly related to and generated by the development intended to occur within the Property and that no taking thereby will occur requiring any compensation.

12. **Land Dedication.** The dedication of parks and open space, flood plains, public easements for utilities, rights-of-way for streets and other public ways and dedications for other public purposes shall be by special warranty deed (which will exclude the mineral interest owned by Owner, if any, at the time of conveyance) or another appropriate instrument of conveyance acceptable to the Town. Such dedications shall be made in accordance with the Town's regulations and ordinances, and as a part of the development plan for each phase or filing approved with respect to the Property and shall occur when required by the Town. The Town and Owner agree that such dedications are directly related to and generated by the development intended to occur within the Property and that no taking thereby will occur requiring any compensation. In addition to any others required conveyances by the Town, Owner shall, at no cost to the Town and in a location required by the Town, convey any and all easements to the Town, including but not limited to a temporary construction easement, for the Town to install and maintain the water line that is anticipated to be installed on the north side of the Property along or adjacent to State Highway 60.

13. **Water and Waste Water Utilities.** Owner agrees to construct all on-site and required off-site water and wastewater mains and appurtenances to Town standards at Owner's expense as may be required by development of the Property. No water and wastewater improvements are required to be constructed by Owner as a part of this Agreement; rather the Town will identify and require Owner to construct any such improvements, in accordance with its

regulations and ordinances, and as a part of the development plan or development agreement for each phase or filing approved with respect to the Property. The Town and Owner hereby agree to cooperate in good faith with respect to: 1) determining reasonable oversizing requirements; 2) locating and securing approvals for installation of utility mains and appurtenances within public rights-of-way; 3) facilitating installation of off-site infrastructure if the Town and Owner determine that such installation is necessary in connection with orderly development of the Property; and 4) facilitating an infrastructure reimbursement agreement for benefitted offsite properties in accordance with Johnstown Municipal Code Section 13-130.

14. ***Drainage.*** A drainage study of the annexation territory for each phase or filing of development shall be provided by Owner to the Town no later than the date of Owner's filing of a development application with the Town, provided that, unless the Town otherwise requires, minor subdivisions shall be excluded from this requirement. Improvements shall be made as required by the Town. Historical irrigation and drainage patterns shall be maintained on the Property to the extent feasible including no change in the quality, quantity or point of discharge, except to the extent approved by the Town.

15. ***Development Fees.*** Owner recognizes and agrees that the Property shall be subject to the development fees imposed by the Town pursuant to the Town's regulations and ordinances.

16. ***Conformity with Laws.*** Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with all applicable laws and ordinances and that Owner shall comply with all Town ordinances, resolutions and regulations including, without limitation, ordinances, resolutions, and regulations pertaining to annexation, subdivision, zoning, storm drainage, utilities, access to Town streets, and flood control.

17. ***Disconnection.*** No right or remedy of disconnection of the Property from the Town shall accrue from this Agreement other than that provided by applicable state laws. In the event the Property or any portion thereof is disconnected at Owner's request, the Town shall have no obligation to serve the disconnected Property or portion thereof and this Agreement shall be void and of no further force and effect as to such Property or portion thereof.

18. ***Special Districts.*** Within thirty (30) days after written request by the Town, Owner shall apply for inclusion of the Property within the Front Range Fire Rescue Fire Protection District special district serving the Town and the Town may request Owner to petition to exclude the Property from another special district. All costs, expenses, attorney fees and judgments for exclusion of the property from any special district shall be borne by Owner.

19. ***Future Cooperation.*** The parties agree that they will cooperate with one another in accomplishing the terms, conditions, and provisions of the Agreement and will execute such additional documents as necessary to effectuate the same.

20. ***No Joint Venture or Partnership/No Assumption of Liability.*** Nothing contained in this Agreement is intended to create a partnership or joint venture between the Town and Owner or between the Town and any one or more of the individual owners that may exist and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this

Agreement does not provide for the joint exercise by the parties of any activity, function or service, nor does it create a joint enterprise or an agency relationship. Except as specifically otherwise provided in this Agreement, no party shall in any way assume any of the liability of any other party for any act or obligations of the other party.

21. ***Failure to Annex.*** This Agreement shall be null and void if the Town fails to approve the annexation of the Property.

22. ***Breach.*** In the event of default by either party hereunder, the non-defaulting party shall notify the defaulting party in writing of such default(s), specifying the nature and extent thereof. If such default is not cured within thirty (30) days and the non-defaulting party desires to seek recourse, the parties shall participate in mediation at a location that is not more than sixty miles from the Property, the costs of which shall be shared equally by the parties. If mediation is not successful after ninety (90) days, either party may then commence a legal action.

Further, in the event of a default or breach by Owner of any term, condition, covenant, or obligation under this Agreement, the Town may take such action as it deems necessary to protect the public health, safety and welfare; to protect lot buyers and builders; and to protect the citizens of the Town from hardship. The Town's remedies include:

- (I) The refusal to issue any development permit, building permit or certificate of occupancy. This remedy shall not affect sales to bona fide purchasers nor be applied to bona fide purchasers;
- (II) A demand that the security given for the completion of the public improvements be paid or honored;
- (III) The refusal to consider further development plans within the Property; and/or
- (IV) Any other remedy available at law.

Unless necessary to protect the immediate public health, safety and welfare, the Town shall provide Owner ten (10) days' written notice of its intent to take any action under this Paragraph during which ten-day period Owner may cure the breach described in said notice and prevent further action by the Town.

23. ***Attorney's Fees.*** If Owner breaches this Agreement, Owner shall pay the Town's reasonable costs and attorneys' fees incurred in the enforcement of the terms and conditions of this Agreement. Should litigation occur by suit of a third party, Owner shall reimburse the Town for the Town's reasonable attorneys' fees, court costs, and witness fees. Rather than require the Town to defend an action brought by a third party alleging that the Property is not subject to annexation or that the technical requirements of the Act were not met, Owner may withdraw the Petition for Annexation. In addition thereto, in the event that any person, corporation, special district, municipal or county government or any other entity asserts a claim against the Town, its officials, or employees pursuant to the provisions of the Act, Owner agrees to reimburse the Town all reasonable costs and attorneys' fees incurred by the Town in defense of such claims whether or not such defense is successful; provided, however, that nothing herein shall be interpreted as permitting Owner to act or participate in any manner whatsoever in the defense of such claims,

including, but not limited to, selection of legal counsel or settlement of claims. Owner acknowledges and understands that the Town may, at its sole discretion, voluntarily elect not to defend against such an action and may consent to and permit the entry by the court of an order voiding the annexation or reach another means of settlement of claims, provided however, the Town shall first give Owner the option as to whether it desires to defend such action, at its expense. In such an event, Owner shall also reimburse to the Town any reasonable costs or attorneys' fees assessed against the Town by the court, if any.

24. ***Sale of Property.*** Unless otherwise agreed by the Town, Owner's obligations under this Agreement shall not be diminished or reduced by virtue of a sale for the time period during which Owner owned the Property, or any portion thereof.

25. ***Design Review Guidelines.*** If required by the Town, the Town and Owner shall jointly develop and agree to adopt design review guidelines addressing design considerations, including architectural, site planning, landscaping, streetscape, and sign elements for land uses within the Property. The design review guidelines shall be applied to all development projects within the Property. The design review guidelines shall not supersede any uniform code of the Town such as the Uniform Building Code, Uniform Fire Code, or any other like code which is applicable to all properties located within the Town.

27. ***Notice.*** All notices required under this Agreement shall be in writing and shall be; 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth; or 3) sent by electronic mail. All notices by hand-delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by electronic mail shall be effective upon acknowledgment of receipt by the intended recipient. Either party, by notice to be given, may change the address to which future notices shall be sent.

Notice to Town:

Town of Johnstown
Attn: Town Manager
450 S. Parish Avenue
P. O. Box 609
Johnstown, CO 80534
Email: mlecerf@johnstownco.gov;
notices@johnstownco.gov
(automatically updated to current Town Manager)

Notice to Owner:

J Farms, LLC
Attn: Troy McWhinney
1800 Wazee Street, Suite 200
Denver, CO 80202
Email: Troy.McWhinney@mcwhinney.com

28. ***Voluntary Annexation; Election.*** Owner agrees that it is voluntarily entering into this Agreement. Owner represents and submits that, to the extent an election would be required

pursuant to § 31-12-112, C.R.S., to approve the annexation or to impose terms and conditions upon the Property to be annexed, Owner owns one hundred percent (100%) of the Property, excluding public streets and alleys, and would vote to approve the annexation and all terms and conditions as set forth herein.

29. ***Cost Reimbursement to Town.*** Owner agrees that Owner or a developer will reimburse the Town for professional consultants such as engineers, testing companies, planners, and attorneys necessitated with respect to this Agreement.

30. ***No Third Party Rights.*** This Agreement is made solely for the benefit of the parties hereto and is not intended to nor shall it be deemed to confer rights to any persons or entities not named as parties hereto or their heirs, transferees, successors or assigns except as otherwise provided herein.

31. ***Governing Law.*** The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Weld County, Colorado.

32. ***Use by Special Review USR 13-0053.*** Owner confirms and agrees that the Use by Special Review USR 13-0053, and the Site Specific Development Plan obtained as a part thereof, recorded in the Office of the Weld County Clerk and Recorder at Reception No. 4014644, on or about May 7, 2014 (“USR”), shall, upon annexation, be deemed terminated and the corresponding rights and obligations accruing to Owner thereunder shall cease and no longer be viable. Prior to approval of the first site specific development plan for any portion of the Property, Owner shall record a document in the Office of the Weld County Clerk and Recorder, in a form agreeable to the Town and, if required, Weld County, terminating the USR.

33. ***Headings.*** The paragraph headings in this Agreement shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

34. ***No Repeal of Laws.*** Nothing contained in the Agreement shall constitute or be interpreted as a repeal of existing codes, ordinances or as a waiver of the Town’s legislative, governmental, or police powers to promote and protect the health, safety, and general welfare of the Town or its inhabitants; nor shall this Agreement prohibit the enactment by the Town of any fee which is of uniform or general application.

35. ***Amendments to Law.*** As used in this Agreement, unless otherwise specifically provided herein, any reference to any provision of any Town ordinances, resolution, regulations, or policy is intended to refer to any subsequent amendments or revisions to such ordinance, resolution, regulations, or policy, and the parties agree such amendments or revision shall be binding upon Owner.

36. ***No Vested Rights.*** No vested rights shall accrue to Owner by virtue of annexation of the Property or this Agreement.

37. ***Binding Effect.*** This Agreement shall be binding upon and inure to the benefit of all heirs, transferees, successors and assigns hereof, and shall constitute covenants running with the land. In addition to the foregoing and to the extent excluded therefrom, this Agreement shall be binding upon all developers of the Property or any part thereof. This Agreement shall be recorded with the Weld County Clerk and Recorder at Owner's expense.

38. ***Entire Agreement.*** This Agreement embodies the entire agreement of the parties concerning the subject matter contained herein. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement supersedes all previous communications, representations or agreements, either verbal or written, between the parties related to the subject matter herein.

39. ***Amendment.*** This Agreement may be amended only by mutual agreement of the Town and Owner. Such amendments shall be in writing, shall be recorded with the Weld County Clerk and Recorder, shall be covenants running with the land and shall be binding upon all persons or entities having an interest in the Property.

40. ***Severability.*** The parties agree that if any part, term, portion, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or in conflict with any law of the State of Colorado or any federal law, the validity of the remaining parts, terms, portions, or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, portion, or provision held to be invalid.

[Remainder of page intentionally left blank.]

ATTEST:

**TOWN OF JOHNSTOWN, COLORADO,
A MUNICIPAL CORPORATION**

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

J FARMS, LLC

By: _____
Name: Troy McWhinney
Title: Authorized Member

STATE OF COLORADO)
)ss.
COUNTY OF)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2025,
by Troy McWhinney, as the Authorized Member of J Farm, LLC, a Colorado limited liability
company.

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

EXHIBIT A
PROPERTY

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), a portion of Interstate 25 as dedicated in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR and a portion of the Right of Way (ROW) of State Highway 60, situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer and Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;

THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60. THENCE North 89°49'34" East a distance of 1874.90 feet to the Westerly line of Johnson's Corner Annexation No. One as recorded March 14, 2000 as Reception No. 2000016636 of the Larimer County Clerk & Recorder (LCCR) and to the East line of said Reception No. 4822378; Thence along the West lines of said Reception No. 2000016636, the following two courses:

THENCE South 06°09'20" East a distance of 2113.81 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the West a distance of 273.73 feet, having a Radius of 5580.00 feet, a Delta of 02°48'39" and is subtended by a Chord that bears South 04°45'01" East a distance of 273.71 feet to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;

THENCE South 88°53'20" West, along said North line, and along a line non-tangent to aforesaid course, a distance of 1435.96 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;

Thence along the East and North lines of said US Engineering Annexation the following two courses:

THENCE North 00°00'43" East a distance of 501.23 feet;

THENCE South 88°53'20" West a distance of 1052.09 feet;

THENCE North 02°01'52" West a distance of 1475.99 feet;

THENCE South 89°37'04" East a distance of 236.81 feet;

THENCE North 69°48'06" East a distance of 126.43 feet;

THENCE North 23°33'46" East a distance of 142.37 feet;

THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 5,030,846 Square Feet or 115.492 acres more or less by this survey.

EXHIBIT B
DEED OF DEDICATION FOR RIGHT OF WAY
(_____)

KNOW ALL BY THESE PRESENTS, that _____ (“Grantor”), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby dedicate, grant, transfer and convey to the Town of Johnstown, Colorado, a Colorado home rule municipality (“Grantee”), and Grantee does hereby accept on behalf of the public, for use as a public right-of-way for street, road and utility purposes, on, over, across, under, along, and within, the real property located in Weld County, State of Colorado, as described on Exhibit 1 attached hereto and incorporated herein by this reference, containing a legal description and a depiction of the real property, with all appurtenances (the “Property”).

TO HAVE AND TO HOLD the above described dedicated, granted, transferred and conveyed Property unto said Grantee, its successors and assigns forever.

Grantor warrants and covenants to Grantee that Grantor is the lawful owner of the Property, has good sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has the right and authority to dedicate, grant and convey said Property as set forth herein, and that the Property is free from all encumbrances and restrictions of any kind, except for matters of record as of the date hereof. Grantor, its successors and assigns, shall warrant and forever defend the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by through or under the Grantor, except and subject to “statutory exceptions” as defined in 38-30-113(5)(a), C.R.S.

Acceptance of this conveyance by the Grantee shall not impose upon the Grantee any obligation for the opening, widening, installation, improvement or maintenance of the Property.

IN WITNESS WHEREOF, the parties have executed this document this ____day of _____, 202__.

GRANTOR:

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____,
20____, by _____ as the _____ of _____.

WITNESS my hand and official seal.

My commission expires:

Notary Public

ACCEPTANCE

The Town of Johnstown, Colorado, hereby accepts the above Deed of Dedication for Right of Way for municipal purposes as defined herein.

Dated this _____ day of _____, 202__.

TOWN OF JOHNSTOWN, COLORADO
a Colorado municipality

By: _____
Matthew LeCerf, Town Manager

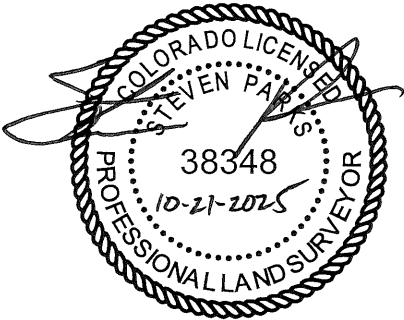
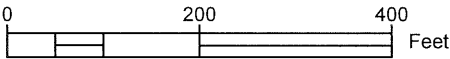
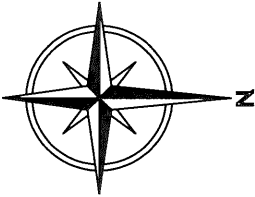
ATTEST:

By: _____
Meghan Martinez, Town Clerk

EXHIBIT A

ROW Dedication
NE1/4 Section 3, T.4N., R.68W.

Page 2 of 2

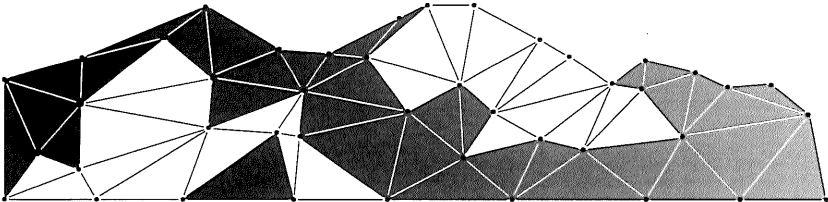


Steven Parks, PLS 38348
On behalf of Majestic Surveying, LLC

Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

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

PROJECT NO: 2025055 CLIENT: SCHROYER
DATE: 10-21-2025 SCALE: 1"=200'



MAJESTIC SURVEYING

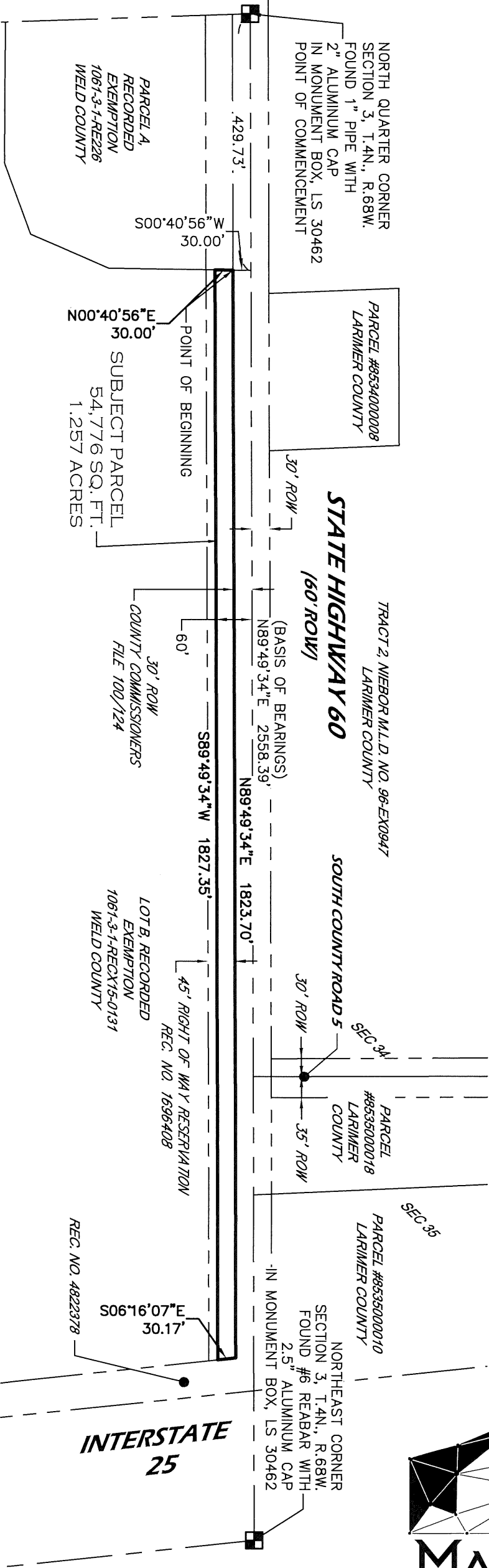


EXHIBIT 1

Legal Description

[See Attached]

EXHIBIT A

PARCEL DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk & Recorder County Clerk and Recorder (WCCR), situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

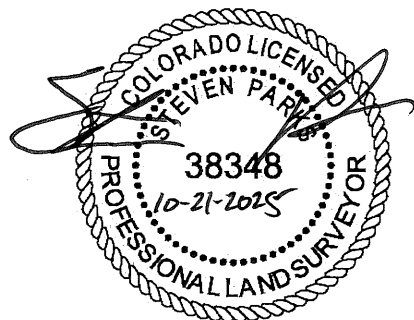
COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2.5" aluminum cap stamped LS 30462 at the Northeast corner and a 1" pipe with a 2" aluminum cap stamped LS 30462 at the North Quarter corner and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the West line of said Lot B;
THENCE South 00°40'56" West, along said West line, a distance of 30.00 feet to the South Right of Way (ROW) line of State Highway 60 and to the POINT OF BEGINNING;
THENCE North 89°49'34" East, along said North ROW line, a distance of 1823.70 feet to the West line of the Interstate 25 ROW as described in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR;
THENCE South 06°16'07" East, along said West ROW line, a distance of 30.17 feet;
THENCE South 89°49'34" West a distance of 1827.35 feet to the West line of said Lot B;
THENCE North 00°40'56" East, along said West line, a distance of 30.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 54,776 Square Feet or 1.257Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



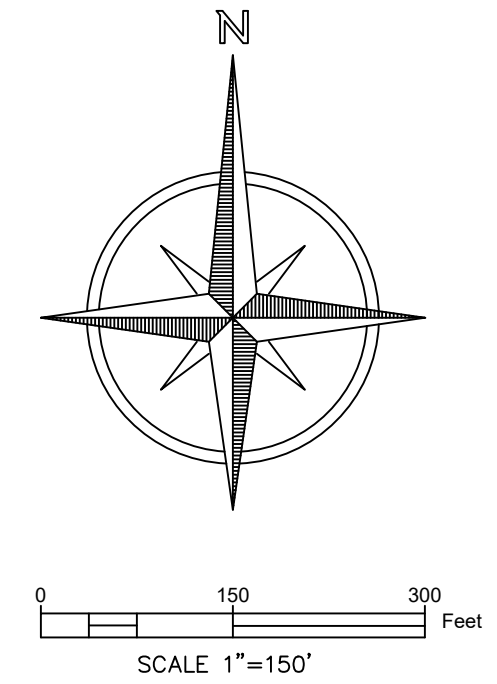
Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



EXHIBIT C
APPROVED AREA FOR CONTINUED NON-CONFORMING USE

[See Attached]

BEING A REPLAT OF LOT A & B RECORDED EXEMPTION No. 1061-3-1-RECX15-0131,
SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



 BOUNDARY LINE
 EASEMENT LINE
 RIGHT OF WAY LINE
 SECTION LINE
 ALIQUOT CORNER AS DESCRIBED
 FOUND MONUMENT AS DESCRIBED
 FOUND #6 REBAR WITH 3.25" ALUM. CAP
 LS 38721 0.7" WEST OF LOT CORNER
 FOUND #4 REBAR WITH YELLOW PLASTIC
 CAP, LS 32444
 CALCULATED POSITION
 SET #4 REBAR WITH 1" RED PLASTIC CAP
 LS 38348

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

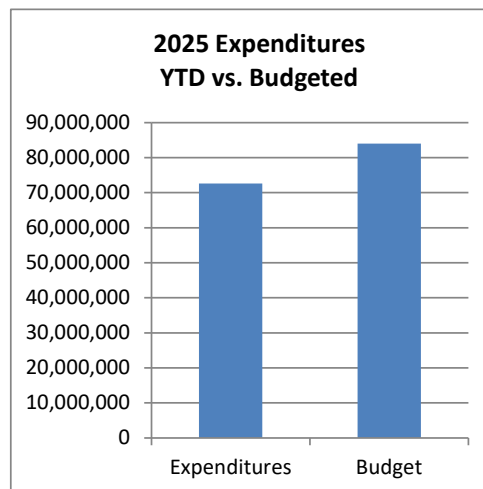
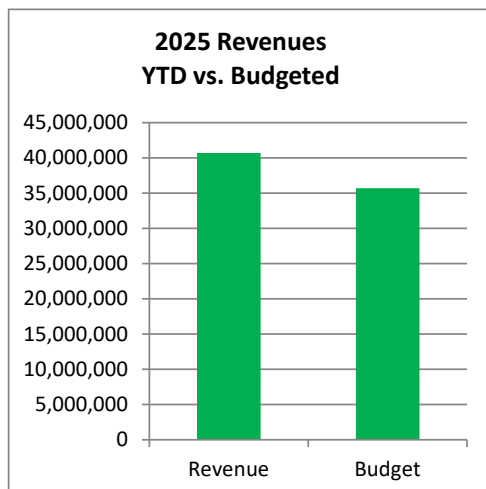
Page 70 of 236

Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - General Fund
Period Ending November 30, 2025
Unaudited

General Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Fund Balance	\$ 89,374,449	\$ 89,374,449	
<u>Revenues:</u>			
Taxes & Fees	31,120,660	31,531,138	98.7%
Licenses & Permits	4,391,274	2,541,100	172.8%
Fines & Forfeitures	248,709	275,000	90.4%
Intergovernmental	213,327	50,000	426.7%
Earnings on Investment	3,410,751	900,000	379.0%
Miscellaneous Revenue	1,301,229	400,000	325.3%
<i>Transfers In</i>	-	-	
Total Operating Revenues	40,685,949	35,697,238	114.0%
<u>Expenditures:</u>			
Legislative	593,383	3,426,660	17.3%
Town Manager	1,743,141	3,074,535	56.7%
Town Clerk	515,626	671,200	76.8%
Events	106,798	326,120	32.7%
Finance	792,315	997,330	79.4%
Planning	1,035,326	1,247,545	83.0%
Reimbursements	289,315	350,000	82.7%
Engineering	848,593	1,238,540	68.5%
Police	7,283,811	10,441,960	69.8%
Public Works	617,694	854,900	72.3%
Buildings	2,098,565	5,394,200	38.9%
<i>Transfers Out</i>	56,681,952	55,978,124	101.3%
Total Expenditures	72,606,520	84,001,114	86.4%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(31,920,570)	(48,303,876)	
Prior Period Adjustment			
Ending Fund Balance*	\$ 57,453,879	\$ 41,070,573	

* - Unaudited

92% of the fiscal year has elapsed

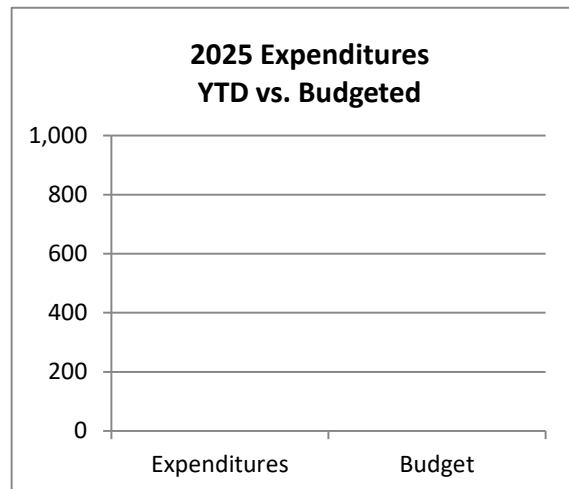
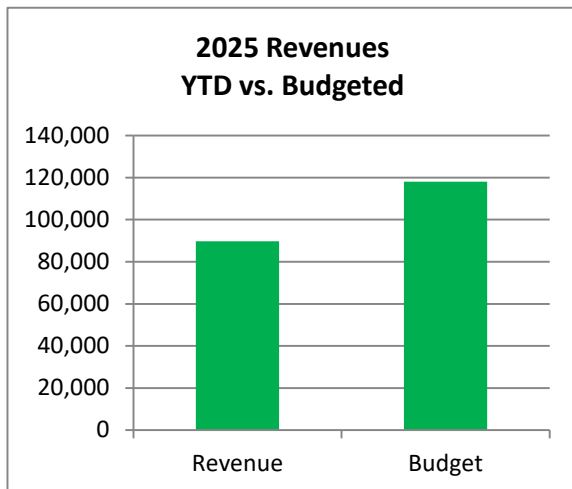


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Conservation Trust Fund
Period Ending November 30, 2025
Unaudited

Conservation Trust Fund	2025 Actuals November	2025 Adopted Budget	%
			Complete
Beginning Fund Balance	\$ 25,541	\$ 25,541	
<u>Revenues:</u>			
Intergovernmental	82,593	115,000	71.8%
Earnings on Investment	7,084	3,000	236.1%
Transfers In	-	-	
Total Operating Revenues	<u>89,677</u>	<u>118,000</u>	76.0%
<u>Expenditures:</u>			
Operations	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	<u>-</u>	<u>-</u>	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	<u>89,677</u>	<u>118,000</u>	
Ending Fund Balance*	<u>\$ 115,218</u>	<u>\$ 143,541</u>	

* - Unaudited

92% of the fiscal year has elapsed

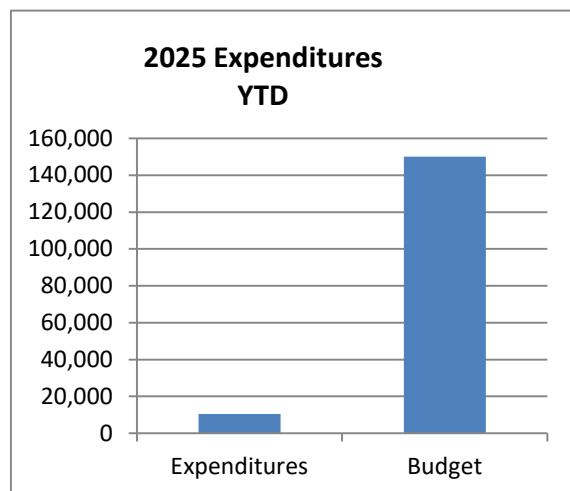
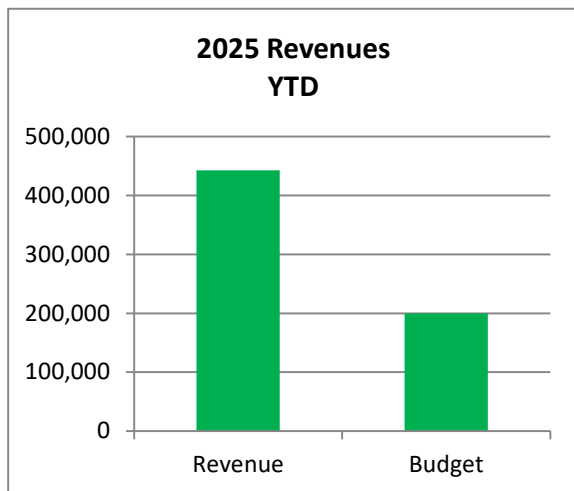


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Arts and Culture Fund
Period Ending November 30, 2025
Unaudited

Arts & Culture Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Fund Balance	\$ 434,168	\$ 434,168	
<u>Revenues:</u>			
Intergovernmental	435,994	200,000	218.0%
Earnings on Investment	6,580	-	
Total Operating Revenues	442,573	200,000	221.3%
<u>Expenditures:</u>			
Operations	-	-	
Capital Outlay	10,520	150,000	7.0%
Total Expenditures	10,520	150,000	7.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	432,053	50,000	
Ending Fund Balance*	\$ 866,221	\$ 484,168	

* - Unaudited

92% of the fiscal year has elapsed

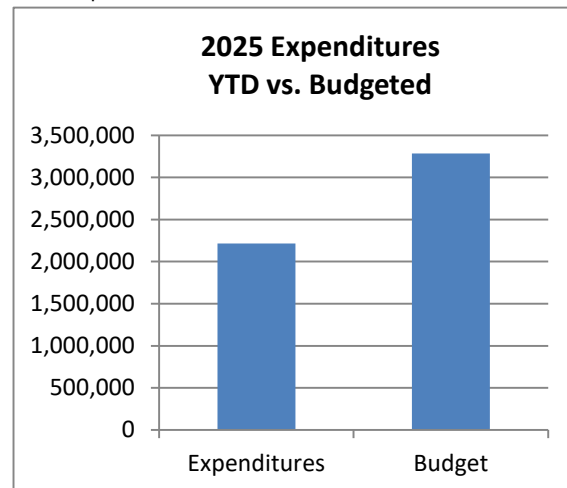
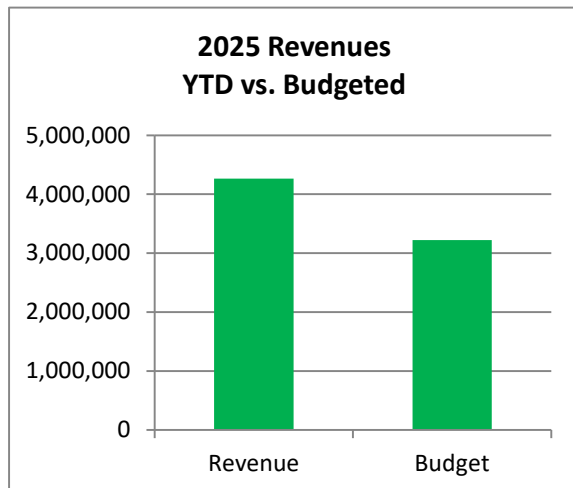


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Parks and Open Space Fund
Period Ending November 30, 2025
Unaudited

Parks and Open Space Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Fund Balance	\$ 8,951,899	\$ 8,951,899	
<u>Revenues:</u>			
Taxes & Fees	1,914,828	968,482	197.7%
License & Permit	1,145	500	229.0%
Earnings on Investment	116,718	75,000	155.6%
Miscellaneous Revenue	94,049	40,000	235.1%
<i>Transfers In</i>	<u>2,140,000</u>	<u>2,140,000</u>	100.0%
Total Operating Revenues	<u>4,266,739</u>	<u>3,223,982</u>	132.3%
<u>Expenditures:</u>			
Operations	993,395	1,272,140	78.1%
Capital Outlay	1,223,235	2,011,600	60.8%
<i>Transfers Out</i>	<u>-</u>	<u>-</u>	
Total Expenditures	<u>2,216,629</u>	<u>3,283,740</u>	67.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	<u>2,050,110</u>	<u>(59,758)</u>	
Ending Fund Balance*	<u>\$ 11,002,009</u>	<u>\$ 8,892,141</u>	

* - Unaudited

92% of the fiscal year has elapsed

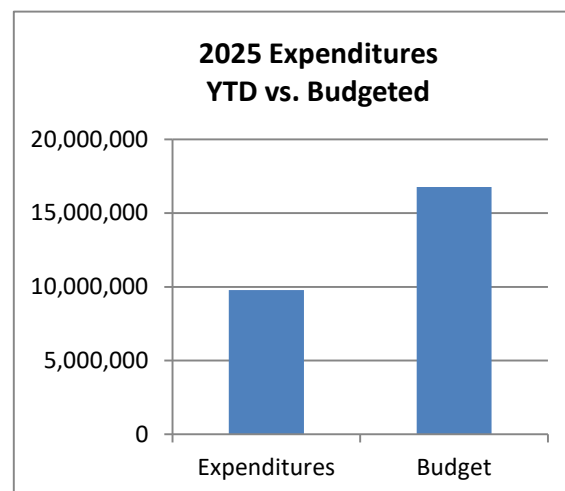
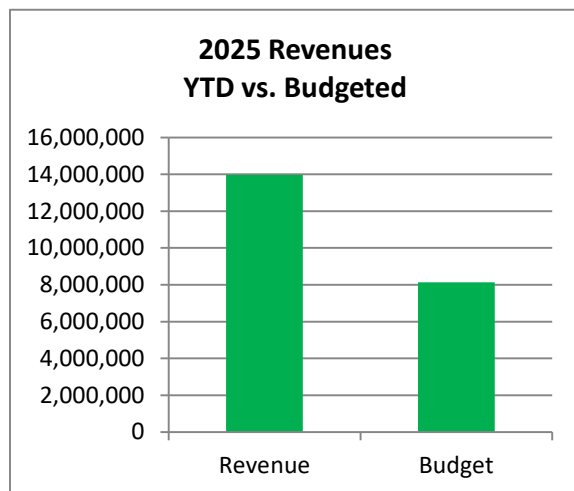


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Street and Alley Fund
Period Ending November 30, 2025
Unaudited

Street and Alley Fund	2025 Actuals November	2025 Adopted Budget	%
			Complete
Beginning Fund Balance	\$ 26,960,362	\$ 26,960,362	
<u>Revenues:</u>			
Taxes & Fees	6,372,542	5,603,000	113.7%
Intergovernmental	196,213	130,000	150.9%
Charges for Services	1,032,722	1,050,000	98.4%
Capital Investment Fees	2,921,067	1,020,940	286.1%
Earnings on Investment	1,012,640	100,000	1012.6%
Miscellaneous Revenues	2,427,953	225,000	1079.1%
Transfers In	-	-	
Total Operating Revenues	<u>13,963,136</u>	<u>8,128,940</u>	171.8%
<u>Expenditures:</u>			
Operations & Maintenance	4,176,804	5,875,260	71.1%
Capital	<u>5,595,510</u>	<u>10,889,500</u>	51.4%
Total Expenditures	<u>9,772,314</u>	<u>16,764,760</u>	58.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	<u>4,190,823</u>	<u>(8,635,820)</u>	
Ending Fund Balance*	<u><u>\$ 31,151,185</u></u>	<u><u>\$ 18,324,542</u></u>	

* - Unaudited

92% of the fiscal year has elapsed

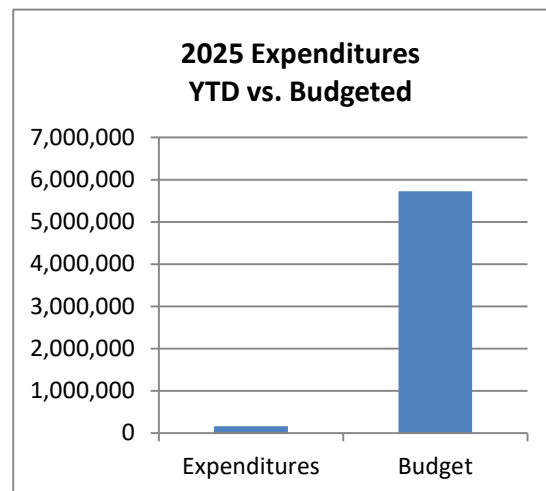
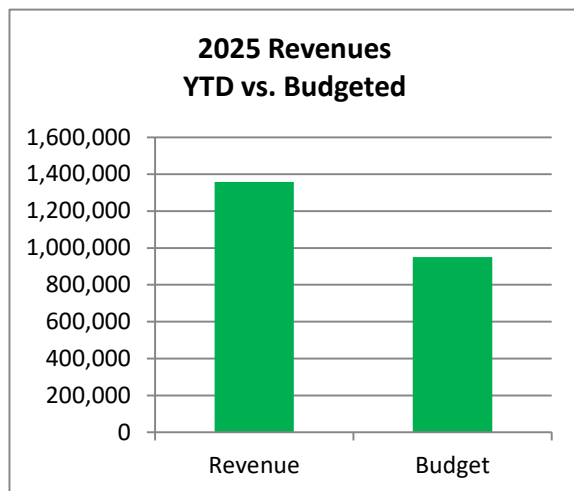


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Capital Projects Fund
Period Ending November 30, 2025
Unaudited

Capital Projects Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Fund Balance	\$ 13,136,992	\$ 13,136,992	
<u>Revenues:</u>			
Taxes and Fees	1,093,106	850,000	128.6%
Miscellaneous Revenue	-	-	
Interest	265,570	100,000	265.6%
Transfers In	-	-	
Total Operating Revenues	1,358,676	950,000	143.0%
<u>Expenditures:</u>			
Capital Outlay	159,565	5,723,000	2.8%
Transfers Out	-	-	
Total Expenditures	159,565	5,723,000	2.8%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	1,199,111	(4,773,000)	
Ending Fund Balance*	\$ 14,336,103	\$ 8,363,992	

* - Unaudited

92% of the fiscal year has elapsed

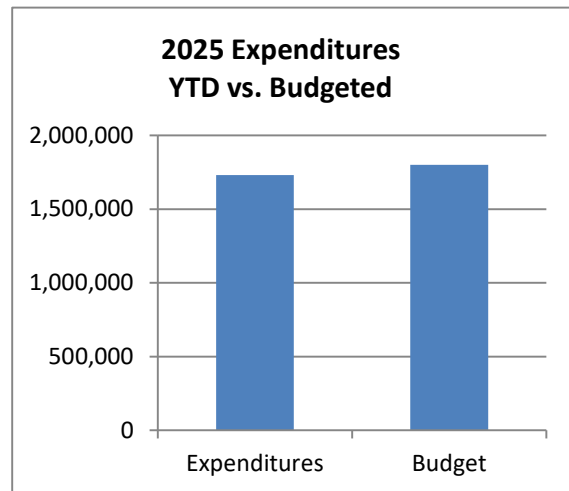
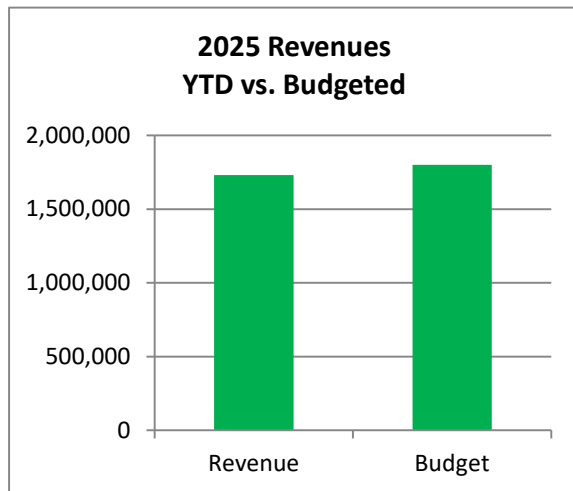


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Tax Allocation Fund
Period Ending November 30, 2025
Unaudited

Tax Allocation Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Fund Balance	\$ 41,435	\$ 41,435	
<u>Revenues:</u>			
Taxes & Fees	1,731,419	1,800,000	96.2%
Earnings on Investment	-	-	
Total Operating Revenues	1,731,419	1,800,000	96.2%
<u>Expenditures:</u>			
Miscellaneous	1,731,419	1,800,000	96.2%
Total Expenditures	1,731,419	1,800,000	96.2%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	-	-	
Ending Fund Balance	\$ 41,435	\$ 41,435	

* - Unaudited

92% of the fiscal year has elapsed

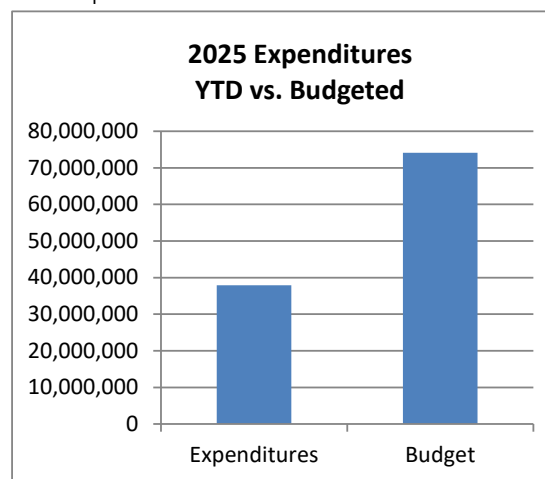
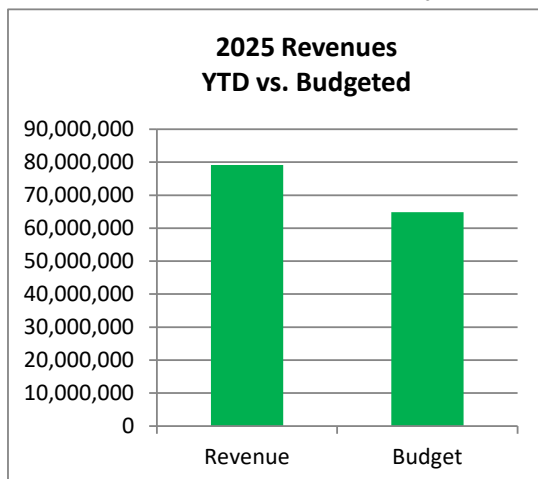


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Water Fund
Period Ending November 30, 2025
Unaudited

Water Fund	2025 Actuals November	2025 Adopted Budget	%
			Complete
Beginning Cash Balance	\$ 98,930,708	\$ 98,930,708	
<u>Revenues:</u>			
Charges for Services	9,583,333	7,815,250	122.6%
Total Operating Revenues	9,583,333	7,815,250	122.6%
<u>Expenses:</u>			
Administration	282,388	358,050	78.9%
Operations	4,006,574	4,895,920	81.8%
Capital Outlay	27,909,594	62,859,000	44.4%
Depreciation	1,025,843	1,200,000	85.5%
Debt Service	4,688,000	4,790,750	97.9%
Total Operating Expenses	37,912,399	74,103,720	51.2%
Operating Income (Loss)	(28,329,066)	(66,288,470)	
<u>Non-Operating Revenues (Expenses)</u>			
Tap Fees	3,881,564	2,230,000	174.1%
Capital Investment Fees	3,663,425	2,125,000	172.4%
Misc. Revenues	8,228,468	791,000	1040.3%
Interest	3,116,722	1,200,000	259.7%
Transfers In/(Out)	50,700,000	50,700,000	100.0%
Total Non-Operating Revenues (Expenses)	69,590,179	57,046,000	122.0%
Excess (Deficiency) of Revenues and Other Sources over Expenses	41,261,113	(9,242,470)	
Ending Cash Balance*	\$ 140,191,821	\$ 89,688,238	

* - Unaudited

92% of the fiscal year has elapsed

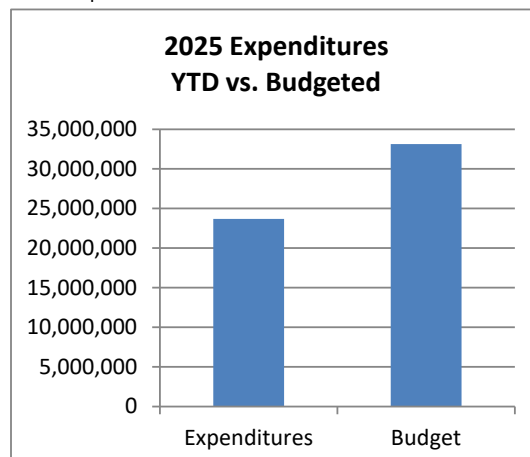
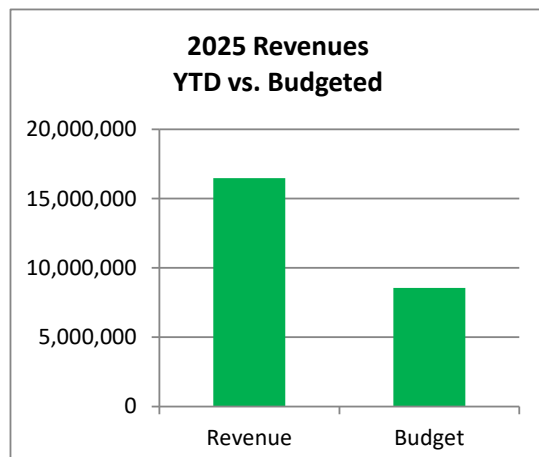


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Sewer Fund
Period Ending November 30, 2025
Unaudited

Sewer Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Cash Balance	\$ 48,113,505	\$ 48,113,505	
<u>Revenues:</u>			
Charges for Services	4,889,112	4,364,250	112.0%
Total Operating Revenues	4,889,112	4,364,250	112.0%
<u>Expenses:</u>			
Administration	228,899	266,900	85.8%
Operations	1,915,907	2,871,200	66.7%
Capital Outlay	17,073,463	25,814,000	66.1%
Depreciation	1,686,897	1,400,000	120.5%
Debt Service	2,769,900	2,769,900	100.0%
	-	-	
Total Operating Expenses	23,675,066	33,122,000	71.5%
Operating Income (Loss)	(18,785,953)	(28,757,750)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Improvement Fees	9,467,391	3,860,213	245.3%
Misc. Revenues	10,965	25,000	43.9%
Interest	2,118,244	1,300,000	162.9%
Transfers In/(Out)	-	(1,000,000)	
Total Non-Operating Revenues (Expenses)	11,596,600	4,185,213	277.1%
Excess (Deficiency) of Revenues and Other Sources over Expenses	(7,189,353)	(24,572,537)	
Ending Cash Balance*	\$ 40,924,152	\$ 23,540,968	

* - Unaudited

92% of the fiscal year has elapsed

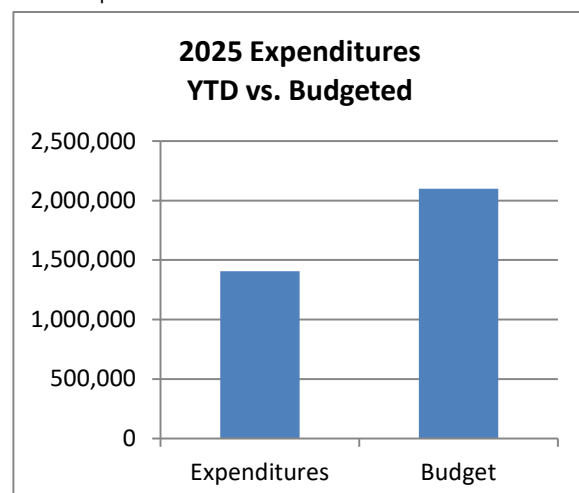
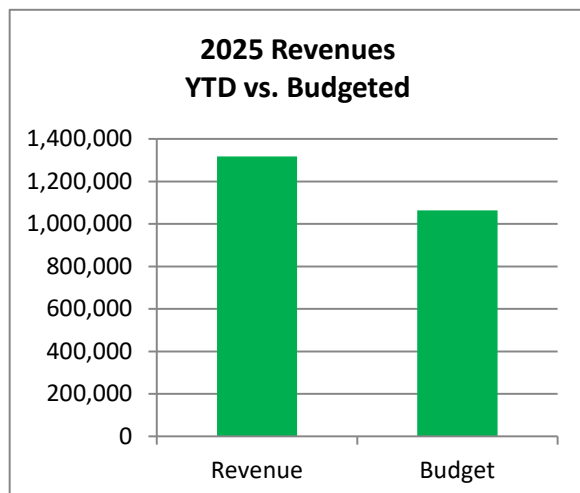


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Drainage Fund
Period Ending November 30, 2025
Unaudited

Drainage Fund	2025 Actuals November	2025 Adopted Budget	%
			Complete
Beginning Cash Balance	\$ 4,908,349	\$ 4,908,349	
<u>Revenues:</u>			
Charges for Services	544,845	560,000	97.3%
Total Operating Revenues	544,845	560,000	97.3%
<u>Expenses:</u>			
Administration	102,697	96,550	106.4%
Operations	215,352	747,900	28.8%
Capital Improvements	1,088,615	1,254,200	86.8%
Transfer Out	-	-	
Total Operating Expenses	1,406,664	2,098,650	67.0%
Operating Income (Loss)	(861,818)	(1,538,650)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Revenues	445,215	250,000	178.1%
Misc. Revenues	218,003	228,780	95.3%
Interest	108,802	25,000	435.2%
Total Non-Operating Revenues (Expenses)	772,020	503,780	153.2%
Excess (Deficiency) of Revenues and Other Sources over Expenses	(89,798)	(1,034,870)	
Ending Cash Balance*	\$ 4,818,551	\$ 3,873,479	

* - Unaudited

92% of the fiscal year has elapsed

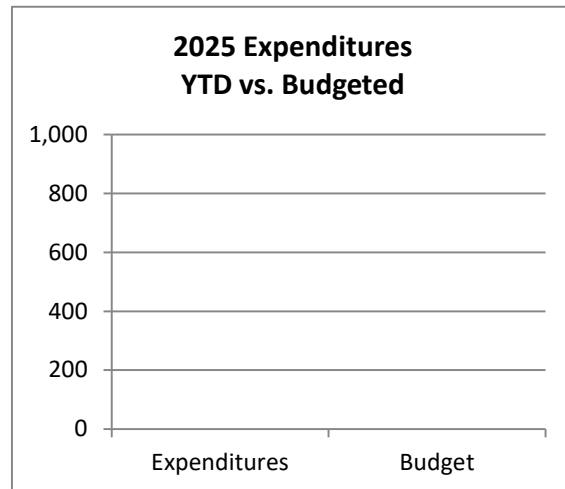
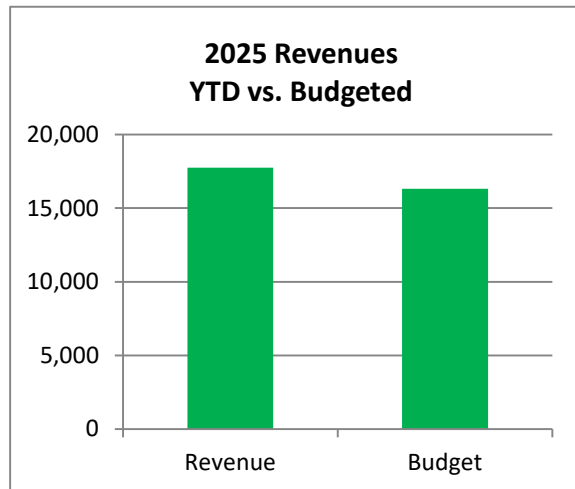


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Cemetery Perpetual Fund
Period Ending November 30, 2025
Unaudited

Cemetery Perpetual Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Fund Balance	\$ 207,771	\$ 207,771	
<u>Revenues:</u>			
Miscellaneous Revenue	12,467	12,560	99.3%
Earnings on Investment	5,281	3,750	140.8%
Total Operating Revenues	17,747	16,310	108.8%
<u>Expenditures:</u>			
Operations & Maintenance	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	17,747	16,310	
Ending Fund Balance*	\$ 225,518	\$ 224,081	

* - Unaudited

92% of the fiscal year has elapsed

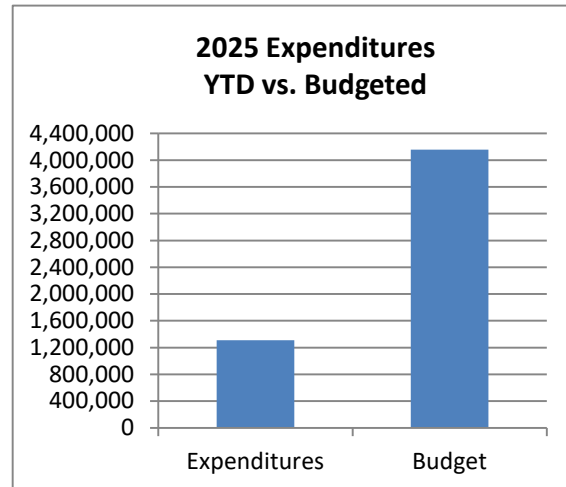
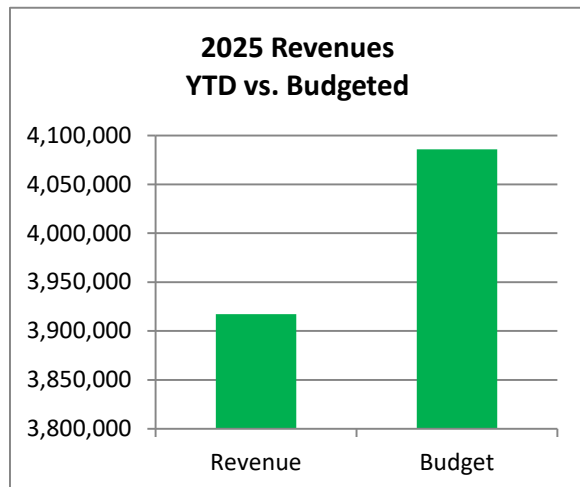


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Library Fund
Period Ending November 30, 2025
Unaudited

Library Fund	2025 Actuals November	2025 Adopted Budget	% Complete
Beginning Fund Balance	\$ 13,997,553	\$ 13,997,553	
<u>Revenues:</u>			
Intergovernmental	1,452,378	1,375,300	105.6%
Miscellaneous Revenue	3,277	13,500	24.3%
Capital Investment Fees	1,094,376	373,950	292.7%
Interest	332,256	500,000	66.5%
<i>Transfers In</i>	<u>1,035,017</u>	<u>1,823,124</u>	56.8%
Total Operating Revenues	<u>3,917,303</u>	<u>4,085,874</u>	95.9%
<u>Expenditures:</u>			
Operations	614,626	1,959,000	31.4%
Capital Outlay	<u>696,543</u>	<u>2,200,000</u>	31.7%
Total Expenditures	<u>1,311,169</u>	<u>4,159,000</u>	31.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	<u>2,606,134</u>	<u>(73,126)</u>	
Ending Fund Balance*	<u><u>\$ 16,603,688</u></u>	<u><u>\$ 13,924,427</u></u>	

* - Unaudited

92% of the fiscal year has elapsed

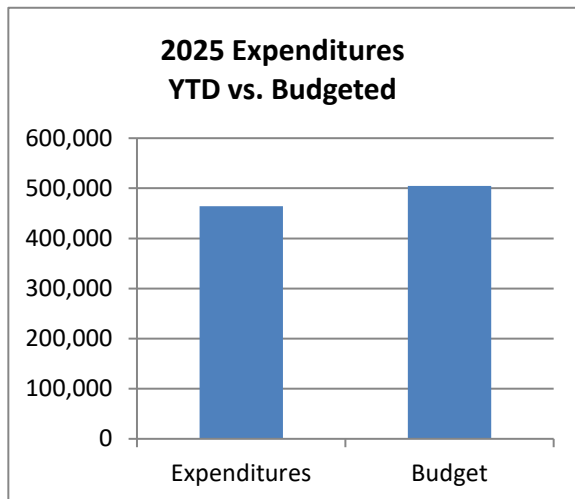
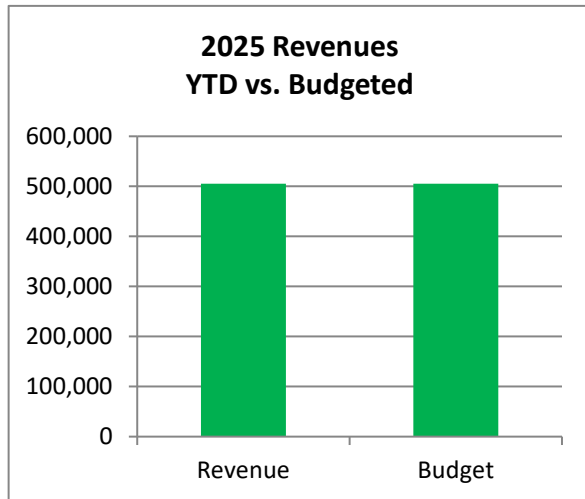


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Recreation Center Fund
Period Ending November 30, 2025
Unaudited

	2025 Actuals November	2025 Adopted Budget	% Complete
Recreation Center Fund			
Beginning Fund Balance	\$ 163,944	\$ 163,944	
<u>Revenues:</u>			
State Grants	-	-	
Transfers In	505,000	505,000	100.0%
Earnings on Investment	-	-	
Total Operating Revenues	505,000	505,000	100.0%
<u>Expenditures:</u>			
Operations & Maintenance	464,261	505,000	91.9%
Capital Outlay	-	-	
Total Expenditures	464,261	505,000	91.9%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	40,739	-	
Ending Fund Balance*	\$ 204,683	\$ 163,944	

* - Unaudited

92% of the fiscal year has elapsed

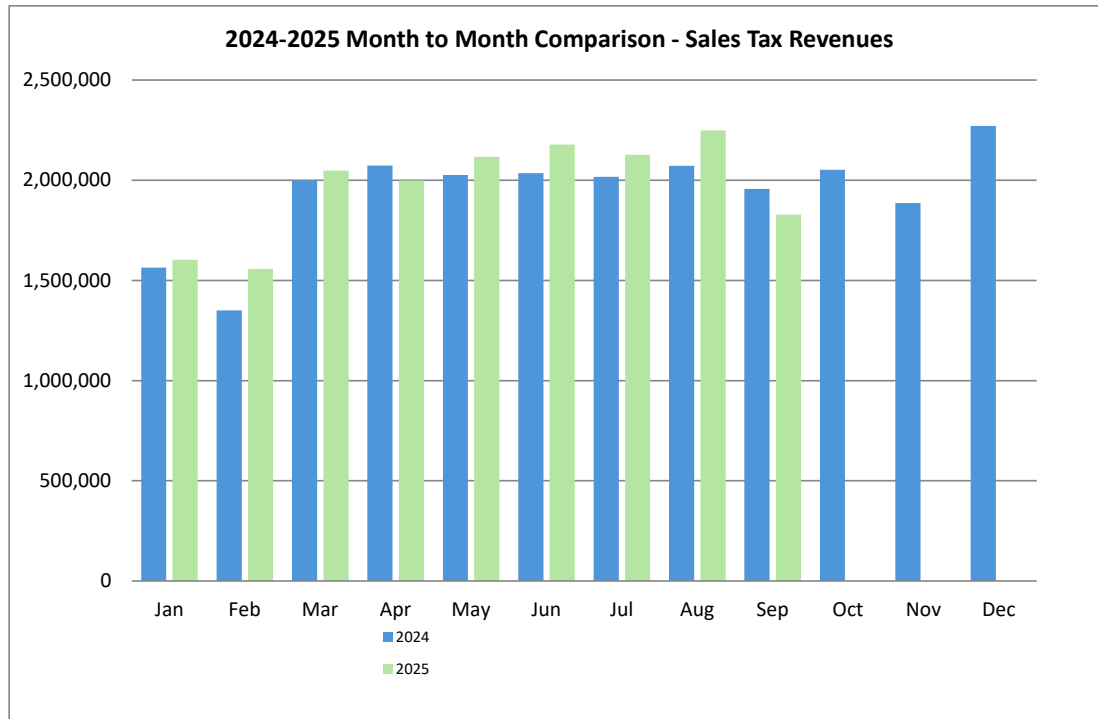


Sales Tax Analysis and Comparison 2025

<u>Month/Year</u>	<u>Sales Tax Collected*</u>	<u>Motor Vehicle Sales Tax Collected*</u>	<u>Total Sales Taxes Collected*</u>
Jan-24	1,323,032	240,170	1,563,202
Feb-24	1,189,197	161,549	1,350,746
Mar-24	1,810,728	189,273	2,000,001
Apr-24	1,897,922	175,763	2,073,685
May-24	1,815,121	210,407	2,025,528
Jun-24	1,828,207	207,361	2,035,568
Jul-24	1,803,095	213,218	2,016,313
Aug-24	1,805,835	266,106	2,071,941
Sep-24	1,738,869	218,022	1,956,891
Oct-24	1,770,171	281,694	2,051,866
Nov-24	1,710,753	175,437	1,886,190
Dec-24	2,040,536	231,014	2,271,550
2024 Total	20,733,466	2,570,015	23,303,481

Jan-25	1,382,593	220,917	1,603,510
Feb-25	1,376,182	181,097	1,557,279
Mar-25	1,855,657	192,599	2,048,256
Apr-25	1,771,072	227,440	1,998,512
May-25	1,887,083	228,698	2,115,781
Jun-25	1,980,071	198,460	2,178,530
Jul-25	1,908,074	218,753	2,126,827
Aug-25	1,995,876	253,406	2,249,282
Sep-25	1,578,058	250,492	1,828,550
Oct-25	0	0	0
Nov-25	0	0	0
Dec-25	0	0	0
2025 Total	15,734,666	1,971,862	17,706,528

Jan - Sept 2024	15,212,006	1,881,870	17,093,876
Jan - Sept 2025	15,734,666	1,971,862	17,706,528
% Increase (Decrease)	3.44%	4.78%	3.58%



* Amounts shown reflect different reporting periods for various entities.



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

Town Council Consent Agenda Communication

Agenda Date: December 15, 2025

Subject: Ordinance 2025-280: Adoption of International Building and Fire Codes - Second Reading

Attachments: 1. Ordinance 2025-280

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

This item constitutes the second reading of Ordinance 2025-280 for the adoption of the 2024 International Building and Fire Codes. This item was introduced and adopted on first reading after a public hearing at the Town Council's regular meeting on December 1, 2025.

The purpose of this item is to present an ordinance adopting the 2024 International Building Code (IBC), International Fire Code (IFC), and related companion codes, replacing the currently adopted 2018 editions. The update is intended to ensure the Town's regulatory framework reflects current best practices in building safety, fire protection, resiliency, and construction technology.

The International Code Council (ICC) updates its model codes on a three-year cycle. These routine revisions incorporate advances in construction materials, methods, energy efficiency, and life-safety standards, as well as lessons learned from incident data and emerging hazards. Municipalities, however, are not required to adopt every code cycle. Local governments retain the discretion to adopt the editions that best align with community planning goals, staffing capacity, and administrative needs. Many jurisdictions periodically "skip" a cycle when workloads, regional coordination, or other policy considerations make immediate adoption impractical.

The Town currently operates under the 2018 International Codes. Since that time, both the 2021 and 2024 codes have been released. The 2024 editions reflect six years of accumulated improvements in safety, clarity, and efficiency.

With these code adoptions, the Town will not be pursuing requirements for the installation of fire sprinkler systems in single-family, duplex, or townhouses.

OPEN HOUSE

Staff held an open house for the public regarding the 2024 model code updates on October 30, 2025. The open house was well attended by members of the development community.

Strategic Plan Alignment:

Healthy & Resilient Economy

- Drive projects and initiatives that promote Johnstown as a premier destination for business

Natural & Built Environment

- Expect and encourage community-centered design

Legal Advice:

The Town Attorney prepared Ordinance 2025-280.

Financial Advice:

N/A

Recommended Action:

Approve Ordinance 2025-280 on second reading.

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-280

AN ORDINANCE AMENDING CHAPTER 18 OF THE JOHNSTOWN MUNICIPAL CODE TO ADOPT: (1) THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION; (2) THE INTERNATIONAL BUILDING CODE, 2024 EDITION; (3) THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION; (4) THE INTERNATIONAL PLUMBING CODE, 2024 EDITION; (5) THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION; (6) THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION; (7) THE INTERNATIONAL FIRE CODE, 2024 EDITION; (8) THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION; (9) THE NATIONAL ELECTRICAL CODE, 2023 EDITION; (10) THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; (11) THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION; (12) THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, 2023 EDITION; AND (13) THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, pursuant to Title 31, Article 16, Part 2, C.R.S., and Section 4.9 of the Home Rule Charter of the Town of Johnstown, Colorado, the Town Council adopted building codes in Chapter 18 of the Johnstown Municipal Code; and

WHEREAS, the Town Council desires to adopt the following new or amended versions of the building codes: (1) the International Residential Code, 2024 Edition; (2) the International Building Code, 2024 Edition; (3) the International Mechanical Code, 2024 Edition; (4) the International Plumbing Code, 2024 Edition; (5) the International Energy Conservation Code, 2012 Edition; (6) the International Fuel Gas Code, 2024 Edition; (7) the International Fire Code, 2024 Edition; (8) the International Property Maintenance Code, 2024 Edition; (9) the National Electrical Code, 2023 Edition; (10) the International Existing Building Code, 2024 Edition; and (11) the International Swimming Pool and Spa Code, 2024 Edition; (12) the Colorado Model Electric and Solar Ready Code, 2023 Edition; and (13) the Colorado Wildfire Resiliency Code, 2025 Edition.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Article I of Chapter 18. Sections 18-1 and 18-3 of Article I of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-1. International Residential Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Residential Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix AB (“IRC”) is hereby adopted by reference as the Town of Johnstown Residential Building Code to have the same force and effect as if fully set forth herein.

Sec. 18-3. Amendments.

The International Residential Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) IRC Section R101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) IRC Section R103.1 IRC Section 103.1 (Creation of Agency) is amended by adding “Town of Johnstown” where indicated.
- (3) IRC Section R105.1 (Required) is amended by replacing the words “building official” with “Town.”
- (4) IRC Section R105.2 (Work Exempt from Permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #10 is deleted in its entirety and replaced with: “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

- (5) IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit, by verification through the inspection process, is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

- (6) IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

- (7) IRC Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an

investigation fee as well as a violation fee as established by the town. The amount of the investigation fee may be based on the hourly rate for time spent investigating the violation, preparing documentation and notices. The amount of the violation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued. IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

- (8) IRC Section R109.1.5.2 Insulation Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.
- (9) IRC Section R110.4 (Temporary occupancy) is amended by the deletion of the words “building official” in the first and second sentence and replaced with “Town.”
- (10) IRC Section R112.1 (General) is amended by the deletion of the last three sentences and replaced with the following:
 “The members of the Board of Appeals shall be comprised of the members of the Town Council.”
- (11) IRC Section R112.3 (Qualifications) is amended by the deletion of this section in its entirety.
- (12) IRC Section R113.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.
- (13) IRC Section R202 (Definitions) is amended by the addition of the following:
 “Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305, contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet and contains an emergency escape and rescue opening. Living rooms, family rooms, offices, exercise rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.
- (14) IRC Table R301.2 (1) IRC Table R301.2 (1) is filled to provide the following:

Table R301.2 (1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp Deg. F	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)ult	Topo- graphic effects		Weathering	Frost Line	Termite					
30psf	115	Yes	B	Severe	30 in.	Slight to Moderate	1	YES	08069C1215F 08069C1214F 08069C1213F 08069C1194F 08069C1405F 08069C1410F 08069C1415F	1000	43F

									08069C1420F		
--	--	--	--	--	--	--	--	--	-------------	--	--

- (15) IRC Section R309 (Fire sprinklers) is amended by the deletion of this section in its entirety.
- (16) IRC Section R319.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:
- “All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R319.1 through R319.2.4.”
- (17) IRC Section R319.4 (Area wells) is amended by the addition of the following:
- “All windows in basements shall be an escape and rescue window, if requiring a window (area) well pursuant to the International Residential Code, it shall comply with the dimension requirements set forth in this section.”
- (18) IRC Section R319.4.2 (Ladder and steps) is amended by the addition of the following exception to read as follows:
- “Exception: Only one window well ladder shall be required in an unfinished basement.”
- (19) IRC Section R321.1.1 (Where required) is amended by the addition of a third paragraph as follows:
- “All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.
- Exceptions:
- The access side of stairways need not be protected.
- Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R319.4.4 of this code.
- Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”
- (20) IRC Section 311.3(Location) is amended by the addition of the following after the first paragraph.
- “Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on each level.”
- (21) IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:
- “Foundations shall be designed, and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered

design professional is required for setback verification on all new Group R Division 3 occupancies.”

(22) IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence: All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

(23) IRC Section R905.2.4. (Impact resistance of asphalt shingles) is amended with the addition of the following after the first sentence:

Asphalt shingles shall be Class 4 impact resistant, tested in accordance with UL2218, and installed in accordance with the manufacturer’s installation instructions.

Exceptions

1. When an owner wishes to replace existing asphalt shingles that are less than class 4 impact resistant with tiles of a similar color or style, and there are no class 4 impact resistance shingles available of similar color or style, the building official may approve alternate materials that are less than class 4 impact resistant, so long as the replacement shingles are the highest class of impact resistant shingles available that match the color or style of the existing shingles. If no impact resistant materials are available, the building official may approve non-impact resistant materials that meet all other applicable requirements of this Code.

2. For repairs or additions to existing asphalt singles that are less than class 4 impact resistant, the owner may use the same or similar materials regardless of impact resistance of the new shingles.

(24) IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2024 International Energy Conservation Code.

(25) IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

(26) IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

(27) IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

(28) IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with “DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage.”

(29) IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm).”

(30) IRC Section P3103.1.1 (Roof extension) is amended by replacing “6 inches” with “12 inches.”

Section 2. Article II of Chapter 18. Sections 18-11 and 18-13 of Article II of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-11. International Building Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Building Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478,

Chapters 1 through 33 inclusive and Appendix Chapter H and I (“IBC”), is hereby adopted by reference as the Town of Johnstown Building Code to have the same force and effect as if fully set forth herein.

Sec. 18-13. Amendments.

The International Building Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) IBC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) IBC Section 101.4.3 (Plumbing) is amended by the deletion of the last sentence.
- (3) IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code.”
- (4) IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2024 International Energy Conservation Code.”
- (5) IBC Section 103.1 IBC Section 103.1 (Creation of Enforcement Agency) is amended by adding “Town of Johnstown” where indicated.
- (6) IBC Section 105.1 (Required) is amended by replacing the words “building official” with “Town.”
- (7) IBC Section 105.2 (Work exempt from permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Exception #2 is deleted in its entirety and replaced with “Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

Building Exception #14 is added to read “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.
- (8) IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit, by verification through the inspection process, is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount of the original permit fee, exclusive of any taxes or other fees already accessed, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”
- (9) IBC Section 109.4 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an

investigation fee as well as a violation fee as established by the town. The amount of the investigation fee may be based on the hourly rate for time spent investigating the violation, preparing documentation and notices. The amount of the violation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (10) IBC Section 109.6 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

- (11) IBC Section 111.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with “Town.”

- (12) IBC Section 113.1 (General) is amended by the deletion of the last two sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Council.”

- (13) IBC Section 113.3 (Qualifications) is amended by the deletion of this section in its entirety.

- (14) IBC Section 114.2 (Notice of Violation) is amended by adding “Notice of Violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 IPMC” after the last paragraph.

- (15) IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208, contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet, and contains an emergency escape and rescue opening. Living rooms, family rooms, offices, exercise rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

- (16) IBC Section 915.2.1 (Dwelling units) is amended by the deletion of the first sentence and replaced with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on every level.”

- (17) IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be

protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

(18) IBC Section 1031.3.1 (Minimum size) is amended by the deletion of the exception.

(19) IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2024 International Energy Conservation Code”.

(20) IBC Section 1608 to read as follows:

The design ground snow load PG shall be 30 pfs for the Town of Johnstown per the Colorado Design Snow Loads, published by the Structural Engineers Association of Colorado (dated April 2016, <https://www.seacolorado.org/publications.php>). The design roof snow load values shall be determined from Chapter 7, ASCE 7-16, including all applicable factors, and loading and drifting considerations. In no case shall the final design roof snow load be less than a uniformly distributed load of 30 psf.

(21) IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Johnstown” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Johnstown, where indicated in [Date of Issuance].

Section 3. Article III of Chapter 18. Sections 18-21 and 18-23 of Article III of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-21. International Mechanical Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Mechanical Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive (“IMC”), is hereby adopted by reference as the Town of Johnstown Mechanical Code to have the same force and effect as if fully set forth herein.

Sec. 18-23. Amendments.

The International Mechanical Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) IMC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) IMC Section 101.1 IMC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

Section 4. Article IV of Chapter 18. Sections 18-31 and 18-33 of Article IV of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-31. International Plumbing Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Plumbing Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive (“IPC”), is hereby adopted by reference as the Town of Johnstown Plumbing Code to have the same force and effect as if fully set forth herein.

Sec. 18-33. Amendments.

The International Plumbing Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) IPC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) IPC Section 103.1 (Creation of Agency) is amended by adding “Town of Johnstown” where indicated.
- (3) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.
- (4) IPC Section 312.3 (Drainage and vent air test) is amended by the deletion of the first sentence.
- (5) IPC Section 903.1.1 (Roof extension) is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

Section 5. Article V of Chapter 18. Sections 18-41 and 18-43 of Article V of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec 18-41. International Energy Conservation Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Energy Conservation Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 6 Commercial, Chapters 1 through 6 Residential (“IECC”), is hereby adopted by reference as the Town of Johnstown Energy Conservation Code to have the same force and effect as if fully set forth herein.

Sec 18-43. Amendments.

The International Energy Conservation Code, 2012 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) IECC Section C101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) IECC Section 103.1 (Creation of Agency) is amended by adding “Town of Johnstown” where indicated.
- (3) IECC Section 109.1 (General) is amended by deleting the last three paragraphs and inserting the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Council.”
- (4) IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.
- (5) IECC Section R202 (General Definitions) is retained except the following addition:

Dwelling Unit Enclosure Area: The sum of all the boundary surfaces that define the dwelling unit, including top/ceiling, bottom/floor, and the sides of all walls. This does not include interior partition walls within the dwelling unit. Wall height should be measured from the finished floor of the dwelling unit to the underside of the floor above (rather than stopping at the finished ceiling).

- (6) IECC Section R402.5.1.3 (Testing) is amended to read as follow:

Single family detached buildings or dwelling units shall be tested and verified as having an air leakage rate of not exceeding three air changes per hour in Climate Zones 1 through

8, or 0.24 cubic feet per minute at 50 Pascals/square feet of dwelling unit enclosure area. Attached single family or multifamily buildings or dwelling units shall be tested and verified as having an air leakage rate of five or less air changes per hour in Climate Zones 1 through 8 or 0.30 cubic feet per minute at 50 Pascals/square feet of dwelling unit enclosure area.

(7) IECC Section R403.3.7 (Duct testing (Mandatory)) is amended to read as follows:

Ducts shall be pressure tested to determine air leakage by one of the following methods: and shall not leak more than 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area served, (4cfm/100sqft), when the air handler is installed at the time of the test. When the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m²) of conditioned floor area; (3cfm/100sqft). Registers shall be taped or otherwise sealed during the test.

Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.

2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception:

- a. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
- b. If the HVAC duct system is serving less than or equal to 1,200 square feet of conditioned floor area, the allowable duct leakage shall be 60 cubic feet per minute or less.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

Section 6. Article VI of Chapter 18. Sections 18-51 and 18-53 of Article VI of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-51. International Fuel Gas Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fuel Gas Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive ("IFGC"), is hereby adopted by reference as the Town of Johnstown Fuel Gas Code to have the same force and effect as if fully set forth herein.

Sec. 18-53. Amendments.

The International Fuel Gas Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

- (2) IFGC Section 103.1 IFGC Section 103.1 (Creation of Agency) is amended by adding “Town of Johnstown” where indicated.
- (3) IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.
- (4) IFGC Section 404.12.1 (Individual outside appliances) is amended by the deletion of this section in its entirety.
- (5) IFGC Section 406.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

Section 7. Article VII of Chapter 18. Sections 18-61 and 18-63 of Article VII of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-61. International Fire Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fire Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 80 inclusive and the Appendices B, C, D, E, F, G, H, I, O and W (“IFC”), is hereby adopted by reference as the Town of Johnstown Fire Code to have the same force and effect as if fully set forth herein.

Sec. 18-63 Amendments.

The International Fire Code, 2024 Edition, adopted herein, is hereby modified and amended as follows:

- (1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Town of Johnstown, hereinafter referred to as “this code.”

- (2) Section 102.7.3 is added to read as follows:

102.7.3 Editions of codes and standards. In addition to the codes and standards in Chapter 80, designers may utilize the most current editions of codes and standards, as approved by the fire code official.

- (3) Section 105.5 is amended to read as follows:

105.5 Operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.2 through 105.5.53.

- (4) Section 105.5.18 is amended to read as follows, with the remainder of the section to remain unchanged:

105.5.18 Flammable and combustible liquids. An operational permit is required:

2. To store, handle or use Class I liquids in excess of 10 gallons in a building or in excess of 50 gallons outside of a building, except that a permit is not required for the following: (2.1 and 2.2 remain unchanged)

3. To store, handle or use Class II or Class IIIA liquids in excess of 50 gallons in a building or in excess of 249 gallons outside a building, except for fuel oil used in connection with oil-burning equipment.

(5) Section 105.5.34 is amended to read as follows:

105.5.34 Mobile food preparation vehicles. A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors, use liquified petroleum gases (LP-gas), or that utilize generators using combustible or flammable liquid fuels. Mobile food preparation vehicles shall be required to comply with NFPA 96 (2024): Standard of Ventilation Control and Fire Protection of Commercial Cooking Operations, as well as specific policies approved by the fire code official.

(6) Section 105.5.40 is amended to read as follows:

105.5.40 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1,000 persons, or where the event includes high-risk activities as defined in Chapter 2 of this code.

(7) Section 105.5.51 is amended to read as follows:

105.5.51 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure or a tent having an area in excess of 700 square feet.

(8) Section 105.6.25 is amended to read as follows:

105.6.25 Temporary tents, stages, and membrane structures. A construction permit is required to erect a temporary stage with a surface area of 400 square feet or greater. A construction permit is required to erect an air-supported temporary membrane structure, a temporary special event structure or a tent in accordance with Section 105.5.51.

(9) Section 112.3 is deleted in its entirety.

(10) Section 113.4 is amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, and upon conviction shall be subject to the penalties, costs and orders as provided by §100. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(11) Section 114.4 is amended to read as follows:

114.4 Failure to comply. Any person who shall continue work after having been issued a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$500.

(12) A new Section 116 is added and shall read as follows:

SECTION 116 REPORTING OF EMERGENCIES AND FALSE ALARMS

116.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 116.

116.2 Reporting emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative or occupant shall without delay report such condition to the fire department.

116.3 False alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(13) Section 202 is amended by the addition of new definitions to read as follows:

CROSS SLOPE. A geometric feature of roadway, measured at right angles to vehicle alignment; the transverse slope with respect to the horizon.

FIRE APPARATUS ACCESS DRIVE. A type of private roadway for local access that leads from a street or drive, either public or private, to a property, typically commercial or multi-family.

AMEND “FIRE APPARATUS ACCESS ROAD” TO READ: A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire apparatus access drive, fire lane, public street, private street, parking lot lane, and access roadway.

HIGH-RISK ACTIVITIES. Special events shall be deemed to be high-risk activities if they include the following proposed activities: display of fireworks before a proximate audience, high-speed operation of motor vehicles, mobile food vendors, parades, races, temporary road closures, inflatable attractions, or public alcohol sales and/or consumption.

PERMISSIBLE FIREWORKS. Fireworks as defined in Colorado statute 8 CCR 1507-12; generally, those small firework devices designed primarily to produce visible and audible effects by combustion and that burn without explosion, and do not produce a loud report or disburse any metal, glass, or brittle plastic fragments.

RURAL FIRE FLOW AREA. The geographic area as determined by the fire code official that historically has had limited fire flow. These areas may or may not be served by a public or private water district/provider.

URBAN FIRE FLOW AREA. The geographic area as determined by the fire code official that historically has had adequate fire flow. These areas are typically served by a public or private water district.

(14) Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Open burning shall be specifically prohibited during active Red Flag Warnings.

Exceptions: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official. Agricultural burning that is approved by the fire code official and is conducted in accordance with Colorado Air Quality Control Commission Regulation Number 9 (5 CCR 1001-11).

(15) Section 307.2 is amended to read as follows:

307.2 Permit required. A permit shall be obtained from the county health department of jurisdiction in accordance with Section 105.5.36 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, or prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

(16) Section 308.1.7 is amended to read as follows:

308.1.7 Sky lanterns. The use, lighting, tethering or release of sky lanterns is prohibited.

(17) Section 311.5 is amended to read as follows:

311.5 Placards. The fire code official is authorized to require any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code to be marked as required by Sections 311.5.1 through Section 311.5.5.

(18) Section 408 is added to read as follows:

SECTION 408 – AUTOMATIC EXTERNAL DEFIBRILLATORS

408.1 General. Automatic External Defibrillators (AEDs) are required to be installed in new occupancies with an occupant load of 100 or more. These locations include but are not limited to fitness centers and gyms, schools, medical and dental offices and clinics, shopping malls and their anchor stores, Assembly Occupancies and large offices.

408.2 Display. AEDs shall be placed in highly visible and easily accessible locations within clear signage, such as building entries, reception areas or common gathering areas. They shall remain conspicuous and not obstructed or obscured from view.

408.3 Mounting height. AEDs or their holding cabinets shall be installed so that the bottom is not more than 48 inches above the floor.

408.4 Clear floor space. A clear floor space of at least 30 inches by 48 inches must be provided in front of the AED to allow for wheelchair access and maneuvering.

408.5 Protruding objects. AEDs mounted on walls or installed in cabinets shall not protrude more than 4 inches into circulation paths or in compliance with Section 1003.3 if the measurement differs due to mounting location.

408.6. Training. While AEDs are designed to be user-friendly and able to be operated by both professionals and laypeople, employees must receive annual training on how to operate the device in case of an emergency.

(19) Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1 through 503.6 and Appendix D “Fire Apparatus Access Roads.”

(20) Section 503.1.1 Exception 1.1 is amended to read as follows:

Exception 1.1 If the building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance is allowed to increase to within 300 feet of all portions of the first-floor exterior walls.

(21) Section 503.1.1 Exception 1.3 is deleted in its entirety.

(22) Section 503.1.2 is amended to read as follows:

503.1.2 Additional access. A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved

automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

(23) Section 503.1.2.1 – MINIMUM TWO ACCESS ROADS – is amended to read as follows:

A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

(24) Section 503.1.2.2 – MINIMUM TWO ACCESS DRIVES – is amended by the addition of a new Section 503.1.2.1 to read as follows:

503.1.2.1 A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

Exception: A driveway to a one-family or two-family dwelling.

(25) A new Section 503.1.4 is added and shall read as follows:

503.1.4 Limited access. The fire code official is authorized to modify the fire-apparatus access requirements due to existing waterways, topography, hazards or other factors.

(26) Section 503.2 is amended to read as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Section 503 and Appendix D “Fire Apparatus Access Roads.”

(27) Section 503.2.7 is amended to read as follows:

503.2.7. Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

(28) Section 503.2.8 is amended to read as follows:

503.2.8 Angles of approach and departure. Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10 percent angle of approach or angle of departure.

(29) Section 503.2.9 is added to read as follows:

503.2.9 Cross Slope. Cross slope grade of fire apparatus access roads shall not exceed 5 percent.

(30) Section 503.7 is added to read as follows:

503.7 Bumpouts. For new developments with rural roads longer than 1,000 feet, approved bumpouts (turnouts) shall be constructed at approximately every 660 feet of road. Greater distances may be allowed if needed to maintain safe sight distance. The bumpouts shall be designed in accordance with Figure D103.7, constructed to allow turning movements to be made by emergency vehicles, and be an all-weather road surface at least 8 feet wide and 30 feet in length.

(31) Section 505.1 is amended to read as follows:

Section 505.1 Address identification. New and existing buildings or facilities shall be provided with approved address identification. The address identification shall be legible and placed in a

position that is visible from the street or road fronting the property. Address identification characters shall contrast with the color of their background. Address numerals shall be Arabic numbers and street names, if required to be installed with the numerals, shall be alphabet letters. Numbers shall not be spelled out with alphabet letters. Address identification shall be maintained.

- 505.1.1 Addresses shall be assigned by the local governmental entity (i.e., city, town, or county) having jurisdiction and shall comply with the Larimer County Street Naming and Addressing Standards as contained in the Larimer County Urban Area Street Standards.
- 505.1.2 The approved address numerals shall be visible from the street fronting the property, and posted on a contrasting background. Bronze or brass numerals shall not be posted on a brick background.
- 505.1.3 The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. (For purposes of sizing and location of address letters or numerals, building height includes the façade or parapet wall.) Where required by the fire code official, additional address and/or exterior door identification shall be provided in approved locations to facilitate emergency response.
- 505.1.4 Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
- 505.1.5 Commercial or multiple-family buildings shall have numerals with a minimum height of six inches and stroke width of one-half inch. Buildings three or more stories in height or with a total floor area of 15,000 to 50,000 square feet, shall have numerals with a minimum eight-inch height and stroke width of one inch. Buildings with a total floor area of 50,000 square feet or greater shall have numerals with a minimum height of 12 inches and stroke width of 1.5 inches.
- 505.1.6 One- and two-family dwelling units, excluding townhouses, shall have a minimum four-inch high numerals, with a minimum stroke width of one-half inch. Townhouses shall have numerals with a minimum height of six inches and stroke width of one-half inch.
- 505.1.7 Individual suite or unit addresses shall be displayed with minimum four-inch high numerals, with a minimum stroke width of one-half inch.
- 505.1.8 Monument signs shall not be used in lieu of address numerals on the building.
- 505.1.9 Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in an approved, sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering scheme. Floors below grade shall be identified with numerals within the 0100 range on the first floor below grade and 0200 on the second floor below grade; lower floors shall follow the same numbering pattern.

- 505.1.10 Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, may be required to have the address numerals and street name on each side that fronts the fire lane(s).
- 505.1.11 Buildings that are addressed on one street, but are accessible from an adjoining street, may be required to affix the address numerals and street name on each side that is adjacent to the other street(s).
- 505.1.12 Approved signage shall be provided in conspicuous locations on or within buildings to provide clear direction to locate any suite, apartment or unit within the building.
- 505.1.13 Multiple-building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

(32) Section 507.3 is amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B “Fire-flow Requirements for Buildings” of this code.

(33) Section 507.5.1.1 is amended to read as follows:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection shall have a fire hydrant located within 150 feet of the fire department connection, using an approved route without obstacles. The hydrant and fire department connection shall be on the same side of the fire apparatus access road or parking lot drive aisle, unless otherwise approved by the fire code official.

Exception: The distance shall be permitted to exceed 150 feet where approved by the fire code official.

(34) A new Section 509.1.2 is added and shall read as follows:

509.1.2 Utility disconnect. The fire code official is authorized to approve utility disconnect locations.

(35) Section 901.1 is amended to read as follows:

901.1. Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. Where requirements of this code and the International Building Code are in conflict, the more restrictive shall apply.

(36) A new Section 903.2.8.4 is added and shall read as follows:

903.2.8.4 Dead-end roadways. An approved automatic fire-sprinkler system shall be installed in all Group R occupancies, including one- and two-family residences and townhomes, when the structure is located beyond 660 feet of the entrance to a dead-end roadway, as measured from the centerline of the last roadway providing access to the dead-end road.

(37) Condition #6 is added to Section 903.2.9 and shall read as follows:

6. A Group S-1 self-storage fire area exceeds 5,000 square feet (464.5 m²).

(38) Condition #7 is added to Section 903.2.9 and shall read as follows:

7. A Group S-1 fire area for self-storage buildings or structures of any size where individual units may be sold to an owner or owners. These buildings or structures are commonly referred to as “self-storage condominiums.”

(39) Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D and sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be installed throughout in accordance with NFPA 13D. All such structures with an attached garage shall include installation of at least one sprinkler above the door providing access from the garage to the structure.

(40) Section 903.3.9 is amended to read as follows:

903.3.9 Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all multi-story structures and to each individual tenant space in multi-tenant structures.

(41) Section 904.3.5 is amended to read as follows:

904.3.5 Monitoring. All automatic fire-extinguishing systems shall be monitored by an approved fire alarm system.

(42) Section 904.3.6 is added and shall read as follows:

904.3.6. Fire Alarm Graphic Map. All occupancies with a fire-alarm system shall have a graphic map installed in locations approved by the fire code official.

(43) Section 905.4 Item #1 is amended to read as follows:

1. In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing or intermediate landing, as approved by the fire code official.

(44) Section 907.5.2 is amended to read as follows:

907.5.2 Alarm notification appliances. Alarm notification appliances shall provide full occupant notification throughout the entire building or structure and shall be designed and installed in accordance with NFPA 72. All one- and two-family dwellings protected by an automatic sprinkler system shall be equipped with a minimum of one audible-visible alarm notification appliance inside the structure, in a normally occupied location.

Alarm notification appliances shall be listed for their purpose.

(45) Section 1103.5.3 is amended by deletion of the bracketed sentence.

(46) Section 1103.7 is amended to read as follows:

1103.7 Fire alarm systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.7 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code.

(47) Section 1103.7.7 is added to read as follows:

1103.7.7 Alternative automatic fire-extinguishing systems. All automatic fire-extinguishing systems shall be monitored by an approved alarm system.

(48) Section 3103.2 is amended to read as follows; however, the exceptions remain unchanged:

3103.2 Approval Required. Temporary tents, canopies and membrane structures in excess of 700 square feet in size shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

(49) Section 4001.1.1 is amended to read as follows:

4001.1.1 Nonapplicability. Chapter 50 and Chapter 57 are specifically applicable to the production or manufacture of distilled spirits and wines in barrels and casks, and are not applicable to storage of these items, as identified in Section 5001.1, Exception 10, and Section 5701.2, Item 10.

(50) Section 5001.1 Exception #10 is amended to read as follows:

Exceptions:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recently published edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(51) Section 5601.1.3 is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited unless permitted by state or local laws.

(52) Section 5601.1.3 is amended as follows:

Exceptions:

4. The possession, storage, sale, handling and use of permissible fireworks in accordance with state statute and local municipal codes.

(53) Section 5601.2.2 is amended to read as follows:

5601.2.2 Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in any permanent building.

(54) Section 5602.1 is amended with the addition of the following term:

PERMISSIBLE FIREWORKS

(55) A new Section 5610 is added and shall read as follows:

SECTION 5610 PERMISSIBLE FIREWORKS

5610.1 General. Permissible fireworks use shall be as detailed in this section and in accordance with state and local laws.

5610.2 Use of fireworks. The use of permissible fireworks shall be in accordance with Sections 5610.2.1 through 5610.2.4.

5610.2.1 It shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or discharge any fireworks, other than permissible fireworks.

5610.2.2 It shall be unlawful for any person to knowingly furnish to any person under 16

years of age, by gift, sale, or any other means, any fireworks, including permissible fireworks.

5610.2.3 It shall be unlawful for any person under 16 years of age to purchase fireworks, including permissible fireworks.

5610.2.4 It shall not be unlawful for a person under 16 years of age to possess and discharge permissible fireworks if such person is under adult supervision throughout the act of possession and discharge.

(56) Section 5701.2 Nonapplicability Item #10 is amended to read as follows:

5701.2 NONAPPLICABILITY

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(57) Section 5704.2.9.6.1 Exceptions is amended with the following addition:

4. Above-ground tank storage of aviation fuels at the Northern Colorado Regional Airport fuel farm.

(58) Section 5704.2.14.1 is amended by the following addition:

7. Removal of above-ground and underground tanks shall be in accordance with federal, state and local regulations.

2. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(59) Section 5704.3.3 Exception 2 is amended to read as follows:

2. The product, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(60) Section 5706.2.4 is amended to read as follows, and the exception is deleted:

5706.2.4. Permanent and temporary tanks. The capacity of permanent above-ground tanks containing Class I or Class II liquids shall not exceed 500 gallons, and the capacity of temporary above-ground tanks containing Class I or Class II liquids shall not exceed 2,000 gallons, unless larger amounts are approved in writing by the fire code official. Tanks shall be of single-compartment design.

(61) Section 5706.3 is amended with the following additions:

5706.3.9 Portable fire extinguishers. Portable fire extinguishers shall be located throughout the site in locations approved by the fire code official.

5706.3.10 Identification of hazards. All hazardous materials tanks or containers shall be appropriately labeled in accordance with NFPA 704, or other standard as approved by the fire code official. All hazard markings shall be maintained by the operator.

5706.3.11 Access roads. All access roads to well drilling and operating facilities shall comply with Section 503 and Appendix D “Fire Apparatus Access Roads” of this code.

5706.3.12 Facility security. All fences and gates installed to provide facility security shall comply with Sections 503.5, 503.6 and D103.5 of this code. The fire code official may require a Knox Box, Knox switch, or Knox padlock to be installed by the operator to provide fire department access to the site.

5706.3.13 Safety regulations. All oil and gas locations shall comply with all Colorado Energy and Carbon Management Commission (CEMC) rules. CEMC Rule 600 shall be specifically addressed for all site safety requirements.

5706.3.13 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

(62) Section 5706.4 is amended with the following addition:

5706.4.11 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

(63) Section 6104.2 is amended to read as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department. These provisions shall not be interpreted so as to conflict with the provisions of Colorado Revised Statutes Title 8, Article 20 of Title 34 as amended. In the event of any conflict, the more restrictive provision shall prevail.

(64) Chapter 80 is amended by adding the following additional referenced standards in alphabetical and numerical sequence:

CECM

Colorado Energy and Carbon Management Commission

1120 Lincoln Street, Suite 801

Denver, CO 80203

Rule 600: Safety Regulations

Referenced in Section 5706

DISCUS

Distilled Spirits Council of the United States

1250 Eye Street, NW Suite 400

Washington, DC 20005

Recommended Fire Protection Practices For Distilled Spirits Beverage Facilities, 3rd Edition, June 2005

Referenced in Sections 5001.1, 5701.2 and 5704.3.3

(65) APPENDIX B – FIRE-FLOW REQUIREMENTS FOR BUILDINGS is amended to read as

follows:

- a. Section B105.1 is amended to read as follows:

B105.1 One- and two-family dwellings. Group R-3 and R-4 buildings and townhouses. In the urban fire-flow area, the minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses up to 3,600 square feet in area shall be 1,000 gpm, with a flow duration of 1 hour. In rural fire-flow areas, minimum fire-flow and flow duration shall be 500 gallons per minute, with a flow duration of 1 hour, for one- and two-family dwellings, Group R-3 and R-4 and townhomes less than 3,600 square feet in area.

For any one- and two-family dwellings, including Group R-3 and R-4 and townhouses exceeding 3,600 square feet in area above ground, regardless of location, minimum fire-flow and flow duration requirements shall be as specified in Table B105.1(1).

Exception: The fire code official is authorized to decrease the minimum required fire-flow and flow duration for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses protected by an approved automatic sprinkler system.

- b. Table B105.1(1) is renamed Table B105.1(1). REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 and R-4 BUILDINGS, AND TOWNHOMES GREATER THAN 3,600 SQUARE FEET ABOVE GROUND

- c. Table B105.1(2) is renamed Table B105.1 AREA, FIRE FLOW AND DURATION

- d. Section B105.2 is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.2.

- e. Table B105.2 is amended to read as follows:

TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATIONS (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.1.1 of the International Fire Code	25% of the value in Table B105.1 ^a	Duration in Table B105.1 at the reduced flow rate
Section 903.3.1.2 of the International Fire Code	25% of the value in Table B105.1 ^a	Duration in Table B105.1 at the reduced flow rate

- f. Table B105.2, Footnote a. is amended to read as follows:
 - a. The reduced fire flow shall be not less than 1,500 gallons per minute
- g. Table B105.2, Footnote b. is deleted in its entirety.

(66) APPENDIX C – FIRE HYDRANT LOCATIONS AND DISTRIBUTIONS is amended to read as follows:

- a. Section C101.1 is amended to read as follows:

C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

- b. Table C102.1 is amended by renaming it Table C102.1 REQUIRED NUMBER OF FIRE HYDRANTS, and by deleting columns AVERAGE SPACING BETWEEN HYDRANTS and MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT, and by deleting all footnotes.
- c. Section C103 is amended with the creation of Table C103.1 REQUIRED SPACING OF HYDRANTS and associated footnotes:

**TABLE C103.1
REQUIRED SPACING OF HYDRANTS**

APPLICATION	SPACING BETWEEN HYDRANTS (feet) ^{a,b}	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)
Buildings other than one- and two-family dwellings, Group R-3 and R-4, and townhouses	350	400 ^c
Urban One - and Two-Family Dwellings, Group R-3 and R-4, and townhouses	600	600
Rural One - and Two-Family Dwellings, Group R-3 and R-4, and townhouses	1,000	1,000

- a. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 350 feet on each

side of the street and be arranged on an alternating basis.

- b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- c. For buildings equipped with a fire department connection, see Section 507.5.1.1.
- d. The Exception within Section C103.2 is deleted in its entirety.
- e. Section C103.3 is amended to read as follows:

C103.3 Spacing from hydrants to a building. The maximum spacing from fire hydrants to a structure shall be in accordance with Table C103.1.

(67) APPENDIX D – FIRE APPARATUS ACCESS ROADS is amended to read as follows:

- a. Section D102.1 is amended to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing at least 82,000 pounds (37,194 kg).

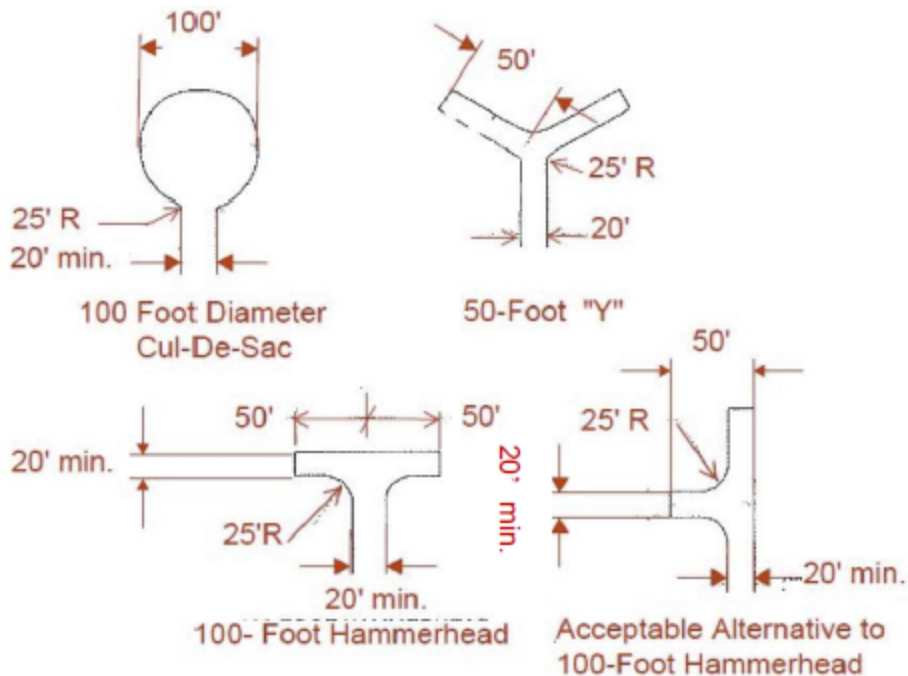
- b. A new Section D102.2 is added and shall read as follows:

D102.2 Roadway surface. All fire apparatus access roadways shall be all-weather driving surfaces capable of supporting fire apparatus. Surfaces shall be asphalt or concrete and maintained in a usable condition at all times. Compacted road base or other all-weather surfaces engineered and capable of supporting the imposed loads may be approved for temporary use, outdoor vehicle storage, ground-mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

- c. A new Section D102.2.1 is added and shall read as follows:

D102.2.1 Access during construction. Compacted road base, chip or other all-weather surfaces shall be used only for temporary emergency access. All required access roads must be installed and serviceable before aboveground construction begins. Temporary access shall be available as long as the site is under construction. Thereafter, permanent fire lanes conforming with D102.1 and D102.2 shall be accessible and unobstructed at all times.

- d. Figure D103.1 DEAD-END FIRE APPARATUS ROADS is deleted and replaced with the following:



- e. Section D103.3 is amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius, or as determined by agency apparatus design specifications.

- f. Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS is amended to read as follows:

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151 and longer	20	Refer to Figure D103.1

- g. An exception is added to Section D103.5 and shall read as follows:

Exception: Private driveways serving one single-family residence, as approved by the fire code official.

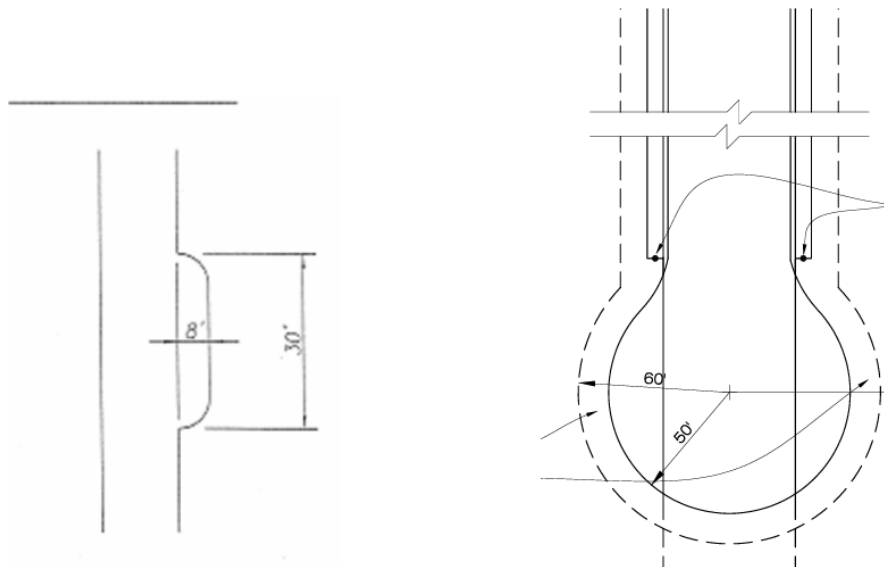
- h. Section D103.6 is amended to read as follows:

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING – FIRE LANE" signs complying with Diagram 1418 of the Larimer County Urban Area Street Standards, Chapter 2B of the Manual on Uniform Traffic Control Devices (2023), or as approved by the fire code official. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

- i. Section D103.7 and Figure 103.7 are added to read as follows:

D103.7 Bumpouts. For new developments with rural roads longer than 1,000 feet, approved bumpouts (turnouts) shall be constructed at approximately every 660 feet of road. Greater distances may be allowed if needed to maintain safe sight distance. The bumpouts shall be designed in accordance with Figure D103.7, constructed to allow turning movements to be made by emergency vehicles, and be an all-weather road surface at least 8 feet wide and 30 feet in length.

FIGURE D103.7 — Bumpout Designs



- j. Section D104 – Emergency vehicle access to all developments – is amended to read as follows:

Section D104 EMERGENCY VEHICLE ACCESS TO ALL DEVELOPMENTS

D104.1 Multiple access roads. A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

- k. Section D104.1 is amended to read as follows:

D104.1 Minimum two access drives. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

- l. D104.2 Minimum two access drives. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

Exception: A driveway to a one-family or two-family dwelling.

- m. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. If all structures are protected by an approved automatic fire-sprinkler system, the access roadways may

be placed a distance apart equal to not less than one-third the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

Exception: One- and two-family dwellings.

- n. Section D105.3 is amended to read as follows:

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from, and be positioned parallel to, one long side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

- o. Section D106.1 is amended to read as follows:

D106.1 Access to buildings. A minimum of two approved fire apparatus access roads shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

Exception: Projects of less than 100 dwelling units where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

- p. Section D106.2 is amended to read as follows:

D106.2 Projects having 100 or more dwelling units. Multiple-family residential projects having 100 or more dwelling units shall be provided with at least two separate and approved fire apparatus access roads.

- (68) APPENDIX O – VALET TRASH AND RECYCLING COLLECTION IN GROUP R-2 OCCUPANCIES is amended to read as follows:

- a. O101.1 Scope. Valet trash collection in Group R-2 occupancies shall comply with this appendix. Valet trash collection shall be allowed only in Group R-2 occupancies protected in accordance with Section 903.3.1.1 or Section 903.3.1.2 of this code.

Section 8. Article VIII of Chapter 18. Sections 18-71 and 18-73 of Article VIII of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-71. International Property Maintenance Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Property Maintenance Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive (“IPMC”), is hereby adopted by reference as the Town of Johnstown Property Maintenance Code to have the same force and effect as if fully set forth.

Sec. 18-73. Amendments.

The International Property Maintenance Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) IPMC Section 102.3 IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

- (3) IPMC Section 103.1 IPMC Section 103.1 (Creation of Agency) is amended by the addition of the term “Town of Johnstown” where indicated.
- (4) IPMC Section 106.1 IPMC Section 106.1 (General) is amended by deleting the second paragraph and inserting;
“The members of the Board of Appeals shall be comprised of the members of the Town Council”
- (5) IPMC Section 106.3 IPMC Section 106.3 (Qualifications) is amended by deleting the section in its entirety.
- (6) IPMC Section 302.3 IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.
- (7) IPMC Section 302.4 IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.
- (8) IPMC Section 302.8 IPMC Section 302.8 (Motor Vehicles) is amended by deleting this section in its entirety.
- (9) IPMC Section 304.3 IPMC Section 304.3 (Premises Identification) is amended by deleting the 4th paragraph and replacing with “Numbers shall be a minimum 4 inches in height with a minimum stroke width of .5 inch.”
- (10) IPMC Section 304.14 IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.
- (11) IPMC Section 308 IPMC Section 308 (Rubbish and Garbage) is amended by the deleting this section in its entirety.
- (12) IPMC Section 309 IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

Section 9. Article IX of Chapter 18. Sections 18-81 and 18-83 of Article IX of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-81. National Electrical Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Fire Protection Association standard number 70, hereafter known as the National Electrical Code, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, is hereby adopted by reference as the Town of Johnstown Electrical Code as if fully set forth herein. The effective edition of the Town of Johnstown Electrical Code shall be the National Electrical Code, 2023 Edition. The effective edition shall be replaced by subsequent edition(s) of the National Electrical Code adopted by the State of Colorado Electrical Board, Division of Professions and Occupations, Department of Regulatory Agencies, 1560 Broadway, Suite 1350, Denver, Colorado, 80202, and such subsequent editions shall be effective one (1) year after the State of Colorado Electrical Board, Division of Professions and Occupations, Department of Regulatory Agencies adopts such edition.

Sec. 18-83. Amendments.

The National Electrical Code, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) The electrical permit fees for each permit shall be the fee established from time to time by resolution of the Town Council and set forth in the Town Fee Schedule maintained by the building officials for such purposes.

Section 10. Article X of Chapter 18. Sections 18-91 and 18-93 of Article X of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

Sec. 18-91. International Existing Building Code.

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Existing Building Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive (“IEBC”), is hereby adopted by reference as the Town of Johnstown Existing Building Code as if fully set forth herein.

Sec. 18-93. Amendments.

The International Existing Building Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code.”
- (2) IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (3) IEBC Section 1401.2 (Conformance) is amended by the deletion of this section in its entirety and replaced with the following:

“Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.”

Section 11. Article XI of Chapter 18. Section 18-101 of Article XI of Chapter 18 of the Johnstown Municipal Code is hereby repealed and reenacted, and Section 18-103 is hereby added to Article XI of Chapter 18 of the Johnstown Municipal Code, to read as follows:

Sec. 18-101. International Swimming Pool and Spa Code.

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Swimming Pool and Spa Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Johnstown Swimming Pool and Spa Code as if fully set forth herein.

Sec. 18-103. Amendments.

The International Swimming Pool and Spa Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

- (1) ISPS Section 103.1 (Creation of Agency) is amended by adding “Town of Johnstown” where indicated.

Section 12. Article XII of Chapter 18. Article XII of Chapter 18 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE XII. Colorado Model Electric and Solar Ready Code.

Sec. 18-111. Colorado Model Electric and Solar Ready Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Colorado Model Electric and Solar Ready Code, 2023 Edition, as published and amended from time to time by the State of Colorado, 1600 Broadway, Suite 1960, Denver, CO 80202 is hereby adopted by reference as the Town of Johnstown Model Electric and Solar Ready Code to have the same force and effect as if fully set forth herein.

Sec. 18-112. Application of Regulations.

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Sec. 18-113. Amendments.

The Colorado Model Electric and Solar Ready Code, 2023 Edition, adopted herein, is hereby modified by the following additions, deletions and/or insertions:

- (1) Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) Section 102.1.2 (Buildings Impacted by a Natural Disaster) is amended by the addition of the term “Town of Johnstown” where indicated.
- (3) Section 102.2 (Substantial Cost Differential Waiver) is amended by the addition of the term “Town of Johnstown” where indicated.

Section 13. Article XIII of Chapter 18. Article XIII of Chapter 18 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE XIII. Colorado Wildfire Resiliency Code.

Sec. 18-121. Colorado Wildfire Resiliency Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Colorado Wildfire Resiliency Code, 2025 Edition, as published and amended from time to time by the State of Colorado, 1600 Broadway, Suite 1960, Denver, CO 80202, Chapters 1 through 5 inclusive and Appendixes A, B and C, is hereby adopted by reference as the Town of Johnstown Wildfire Resiliency Code to have the same force and effect as if fully set forth herein.

Sec. 18-122. Application of Regulations.

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Sec. 18-123. Amendments.

The Colorado Wildfire Resiliency Code, 2025 Edition, adopted herein is hereby modified by the following additions, deletions and/or insertions:

- (1) Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

Section 14. Article XIV of Chapter 18. Article XIV is hereby added to Chapter 18 of the Johnstown Municipal Code, and shall read as follows:

ARTICLE XIV. Violation; Penalty; Fees and Charges.

Sec. 18-131. Violation.

- (a) It shall be unlawful for any person, including but not limited to the officers or agents of a corporation responsible for its actions or inaction and the partners or members of a partnership, firm or joint venture, either as owner, lessee, occupant or otherwise, to fail to comply with the codes adopted in this Chapter or to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the Town, or cause the same to be done, contrary to or in violation of the provisions of the codes adopted in this Chapter.
- (b) It shall be unlawful for an architect, builder or contractor to commit, participate in or assist in the unlawful use of a building or land in violation of the codes adopted in this Chapter to the same extent as the owner or occupier of the land.

Sec. 18-132. Penalty.

- (a) Any person who violates or causes the violation of any provision of the codes adopted in this Chapter shall be guilty of a separate offense for each and every day or portion thereof during which such violation is committed, permitted or continues. Any person convicted of a violation shall be punished in accordance with the provisions of Article IV of Chapter 1 of the Code.
- (b) In addition to all other remedies available to the Town, the Town may institute an action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful act, erection, construction, reconstruction, alteration, remodeling or use, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of the codes adopted in this Chapter. If the Town is the prevailing party in such action, the Town shall be entitled to recover its costs and expenses, including attorney’s fees.

Sec. 18-133. Fees and charges.

Any fees or charges provided for or assessed in conjunction with the codes adopted in this Chapter may be adopted or amended from time to time by resolution of Town Council and set forth in the Town Fee Schedule.

Section 15. Safety Clause. The Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, is promulgated for the preservation of public health, welfare, peace, safety and property and is in the best interests of the Town of Johnstown.

Section 16. Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

Section 17. Code revisions. Minor changes such as the format and other changes to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

Section 18. Publication; Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED, AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor



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

Town Council Agenda Communication

Agenda Date: December 15, 2025

Subject: Professional Services Agreement Between Town of Johnstown and Fransen-Pittman Construction Co., Inc.

Attachments:

1. Professional Services Agreement
2. Fransen Pittman RFP Submittal

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Council is aware of the ongoing design of the new Senior/Community Center partnership with the TRPR. In an effort to streamline the process by commencing construction earlier and accelerate delivery of a new facility, the Town utilizes a Construction Manager at Risk (CMAR) approach to facility construction projects. The CMAR delivery process includes the issuance of a Request for Proposal (RFP) and evaluation of construction firms to be included in the preconstruction/design process. The contractor evaluates the design through this process, assessing factors that include: constructability, value engineering, project construction estimating, among other benefits. The end product includes a Guaranteed Maximum Price (GMP) for the project construction by which the Town can either award the construction project or based on the Town's decision and full discretion, a 3rd party evaluation can be performed to validate pricing of the construction project.

In early October, the Town issued the CMAR RFP and this bid period ended in early November. The Town received a total of 12 responses. The responses were independently evaluated by the members of the committee. The evaluation committee was able to narrow down the submittals to three (3) contractors for on-site presentations and interviews based on their proposals. Based on this process and the presentation and interview conducted, the evaluation committee overwhelmingly recommended that Fransen-Pittman be awarded the contract for CMAP Preconstruction Services. Enclosed with this correspondence is the Professional Services Agreement between the Town and Fransen-Pittman for preconstruction services at a total cost of \$25,000. Also included in the Agreement is their RFP response and the general scope of services for this component of the project.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence
- Engage, inform and involve the community

Natural & Built Environment

- Expect and encourage community-centered design

Quality Infrastructure & Facilities

- Ensure future viability of infrastructure and facilities

Legal Advice:

The standard Professional Services Agreement designed by the Town Attorney is being used for this Agreement.

Financial Advice:

Funds are budgeted for this scope of work and the price is set at \$25,000.

Recommended Action:

Staff recommends approval of the Professional Services Agreement as presented.

Suggested Motions:

For Approval: I recommend approval of the Professional Services Agreement between the Town of Johnstown and Fransen-Pittman as presented.

For Denial: I recommend denial of the Professional Services Agreement between the Town of Johnstown and Fransen-Pittman as presented.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN
PROFESSIONAL SERVICES AGREEMENT**

THIS PROFESSIONAL SERVICES AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____ 20__ (the “Effective Date”) by and between the Town of Johnstown, Colorado, a Colorado home-rule municipality (the “Town”) and Fransen-Pittman Construction Co., Inc., a Colorado corporation (“Contractor”) (collectively, the “Parties”).

RECITALS

WHEREAS, the Town desires to engage the services of Contractor and Contractor desires to provide those services more fully described on Exhibit A, attached hereto and incorporated herein by reference (“Services”), to the Town; and

WHEREAS, the Parties wish to memorialize their contractual relationship.

AGREEMENT

NOW, THEREFORE, incorporating the foregoing Recitals herein and in consideration of the mutual promises, agreements, undertakings and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby mutually agree as follows:

SECTION 1: PARTIES

1.01 Town. The Town is a home-rule municipality located in Johnstown, Colorado.

1.02 Contractor. Contractor is a private, independent business entity who will exercise discretion and judgment of an independent Contractor in the performance and exercise of its rights and obligations under this Agreement.

SECTION 2: SERVICES, COMPENSATION AND TERM

2.01 Services. Contractor agrees to perform the Services for the Town.

2.02 Compensation. In consideration of Contractor’s performance of the Services contemplated herein, the Town agrees to pay Contractor the compensation set forth on Exhibit A. Contractor shall submit detailed invoices reflecting the portion of the Services completed to the date of the invoice. The Town shall provide payment for Services to Contractor within thirty (30) days of receipt of the invoice. In its discretion, the Town may withhold payment for disputed portions of invoices on the condition that the Town provides written notice to Contractor of the dispute. Upon delivery of notice, the Town and Contractor shall promptly endeavor to resolve such dispute.

2.03 Expenses: Contractor shall not incur any expense or debt on behalf of the Town without the Town’s prior written authorization.

2.04 Term. Unless otherwise terminated in accordance with Section 5, the term of this Agreement shall be from the Effective Date through May 31, 2026 and shall not extend beyond that date absent the written approval of the Town.

SECTION 3: OPERATIONS

3.01 Contractor Status. Contractor avers that it has the background, expertise and education to provide the Services. Contractor shall be responsible for the proper performance of the Services in accordance with the terms hereof. Contractor shall obtain the necessary permits, if any, and maintain all required licenses, including but not limited to a Town business license.

3.02 Schedule. Unless otherwise set forth in Exhibit A, Contractor shall provide the Services in accordance with the timeline requested by the Town

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance.

A. Contractor understands and agrees that Contractor shall have no right of coverage under any existing or future Town comprehensive or personal injury liability insurance policies. As a material term of this Agreement, Contractor agrees to maintain and keep in force during the term of this Agreement one or more policies of insurance written by one or more responsible insurance carrier(s) authorized to do business in the State of Colorado in the following amounts:

1. Workers' compensation insurance as required by law;
2. Commercial general or business liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000.00) each occurrence and TWO MILLION DOLLARS (\$2,000,000.00) general aggregate;
3. Automobile liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) for any one occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. In the event that Contractor's insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of Contractor who utilizes an automobile in providing services to Town under this Agreement; and
4. Professional liability insurance with minimum limits of ONE MILLION DOLLARS (\$1,000,000.00) each claim and TWO MILLION DOLLARS (\$2,000,000.00) general aggregate.

B. Contractor shall procure and maintain the minimum insurance coverages listed herein. All coverages shall be continuously maintained to cover all liability, claims,

demands and other obligations assumed by Contractor pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. The Town shall have the right to request and receive a certified copy of any policy and any endorsement thereto. Except for workers compensation insurance, the Town shall be listed as an additional insured party on Contractor's insurance policies.

C. A certificate of insurance shall be completed by Contractor's insurance agent(s) as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect, and, upon request by the Town, shall be subject to review and approval by the Town. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least thirty (30) days prior written notice has been given to Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The completed certificate of insurance shall be provided to the Town.

4.02 Damage and Indemnity. Contractor assumes full responsibility for any and all damages caused by Contractor's exercise of its activities, or failures to act, under this Agreement. Contractor agrees that it will at all times protect, defend, indemnify and hold harmless the Town, its elected officials, employees, agents, and their successors and assigns, from and against all liabilities, losses, claims, demands, actions and costs (including reasonable attorneys' fees), arising from or related to loss or damage to property or injury to or death to any persons arising from or resulting in any manner from the actions or failures to act of Contractor or any invitees, guests, agents, employees or contractors of Contractor, whether brought by any of such persons or any other person.

SECTION 5: TERMINATION

5.01 Termination. The Town may terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Contractor. Notwithstanding the foregoing, if the Town terminates this Agreement for cause and determines that a notice period is not in the best interests of the Town, the Town may terminate this Agreement by providing written notice to Contractor effective immediately.

SECTION 6: INDEPENDENT CONTRACTOR

6.01 Independent Contractor. Contractor understands and agrees that Contractor is an independent contractor and not an employee of the Town. The Town shall not provide benefits of any kind to Contractor. The Town shall not be responsible for withholding any portion of Contractor's compensation for the payment of Federal Insurance Contributions Act (FICA) tax, workers' compensation, or other taxes or benefits. CONTRACTOR IS NOT ENTITLED TO UNEMPLOYMENT COMPENSATION COVERAGE FROM THE TOWN. CONTRACTOR IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON MONEYS PAID PURSUANT TO THIS AGREEMENT. As long as there is not a conflict of interest with the Town, Contractor may engage in any other lawful business activities during the term of this

Agreement.

SECTION 7: NOTICE

7.01 Notices. All notices required under this Agreement shall be in writing and shall be: 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth; or 3) sent by electronic mail (“email”) return receipt or written acknowledgment requested and received. All notices by hand-delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by email shall be effective upon delivery, on the condition that the intended recipient acknowledges receipt thereof. Either party, by notice to be given, may change the address to which future notices shall be sent.

TO THE TOWN:

Town of Johnstown
Attn: Matt LeCerf, Town Manager
450 S. Parish Avenue
P.O. Box 609
Johnstown, CO 80534
Email: notices@johnstownco.gov

TO CONTRACTOR:

Fransen Pittman Construction
Attn: Josh Davis, VP of N. Colorado Operations
522 Main Street
Windsor, CO 80550
Email: jdavis@fransenpittman.com

SECTION 8: MISCELLANEOUS

8.01 Time. Time is of the essence of this Agreement and of each covenant hereof.

8.02 Non-Appropriation of Funds. Pursuant to Section 29-1-110, C.R.S., as amended, financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being budgeted, appropriated and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not budgeted and appropriated.

8.03 Laws and Regulations. In the conduct of the Services, Contractor shall comply with all applicable laws, rules and regulations, and the directives or instructions issued by the Town or its designated representatives.

8.04 Assignment; Third Party Rights. Contractor may not assign, delegate or subcontract any part of its rights, duties or obligations under this Agreement. The Parties do not intend to confer any benefit hereunder on any person or entity other than the Parties hereto.

8.06 Severability. If any part, term or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court determines that the relationship between the Town and Contractor is one of employment rather than independent Contractor, this Agreement shall become null and void in its entirety.

8.07 Waiver. No consent or waiver, express or implied, by the Town to or of any breach or default by Contractor in the performance by Contractor of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by the Town. Failure on the part of the Town to complain of any act or failure to act or to declare Contractor in default, irrespective of how long such failure continues, shall not constitute a waiver by the Town of its rights hereunder.

8.08 Governmental Immunity. The Parties agree that the Town is relying on, and does not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time, or otherwise available to the Town, its elected officials, employees or agents.

8.09 Applicable Law and Venue. This Agreement shall be construed according to the laws of the State of Colorado. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, State of Colorado.

8.10 Mediation. In the event of any dispute arising under this Agreement, except in the case of an action for injunctive relief, the Parties shall submit the matter to mediation prior to commencing legal action and shall share equally in the cost of the mediation.

8.11 Costs and Attorney's Fees. If any judicial proceedings may hereafter be brought to enforce any of the provisions of this Agreement, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

8.12 Public Official Personal Liability. Nothing herein shall be construed as creating any personal liability on the part of any elected official, employee or agent of the Town.

8.13 No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

8.14 Entire Agreement. The provisions of this Agreement represent the entire and integrated agreement between the Town and Contractor and supersede all prior negotiations,

representations and agreements, whether written or oral.

8.15 Controlling Document. In the event of a conflict between the provisions in this Agreement and Exhibit A, the provisions in this Agreement shall control.

8.16 Headings. The headings in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

8.17 Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

8.18 Waiver of Right to Jury Trial. To the fullest extent permitted by law, each party hereto waives its respective rights to a trial by jury of any claim or cause of action based upon, arising out of or related to this agreement.

8.19 Data Security. If Contractor has access to personal identifying information during the term of this Agreement, Contractor shall, pursuant to Section 24-73-101, *et seq.*, C.R.S., destroy all paper and electronic documents containing such personal identifying information within six months of termination of this Agreement, unless otherwise required by law. During the term of this Agreement, Contractor shall implement and maintain reasonable security procedures that are appropriate to the nature of the personal identifying information disclosed or maintained and that are reasonably designed to help protect the information from unauthorized access, use, modification, disclosure or destruction. If Contractor discovers or is informed of a security breach, Contractor shall give the Town notice in the most expedient time and without unreasonable delay, no later than ten (10) calendar days after it is determined a security breach occurred. Contractor shall cooperate with the Town in the event of a security breach that compromises computerized data, if misuse of personal information about a Colorado resident occurred or is likely to occur. Cooperation includes sharing with the Town information relevant to the security breach.

8.20 Right to Injunction. The Parties hereto acknowledge that the Services to be rendered by Contractor and the rights and privileges granted to the Town under the Agreement are of a special, unique, unusual and extraordinary character which gives them a peculiar value, the loss of which may not be reasonably or adequately compensated by damages in any action at law, and the breach by Contractor of any of the provisions of this Agreement may cause the Town irreparable injury and damage. Contractor agrees that the Town, in addition to other relief at law, shall be entitled to injunctive and other equitable relief in the event of, or to prevent, a breach of any provision of this Agreement by Contractor.

[Remainder of page intentionally left blank.]

EXHIBIT A SERVICES

CONSTRUCTION MANAGER AT RISK CMAR CONSTRUCTION PHASE SERVICES

TOWN OF JOHNSTOWN/THOMPSON RIVER PARK RECREATION DISTRICT SENIOR/COMMUNITY CENTER SCOPE OF SERVICES

The Town and Contractor (CMaR Firm) will enter this Pre-Construction Phase CMAR contract, at a cost of \$25,000. This will culminate with the CMaR Firm offering a Guaranteed Maximum Price (GMP). The Town will have the option to either:

1. Accept the GMP as presented and award a construction contract agreement; or
2. Engage with an independent 3rd party to evaluate the GMP proposed. If the independent 3rd party price isn't within 10% of the CMaR GMP, the Town will have final discretion to either award a construction contract agreement to the CMaR Firm or publicly bid the project.

The specific services shall include the following:

- Constructability Reviews
- Attendance of Design Meetings
- Value Engineering
- Project Scheduling
- Project Phasing
- Budgeting of Schematic and Design Development Packages
- Recommendation of early work packages
- GMP Preparation based on Final Construction Documents
- Subcontractor Engagement/Solicitation

A photograph of the exterior of the Town of Johnstown Senior-Community Center Building. The building is a modern, two-story structure with a mix of light-colored stone masonry and large glass windows. It features a prominent overhanging roof section on the left. The building is surrounded by a well-maintained lawn, a paved walkway, and some landscaping. In the background, a covered entrance area and a parking lot are visible under a clear sky.

RFP Response for CMAR Services: Town of Johnstown Senior-Community Center Building

November 4, 2025

Submitted by Fransen Pittman Construction

TABLE OF CONTENTS

SECTION 1	Cover Letter
SECTION 2	Project Approach
SECTION 3	Cost Proposal
SECTION 4	Certificate of Good Standing
SECTION 5	Project Team
SECTION 6	Safety
SECTION 7	Subcontractors
SECTION 8	Construction Sequencing and Scheduling
SECTION 9	Quality Assurance/Control
SECTION 10	Financial Statement
SECTION 11	Bonding Company/Insurance
SECTION 12	References

This PDF is bookmarked and linked. Select any Table of Contents item to jump to the corresponding section.

November 4, 2025

Dear Matt LeCerf and Members of the Selection Committee,

Fransen Pittman is thrilled to submit our qualifications for the Johnstown Senior-Community Center Building Project. With its mixture of small-town charm and modern amenities, deep agricultural history, and welcoming residents, it's no surprise that the Johnstown population has grown significantly over the years. A new Senior-Community Center would provide invaluable opportunities for the Town's senior and adult population. It would also allow the Thompson River Parks and Recreation (TRPR) District to continue offering activities for all ages and maintain parks and recreation facilities - a huge cornerstone of any community. Fransen Pittman has successfully partnered with dozens of surrounding municipalities and we would be honored to collaborate with Johnstown and TRPR.

Fransen Pittman is uniquely qualified to partner with you because we offer:

Trusted Partnership. Fransen Pittman prides ourselves on building long-lasting, trusted partnerships. We have teamed up with municipalities for a variety of projects that benefit the community, several of which have evolved into ongoing partnerships. Our proposed team members hold the relevant expertise, qualifications, and passion to make your project not only successful, but also a fun construction experience. This team knows what it takes to create an environment that will inspire growth and enhance residents' lives for years to come.

Unique Process. Collaboration and commitment are the foundation of Fransen Pittman's approach. We recognize the value of getting all stakeholders together, including Johnstown, TRPR, and Collab Architecture, to make informed decisions as a team. During preconstruction, we work through our unique process, MET™ (Model, Estimate, Track), promising accuracy and accountability for the budget and schedule. From there, our project manager, superintendent, and field forces employ diligent cost, schedule, safety, and quality operations to ensure that our work is of the highest value and built to the exactness of your standards.

Success with Similar Projects. For three decades, Fransen Pittman has been working to create meaningful, inspiring spaces that positively impact the surrounding area. We have over **300 municipal projects** under our belt, including adult/senior facilities, town halls, police services, fire stations, recreation centers, parks, and libraries. Each of these projects are relevant to the Johnstown Senior-Community Center as they provide essential services for the Town and offer spaces for the community to grow together.

We acknowledge all issued addenda. Thank you for considering Fransen Pittman for this opportunity. We look forward to further conversation with your team.

Legal Name of Firm: Fransen Pittman Construction; no previous names

Date Established: June 29, 1994

Sincerely,



Josh Davis, VP of Northern CO Operations / Project Executive
(720) 935-0415; fax (303) 783-3939
jdavis@fransenpittman.com
522 Main Street, Windsor, CO 80550

WHO WE ARE

Fransen Pittman is a different breed of builder.

And our clients are different too. They don't simply build buildings. Fransen Pittman clients have a vision – they create spaces where communities and groups come to connect, be inspired, drive growth, and build the foundation for their life's work.

Fransen Pittman is dedicated to the fundamentals of Owner satisfaction and extraordinary construction services. Our mission is to earn long-term relationships by exceeding expectations and delivering exceptional service. Our firm has been recognized consecutively as one of the fastest growing companies in Colorado, and as a Denver Post Top Workplace several years in a row.

300+

**MUNICIPAL
PROJECTS**

98%

**CMAR
PROJECTS**



MARKETS

- Commercial
- **Community/Culture**
- Defense/Aerospace
- **Municipal**
- Healthcare
- Higher Education
- K-12 Education
- Libraries
- Science/Industrial
- **Senior Living**
- Worship



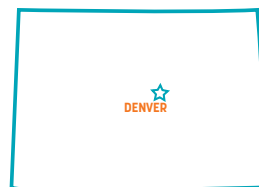
LOCATIONS

Englewood (HQ)
Windsor
Dallas-Fort Worth



SERVICE

**Building
Colorado
Since 1994**



FIRM INFORMATION

Legal Name of Firm:
Fransen Pittman Construction
No previous names

Date Established:
06/29/1994



PROJECT APPROACH

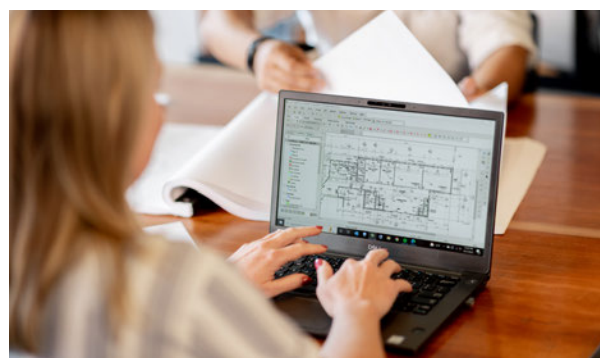
PARTNERING

Fransen Pittman will have one dedicated team perform all the preconstruction, construction, and warranty services. What differentiates FP from other contractors is that we have the entire project team involved throughout the entire process. This means that project estimators will be supported by Tyler Kaul (Senior Project Manager) and Benny Mendoza (Superintendent) during preconstruction. During construction, the information obtained during precon will be maintained, with no handover meetings necessary.



PRECONSTRUCTION

Our Preconstruction team, Derek LePore and Jason Donley, will be dedicated to the project and present at every design, coordination, and team meeting. They will work with Tyler and Benny to complete constructability reviews and scheduling updates at every stage of design. Our team will also work collaboratively with Collab Architecture to provide accurate estimates at each milestone. Our process is 100% transparent - you will always know that cost of your project.



CONSTRUCTION

When we transition to construction, there will not be any unnecessary hand-off meetings between the preconstruction and construction teams. Our construction team will be ready to hit the ground running. The same level of collaboration will remain during construction and you will always know schedule and budget details.



WARRANTY AND BEYOND

We take a proactive approach to closeout and Owner training. Through early coordination with Collab Architecture, thorough punchlist completion, and subcontractor accountability, we finish strong. In addition to our warranty department, our Fransen Pittman project team members will stay your points of contact after the project is completed.



PROCUREMENT

HOW FP REDUCES & REMOVES THE RISK IN PROCURING MATERIALS:

- Release early bid packs for materials that we identify as critical and/or a concern with procurement
- Create a full, up-to-date procurement schedule with accurate times to get materials from subcontractors
- Arrange for storage of materials in a bonded and insured warehouse; material is in our control well in advance of when it is needed on site
- Consistent monitoring and communication of changing procurement times so we can adjust scheduling
- Guarantee dimensions of critical materials for early production and storage until ready for install
- Work with the design team to select materials that we have better control over lead times

HOW FP MITIGATES COST ESCALATION BEFORE GMP & AFTER IT'S ESTABLISHED:

- All estimates (SD/DD/CD) will have up to date subcontractor and material vendor costs included
- Standing meetings set up with the critical subcontractors such as Structural Steel, Mechanical, Electrical, Plumbing, Framing, Insulators, etc. to check on current market conditions and pricing of all materials
- Our initial cost estimates will include a Material Cost Escalation Contingency which will either be used at the Final GMP or given back to the Owner if not needed (will cover any of the costs for material escalation that are not forecasted)
- When the GMP is approved, our Project Manager fully commits all subcontractors right away, locking them into the submitted pricing and ensuring that the project will stay within the GMP

PROJECT CONTINGENCY

All contingency is at the sole use and discretion of the Owner. During Preconstruction, FP discusses the amount, use, and risk areas to establish the final contingency amount with all project stakeholders. Contingency helps protect projects but can also be a disadvantage if too much contingency is allocated. At each major milestone of the project, FP discusses the risk of the remaining design and engineering, bidding and buyout, and labor and material market changes. This is all used to ultimately back into the correct amount of contingency for your project. All contingency is the Owner's dollars and any used funds requires Owner approval. FP tracks and discusses weekly the contingency of the project to ensure transparency and cost control.

At the end of the day, any unused contingency amount, if carried in our GMP and Contract, will be returned 100% to the Owner.



MET™-MODEL, ESTIMATE, TRACK

COST MODELING WORKSHOP

This workshop gathers Collab Architecture, Fransen Pittman, project consultants, key trade partners, and Johnstown's project team for a day-long session to map out the entirety of the project. Within this session, varying options for each feature are presented, while FP provides expert counsel to the Owner regarding decision making.

During Cost Modeling, FP showcases each individual component of your project. Different building systems or design features can be explored while we evaluate the cost for each option. This provides the team with real-time understanding of how decisions affect the bottom line, putting everyone in their best position to make effective decisions early in the process.



Analysis of Levels		2.5A	Model Date		8/14/2019
Area - Total	114,000 SF	114,000	BUILDING AREA IN SQ FT		114,000
Area - Finished	101,488 SF	101,488	DRAWINGS PREPARED BY		WCEM
Perimeter of Building	1,243.17'	1,243.17	DRAWINGS ARE DATED		1/23/2019
Slabs / SF Ratio	3.80	3.80			
Roof SF	40,000 SF	40,000			
Number of Parking Spaces	320	320			
Building Height	38.4 IN ± 1.2'	38.4 IN ± 1.2'			
Overall Site SF	405,347 SF	405,347			
Estimated % Landscaped	4.1%	4.1%			
Building Footprint	40,000 SF	40,000			
Estimated % Site Coverage	10%	10%			

BENEFIT:

Our Cost Model is historically within 1% of our final GMP, meaning that it sets an accurate road map early in design. Inviting key subcontractors gives us accurate pricing on labor and materials. Subcontractors invited to the Cost Modeling Workshop must still participate in competitively bidding the project.

CONTINUOUS ESTIMATING

We present our estimates at each design milestone (Schematic Design, Design Development, Guaranteed Maximum Price) in a 16 division line item format. Each line item is broken down by labor, material, equipment, and subcontractor.

These estimates are backed by real-time subcontractor pricing and confirm that our team is staying consistent with the decisions made during the Cost Modeling Workshop.



DIV NO		DIVISION RECAP	DIVISION TOTAL	\$ PER S.F.	% OF TTL
00		General Conditions	245,333	\$3.27	4.6%
01 02		General Requirements, Existing Conditions, Site Work	116,320	\$1.55	2.2%
31 32 33 34					
03		Concrete	0	\$0.00	0.0%
04		Masonry	0	\$0.00	0.0%
05		Metals	0	\$0.00	0.0%
06		Carpentry	145,239	\$1.94	2.7%
07		Moisture Protection	0	\$0.00	0.0%
08		Doors, Windows & Glass	3,900	\$0.05	0.1%

BENEFIT:

As the project progresses, this process ensures that we are maintaining Johnstown's priorities.

TRACKING LOG

As the design evolves, we track every departure from the original cost model and analyze each proposed departure from a cost, schedule, and quality perspective. These changes are approved by the Owner, but remain recorded as a permanent part of the tracking log. The log allows project cost to be reconciled from one milestone estimate to the next and grants decisions to be revisited at each development.



As Trended Cost Model Estimate \$54,802,118						DD Estimate \$56,809,119	Current Pending \$56,809,119	% Change 3.65%	Trend Log						
						105,700	535,464	1st cut	Drop Pkg	Area	System	Rejected	Pending		
						SD	Site		Item						
									Reinforce	SD	Reinforce	SD	\$225,400		
									Interiors	SD	Interiors	SD	\$815,150		
									Pool/Elec	SD	Pool/Elec	SD	\$249,085		
									Hard	SD	Hard	SD	\$0		
									Site	SD	Site	SD	\$125,110		
									Site	SD	Site	SD	\$677,730		
													\$1,572,475		
						TOTALS	SD	(1,572,475)							
						Item #	Drawing Package	System	Date Initiated	Initiated By	Description	Add Deduct	Change Amount	Disposition of Change	Related Item
0501	SD	Site	PP	1/26/2020	Delete materials per accepted item on SD Trend Log	Deduct		(\$199,000)	1/26/2020	Pending					
0502	SD	Site	PP	1/26/2020	Revised courtyard to delete retaining walls more wavy	Deduct		(\$200,000)	1/26/2020	Pending					
0503	SD	Site	PP	1/26/2020	Revised from 12x12x12 to 12x12x12	Deduct		(\$200,000)	1/26/2020	Pending					
0504	SD	Site	PP	1/26/2020	Revised from 12x12x12 to 12x12x12	Deduct		(\$200,000)	1/26/2020	Pending					
0505	SD	Site	PP	1/26/2020	Revised from 12x12x12 to 12x12x12	Deduct		(\$200,000)	1/26/2020	Pending					
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 12x12x12 to 12x12x12															
Revised from 1															

BENEFIT:

Our tracking log allows our team to revisit design decisions and re-evaluate in terms of scope, budget, and schedule.

BUDGET MANAGEMENT

Your proposed Senior Project Manager, Tyler Kaul, will be responsible for monitoring cost and schedule and report to Johnstown's stakeholders as well as key Fransen Pittman personnel through each phase of the project.

COST TRANSPARENCY

Fransen Pittman operates in a true open book manner, ensuring that we create a culture of transparency. The open-book nature of our process provides visibility into all project costs, not just some. Early and accurate knowledge of project costs allows for informed decision-making and forecasting, which is paramount in ensuring success.

During preconstruction and construction, you as the Owner always know where your dollars are being spent. We build the budget together during our Cost Modeling process, review subcontractor quotes during GMP bidding, and analyze pay applications during our monthly billings. Through our collaborative process, we establish a culture of transparency and trust.



24/7 PROJECT UPDATES

ProjectSight is available 24/7 to the Owner and Architect. Reports are shared with project team members during weekly Owner/Architect/Contractor (OAC) meetings and users can access project details/updates anytime with a simple login.

PROJECT TRACKING

Fransen Pittman utilizes the construction software *ProjectSight* to track and report on budget, quality, and efficiency on a daily basis. *ProjectSight* is a construction software used to support teams in managing construction projects from a single-source. *ProjectSight* enables constant collaboration amongst project team members, ensuring everyone is updated on critical information and keeps the focus on the task at hand - delivering the project.

Providing:

- Budget and Cost Management
- Document Control from SD Drawings to Close-Out
- Field Management

Johnstown's team and Collab Architecture are provided access to these digital tools at all times, and reports are shared and discussed during our weekly Owner/Architect/Contractor (OAC) meetings.

MONITORING TRADE PARTNERS

We manage our subcontractors and their adherence to budget by scrutinizing their pay apps when they are submitted. During construction, we also present these monthly pay apps during every OAC meeting so that the Owner is aware of the current budget and has full transparency of cost.



CONTRACT DOCUMENTS COMMENTS

We do not have any proposed contract comments.

SELF-PERFORM WORK

As a General Contractor, Fransen Pittman has the capability to self-perform numerous jobs, which allows us increased control over budget and schedule. In the event that we pursue self-performed work, we bid 24 hours before subcontractors and ensure that we solicit at least 3 other subcontractor bids for that trade. This ensures that your project receives the lowest price possible from the most qualified workers. During preconstruction, we will work to establish the scope of our self-performed work. [The specific percentage is to be determined, but will not exceed 10%.](#)

Below is a list of all work FP is qualified to self-perform:

- Site Concrete
- Structural Concrete
- Rough Carpentry
- Doors, Frames, and Hardware
- Temporary Partitions
- Caulking
- Finish Carpentry Installation
- Millwork Installation
- Layout and Engineering
- Surveying
- Installing Specialties and Equipment
- Miscellaneous Labor
- Miscellaneous Equipment Operation
- Miscellaneous Demolition

We competitively bid all major trades. We understand the desire to obtain the most competitive price and source all trades competitively in the best interest of the project.



AVAILABILITY AND BANDWIDTH

We have hand-picked our proposed team members based on their relevant project experience, expert skill level, and availability. Please see below for a list of projects with anticipated completion dates, noting that **ALL staff will be available and fully committed to the Johnstown Senior-Community Center** project from the outset of award.



TYLER KAUL
Senior Project Manager

- Erie Town Hall PH. II (12/2025)
- Mountain View Fire Rescue, Erie (02/2026)
- St. Vrain Valley School District Community Montessori (05/2026)



BENNY MENDOZA
Superintendent

- Glenn A. Jones Milliken Library (02/2026)



SHANNON HUDDLESTON
Project Engineer

- Weld RE-4 School District Admin Building (02/2026)
- Mead Library (04/2026)



DEREK LEPORE & JASON DONLEY
Preconstruction

- Axis International Academy (01/2026)
- Loveland Stormwater Facility (01/2027)
- Erie Police Department (11/2027)



JOSH DAVIS
VP Northern CO/Project Executive

- Glen Jones Milliken Library (02/2026)
- St. Vrain Valley School District Community Montessori (05/2026)
- Aims Community College Health and Wellness Center (06/2026)
- Mountain View Fire Rescue, Erie (02/2026)



COST PROPOSAL

Town of Johnstown
Senior - Community Center Building Project
Construction Manager at Risk - Cost Est. Matrix
Estimated Project Budget = \$10,000,000.00



Exhibit B

CMGC Contractor

Fransen Pittman
522 Main St
Windsor, CO 80550
Josh Davis

Date Prepared

11/3/2025

Contract Form(s)

Town of Johnstown Professional Services Agreement

Fee Proposal Table and Clarifications

RFP Reference	Description	Amount of Fee expressed as a percentage of \$10,000,000.00
Section 7	Construction Phase Fees for OHP (as expressed as a % of the actual Cost of Work)	1.95 %
Matrix	Workers Compensation	%
	Insurance Rate	1.405 %
	Builder's Risk Insurance	0.16 %
	Bond Rate (P&P)	0.643 %
Matrix	General Conditions (proposing firms to provide review the attached matrix)	GC's as a % of Construction Costs
		4.9 %

Personnel Assigned to the Project

Section 7 and Matrix	Preconstruction Phase Services	25,000 \$
Matrix	Direct Personnel Expense Multiplier	2.00
	Names of Personnel Assigned to Project	Position
	Name - Benny Mendoza	Project Superintendent
	Name	Assistant Superintendent
	Name	Assistant Superintendent
	Name - Shannon Huddleston	Project Engineer
	Name	Project Engineer
	Name - Chris Aplin	Quality Control Manager
	Name - Tim Taylor	Safety Manager
	Name	Other Team Member
	Name	Other Team Member
	Name	Other Team Member
	Name	Other Team Member
Identify the following personnel assigned to this project	Name - Derek LePore	Preconstruction Manager
	Name - Tyler Kaul	Project Manager
	Name - Jason Donley	Estimator
	Name	Other

Please complete your firms recommended Contingencies per each stage of the project development leading to a GMP

Contingency	Schematic Design - SD	100% Design Development - DD (IGMP)	Construction Documents - CD (GMP)
Design/Owner Contingency	4.0 %	2.5 %	0 %
Bidding / Escalation Contingency	2.5 %	2.5 %	0 %
Construction Contingency	2.5 %	2.5 %	2.5 %
Total Contingency	9.0 %	7.5 %	2.5 %

Comments / Additional Considerations

Insert additional financial considerations and any exceptions taken to the contract and proposal form generated.

NOTES:



Johnstown Senior Community Center RFP

ESTIMATE DATE: 11/04/25
BUILDING AREA IN SQ FT: 17000
DRAWINGS PREPARED BY: TBD
DRAWINGS ARE DATED: N/A

DIV NO	DIVISION RECAP	DIVISION TOTAL	\$ PER S.F.	% OF TTL
00	General Conditions	492,016	\$28.94	4.9%
01 02 31 32 33 34	General Requirements, Existing Conditions, Site Work	8,192,019	\$481.88	81.9%
DIRECT COST		8,684,036	\$510.83	86.84%
	State & Local Tax 0.000%	0	\$0.00	0.00%
	Use Tax Allowance Clarification	Exempt		
	Permit & Plan Review Fee Allowance Clarification	Exempt		
	Project Fee 1.95%	195,000	\$11.47	1.95%
	Construction Contingency 2.50%	250,000	\$14.71	2.50%
	Bidding and Buyout Contingency 2.50%	250,000	\$14.71	2.50%
	Liability Insurance 1.405%	140,500	\$8.26	1.405%
	Builder's Risk Insurance Allowance 0.16%	16,214	\$0.95	0.16%
	Project Escalation 0.00%	By Owner		
	Design Contingency 4.00%	400,000	\$23.53	4.00%
	Performance and Payment Bond LS	64,250	\$3.78	0.643%
TOTAL COST		\$10,000,000	\$588.24	100.0%

Preconstruction Fee (not included above) 0.25%

\$25,000

*Based of assumed completion of GMP by May 2026

Division 00 General Conditions

Item Code	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
01 10 00 ADMINISTRATIVE REQUIREMENTS						
01 11 01	Superintendent	39.0	Wks	242,801	\$14.28	2.4%
01 11 06	Project Engineer	9.7	Wks	48,317	\$2.84	0.5%
01 11 07	Project Coordinator	13.0	Wks	33,317	\$1.96	0.3%
01 11 00	Project Manager	19.5	Wks	119,938	\$7.06	1.2%
01 12 00 FIELD OFFICE EXPENSES						
01 12 01	Courier	39	Wks	1,950	\$0.11	0.0%
01 12 02	Reproductions/Reprographics	39	Wks	1,950	\$0.11	0.0%
01 12 03	Progress photographs		Clarification	By Superintendent		
01 12 04	Field Office Equipment	39	Wks	2,925	\$0.17	0.0%
01 12 05	Field Office Supplies	39	Wks	2,925	\$0.17	0.0%
01 12 06	Textura	1	LS	3,400	\$0.20	0.0%
01 15 00 INSURANCE - Shown on Summary Page based off Total Project Value						
01 15 01	Liability		K\$	0	\$0.00	0.0%
01 15 02	Umbrella	0	K\$	0	\$0.00	0.0%
01 15 03	Builders Risk	0	K\$	0	\$0.00	0.0%
01 15 04	Professional Liability	0	K\$	0	\$0.00	0.0%
01 21 00, 01 22 00 TEMPORARY FACILITIES						
01 21 01	Jobsite telephone/Sup. Cell phone/Radios	9	Mo	2,702	\$0.16	0.0%
01 21 02	Electrical, Gas, Water Consumption Costs TBD by Scope of Work		Clarification	Cost of Work		
01 21 03	Temporary Water		Clarification	Cost of Work		
01 21 04	Portable chemical toilets	9	Mo	1,936	\$0.11	0.0%
01 21 05	Temporary Building Heat		Clarification	Cost of Work		
01 21 06	Jobsite IT		Clarification	Cost of Work		
01 22 01	Office trailer	9	Mo	23,416	\$1.38	0.2%
01 22 02	Job sign		LS	0	\$0.00	0.0%
01 22 03	Traffic control/Barricades		Clarification	Cost of Work		
01 22 04	Temporary job fence		Clarification	Cost of Work		
01 22 05	Temporary storage	9	Mo	4,053	\$0.24	0.0%
01 22 06	Weather protection		Clarification	Cost of Work		
01 22 07	Safety supplies/First Aid	9	Mo	1,351	\$0.08	0.0%
01 22 08	Water, ice and cups	9	Mo	1,036	\$0.06	0.0%
DIVISION 1 TOTALS				492,016	\$28.94	4.9%



CERTIFICATE OF GOOD STANDING

OFFICE OF THE SECRETARY OF STATE OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

FRANSEN-PITTMAN CONSTRUCTION CO., INC.

is a

Corporation

formed or registered on 06/29/1994 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19941073532 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/12/2025 that have been posted, and by documents delivered to this office electronically through 05/13/2025 @ 11:08:03 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/13/2025 @ 11:08:03 in accordance with applicable law. This certificate is assigned Confirmation Number 17294718 .



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

PROJECT TEAM

CURRENT PROJECTS UNDER CONSTRUCTION

PROJECT	PROJECT DESCRIPTION	OWNER/ CONTACT	CONTRACT PRICE	ANTICIPATED COMPLETION	PROPOSED TEAM MEMBERS
Cherry Creek School District: Holly Elementary Denver, CO	Consolidating the previous primary and elementary schools into one new 86,000 SF building.	Heather Bryant CBRE heather.bryant@cbre.com	\$58M	10% Complete Scheduled Completion Date: 08/2026	None
Mountain Song Community School Colorado Springs, CO	Two-story addition with elevator access, full kitchen and cafeteria, updated HVAC systems, new secure entry, and enhanced Special Education spaces.	Michelle Fisher Collaborative Works mfisher@mfishercollaborative.com	\$11M	10% Complete Scheduled Completion Date: 07/2026	None
St. Vrain Community Montessori School Longmont, CO	New campus developed on 10-acre site, including a 54,000 SF building, outdoor learning area, 2-acre farm, parking, and a detention pond.	Bryan Zwisler SVVSD zwisler_bryan@svvsd.org	\$31.5M	15% Complete Scheduled Completion Date: 05/2026	- Tyler Kaul, Project Manager - Derek LePore & Jason Donley, Preconstruction - Josh Davis, VP Northern CO/ Project Executive
Capitol Complex Renovations: 1570 Building Denver, CO	Complete renovation of the 45,500 SF building including plumbing and fixtures replacement, restroom remodel, and ADA compliance upgrades.	Randy Giseburt State of Colorado randy.giseburt@state.co.us	\$24M	15% Complete Scheduled Completion Date: 06/2026	None
High Plains Library District: Mead Library Mead, CO	New build, 13,589 SF library featuring a large community room, flex space, and children's interactive play space.	Terri Redden, High Plains Library District trreden@highplains.us	\$9M	20% Complete Scheduled Completion Date: 04/2026	- Shannon Huddleston, Project Engineer - Derek LePore & Jason Donley, Preconstruction - Josh Davis, VP Northern CO/ Project Executive
Mountain View Fire Rescue: Erie Fire Station Erie, CO	11,000 SF ground-up facility including three apparatus bays, bunk rooms, kitchenette, fitness room, and training spaces.	Bill Humphries, MVFR Director of Fleet & Facilities bhumphries@mvfpd.org	\$15.7M	30% Complete Scheduled Completion Date: 02/2026	- Tyler Kaul, Project Manager - Derek LePore & Jason Donley, Preconstruction - Josh Davis, VP Northern CO/ Project Executive
Erie Town Hall PH. II Erie, CO	Two-story 10,000 SF addition and 20,000 SF interior renovation to meet the needs of the growing community.	Chad Alexander Town of Erie calexander@erieco.gov	\$19M	70% Complete Scheduled Completion Date: 12/2025	-Tyler Kaul, Project Manager - Derek LePore & Jason Donley, Preconstruction - Josh Davis, VP Northern CO/ Project Executive



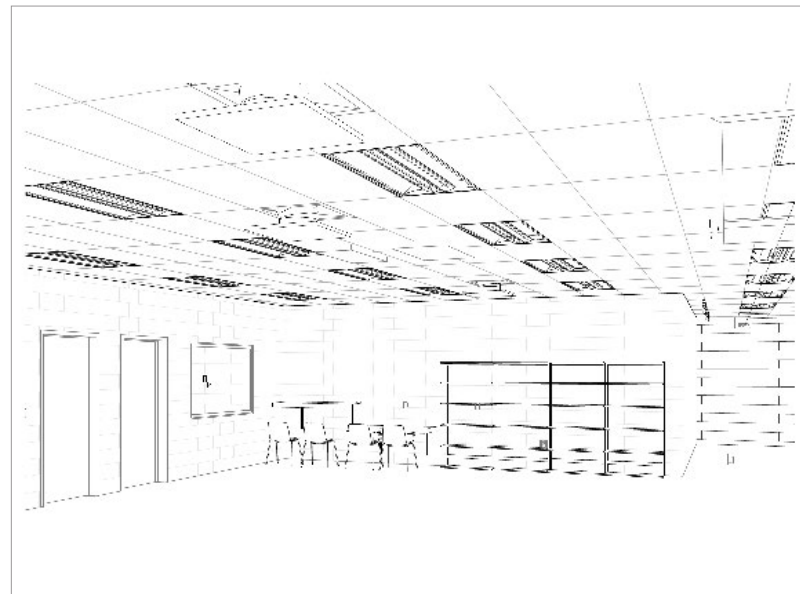
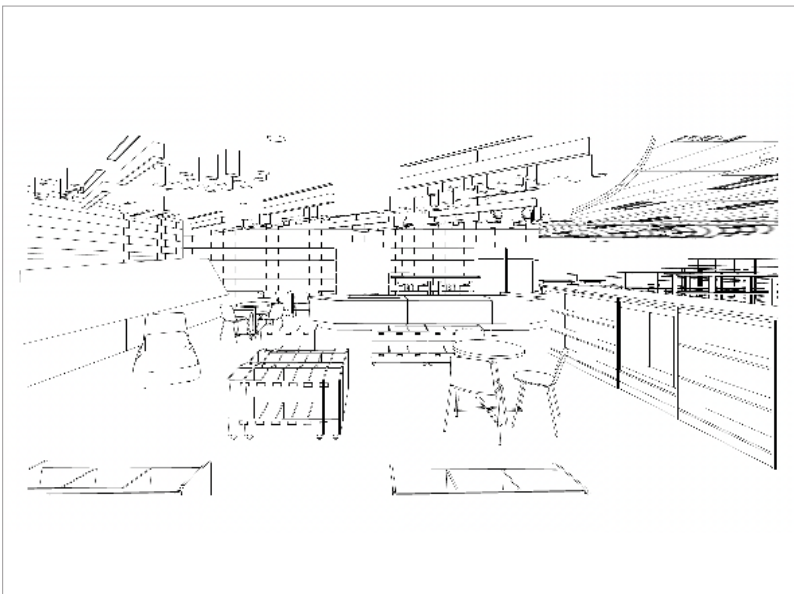
RECENTLY COMPLETED EXPERIENCE

PROJECT NAME	PROJECT DESCRIPTION	TYPE OF PROJECT	COMPLETION DATE	DELIVERY METHOD	PROJECT SIZE	OWNER AND ARCHITECT	RELEVANCE
Severance Police	Police station includes interview rooms, holding cells, and a main lobby open to the public	New Build	11/29/2024	CM/GC	4,000SF \$3.3M	Town of Severance & Infusion Architects	- Municipal - CM/GC - New construction - Team: Tyler, Derek, Josh
High Plains Library District: Eaton Library	Improvements included basement and bathroom remodel and installation of outdoor children's space	Renovation	04/05/2024	CM/GC	\$1.2M	High Plains Library District & Collab Architecture	- Municipal - CM/GC - Community space - Team: Tyler, Benny, Derek, Josh
Clearview Library District: Severance Library	New build of state-of-the-art facility for the Severance community	New Build	02/14/2024	CM/GC	10,000SF \$4.7M	Clear View Library District & Ratio Architects	- Municipal - CM/GC - New construction - Community space - Team: Tyler, Derek, Josh
Hyland Hills Recreation Center	Full interior and exterior renovation and 17,000SF new construction of modern sports complex	Addition & Renovation	08/31/2023	CM/GC	50,000SF \$12.5M	Hyland Hills Park and Rec District & Barker Rinker Seacat	- Municipal - CM/GC - New construction - Community space
Timnath Police Services	Two-story facility featuring a sally port, holding area, and community safety zone	New Build	11/30/2022	CM/GC	22,000SF \$11.3M	Town of Timnath & alm2s	- Municipal - CM/GC - New construction - Team: Tyler, Derek, Josh
Pathways Inpatient Care Center	Single-story facility featuring private rooms, lounges, meeting spaces, and dining areas	New Build	07/30/2022	CM/GC	15,400SF \$9.5M	Care Synergy & MOA Architecture	- CM/GC - New construction - Senior/Adult facility
Firestone Town Hall	New building houses Town offices and community customer service spaces	New Build	10/15/2021	CM/GC	16,000SF \$7.5M	Town of Firestone & Halcyon Design	- Municipal - CM/GC - New construction - Team: Josh



MILLIKEN, CO

GLENN A. JONES MEMORIAL LIBRARY



PROJECT DESCRIPTION:

Due to an increase in patrons, The Glenn A. Jones Memorial Milliken Library branch was looking to expand their space and services. They have partnered with Milliken Intermediate School in Weld RE-5J School District to occupy the north side of the school building. An exterior entrance for the public will allow for complete separation of library patrons and students. The library will offer community amenities such as a business center, large conference room, three study rooms, Makerspace, Baker's Space for community baking classes, game room, and countless classes.

Drawings courtesy of Studiotrope.

PROJECT SIZE

13,716 SF

CONSTRUCTION VALUE

\$2.8M

CONSTRUCTION TIMELINE

09/2025 - 02/2026

METHOD OF CONSTRUCTION

CMAR

STAFF INVOLVEMENT

PX: Josh Davis

PM: Tyler Kaul

Super: Benny Mendoza

Precon: Derek LePore,

Colton Dillavou

OWNER CONTACT

Kristi Plumb, High Plains Library District
kplumb@highplains.us

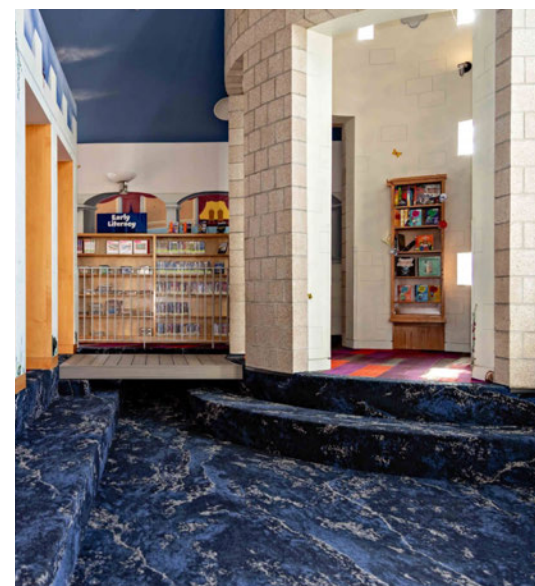
ARCHITECT CONTACT

Studiotrope,
Vickki Villegas
vick@studiotrope.com



JOHNSTOWN, CO

GLENN A. JONES MEMORIAL LIBRARY



PROJECT DESCRIPTION:

The Glenn A. Jones Memorial Library is a community space for Johnstown residents to connect, offering activities for all ages including educational workshops, bookclubs, and a collaborative Makerspace. This project consisted of two separate phases: the exterior refresh and the interior refresh. The exterior refresh included demolition and reconstruction of the building's skin. The interior refresh revitalized the children's and family area, fireplace, adult pavilion, young adult area, back of house, and media area. Both phases were strategically planned to minimize disruption to the library's patrons.

PROJECT SIZE

20,000 SF

CONSTRUCTION VALUE

\$2.2M (total)

CONSTRUCTION TIMELINE

PH I: 08/2019 - 11/2019

PH II: 02/2020 - 05/2020

METHOD OF CONSTRUCTION

CMAR

STAFF INVOLVEMENT

PX: Josh Davis

PM: Tyler Kaul

Super: Benny Mendoza

Precon: Derek LePore

OWNER CONTACT

Kristi Plumb, High Plains
Library District
kplumb@highplains.us

ARCHITECT CONTACT

Thomas Moore Architects,
Tom Moore
tmoore@tmarchitects.net





PROJECT DESCRIPTION:

Fransen Pittman completed the Eagle View Adult Center with a Community Wing that encompasses multi-purpose rooms, a commercial kitchen, and office space. This Recreation Center is heavily integrated with sustainable design elements, including LEED Gold Certification through Eagle View's ground source heating components, as well as Fransen Pittman's sustainability practices.

Adults 55 and older are able to enjoy activities to reflect the social, educational, and wellness needs for its active participants.

PROJECT SIZE

18,000 SF

CONSTRUCTION VALUE

\$5.4M

CONSTRUCTION TIMELINE

07/2011 - 01/2012

METHOD OF CONSTRUCTION

CMAR

STAFF INVOLVEMENT

PX: Josh Davis

PM: Keith Vaughn

Super: Darren Jacobsen

Precon: Dave Eddy

OWNER CONTACT

Gary Wardle

City of Brighton

gwardle@brightonco.gov

(303) 655-2135

ARCHITECT CONTACT

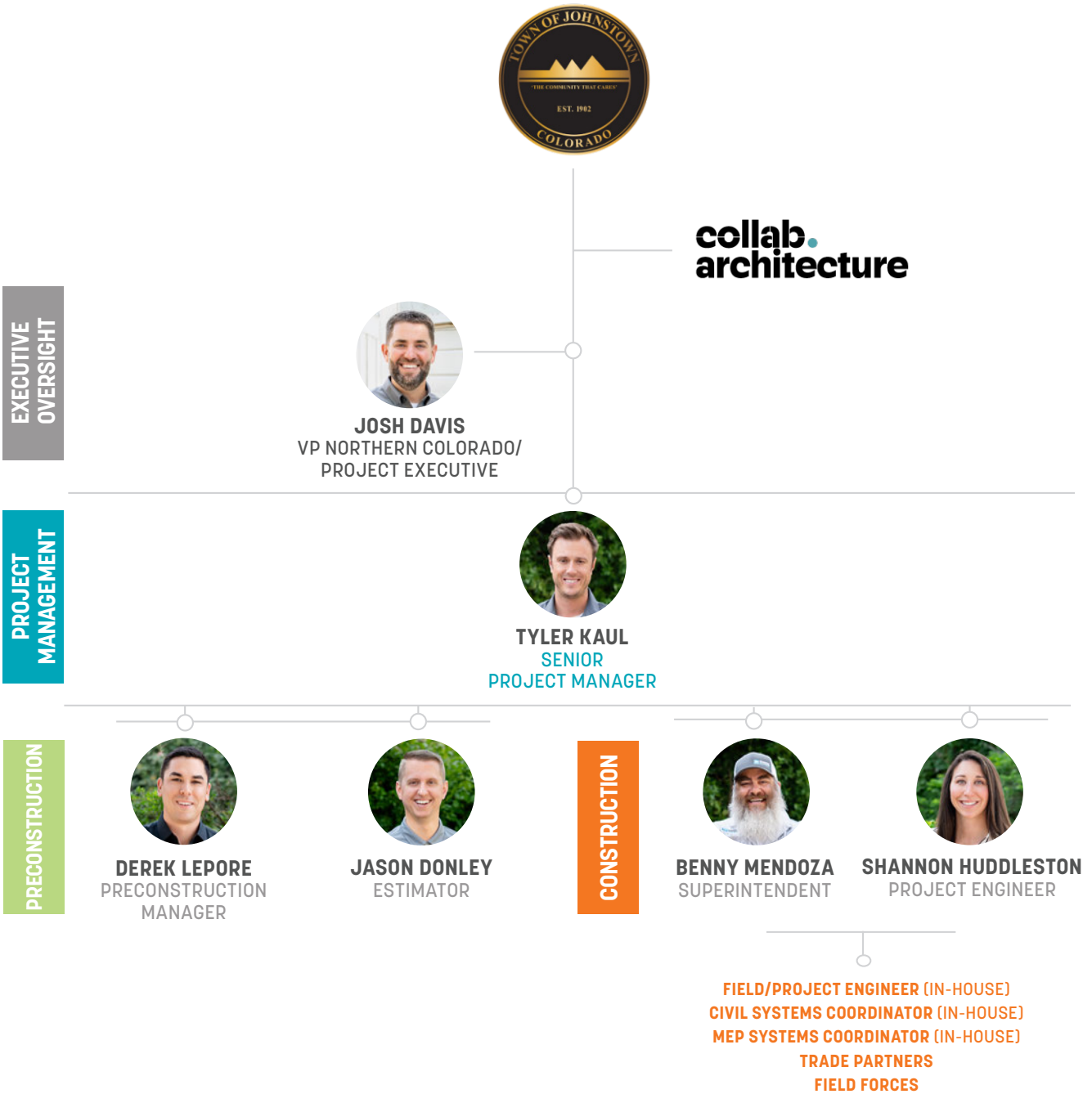
Banker Rinker Seacat

Cynthia Leibman

(303) 455-1366

TEAM ORGANIZATION

A project of this importance deserves a team of experts who excel in their respective disciplines and maintain clear lines of communication. Each team member's experience in successfully delivering similar projects ensures that they understand their role and responsibility within the Fransen Pittman team, as well as with Johnstown's team. They are ready to hit the ground running to make the Johnstown Senior-Community Center project a resounding success!





TYLER KAUL



EDUCATION
Bachelor of Science in Construction Management, Colorado State University, Fort Collins, CO

CREDENTIALS
LEED Green Associate
Certified Quality Assurance Technician (CQAT Certified)
Storm Water Basic and Advanced Training
OSHA 10HR
CPR Certified

15 YEARS IN CONSTRUCTION, 10 YEARS WITH FP

Tyler’s work begins with developing the project budget, providing value analysis, and consulting on constructability issues. Tyler has direct responsibility for the daily construction operations including contract administration and coordination of subcontractors and supplies. He maintains cost and quality controls.

HOVER GREEN SENIOR LIVING

Longmont, Colorado. The project includes four new, identical Green House skilled nursing facilities at the Hover Community. Each facility accommodates 12 patient-residents and Green House staff. A support building, The Gathering Place, also provides administrative offices for the Green Houses, physical therapy, service offices, and a community meeting room for use by Hover and Longmont residents.
| \$14.7M | 40,800 SF |

ERIE TOWN HALL, PHASE II

Erie, Colorado. The Town of Erie has seen a population boom, and with it a need for expanded Town services. After completing an interior renovation to Erie Town Hall in 2018, the Town elected to once again partner with FP on the expansion of the facility that includes a two-story, 10,000 SF addition and renovation to previously touched 20,000 SF of interior space.
| \$18.9M | 30,000 SF |

GLENN A JONES & AULT LIBRARY

Ault, Colorado. Part of High Plains Library District, Glenn A. Jones Library and Northern Plains (Ault) Library underwent exterior and interior renovations to upgrade spaces and address the library’s existing exterior sheathing weather issues.
| \$2.2M | 20,000 SF |

ERIE COMMUNITY LIBRARY

Erie, Colorado. Erie Library was in need of an expansion to include more meeting spaces, study rooms, staff space, and a larger story time area. The library also required an interior renovation of the staff workspace and relocation of the computer area.
| \$4.2M | 13,000 SF |

EBEN EZER LUTHERAN CARE CENTER

Brush, Colorado. Eben Ezer offers Assisted Living, Independent Living, and Skilled Nursing Home care. FP was selected to complete Phase 1 of the facility and then subsequently contracted for Phases 2-4. The project included renovations as well as a new build including 128 elderly resident rooms, 5 community kitchens, a centralized kitchen, and an activities center.
| \$13.4M | 52,633 SF |



BENNY MENDOZA



CREDENTIALS

OSHA 10HR and 30HR
Certified Quality Assurance
Technician (CQAT)
Advanced Storm Water Management
First Aid/CPR Certified
Asbestos Training

24 YEARS IN CONSTRUCTION, 12 YEARS WITH FP

Benny directs all field operations for the project. He is responsible for the day-to-day control and coordination of all field forces and manages/monitors the project schedule, working closely with Tyler (Senior Project Manager) to stay ahead of all material procurement and subcontracts. The overall quality of the project is his primary responsibility.

GLENN A JONES MEMORIAL LIBRARY

Johnstown, Colorado. Glenn A. Jones Memorial Library consisted of two separate phases to focus on an exterior skin and interior refresh. The exterior included demolition and reconstruction of the building's skin, while the interior refresh revitalized the children's area, fireplace, adult pavilion, young adult section, and media area. Construction was phased strategically to minimize disruption to the library's patrons.

| \$3M | 20,000 SF |

GROVER LIBRARY

Greeley, Colorado. Grover was in need of a small public library with new parking, outdoor meeting spaces, a computer room, library resources, meeting spaces, support areas, and landscaping.

| \$550K | 1,700 SF |

CENTENNIAL PARK LIBRARY

Greeley, Colorado. The Centennial Park Library was in need of various interior renovations including new carpet and paint, additional storage, nursing room, expanded administration space, meeting rooms, teen area, and patio, as well as updated AV and landscape work.

| \$1.5M | 29,000 SF |

AIMS COMMUNITY COLLEGE WELCOME CENTER

Greeley, Colorado. The three-story Welcome Center is all-encompassing. FP built a student services section, a 1,600 auditorium, an outdoor courtyard, executive conference rooms, an 800 capacity banquet-style ballroom, and a professional catering kitchen.

| \$55M | 106,000 SF |

EATON DISTRICT ADMINISTRATION RENOVATION

Eaton, Colorado. Renovation of the existing Eaton Administration Building to reconfigure space, increase workflow efficiency, MEP systems, and more.

| \$2.8M |



SHANNON HUDDLESTON



EDUCATION

Bachelor of Science in Mechanical Engineering, Colorado State University, Fort Collins, CO

10 YEARS IN CONSTRUCTION, 1 YEAR WITH FP

During preconstruction, Shannon begins the municipal entitlement process to acquire the necessary permits. Once construction begins, she assists with submittal approvals, Owner/Architect/Contractor meeting minutes, and all document coordination including posting all Requests for Information. Shannon also assists with procuring long-lead items, coordinating subcontractor installation schedules, and maintaining quality standards.

MEAD LIBRARY

Mead, Colorado. Part of High Plains Library District, the new Mead Library will offer the community a vibrant hub for learning, creativity, and connection. Scope of work includes a large community room, flex spaces to support workforce development, and a children's interactive play space.

| \$9.3M | 13,589 SF |

LIBERTY RANCH SUBDIVISION INFRASTRUCTURE

Mead, Colorado. In preparation for Mountain View Fire Rescue's new Station No. 14 and High Plains Library District's newest library branch (Mead Library), FP was brought on board to complete infrastructure installation on the 15-acre greenfield site. The new facilities will be located adjacent to each other and both will be constructed by FP. Project scope includes site preparation, installation of utilities, new paved access roads, and parking lots.

| \$2.6M | 15 acres |

AIMS COMMUNITY COLLEGE HEALTH & WELLNESS

Greeley, Colorado. Partnering with Sunrise Community Health, the new Health and Wellness Center will offer a variety of services for students across all of the Aims campuses.

| \$18.4M | 20,000 SF |

WELD RE-4 SCHOOL DISTRICT ADMIN BUILDING

Windsor, Colorado. Funded by the 2022 Bond program, Weld RE-4 School District is undergoing several construction projects, including the expansion and renovation of the District Office. The updated space will accommodate additional staff and provide adequate working conditions to support district-wide functions.

| \$12.8M | 20,000 SF |

JASON DONLEY



EDUCATION

Bachelors in Construction Management, Ohio State University, Columbus, OH

Associates in Construction Management, Columbus State Community College, Columbus, OH

Associates in Welding & Fabrication, Belmont Technical College, Saint Clairsville, OH

15 YEARS IN CONSTRUCTION, 1 YEAR WITH FP

During the preconstruction phase, Jason works with Tyler (Senior Project Manager) to generate accurate cost estimates. He completes quantity takeoffs, defines the scope of work with subcontractors, and analyzes different building systems for value engineering.

AIMS COMMUNITY COLLEGE HEALTH & WELLNESS

Greeley, Colorado. Partnering with Sunrise Community Health, the new Health and Wellness Center will offer a variety of services for students across all of the Aims campuses.
| \$18.4M | 20,000 SF |

SVVSD COMMUNITY MONTESSORI SCHOOL

St. Vrain, Colorado. St. Vrain School District's new, ground-up school will include outdoor learning and play areas, a two-acre farm, ample parking, and detention pond.
| \$34.7M | 54,000 SF |

ERIE POLICE DEPARTMENT

Erie, Colorado. This new single-story facility for the Town of Erie houses both the municipal court and police operations. The police operations includes administration, training, four holding cells, evidence storage, and a sally port for secure entry. FP was selected to return to Erie to complete a 32,000 SF addition and 18,000 SF renovation to expand the space for additional officers.
| \$46.3M (total) | 50,000 SF (total) |

LOVELAND STORMWATER

Loveland, Colorado. Loveland Stormwater is in need of an addition to provide adequate space for operations crews and office staff to effectively maintain critical stormwater infrastructure for the community. The new facility will include heated vehicle and equipment storage, shop and crew space, and office space for the Public Works Department.
| \$5M | 15,000 SF |

AXIS INTERNATIONAL ACADEMY

Fort Collins, Colorado. This public charter school was awarded a BEST grant to support the development of its permanent facility, offering an innovative language immersion education experience for Northern Colorado students. FP is transforming a former warehouse/manufacturing facility into the new school.
| \$10.1M | 43,000 SF |



DEREK LEPORE



EDUCATION

Bachelor of Arts in Business Management and Bachelor of Arts in Marketing, Harding University, Searcy, AR

CREDENTIALS

LEED Green Associate
Certified Quality Assurance Technician (CQAT)

10 YEARS IN CONSTRUCTION, 10 YEARS WITH FP

During the preconstruction phase, Derek works with the project manager to generate accurate cost estimates. He completes quantity takeoffs, defines the scope of work with the subcontractors, and analyzes different building systems for value engineering.

HOVER GREEN SENIOR LIVING

Longmont, Colorado. The project includes four new, identical Green House skilled nursing facilities at the Hover Community. Each facility accommodates 12 patient-residents and Green House staff. A support building, The Gathering Place, also provides administrative offices for the Green Houses, physical therapy, service offices, and a community meeting room for use by Hover and Longmont residents.
| \$14.7M | 40,800 SF |

ERIE TOWN HALL, PHASE II

Erie, Colorado. The Town of Erie has seen a population boom, and with it a need for expanded Town services. After completing an interior renovation to Erie Town Hall, the Town elected to once again partner with FP on the expansion of the facility that includes a two-story, 10,000 SF addition and renovation to previously touched 20,000 SF of interior space.
| \$18.9M | 30,000 SF |

TIMNATH POLICE SERVICES

Timnath, Colorado. Partnering with the Town of Timnath to build their new Police Services building started with site selection work to find the ideal location. The two-story building includes sally ports, evidence storage, processing, and community and operational spaces.
| \$11.3M | 22,000 SF |

ERIE POLICE DEPARTMENT

Erie, Colorado. This new single story facility for the City of Erie will house both the municipal court and police operations. The police operations include administration, training, four holding cells, evidence storage, and a sally port for secure entry. FP was selected to return to Erie to complete a 32,000 SF addition and 18,000 SF renovation to expand the space for additional officers.
| \$46.3M (total) | 50,000 SF (total) |

AIMS COMMUNITY COLLEGE HEALTH & WELLNESS

Greeley, Colorado. Partnering with Sunrise Community Health, the new Health and Wellness Center will offer a variety of services for students across all of the Aims campuses.
| \$18.4M | 20,000 SF |

JOSH DAVIS



EDUCATION

Bachelor of Science in Construction Management, Colorado State University, Fort Collins, CO

PROFESSIONAL AFFILIATIONS

AGC Subcontractor Relations Committee

24 YEARS IN CONSTRUCTION, 24 YEARS WITH FP

Josh brings his extensive municipal experience to achieve the success of your project. He ensures that the purpose and goals of your project are clearly identified and that each team member is effectively supported and efficiently working toward success.

ERIE TOWN HALL, PHASE II

Erie, Colorado. The Town of Erie has seen a population boom, and with it a need for expanded Town services. After completing an interior renovation to Erie Town Hall, the Town elected to once again partner with FP on the expansion of the facility that includes a two-story, 10,000 SF addition and renovation to previously touched 20,000 SF of interior space.

| \$18.9M | 30,000 SF |

TIMNATH POLICE SERVICES

Timnath, Colorado. Partnering with the Town of Timnath to build their new Police Services building started with site selection work to find the ideal location. The two-story building includes sally ports, evidence storage, processing, and community and operational spaces.

| \$11.3M | 22,000 SF |

ERIE POLICE DEPARTMENT

Erie, Colorado. This new single story facility for the Town of Erie will house both the municipal court and police operations. The police operations include administration, training, four holding cells, evidence storage, and a sally port for secure entry. FP was selected to return to Erie to complete a 32,000 SF addition and 18,000 SF renovation to expand the space for additional officers.

| \$46.3M (total) | 50,000 SF (total) |

MOUNTAIN VIEW FIRE STATION 14: WEST MEAD

Mead, Colorado. This new, ground-up facility will include four apparatus bays, nine-person bunk rooms, kitchenette, dayroom, fitness room, training space, decontamination zone, and a mezzanine.

| \$15M | 15,000 SF |

MOUNTAIN VIEW FIRE STATION 15: MEADOW SWEET

Erie, Colorado. Mountain View Fire is in need of a new, ground-up facility on their 1.5 acre site in Erie. The new fire station will include three apparatus bays, bunk rooms, kitchenette and dayroom space, parking, fitness room, training space, and a decontamination zone.

| \$12.8M | 11,000 SF + 1.5 acres |

SAFETY

On the construction site, FP's Safety and Environmental Director, Tim Taylor, has made it his mission to educate and support our trade partners. He makes bi-weekly visits to model Fransen Pittman's high safety standards and ensure the site is in compliance. His leadership and motivation have led to an **EMR of just .63 in 2025**, one of the industry's lowest. Superintendent, Benny Mendoza, is also a constant presence. He specializes in quality assurance and is always eager to educate the crew on high quality workmanship. Through Tim and Benny's guidance, our crews strive to always hold safety as a top priority.



YEAR	EMR RATE	OSHA ACCIDENT RATE
2024	.62	.63
2023	.59	.69
2022	.62	.64

FRANSEN PITTMAN'S SAFETY PROGRAM IS THE BEST IN THE BUSINESS.

Our efforts to work safely have given us the Gold Standard Pinnacle Circle of Safety Award for the past 5 years in a row. All of the policies laid out below are requirements across all Fransen Pittman jobsites.

- It starts with **thorough training** of all personnel onsite, which includes: OSHA 300, First Aid, AED and CPR training.
- Our Safety Director, Tim Taylor, is constantly looking for methods to improve on safety whether it be **tracking the latest technology**, communicating common hazards to look for, or noticing overlooked hazards. Tim joins all projects in our Site Safety Audit program visiting and **auditing all jobsites regularly**, procuring and providing necessary safety supplies, and using technologies such as drone fly overs and our iAuditor app to give us **multiple perspectives of how the project can be made even safer**.
- Superintendents and Foreman also perform **regular safety audits** on the project and **weekly site wide Safety Huddles**, planning ahead for upcoming activities and ensuring the safety of staff and our personnel at all times.
- We use multiple forms of documentation to communicate and track safety concerns. They include but are not limited to the following:
 - **Method of Procedure** documents for utility shut downs. This document thoroughly assesses any and all possible impacts on day-to-day operations due to necessary utility shut downs. It also allows for communication and collaboration between Owners, subcontractors and any other necessary parties like security and communication experts.
 - We utilize **Plan of the Day & Weekly Look Ahead** documents to coordinate where personnel are working and what they are doing on any given day. This prevents too many people from occupying the same areas, thus providing safer working conditions.
 - **Job Hazard Analysis** documents are used any time there are elevated hazards associated with the work we are doing. They include a description of the task, the hazards associated with the task, and what sort of measures we are taking protect people.

SUBCONTRACTORS

Please see below for a list of contractors that Fransen Pittman has a working relationship with and could potentially be used on the Johnstown Senior-Community Center project.

- Martin and Sons Excavating
- Gerrard Excavation
- JD Enterprises
- Pierson Concrete
- Coloscapes
- Big Horn Masonry
- Metal Solutions
- Front Range Roofing
- B&M Roofing
- Atek Mechanical
- Design Mechanical
- Gregory Electric
- High Point West Electric

SUBCONTRACTOR SELECTION

More subcontractor interest means more opportunity. More opportunity leads to increased subcontractor participation, better quality, and greater innovations. We trust that this high interest project, our solicitation plans, and our rich relationships with subcontractors will stimulate project interest. From there, our job is to capture those interested subcontractors and ensure that they are providing competitive pricing and meet quality and workforce requirements. What's our process?

1. PREQUALIFY

Prior to 100% CDs being released, we use a tool called *Building Connected* to gather subcontractor documentation of their full financials, safety history, bonding ability, staff resources, and quality programs to meet the job. This tool helps to drive interest in the project and ensures we know who will be bidding.

2. COST MODELING WORKSHOP

This workshop gathers key project stakeholders, Collab Architecture, Fransen Pittman, project consultants, and potential subcontractors for a day-long session to map out the entirety of the project. This workshop is the best way to garner interest in the subcontractor community. Subs are able to study the drawings prior to bidding and aid in the constructability and design. Participation in the Cost Model is voluntary and does not guarantee bid acceptance.

3. BIDDING

We invite a minimum of 3-5 qualified subcontractors to bid for each trade.

4. EVALUATION

On the scheduled bid day for subcontractors, we will tabulate all the bids received to ensure complete scope coverage and "Apples to Apples" price comparison. As a team, we can accurately review and make selections of who is best suited for the project. These tabulations are more than just a subcontractor's price - we check their adherence to schedule and workforce needs. We evaluate these bids in tandem with Johnstown's project team as well as Collab Architecture to ensure transparency and trust in selection.

5. AWARD

Subcontractors that meet all requirements and demonstrate the best value price are awarded as soon as approval is received to begin procuring materials and allocating workforce to the project.

6. KICK OFF

Our team begins preconstruction meetings with subcontractors to start quality monitoring, define safety expectations on the job, and to begin our Pull Planning sessions to ensure schedule efficiency and buy-in. This keeps all team members on the same page and clarifies project goals.

SCHEDULE ADHERENCE



Pull planning is a collaborative approach to project scheduling that takes a reverse approach to sequencing.

SUCCESS IS BUILT FROM PLANNING

The key to delivering your project on-time is to work collaboratively to ensure that all milestone dates are established early for the project. Our projects are delivered on time because we employ several proactive scheduling measures. In the event of unknowns, we communicate immediately with the Owner and provide solutions to make up time.

PROCUREMENT

We know that procurement is key to schedule control. Because of this, we keep a material matrix that is updated weekly based on subcontractor/supplier input. Our project team will utilize this material matrix during preconstruction to develop a procurement strategy. In addition, we hold weekly meetings with the design team to coordinate submittals, RFIs, and procurement outside of weekly OAC meetings.

MONITOR AND COMMUNICATE SCHEDULE PROGRESS

To ensure that all of our projects stay on track we incorporate the following communication tools into our project process:

- Clear and consistent communication with Johnstown, utilizing frequent face to face meetings as needed to keep the project moving efficiently, while at the same time respecting the busy schedules of the Owner's project team.
- By using different schedule scopes like a Master Schedule (CPM Schedule), Short Term Schedule, 3-Week Look Ahead Schedules, Weekly Snapshot Schedules, 1/3 and 2/3 Schedule Reviews, our team maintains schedule control and isolates incidents that could affect schedule. We are experts at pivoting and making adjustments if necessary.
- Weekly snap shot schedules identify important milestones and dates when key decisions are needed from the Owner's team. This identifies points in time throughout the project that specific stakeholders should be involved.

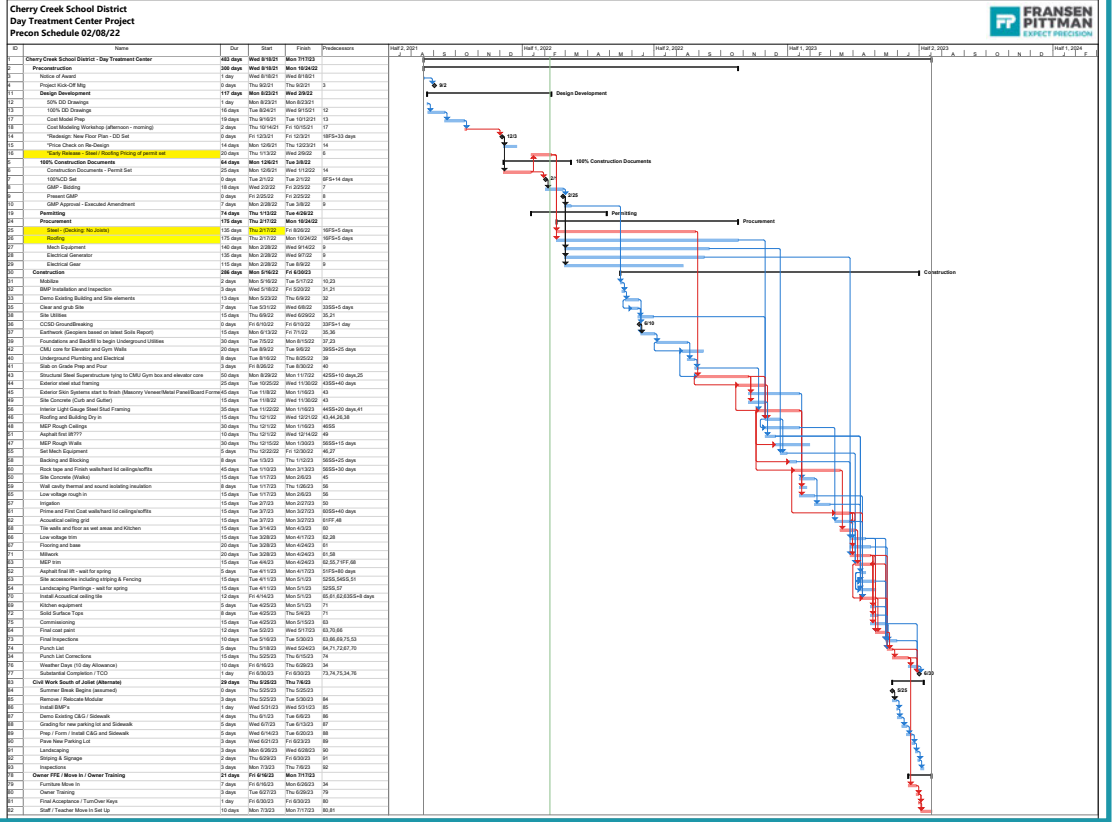
Today 8/30/2022		Confirmed Unsure/Dues
Item	ETA	Notes
Updated 8/30/2022		
8450C (P2-Acc)	7/17/2022	Received
1038(Acc)	7/17/2022	Received
UJ	8/1/2022	Received
W	8/1/2022	Received
WSP (AMP-VTS)	5/6/2022	Received
RN1 (73567LS-94")	6/13/2022	Received
RN2 (70189LS-109")	8/31/2022	stock with ACCU-TECH
RN3 (73711LS-113")	5/13/2022	Received
(PSP-60) (PSP-60)	8/25/2022	Added in COB 05. Shipping next week. Arr
im BT1	11/13/2022	Delayed to November
8450C	8/25/2022	Shipping 8/11, (1) shipped 8/9. Tentative
P	8/19/2022	Picked up on 8/9
Box	8/12/2022	Received
(PT-14260)	8/24/2022	Received last 2 6000 Watt projectors
sen KPI (TSC-50-63)	9/23/2022	Received
Box (SC-100-12 OR C7/MS/24/R/R/T)	8/23/2022	Received. Custom boxes to secure Global received 8/26.
8/26/2022		
	8/26/2022	417 delivered. 320 to ship 8/24. Being star vendor now.
	8/26/2022	135 delivered. 9 ship to 8/24. ESD 8/26/22
	8/26/2022	staged with vendor now.
y)	8/2/2022	Delivered
	8/26/2022	Delayed to ship 8/24. ESD 8/26/22. Being vendor now.
y) and West Winter Break Work Only)	8/25/2022	Delayed to ship 8/24. ESD 8/25/2022
	8/25/2022	Delivered. Staging at vendor until Winter
	8/13/2022	1013 shipped

CPM MASTER SCHEDULE

We utilize Microsoft Project Critical Path Method schedule to manage the overall project.

The CPM Schedule is utilized for both preconstruction and construction and is created by our Superintendent on the project.

The CPM schedule is extremely detailed and communicated weekly with the Owner.



PROCUREMENT MATRIX

FP creates a unique procurement matrix to track critical materials, their lead times, and identify critical release dates.

This matrix is updated weekly by subcontractor/supplier input.

The procurement matrix is managed by our precon team and field engineer and communicated with the Architect and Owner during preconstruction.

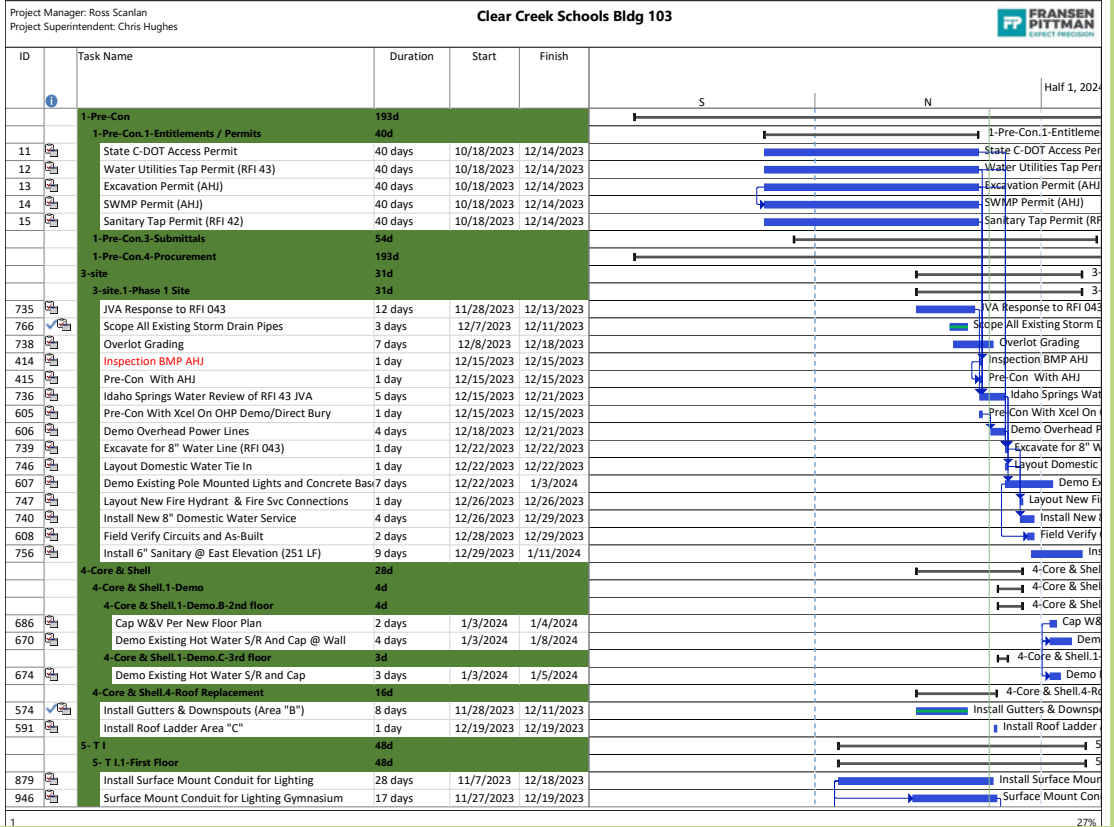
CCSD Bldg. 103 (Renovation) PROCUREMENT SCHEDULE																			
Date Updated 4/23/2024		Approval Deadline within weeks:					Next Step		DELIVERY		INSTALL		Notes/Shipping & Tracking Info						
Division	Item	Responsible Subcontractor	Approval Deadline Prior to Delay	Submittal Sent to Arch	Date Approved	Subcontractor Confirmed Release Date	Lead time (Weeks)	Projected Arrival Date	Date Required to be on site	Scheduled Construction									
03 - Concrete	C.I.P Fluted concrete walls		2/21/2024	12/14/2023	1/5/2024	3/5/2024		1/5/2024	2/28/2024	3/6/2024									
03 - Concrete	Monument Sign (Form & Pour)		5/7/2024					5/14/2024	5/12/2024	5/12/2024									
03 - Concrete	3-C (Form & Pour)		5/7/2024	12/14/2023	1/5/2024	3/5/2024		1/5/2024	5/8/2024	5/15/2024									
03 - Concrete	Site Retaining Walls		2/13/2024	12/14/2023	1/5/2024	3/5/2024		3/5/2024	2/20/2024	2/27/2024									
05 - Metals	Handrail		3/12/2024	12/14/2023	3/4/2024	3/4/2024	6	4/15/2024	4/30/2024	5/7/2024									
05 - Metals	Customized Ballards		4/1/2024	12/14/2023	3/4/2024	3/4/2024	3	4/29/2024	5/6/2024	5/6/2024									
06 - Woods & Plastics	Casework		2/29/2024	1/11/2024	2/6/2024	2/6/2024	8	4/2/2024	4/18/2024	4/25/2024							EOO 4/25/24		
06 - Woods & Plastics	PLAM		3/1/2024	11/15/2023	2/6/2024	2/6/2024	8	4/2/2024	5/10/2024	5/10/2024							PL-1 and PL-2 tracking. PL-3, PL-4, and PL-5 tracking for end of April. 1/5/24		
07 - Thermal & Moisture	Joint Sealants		11/6/2023	11/7/2023	11/7/2023	11/7/2023	5	11/6/2023	11/6/2023	11/6/2023							"4-5 week lead time per submittal received		
08 - Openings	HM Door Frames, Doors		11/29/2023	11/29/2023	11/29/2023	11/29/2023	9	1/9/2024	2/14/2024	2/14/2024							"8-9 week lead time per submittal. Mullions: 4/24/24 EDD. HM doors: Arrived 4/10/24		
08 - Openings	Flush Wood Doors		12/20/2023	11/29/2023	12/6/2023	12/6/2023	18	4/10/2024	5/1/2024	5/8/2024							EOO 4/15/24		
08 - Openings	Door Hardware		3/20/2024	11/29/2023	12/1/2023	12/1/2023	5	1/25/2024	5/1/2024	5/8/2024							Standard Factory lead time ~3.5 weeks		
08 - Openings	Overhead Ceiling Door		1/1/2024	12/1/2023	12/1/2023	12/1/2023	5	2/12/2024	2/19/2024	2/19/2024							5 week lead time confirmed 4/16/24		
08 - Openings	Glazing		1/24/2024	11/6/2023	11/9/2023	11/9/2023	12	2/1/2024	4/24/2024	5/1/2024							"10-12 week lead time from field verification. Main entry glazing arriving 4/15/24		
08 - Openings	Lowerers		11/6/2023	11/6/2023	11/6/2023	11/6/2023	9	1/15/2024	1/15/2024	1/22/2024							"8-10 week lead time from field verification.		
08 - Openings	Storefront Door Procurement		1/12/2024	11/14/2023	11/19/2023	11/19/2023	10	1/28/2024	3/29/2024	4/5/2024							"8-10 week lead time from field verification.		
08 - Openings	Window Film		4/2/2024	11/6/2023	11/9/2023	11/9/2023	5	12/14/2023	5/14/2024	5/21/2024							"4-5 week lead time from submittal received.		
08 - Openings	Insulated Metal Panel		2/13/2024	12/4/2023	12/14/2023	2/22/2024	12	5/17/2024	5/13/2024	5/20/2024							"10-12 week lead time from field verification.		
08 - Openings	Transaction Window		11/20/2023	11/21/2023	11/21/2023	11/21/2023	12	2/13/2024	5/13/2024	5/20/2024							"10-12 week lead time from field verification.		
08 - Openings	Pass-Thru						10										"8-10 week lead time from field verification.		
08 - Openings	Curtain Wall		2/12/2024	11/28/2023	12/19/2023	2/13/2024	16	4/11/2024	6/10/2024	6/17/2024							Middle of June arrival on-site confirmed 4/15/24. Contractor continuing to push for expedited lead time.		
08 - Openings	Rated Glazing		1/24/2024	12/7/2023	12/14/2023	12/14/2023	12	3/7/2024	4/24/2024	5/1/2024							"10-12 weeks from field verification		
08 - Openings	Storefront Hardware						19										"1-3 week fabrication lead time from field verify + "14-16 week material lead time from approval.		
08 - Openings	Electrified Locksets			1/15/2024	1/18/2024	1/18/2024	3	2/8/2024									"3 weeks for electrified locksets		
08 - Openings	Solubase						19										"3 weeks from approved submittal.		
09 - Finishes	Ceramic Tile		2/22/2024	11/14/2023	11/17/2023		9	5/7/2024	5/9/2024	5/9/2024							All CT except CT-2 EDD 3/28/24. Contractor to confirm status of CT-2		
09 - Finishes	Acoustical Ceilings (Soft Tile)		4/16/2024	1/29/2024	2/8/2024	2/8/2024	5	3/14/2024	5/28/2024	6/4/2024							"3-5 weeks lead time from approved PD / Sample Submittals		
09 - Finishes	Resilient Flooring		3/7/2024	12/13/2023	12/14/2023	12/14/2023	9	2/15/2024	5/16/2024	5/23/2024							In stock in Denver		
09 - Finishes	Resilient Athletic Flooring		4/1/2024	11/6/2023	11/14/2023	11/14/2023	9	1/16/2024	6/10/2024	6/17/2024							All carpet besides CPT-2A EDD 3/28/24. Contractor to confirm CPT-2A EDD		
09 - Finishes	Tile Carpeting		3/7/2024	11/6/2023	11/14/2023	11/14/2023	9	1/16/2024	5/16/2024	5/23/2024									
09 - Finishes	Wall Coverings		2/7/2024	12/5/2023	2/7/2024	2/7/2024	9	1/21/2024	4/15/2024	4/22/2024									
09 - Finishes	Exterior Siding						5	11/20/2023	11/27/2023	11/27/2023									
09 - Finishes	Interior Paint		1/1/2024	12/13/2023	12/14/2023	12/14/2023	5	1/16/2024	5/28/2024	1/28/2024							Full interior paint (PD / SD) approved		
09 - Finishes	Grid Ceiling		5/21/2024	1/29/2024	2/8/2024	2/8/2024	0	2/8/2024	5/28/2024	6/4/2024							Confirmed to be stocked in subcontractor warehouse		
09 - Finishes	Custom Acoustical Ceiling Panels (Waffle)		4/10/2024	2/14/2024	2/29/2024	3/5/2024	6	4/16/2024	5/29/2024	6/5/2024							Lead time updated to 4-6 weeks		
10 - Specialties	Display Cases		10/1/2023	11/17/2023	11/17/2023	11/17/2023	9	3/14/2024	10/11/2023	10/18/2023									
10 - Specialties	Fire Protection						9	1/16/2024	1/22/2024	1/22/2024									
10 - Specialties	Wall and Door Protection		10/17/2023	12/6/2023	12/14/2023	12/14/2023	3	1/4/2024	11/4/2023	11/21/2023							"2 week lead time confirmed		
10 - Specialties	Toilet Partition and Access.		1/31/2024	1/23/2024	2/1/2024	2/1/2024	9	4/4/2024	4/10/2024	4/17/2024							"2 week lead time confirmed		
10 - Specialties	Toilet, Bath, Laundry Accessories		2/16/2024	12/5/2023	12/11/2023	12/11/2023	9	2/12/2024	4/10/2024	5/3/2024							5/3/2024		
10 - Specialties	Flagpole Procurement		2/29/2024	1/16/2024	11/9/2023	11/9/2023	3	11/16/2023	6/25/2024	7/2/2024							"2-3 week lead time.		
10 - Specialties	Signage Procurement		3/21/2023	1/14/2024	1/15/2024	2/1/2024	5	4/25/2024	5/2/2024	5/9/2023							"3-5 weeks (panel signs, vinyl/dimensional acrylic), "2-4 weeks (cast lettering/plaque)		
10 - Specialties	Exterior Signage		6/21/2024	4/8/2024	4/9/2024	4/9/2024	1	4/16/2024	6/19/2024	6/16/2024							"1 week lead time confirmed 4/24/24		
11 - Equipment	Gymnasium Equipment		1/29/2024	3/29/2024	3/11/2024	3/11/2024	10	5/20/2024	5/27/2024	6/3/2024							4/22/24: ESD 6/10/24. Installation date 6/10/24		
11 - Equipment	Outdoor Playground Equipment		3/13/2024	2/13/2024	3/13/2024	3/13/2024	10	5/20/2024	5/27/2024	6/3/2024							Burke log steps increase to 8-10 weeks 3/15/24		
11 - Equipment	Foodservice Equipment		4/1/2024	1/2/2024	1/18/2024	3/1/2024	5	2/29/2024	5/15/2024	5/22/2024							Field Verification needed for full release / updated procurement lead times. Site visit Thurs. 1/25/24		
11 - Equipment	Residential Equipment		4/23/2024	2/20/2024	3/14/2024	3/14/2024	2	3/28/2024	5/13/2024	5/20/2024							"2 week lead time confirmed		
12 - Furnishings	Window Coverings		3/28/2024	3/8/2024	4/6/2024	4/6/2024	6	5/16/2024	5/23/2024	5/23/2024							6-8 week lead time after PM. PM either 4/15 or 4/17		
12 - Furnishings	Icon Shelter		11/17/2023	11/17/2023	11/17/2023	11/17/2023	21	4/23/2024	4/30/2024	4/30/2024							4/15 ESD		

SHORT INTERVAL SCHEDULE

In combination with the CPM Master Schedule, the Short Interval Schedule identifies work occurring in a smaller snapshot of the project, typically 2-4 weeks.

The Short Interval Schedule identifies critical subcontractor tasks and work flow efficiency.

This schedule helps manage work at a daily level.



SCHEDULE NARRATIVES

A schedule narrative is used to provide weekly project updates to the Owner.

The narrative outlines a summary of the work completed, the critical paths identified, current/anticipated problem areas and delaying factors, any revisions made to the project, and a review of the updates of the work in place.



The following is a schedule narrative report for the Annex/CSP schedule update. The schedule file has a status date of **05.02.2024**.

The schedule file is [Project Site- CSP-File Library- Schedules-Master Schedule- 05.02.2024](#). Annex File Library- [Schedules-Master Schedule- 05.02.2024](#).

Summary:

The **CSP** schedule has been updated to show the work put in place and the status of the project as of the new status date of **05.02.2024**. The critical path kicks off through the **DOAS unit which is submitted approved and on order with a 33-week time from 11.08.2023. Raised Flooring rough ins, finishes, TAB.**

The **ANNEX** schedule has been updated to show the work put in place (Demo) and the status of the project as of the new status date of **05.02.2024**. The critical path kicks off through **DEMO, Stone Cleaning, Roof Work, Interior Demo, TAB.**

Description of the Critical Path:

The critical path is as follows:

CSP: **DOAS, Raised Flooring, Rough Ins, Finishes, Annex Roof Work and Units installs, TAB.**

Annex: **DEMO, Stone Cleaning, Roof Work, Interior Demo, TAB.**

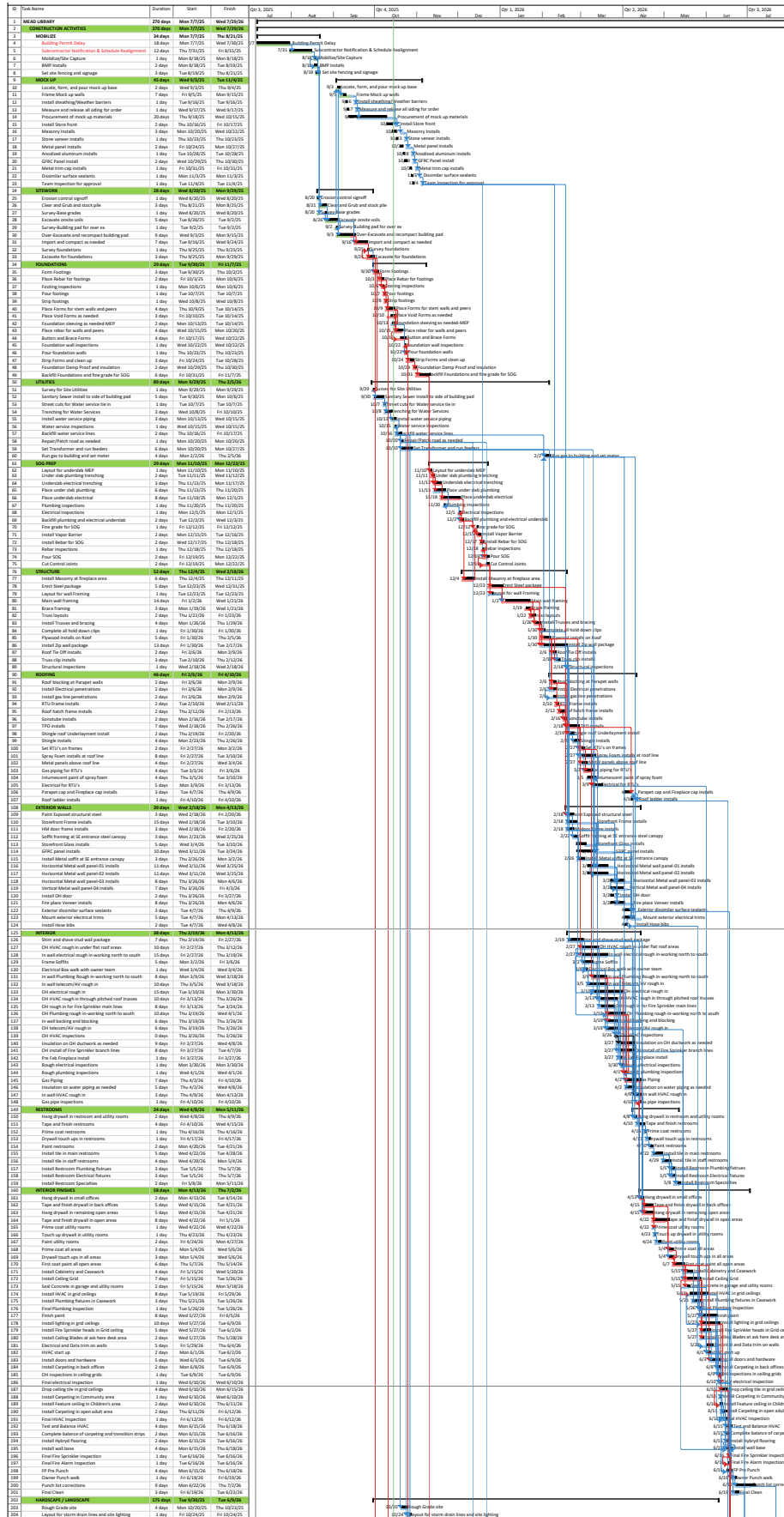


Part of High Plains Library District, Mead Library offers many similarities to the Johnstown Senior-Community Center project. This new-build, 13,589 SF, \$9.3M facility recently broke ground and is set for completion by June of 2026. Mead Library will offer the community a vibrant hub for learning, creativity, and connection. Some of the major highlights include a large community room, flex space to support workforce development, and a children's interactive play space.



HIGH PLAINS LIBRARY DISTRICT							PITTMAN CONSTRUCTION
MEAD LIBRARY							
Schedule 25-0912							
ID	Task Name	Duration	Start	Finish	F S Sep 7, '25 M T W T F S Sep 14, '25 M T W T F S Sep 21, '25 M T W T F S Sep 28, '25 M T W T F S Oct 5, '25 S M T W T F S Oct 12, '25 S M T W T F S		
1	MEAD LIBRARY	270 days	Mon 7/7/25	Wed 7/29/26			
2	CONSTRUCTION ACTIVITIES	270 days	Mon 7/7/25	Wed 7/29/26			
9	MOCK UP	45 days	Wed 9/3/25	Tue 11/4/25			
11	Frame Mock up walls	7 days	Fri 9/5/25	Mon 9/15/25			
12	Install sheathing/Weather barriers	1 day	Tue 9/16/25	Tue 9/16/25	9/16		
13	Measure and release all siding for order	1 day	Wed 9/17/25	Wed 9/17/25	9/17		
14	Procurement of mock up materials	20 days	Thu 9/18/25	Wed 10/15/25			
15	Install Store front	2 days	Thu 10/16/25	Fri 10/17/25			
24	SITEWORK	28 days	Wed 8/20/25	Mon 9/29/25			
30	Over-Excavate and recompact building pad	9 days	Wed 9/3/25	Mon 9/15/25			
31	Import and compact as needed	7 days	Tue 9/16/25	Wed 9/24/25	9/16		
32	Survey foundations	1 day	Thu 9/25/25	Thu 9/25/25	9/25		
33	Excavate for foundations	3 days	Thu 9/25/25	Mon 9/29/25	9/25		
34	FOUNDATIONS	29 days	Tue 9/30/25	Fri 11/7/25			
35	Form Footings	3 days	Tue 9/30/25	Thu 10/2/25			
36	Place Rebar for footings	2 days	Fri 10/3/25	Mon 10/6/25	9/30		
37	Footing inspections	1 day	Mon 10/6/25	Mon 10/6/25	10/3		
38	Pour footings	1 day	Tue 10/7/25	Tue 10/7/25	10/6		
39	Strip footings	1 day	Wed 10/8/25	Wed 10/8/25	10/7		
40	Place Forms for stem walls and peers	4 days	Thu 10/9/25	Tue 10/14/25	10/8		
41	Place Void Forms as needed	3 days	Fri 10/10/25	Tue 10/14/25	10/9		
42	Foundation sleeving as needed-MEP	2 days	Mon 10/13/25	Tue 10/14/25	10/10		
43	Place rebar for walls and peers	4 days	Wed 10/15/25	Mon 10/20/25	10/13		
44	Button and Brace Forms	4 days	Fri 10/17/25	Wed 10/22/25	10/15		
50	UTILITIES	89 days	Mon 9/29/25	Thu 2/5/26			
51	Survey for Site Utilities	1 day	Mon 9/29/25	Mon 9/29/25	9/29		
52	Sanitary Sewer install to side of building pad	5 days	Tue 9/30/25	Mon 10/6/25	9/30		
53	Street cuts for Water service tie in	1 day	Tue 10/7/25	Tue 10/7/25	10/7		
54	Trenching for Water Services	3 days	Wed 10/8/25	Fri 10/10/25	10/8		
55	Install water service piping	3 days	Mon 10/13/25	Wed 10/15/25	10/13		
56	Water service inspections	1 day	Wed 10/15/25	Wed 10/15/25	10/15		
57	Backfill water service lines	2 days	Thu 10/16/25	Fri 10/17/25	10/16		
202	HARDSCAPE / LANDSCAPE	175 days	Tue 9/30/25	Tue 6/9/26			
237	TRASH ENCLOSURE	30 days	Tue 9/30/25	Mon 11/10/25			
238	Excavate for trash enclosure foundations	1 day	Tue 9/30/25	Tue 9/30/25	9/30		
239	Form Trash enclosure Footings	1 day	Tue 10/7/25	Tue 10/7/25	10/7		

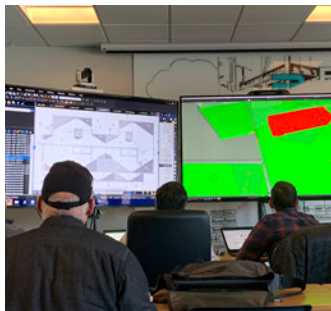
MEAD LIBRARY: TOTAL PROJECT SCHEDULE



QUALITY CONTROL

Precision Plan - Field Operations		Revision Date: 10/10/2019
Contents		
1.	Introduction	4
2.	FP's Project Excellence Mission Statement	4
3.	Quality Planning Process	4
3.1.	Plan for Quality	5
3.1.1.	Identify critical or high-risk areas of the project	5
3.1.2.	Create an Inspection and Test Plan	5
3.1.3.	Document Existing Conditions	6
3.1.4.	Set Quality Expectations	6
3.2.	Do Quality Assurance	6
3.2.1.	Create SMATCIP Form	7
3.2.2.	Review FP Quality Manual	7
3.3.	Check Quality	7
3.3.1.	Quality Assurance Observations	8
3.3.2.	Log Inspector and Test Plan completion	8
3.3.3.	Review Quality progress and expectations	8
3.4.	Action Quality Issues	8
3.4.1.	QAO Action Log	9
3.5.	Inspection Quality	9
4.	Responsibilities	9
5.	Attachments	12
5.1.	Inspection and Test Plan Template	13
5.2.	SMATCIP Definition	14
5.3.	SMATCIP Template - MS Word	15
5.4.	SMATCIP Observation Template - Auditor	16
5.5.	FLAPSET - T Guidelines	17
5.6.	FLAPSET Observation Template - Auditor	18
5.7.	QAO Action Log Example	20
5.8.	General Observation Template - Auditor	21

A Precision Plan is reviewed with all subcontractors prior to construction to regulate quality & material installation.



Team constructability review to ensure quality and system coordination.



Revizto is critical to resolve clashes early in design and coordinate successful MEP systems installation to avoid

ONE TIME TASKS: Development of Specific Quality Plan

A custom Precision Plan is distributed to all project stakeholders upon project kickoff. This plan outlines our expectations and objectives, creates a specific quality control plan for your project, and provides tools and resources to enforce quality. Construction quality depends on effective planning, coordination, communication, supervision, and testing.

OWNER PARTICIPATION:

- Design Approval
- Regular Meetings and Updates
- Punch List Review

QUALITY STARTS IN PRECONSTRUCTION: Early and Consistent Constructability Review

We know that a comprehensive constructability review is vital to the success of any project and will make or break a schedule. Throughout design, our entire team provides constructability reviews as the drawings and specifications are being prepared. We review the project from the bottom up and review the interface of various systems. We recommend alternate solutions whenever details affect budget, schedule, constructability, and consistency with local and traditional trade practice. Utilizing 3D technology like Revizto aids in constructability by uncovering risks before construction.

BENEFITS OF REVIZTO:

- Helps identify issues before construction takes places
- Dramatically reduces the amount of hours spent in the field coordinating mechanical system clashes
- 3D building and details can be viewed from an iPad in the field
- Better helps you understand complex areas of the building by viewing the actual products that will be installed and modeled with accurate dimensions
- Helps with building schedules to better sequence different trades
- Clearances are modeled on equipment so that they are easily accessible for maintenance in the future
- Mechanical equipment can be strategically placed to mitigate the need for access panels
- Trades can come in and install their piping, ductwork, and equipment exactly as the model shows, avoiding weeks worth of rerouting pipe and ductwork by trial and error

SUBCONTRACTOR PREQUALIFICATION AND BUY-IN

Selecting qualified subcontractors and suppliers is critical in delivering quality work. We use a thorough prequalification process to ensure subcontractors selected for the project adhere to budget, schedule, safety, manpower, and financial requirements.

When trades are under contract, our Superintendent holds a “precon” meeting with all selected subcontractors to study their scope of work with the subcontractor's foreman. These preconstruction meetings allow for a proactive approach to quality monitoring, help to define safety expectations on the job, and begin our Pull Planning sessions to ensure schedule efficiency and buy-in. This keeps all team members on the same page and clarifies project goals.



Mock-ups of building systems onsite ensure specifications and standards.

QA0 ACTION LOG		Closed	Pending	Open
Action Taken/ Corrections	Open	Date Due		
Action has been resolved. See Observation Report #	Closed	5/28/19		
05/22: Discussed all items above. Mortar will be used in lieu of grout and will review on section on the building for an in place mock up and team will request photos of install around the perimeter during install. Design team will also be reviewing joints on building. Brick had been power washed, but was still wet so did not review mortar colors. Item closed.	Closed	5/28/19		
5/28 given directive to use grout	Closed			
Sealer gasket was installed, item closed	Closed	6/13/19		
ASH 10 removes the metal sill	Closed			
All these inspections will be ground	Closed			
Waterproofing install over diamond pour backs we have pictures to prove it.	Closed			
Design team to respond	Closed			
Design team to ultimately respond to these issues	Closed			
This issue was closed during our oac.	Closed			
The Architect outlined that our current installation was acceptable. The head and jumbo of the HM frames were sprayed before the mason came in.	Closed			
06/26: Team reviewed a new option via submittal review. We will review an in place mock up on the building. We can close this item.	Closed			
06/26: This has been added to clear the display case	Closed			
06/26: Decking has been ordered.	Closed			
07/17: New decking has been installed	Closed			
Brick was removed and fixed	Closed			
Sediment was washed out	Closed			
GROUND REINSPECTED open discrepancy list item #9 and found missing connection s to be installed at remaining locations, this item is now closed	Closed			

The FP team conducts daily QAO walks and documentation to ensure quality compliance.

QUALITY IN CONSTRUCTION

We execute successful quality in construction by:

- **Planning for Quality**
Create a site-specific Quality Plan for the project and review with subcontractors and project stakeholders
- **Doing Quality Assurance**
Use Specifications, FP Quality Manual, and SMATC2P forms to organize work
- **Checking Quality**
Review Quality throughout the project with subcontractors, vendors, and the project team
- **Acting on Quality issues**
Track quality follow-up, successes, and deficiencies
- **Reporting on Quality**
Closeout and document quality

QUALITY ASSURANCE OBSERVATION

During construction, FP utilizes the QAO (Quality Assurance Observation) process for monitoring and assuring a high-quality outcome with minimal building and system issues throughout construction. This Action Log is conducted daily and communicated with the Owner weekly. QAO reports ensure that the right materials are on site and being installed correctly per specifications.

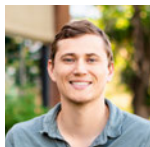
iAuditor will be used for observing and recording results of critical and high-risk assemblies. The following templates are available:

- SMATC2P Observation template—use for product or assembly.
- FLAPSET Observation template—use for general building envelop system.
- General Observation template—use for any work scope to document or create actions. Each observation template consists of a general assessment of the work, photos, notes, and action items if follow-up is necessary.



ADDITIONAL WORKFORCE

Our proposed project team will be backed by our Quality Assurance Team. Each committee member will play a pivotal part to ensure that all aspects of the Johnstown Senior-Community Center meets required standards, specifications, and codes. Our QC Committee will assist the project team with the following:



DYLAN BUNCH
BIM Leader



KYLE VON HOLDT
Civil Systems
Coordinator



RYAN TEDFORD
Quality Manager

- Reviewing Plans and Specifications
- Developing a Quality Control Plan
- Conducting Inspections
- Managing Submittals and Shop Drawings
- Coordinating Testing Activities
- Monitoring Work in Progress
- Documenting Quality Activities
- Managing Deficiencies and Non-Conformance
- Communicating with Stakeholders
- Supporting Closeout



FRED DENTON | MEP SYSTEMS COORDINATOR 40 YEARS IN CONSTRUCTION, 5 YEARS WITH FP

Utilizing over 40 years of construction experience, Fred will serve your project as the MEP coordinator. Fred brings his experience in the HVAC industry as a Project Manager and Designer of HVAC and plumbing systems, including sizing and specifying equipment, working with contractors, architects, and engineers. His decades of expertise adds value and insight to your project’s construction.

Fred is involved through all phases of the project. During preconstruction, he works with Collab Architecture and the FP team to ensure MEP systems are designed accurately. During construction, Fred is on-site monitoring for proper installation of systems and materials.

Reviewing design and construction documents involves a detailed examination of the plans, specifications, and contracts to identify any discrepancies, ambiguities, or potential issues that could impact constructability, cost, or schedule. This review is conducted by our FP Project Manager, Engineer, MEP Systems Coordinator and specialized subcontractors. Our objectives center on ensuring the design is practical, cost-effective, and aligned with the project’s goals. FP provides feedback to the architect and Owner, highlighting areas that may require clarification, revisions, or value engineering opportunities. Open communication is maintained throughout the process to ensure any design adjustments are made before construction begins, minimizing delays or cost overruns during execution.

FINANCIAL STATEMENT

A financial statement has been submitted via email to Matt LeCerf, Town Manager.

BONDING/INSURANCE COMPANY

BONDING

Holmes Murphy & Associates
7600 East Orchard Road, Suite 230 South
Greenwood Village, CO 80111
Sarah Brown, AFSB, Surety Service Advisor/Shareholder
(720) 622-8357 ; Sarah.Brown@holmesmurphy.com



Bond & Specialty Insurance
385 Washington St. SB04B
St. Paul, MN 55102
651.310.5000 Tel
866.269.4992 Fax
www.travelers.com

RE: Fransen-Pittman Construction Co., Inc.
9563 South Kingston Court, Suite 200, Englewood, CO 80112

To Whom it May Concern

Fransen-Pittman Construction Co., Inc. is a highly regarded and valued client of Travelers Casualty and Surety Company of America. It has been our privilege to provide surety bonds for Fransen-Pittman Construction Co., Inc. for many years. Currently, we provide a routine bond program of \$125,000,000 per project and overall aggregate of \$300,000,000. Fransen-Pittman Construction Company, Inc. currently has \$150,000,000 of bonding capacity available.

Travelers Casualty and Surety Company of America is rated A++ (Superior) and Category XV by the A.M. Best Company and listed in the Department of the Treasury's Listing of Approved Sureties (Department Circular 570).

Please note that the decision to issue performance and payment bonds is a matter between Fransen-Pittman Construction Co., Inc. and Travelers Casualty and Surety Company of America, and will be subject to standard underwriting at the time of the bond request, which will include but not be limited to the acceptability of the contract documents, bond forms, and financing. We assume no liability to third parties or to you if for any reason bonds are not provided.

If you have any questions or need any additional information, please do not hesitate to contact me at (720) 622-8357.

Sincerely,
Travelers Casualty and Surety Company of America

Sarah C. Brown, Attorney-in-Fact
Email: Sarah.Brown@holmesmurphy.com



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Sarah C. Brown** of **GREENWOOD VILLAGE**, **Colorado**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

By:
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes herein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **31st** day of **July**, **2025**.



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



**FRANSEN
PITTMAN
CONSTRUCTION**

34

INSURANCE

Holmes Murphy & Associates
2727 Grand Prairie Parkway,
Waukee, IA 50263
(800) 247-7756

Fransen Pittman confirms that coverage can be extended for work on this project and that the Town, TRPR, and Engineer shall be listed as an additional insured.
Our firm has no current claims that will affect coverage limits available to the Town for this project.

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 7/31/2024		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263		CONTACT NAME: PHONE: (A/C, No. Ext): E-MAIL: ADDRESS:		FAX (A/C, No.):		
INSURED Fransen-Pittman Construction Co., Inc. 9563 S. Kingston Court, Suite 200 Englewood CO 80112		INSURER(S) AFFORDING COVERAGE		NAIC #		
		INSURER A : Pinnacol Assurance Company		41190		
		INSURER B : Hartford Fire Insurance Company		19682		
		INSURER C : Trumbull Insurance Company		27120		
		INSURER D : Hartford Casualty Insurance Company		29424		
		INSURER E :				
		INSURER F :				
COVERAGES CERTIFICATE NUMBER: 2017640223 REVISION NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ PD Ded 5,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		34UEABG6BT8	8/1/2024	8/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
C	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ Auto Phys Dm		34UEABG6BTC	8/1/2024	8/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Phys Damage Ded \$ \$1,000 comp/col
D	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000		34HHABG6EH2	8/1/2024	8/1/2025	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐ N / A	4046117	8/1/2024	8/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	☐ Temp/Transit ☐ Blanket Builders Risk ☐ Leased/Rented Equipment		34MSAE2388 34MSAE2345	8/1/2024 8/1/2024	8/1/2025 8/1/2025	\$2,500,000 Limit \$35M Jobstor/ \$500,000 Limit \$2.5Mil Frame \$2,500 Deductible
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER			CANCELLATION			
For Information Purpose Only			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
			AUTHORIZED REPRESENTATIVE <i>Kari Cooley</i>			
© 1988-2015 ACORD CORPORATION. All rights reserved.						
ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD						

REFERENCES

PROJECT	CLIENT	RELEVANT STAFF
Aims Community College: Welcome Center & Health and Wellness Center Greeley, CO	Mike Millsapps, Chief Facilities Management Officer mike.millsapps@aims.edu (970) 339-6376	Project Executive: Josh Davis Superintendent: Benny Mendoza Project Engineer: Shannon Huddleston Precon Team: Derek LePore & Jason Donley
Erie Town Hall Erie, CO	Chad Alexander, Facilities Manager Town of Erie calexander@erieco.gov (303) 926-2560	Project Executive: Josh Davis Project Manager: Tyler Kaul Precon Team: Derek LePore
Firestone Town Hall Firestone, CO	Raelynn Ferrera, Assistant to the Town Manager rferrera@firestoneco.gov (303) 960-8706 * Raelynn moved from Town of Erie to Town of Firestone	Project Executive: Josh Davis
Commerce City Civic Center Erie Police Department Expansion	D2C Architects Eric Combs, LEED AP ecombs@d2architects.com (303) 952-4802	The proposed project team have worked with D2C on current and past projects.



“The Fransen Pittman team has built a true team atmosphere, supporting design to meet all our goals while maintaining the project budget. The result has been successful projects that the entire Aims community is proud of.”

Mike Millsapps,
Chief Facilities Management Officer,
Aims Community College





RESOLUTION 2025-42

A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORADO, AMENDING REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2025 BUDGET

WHEREAS, on December 2, 2024, the Town Council adopted, by Resolution No. 2024-51, the Fiscal Year 2025 Budget (“2025 Budget”); and

WHEREAS, revenues and expenditures have been evaluated and are being adjusted for the 2025 operating budget to increase clarity of information and improve the quality of usefulness of such information in the decision-making process; and

WHEREAS, the Town Council agrees to modify appropriated expenditures for the 2025 Budget, ensuring the budget will be in balance and that authorized budgeted revenues and expenditures are amended, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO:

Revenues

Section 1. Tax Allocation Fund:

Whereas, the Town Council of the Town of Johnstown determines that the Fiscal Year 2025 Tax Allocation Fund revenues are hereby increased from \$1,800,000 to \$2,400,000 to reflect an increase in revenues transferred from the General Fund.

Expenditures/Transfers

Section 2. General Fund:

Whereas, the Town Council of the Town of Johnstown determines that the Fiscal Year 2025 General Fund transfer appropriations are hereby increased by \$630,000 to reflect an increase in funds transferred to the Tax Allocation Fund and the Recreation Fund, for a total transfer budget of \$56,608,124.

Section 3. Library Fund:

Whereas, the Town Council of the Town of Johnstown determines that the Fiscal Year 2025 Library Fund expenditure appropriations are hereby increased by \$1,680,000 to reflect an increase in expenditures provided by the Library Board of Directors, for a total expenditure budget of \$6,239,000.

Section 4. Recreation Fund:

Whereas, the Town Council of the Town of Johnstown determines that the Fiscal Year 2025 Recreation Fund expenditure appropriations are hereby increased by \$30,000 to reflect an increase in expenditures for a total expenditure budget of \$535,000.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

Section 6. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 7. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

ADOPTED THIS 15th DAY OF December, 2025.

TOWN OF JOHNSTOWN

BY: _____
Michael P. Duncan, Mayor

ATTEST:

Meghan Martinez, Town Clerk



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

Town Council Agenda Communication

Agenda Date: December 15, 2025

Subject: Ordinance 2025-284: Consideration of an Amendment to the Great Plains Village Outline Development Plan

Attachments:

1. Ordinance 2025-284: Great Plains Village ODP Amendment
2. Application
3. Vicinity Map
4. Proposed ODP Amendment
5. Approved ODP
6. Staff Presentation
7. Applicant's Presentation

Presented by: James Shrout, Planner

Agenda Item Description:

Forestar Real Estate Group is seeking to amend the Great Plains Village Outline Development Plan (ODP) to provide clarity and direction for the development. The approved ODP included provisions allowing flexibility in the planning areas; however, it required tracking of land use percentages that were never formally monitored by Planning staff. Other provisions of the proposed ODP amendment include a decrease in the total acres planned for development. The original ODP contained approximately 502.12 acres, while the proposed ODP amendment contains approximately 372.871 acres. The reduction in total acreage results from the exclusion of the approved employment-zoned parcel (approximately 55 acres), as it is not under the ownership or development authority of Forestar Real Estate Group, as well as the Weld County Revere at Johnstown Filing 1 (approximately 73.5 acres), which has been completed.

If approved by the Town Council, this ODP Amendment will supersede Ordinance Number 2020-168, Larimer County Reception Number 20200017725, and Weld County Reception Number 4575188.

SURROUNDING ZONING & LAND USE

North:	RR-2 - Larimer County
	PUD - Town of Johnstown
South:	PUD (R) - Town of Johnstown
	PUD - Town of Johnstown
	MU-RC - Town of Johnstown
	R-3 - Town of Johnstown
East:	RR-2 - Larimer County
West:	PUD - Town of Johnstown
	RR-2 - Larimer County

PROJECT DESCRIPTION & ANALYSIS

The amendment intends to amend the overlay zoning of the remaining 375 acres of the Great Plains Village Community. Great Plains Village is envisioned as a mixed-use development, which includes land use districts designated for residential, retail, commercial, light industrial, and office uses. The amendment will remain mostly unchanged, except for the removal of approximately 130 acres and the removal of the planning areas.

The original Great Plains Village ODP had a provision for the maximum number of residential units per planning area. This provision allowed for a transfer of residential units between planning areas, at a maximum of thirty percent (30%) of the receiving planning area. This provision was permitted by right in the ODP, with approval from the Planning and Development Director, and the onus for tracking unit transfers was the responsibility of the Developer. Staff were unable to locate the formal approvals or transfers of residential units for approvals that have already been granted, which then initiated discussions about amending the ODP to better align with what has been platted and future areas of development.

Due to changes in how the subdivision filings were laid out and approved in the Final Development Plan process, design changes to the access from Larimer County Road 14/Weld County Road 50 were made, as well as design changes to the internal street layouts. One of the more significant changes in roadway design was the layout for High Plains Boulevard, which now has a more curvilinear path to the northeast before terminating at the north side of the property. Another change is the addition of a roundabout included in the Filing 2 Final Development Plan approved by the Town Council with the passing of Resolution Number 2024-23. The roadway realignments are depicted in the proposed ODP on the Circulation Plan page.

On October 20, 2025, the Town Council approved the Larimer County Revere at Johnstown Filing 1 and Filing 2 Amended Final Development Plans (FDPs) via Resolution 2025-30, and the Amended and Restated Water and Sewer Service Agreements (WSSAs), as part of the consent agenda. The FDPs align with the proposed ODP amendment regarding the issue around the transfer of residential units between planning areas.

The Weld County Revere at Johnstown Filing 1 has been approved and is complete. The Larimer County Revere at Johnstown, Filing 1 and Filing 2, have been approved and are moving toward the initial acceptance phase of the project. Staff is currently reviewing the Larimer County Revere at Johnstown Filing 3, 4, 5, and 6, which will be presented to the Council in the future for final consideration. This project is currently pending in the review stage of development by Staff. Consequently, it is important that the ODP reflects the current improvements and the subdivision's future development plans.

COMPREHENSIVE PLAN ALIGNMENT

The ODP will continue to meet goal W2.3 of the Comprehensive Plan, which aims to *promote appropriate, mixed-density residential development in and adjacent to employment and commercial centers to enliven these areas, and provide options to live, play, and work in close proximity*. The Great Plains Village Community is conveniently located a short distance from the Ledge Rock development, Johnson's Corner, and the proposed activity center located at the Highway 402 and I-25 interchange. The Great Plains Village Community will align with the goal of mixed-density by providing single-family detached homes that are front-loaded, alley-loaded, and clustered. Other allowable home types include multi-family and single-family attached residential. These home types will further the goal of mixed-density residential.

STRATEGIC PLAN ALIGNMENT

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

Staff finds that the proposed amendment is consistent with the goals and strategies referenced above, pursuant to the adopted Johnstown Strategic Plan.

RECOMMENDED ACTION:

Staff is recommending approval of this amendment pursuant to the findings of fact listed below: This amendment advances the Town of Johnstown's vision by promoting appropriate, mixed-density residential development adjacent to employment centers, directly supporting the Town's adopted Comprehensive Plan of balancing intense commercial uses along major highway corridors, while having neighborhood-scale commercial throughout the community to ensure convenient access to jobs, goods, and services for all residents.

Section 17-2-1.C.3 of the Town of Johnstown Land Use and Development Code outlines the following approvals for a *Major Amendment to PDs & PUDs & Conversions*. *Changes to previously approved PDs that exceed allowances for minor amendments or conversions of PUDs approved under a prior code to the provisions of this code, may be proposed for a portion of the area under the following criteria:*

1. *The plan proposes the most closely applicable base zoning district(s) in terms of land use, development intensity, and building form and scale.* Great Plains Village is not proposing to change the base zoning district and will remain zoned as PUD.
2. *The proposed change is consistent with concepts or plans in the previously approved PUD or planned development.* The proposed change is consistent with concepts and plans in the previously approved PUD and does not alter the overall character or development of the property. The overall vision for the Great Plains Village ODP remains the same and is envisioned as a mixed-use development, which includes land use districts designated for residential, retail, commercial, light industrial, and office uses.
3. *The plan does not increase development beyond any capacity constraints or impacts of the previous plan.* The plan does not increase development density and will decrease the total number of allowed housing units. The original ODP allowed for a maximum of 2,000 total housing units, while the proposed ODP amendment will cap the total number of housing units to 1,680.
4. *The proposed plan either meets the standards provided in this code and the conversion to a base zoning district according to general standards, or where deviations from the base zoning districts or other standards of this code are requested, they are in closer compliance than is allowed under the prior PUD or planned development.* This amendment is not requesting a change to the base zoning district, but does more closely comply with the standards of this code, including street standards.
5. *The plan meets all other applicable criteria and review process for a site development plan.* This plan meets all applicable criteria and review processes for a site development plan and has completed the Town's review process.
6. *Any other changes that do not meet these criteria may only occur through the same process and criteria for a new planned development.* The proposed changes meet the above requirements.

PLANNING AND ZONING COMMISSION

On November 26, 2025, the Planning and Zoning Commission held a public hearing on the ODP amendment. Planner Shrout presented the materials and answered questions from the Commission regarding the need for this amendment and changes to roadway designs. Following the staff presentation, Forestar Real Estate Group provided additional information and highlighted what brought them to the point of needing an amendment. Two members of the public spoke about the subdivision development, but not about the amendment. The Planning and Zoning Commission voted in the affirmative to recommend to the Town Council to approve this ODP amendment, with one member abstaining.

Strategic Plan Alignment:

Natural & Built Environment

- Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment
- Expect and encourage community-centered design
- Support a broad range of housing options

Legal Advice:

Town Attorney Rocklin has provided Ordinance No. 2025-284.

Financial Advice:

N/A

Recommended Action:

The Planning and Zoning Commission recommends that the Town Council approve the amendment to the Great Plains Village Outline Development Plan on first reading.

Suggested Motions:

For Approval: I move to approve Ordinance 2025-284, approving the amendment to the Great Plains Village Outline Development Plan on first reading.

For Denial: I move to deny Ordinance 2025-284 for the following findings of fact.....on first reading.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-284**

**APPROVING OUTLINE DEVELOPMENT PLAN AMENDMENT #1 FOR
GREAT PLAINS VILLAGE, LOCATED IN SECTION 2, 35 AND 36,
TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTIES OF
WELD AND LARIMER, STATE OF COLORADO, CONSISTING OF
APPROXIMATELY 372.871 ACRES**

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, pursuant to Ordinance No. 2020-168, the Town Council approved and adopted the Outline Development Plan for Great Plains Village, located in Sections 2, 35 and 36, Townships 4 and 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 502.512 acres (“2020 ODP”); and

WHEREAS, the 2020 ODP is recorded in the Office of the Weld County Clerk and Recorder at Reception No. 4575189 and in the Office of the Larimer County Clerk and Recorder at Reception No. 20200017726; and

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Delaware corporation, the property owner, submitted an application to the Town for approval of an amended outline development plan for a portion of Great Plains Village, which, if approved, would supersede and replace a portion of the 2020 ODP, referred to as the Great Plains Village Outline Development Plan Amendment #1; and

WHEREAS, on November 26, 2025, the Planning and Zoning Commission held a public hearing and recommended approval of the Great Plains Village Outline Development Plan Amendment #1; and

WHEREAS, on December 15, 2025, the Town Council held a public hearing concerning approval of the Great Plains Village Outline Development Plan Amendment #1; and

WHEREAS, after considering the Planning and Zoning Commission’s recommendation for approval, reviewing the file and conducting such public hearing, the Town Council found that the Great Plains Village Outline Development Plan Amendment #1 is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Great Plains Village Outline Development Plan Amendment #1.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. Outline Development Plan Amendment #1 Approval. The Great Plains Village Outline Development Plan Amendment #1, concerning property located in located in Sections 2, 35 and 36, Townships 4 and 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 372.871 acres (“Property”), attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace 2020 ODP. With respect to the Property, the Great Plains Village Outline Development Plan Amendment #1, adopted herein, shall supersede and replace the Great Plains Outline Development Plan approved and adopted pursuant to Ordinance No. 2020-168; except that this Ordinance shall not supersede and replace Section 2 of Ordinance No. 2020-168.

Section 3. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A

Great Plains Village Outline Development Plan Amendment #1
(Attached)



Town of Johnstown

LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

Land Use	Land Division	Miscellaneous
☐ Annexation & Establishment of Zoning	☐ Major Subdivision & Development Plan	☐ Wireless Communication Facility (WCF)
☐ Change of Zone	☐ Preliminary	☐ Small Cell
☐ Planned Development	☐ Final	☐ EFR or Base Station
☐ Site Development Plan	☐ Combined	☐ Mt. Tower Structure
☐ Use by Special Review (USR)	☐ Minor Subdivision	☐ Tower/Other - USR
☐ 17-10-3 Facility - USR	☐ Major Amendment	☐ Variance
☒ Amendment/Conversion	☐ Minor Amendment	☐ Permit, Home Occupation, Compliance Review, Other

Property Information:

Parcel Number(s):	106102200011, 106102200010, 8536318003, 8535406004, 8535406002, 8535406001	County:	Larimer ☒ Weld ☒	
Site Address:	No address assigned at this time		Zoning:	ODP,
Legal Description:	Revere North F1, F2, Revere at Johnstown F1, including unplatted land		Acres:	
Project Name:	Revere at Johnstown - Outline Development Plan			
Project Description:	ODP Amendment No. 1 for Revere at Johnstown and Revere North Subdivisions.			

Applicant / Developer Contact: ☒ Check if Primary Point of Contact

Company:	FORESTAR REAL ESTATE GROUP	Phone:	970.270.6218
Name:	Zane Ross - Entitlement Manager	Email:	zaneross@forestar.com
Address:	188 Inverness Dr W, Ste 420	City, State, Zip:	Englewood, CO 80112

Consultant / Representative Contact: ☐ Check if Primary Point of Contact

Company:	Terracina Design	Phone:	303-632-8867 x 111
Name:	Jeff Marck	Email:	jmarck@terracedesign.com
Address:	10200 E. Girard Ave Building	City, State, Zip:	Denver, CO 80231

Property Owner Authorization for Land Use Action: (Required*) ☐ Check if Primary Point of Contact

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.

Company:	FORESTAR REAL ESTATE GROUP, INC.	Phone:	407-538-5456
Name:	RYAN HARVEY - DIVISION PRESIDENT - COLORADO	Email:	RYANHARVEY@FORESTAR.COM

Ryan Harvey
Ryan Harvey (Apr 2, 2025 13:06 MDT)
*Signature of Property Owner

4/2/25
Date

*Signature of Property Owner

Date

Submit trust documents for any above-listed trust entity.

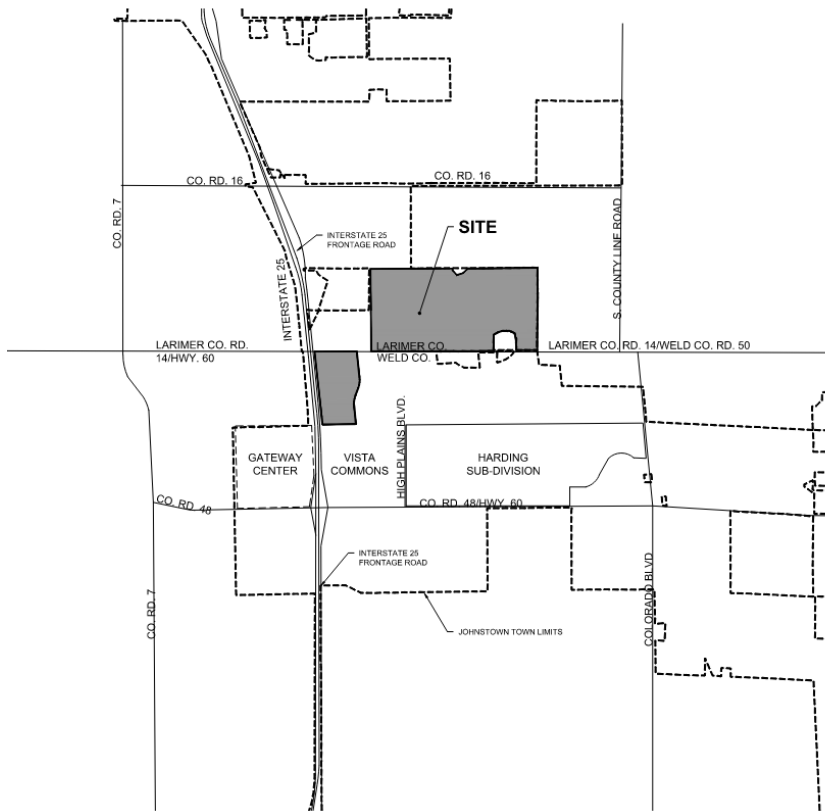
Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.

Version 4.10.23

The Community That Cares

www.TownofJohnstown.com

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



OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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) AMENDMENT #1 IS TO AMEND THE OVERLAY ZONING TO THESE 375 ACRES OF THE GREAT PLAINS VILLAGE COMMUNITY. GREAT PLAINS VILLAGE IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES LAND USE DISTRICTS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT AMENDS THE GUIDANCE FOR THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

LEGAL DESCRIPTION

REVERE NORTH FILING NO. 1

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36 IS ASSUMED TO BEAR SOUTH 89°46'47" WEST, AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "MANHARD PLS 38361, 2022" IN A MONUMENT BOX AND ON THE WEST BY A 3.25" ALUMINUM CAP STAMPED, "MANHARD PLS 38361, 2022" IN A MONUMENT BOX;

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89°46'47" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 637.21 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF HERRERA SUBDIVISION RECORDED OCTOBER 19, 2011, AT RECEPTION NO. 20110063884, IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY EXTENSION OF THE EASTERLY LINE AND CONTINUING ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID HERRERA SUBDIVISION, THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 02°08'46" WEST, A DISTANCE OF 387.72 FEET;
2. NORTH 11°38'22" WEST, A DISTANCE OF 190.78 FEET;
3. NORTH 67°47'19"" WEST, A DISTANCE OF 190.49 FEET;
4. SOUTH 89°36'34" WEST, A DISTANCE OF 206.85 FEET;
5. SOUTH 72°19'30" WEST, A DISTANCE OF 176.98 FEET;
6. SOUTH 59°56'08" WEST, A DISTANCE OF 142.24 FEET;
7. SOUTH 00°12'21" EAST, ALONG THE WESTERLY LINE AND THE SOUTHERLY EXTENSION OF SAID LINE A DISTANCE OF 522.70 FEET TO SAID SOUTH LINE;

THENCE SOUTH 89°46'47" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,277.82 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 89°47'38" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2,641.25 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE NORTH 00°30'53" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,319.99 FEET TO THE CENTER-SOUTH SIXTEENTH CORER OF SAID SECTION 35;

THENCE N 00°31'37" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,320.01 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 35;

THENCE N 89°40'08" EAST ALONG THE NORTH LINE OF WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,313.54 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 35;

THENCE NORTH 89°39'02" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,313.57 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35, ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 214 AT PAGE 583, IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARIES OF SAID PROPERTY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°49'35" EAST, A DISTANCE OF 59.31 FEET;
2. SOUTH 41°59'06" EAST, A DISTANCE OF 205.98 FEET;
3. NORTH 71°59'38" EAST, A DISTANCE OF 215.04 FEET;
4. NORTH 44°48'07" EAST, A DISTANCE OF 164.98 FEET;
5. NORTH 24°08'49" EAST, A DISTANCE OF 32.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°52'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,196.57 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 36;

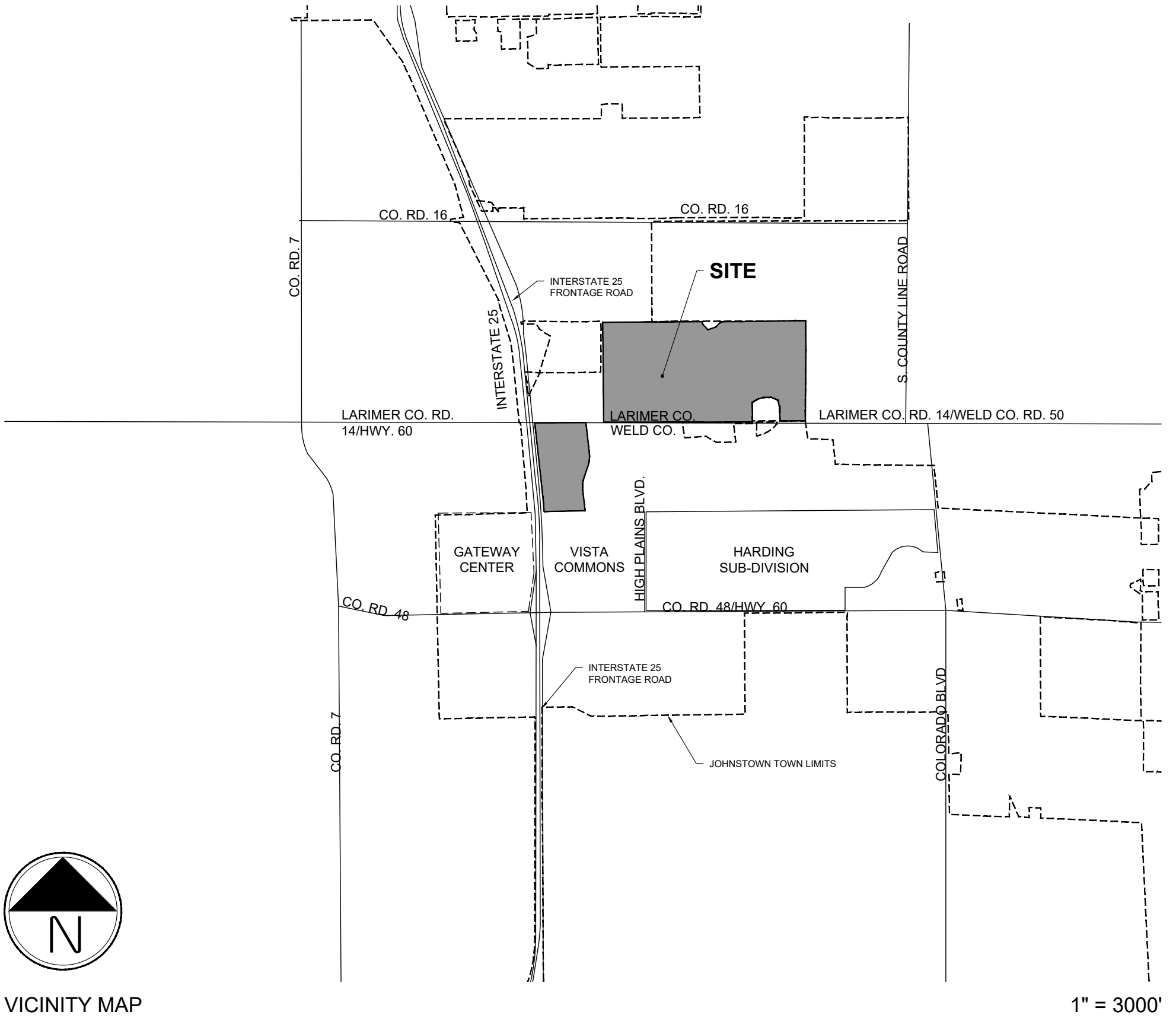
THENCE SOUTH 00°12'51" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION 36, A DISTANCE OF 2,641.41 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 13,479,981 SQUARE FEET OR 309.458 ACRES, MORE OR LESS.

REVERE SOUTHWEST

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN; TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST SIXTEENTH CORNER OF SAID SECTION 2 AND SECTION 35, TOWNSHIP 5 NORTH, SAID RANGE, BEARS NORTH 89°48'03" EAST, A DISTANCE OF 1,324.20 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;



LEGAL DESCRIPTION (CONTINUED...)

THENCE SOUTH 60°56'06" EAST, A DISTANCE OF 61.37 FEET TO THE **POINT OF BEGINNING**, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF VETERAN'S PARKWAY AS DEDICATED IN BOOK 86 AT PAGE 273 AND THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 AS DEDICATED IN BOOK 1083 AT PAGE 21, BOTH IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE NORTH 89°48'03" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF VETERAN'S PARKWAY, A DISTANCE OF 1,273.03 FEET TO THE NORTHWEST CORNER OF REVERE AT JOHNSTOWN FILING NO. 1, AS PLATTED UNDER RECEPTION NUMBER 4738028 IN SAID RECORDS;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID REVERE AT JOHNSTOWN FILING NO. 1, THE FOLLOWING THIRTEEN (13) COURSES:

1. SOUTH 04°42'30" EAST, A DISTANCE OF 30.10 FEET;
2. NORTH 89°50'28" EAST, A DISTANCE OF 13.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°57'00", AN ARC LENGTH OF 36.63 FEET;
4. SOUTH 06°12'32" EAST, A DISTANCE OF 738.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'39", AN ARC LENGTH OF 338.83 FEET;
6. SOUTH 19°20'08" WEST, A DISTANCE OF 164.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
8. SOUTH 19°20'08" WEST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°20'08" WEST;
9. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
10. SOUTH 19°20'08" WEST, A DISTANCE OF 0.91 FEET;
11. SOUTH 70°39'52" EAST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 800.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°39'52" EAST;
12. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°33'04", AN ARC LENGTH OF 356.76 FEET;
13. SOUTH 06°12'56" EAST, A DISTANCE OF 553.37 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 2;

THENCE SOUTH 88°57'54" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,079.12 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 25, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5,780.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 86°30'05" WEST;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'13", AN ARC LENGTH OF 282.84 FEET;
2. NORTH 06°09'43" WEST, A DISTANCE OF 2,039.49 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 63.413 ACRES, (2,762,275 SQUARE FEET), MORE OR LESS.

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.

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.

OWNER / APPLICANT

JAMES HAYES
FORESTAR REAL ESTATE GROUP INC
188 INVERNESS DRIVE WEST
SUITE 420
ENGLEWOOD, CO 80112
303-754-3283
jameshayes@forestar.com

ENGINEER

ROB HANSEN
JR ENGINEERING
7200 S ALTON WAY
C400
CENTENNIAL, CO 80112
303-740-9393
rhansen@jrengineering.com

PLANNER

JEFF MARCK
TERRACINA DESIGN
10200 E. GIRARD AVENUE
BLDG. A, SUITE 314
DENVER, CO 80231
303-632-8867
jmarck@terracedesign.com

SHEET INDEX

- | | |
|-----|--------------------------|
| 1 | COVER |
| 2 | LAND USE PLAN |
| 3-4 | LAND USE MATRIX |
| 5 | CIRCULATION PLAN |
| 6 | TRAILS & OPEN SPACE PLAN |
| 7 | DEVELOPMENT STANDARDS |
| 8-9 | DESIGN GUIDELINES |



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
COVER

SHEET

1 OF 9

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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

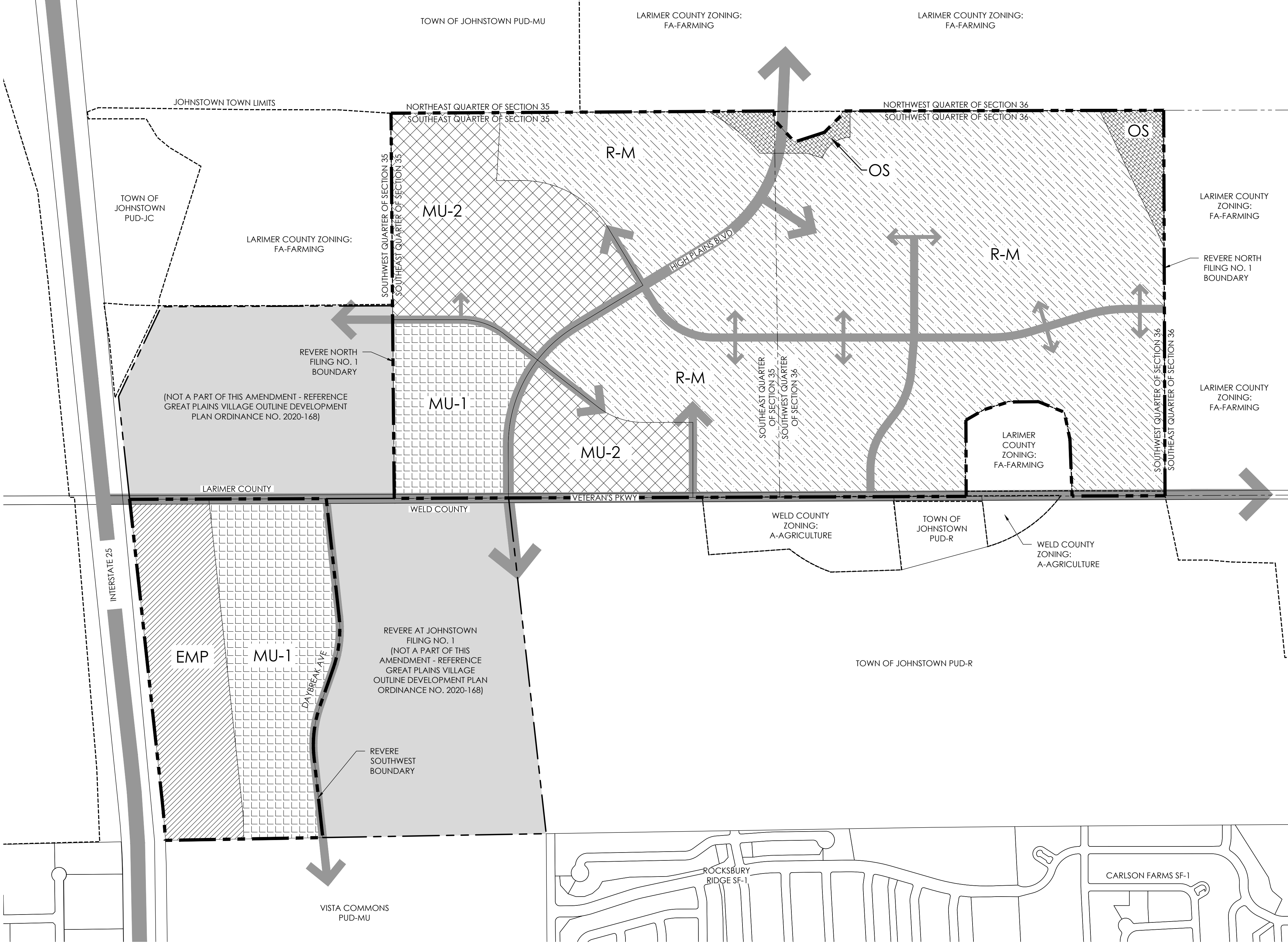
THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE DISTRICT. 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 DEVELOPMENT SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

B. MAXIMUM RESIDENTIAL UNITS PER AREA

AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD AMENDMENT EXCEED 1,680 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

C. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

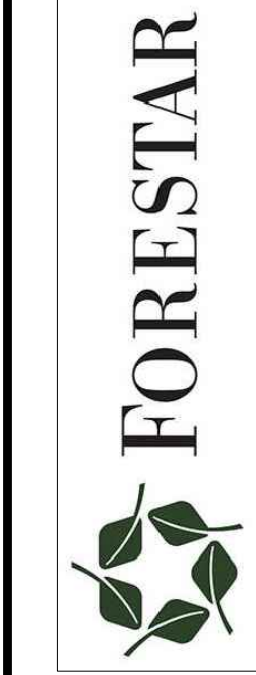
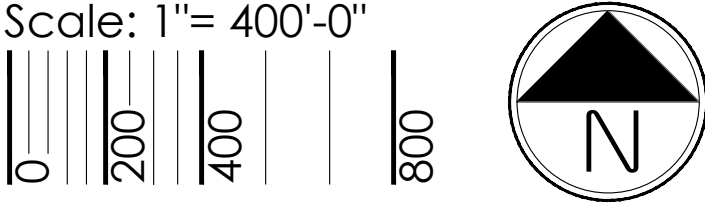
AT NO TIME SHALL THE OVERALL PUD AMENDMENT COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



DEVELOPMENT SUMMARY				
LAND USE DISTRICT	COMMERCIAL	RESIDENTIAL		
	MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
EMPLOYMENT				
MEDIUM DENSITY RESIDENTIAL		3	8	
MIXED USE - 1		8	20	
MIXED USE - 2		3	20	
OPEN SPACE				
TOTAL	2,400,000			1,680
NOTE: THE APPROVED GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN ALLOWS A TOTAL OF 2,000 RESIDENTIAL UNITS. THE 1,680 MAX UNITS/AREA STATED ABOVE IS THE RESULT OF THE APPROVED 2,000 TOTAL UNITS ALLOWED MINUS THE PLATTED 320 RESIDENTIAL UNITS IN REVERE AT JOHNSTOWN FILING NO. 1.				

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

LAND USE PLAN



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
LAND USE PLAN

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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					
AGRICULTURAL USES		MU-1	MU-2	EMP	R-M	OS
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					
COMMERCIAL USES		MU-1	MU-2	EMP	R-M	OS
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.

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

11/16/2025 2:43 PM: P:\FORESTAR\GREAT PLAINS VILLAGE\CDP\AMENDMENT\SUBMITTAL 4\CDP\CDP.LAND USE PLAN.DWG.

OUTLINE DEVELOPMENT PLAN AMENDMENT #1 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.

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.

- 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.

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

FORESTAR



terracina design

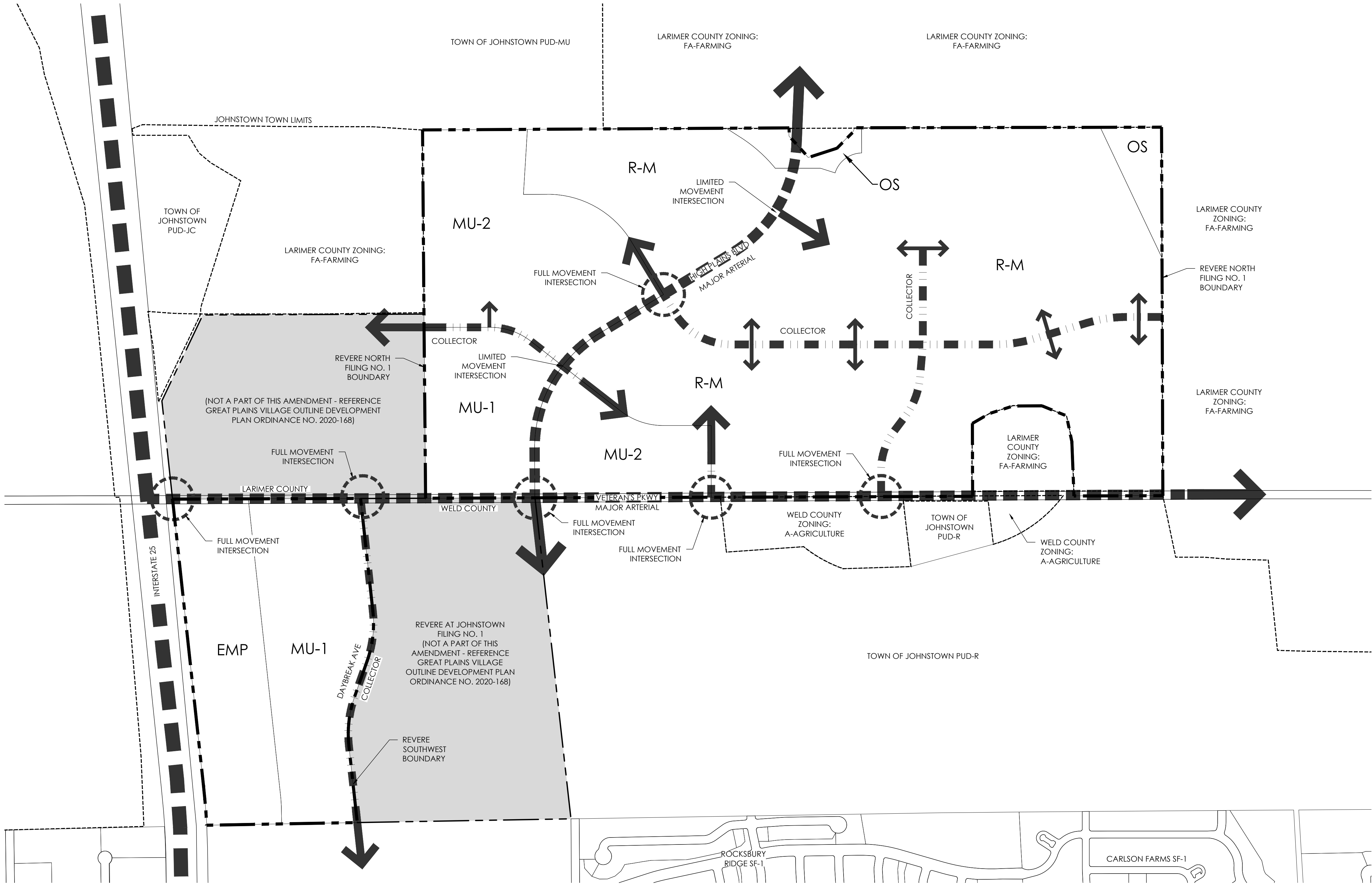
10200 E. Grand Ave., Ste. A-314
Denver, CO 80231
PH: 303.652.6867

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
LAND USE MATRIX

SHEET
4 OF 9

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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

INTERSTATE 25

MAJOR ARTERIAL

COLELCTOR

*PROPOSED FULL
MOVEMENT INTERSECTION

POTENTIAL ACCESS

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

CIRCULATION PLAN

Scale: 1"= 400'-0"

0

200

400

800

N

11/15/2025 2:43 PM: P:\FORESTAR\GREAT PLAINS VILLAGE\ODP AMENDMENT\AMENDMENT 1\SUBMITTAL 4\GAD\GPV.CORP-CIRCULATION-PLAN.DWG

terracina
design
LLC

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

FORESTAR

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
CIRCULATION PLAN

SHEET
5 OF 9

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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

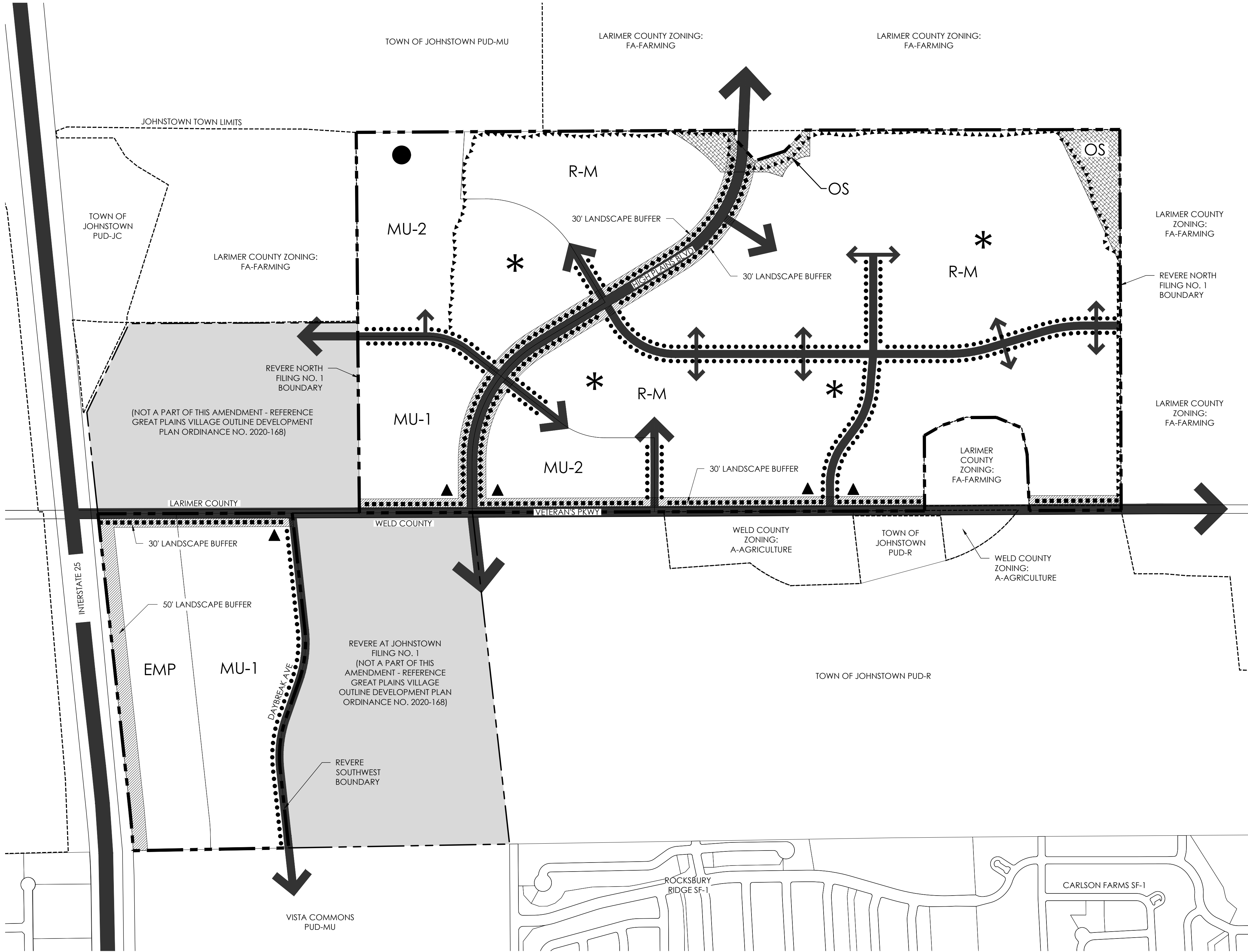
- A. FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- B. OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS UNLESS OTHERWISE NOTED IN THIS DOCUMENT.
- 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 MAY 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 MAY NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- I. USABLE OPEN AREA MAY 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.
- H. 30' LANDSCAPE BUFFERS MAY COUNT TOWARD USABLE OPEN AREA IF THEY CONTAIN A MEANDERING AND PEDESTRIAN SEATING.

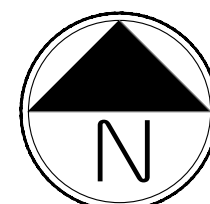
LANDSCAPE & PARK DESIGN

- A. IN ALL LANDSCAPE AREAS, ONE (1) TREE MAY BE SUBSTITUTED FOR TEN (10) SHRUBS.
- B. IN ALL LANDSCAPE AREAS, THREE (3) ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR EACH SHRUB FOR UP TO 50% OF THE SHRUB REQUIREMENT.
- C. THERE SHALL BE NO PLANTING REQUIREMENTS FOR THE 12' TRAIL LOCATED ON THE TRAILS & OPEN SPACE PLAN.
- D. PARKS UP TO 1.5 ACRES IN SIZE SHALL CONTAIN AT LEAST THREE (3) PARK ELEMENTS LISTED BELOW.
- E. PARKS ABOVE 1.5 ACRES IN SIZE SHALL CONTAIN AT LEAST FIVE (5) PARK ELEMENTS LISTED BELOW.
- F. DOG PARKS OF ANY SIZE DO NOT REQUIRE A MINIMUM NUMBER OF PARK ELEMENTS.
- G. PARK ELEMENTS INCLUDE:
- MULTI-PURPOSE TURF FIELD
 - PLAYGROUND AND/OR TOT LOT
 - SHADE STRUCTURE OR PAVILION
 - BALL FIELD
 - SAND VOLLEYBALL COURT
 - SWIMMING POOL
 - RECREATION CENTER
 - OUTDOOR FITNESS EQUIPMENT
 - PUBLIC ART
 - WATER FEATURE OR SPLASH PAD
 - BENCHES AND/OR OTHER PEDESTRIAN SEATING
 - WALKING/RUNNING TRAIL
 - NATURE PLAY FEATURE
 - PLAZA
 - AMPHITHEATER
 - COMMUNITY GARDEN
 - DOG PARK



TRAILS & OPEN SPACE PLAN

Scale: 1"= 400'-0"



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

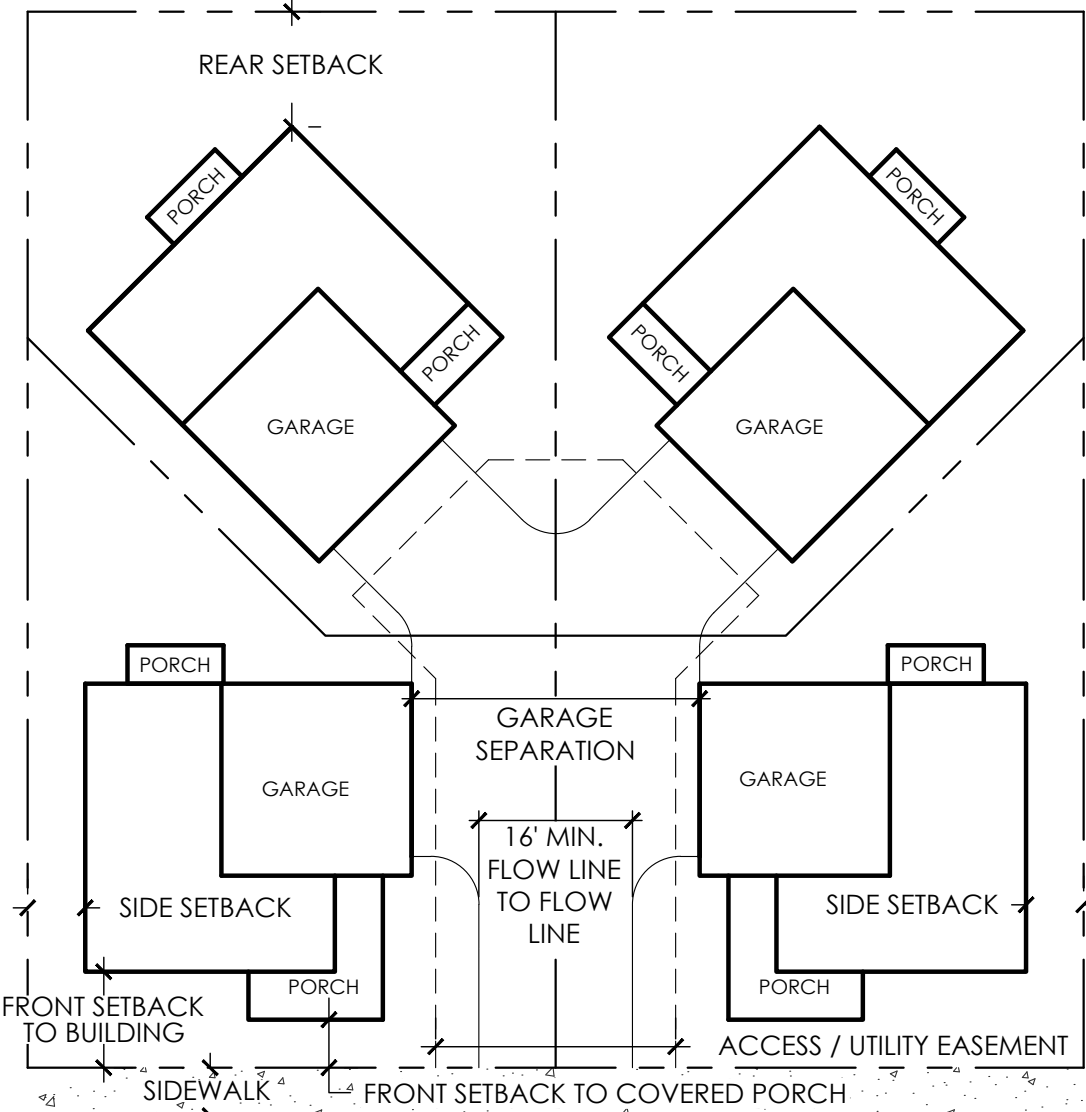
11/6/2025 2:43 PM: P:\FORESTAR\GREAT PLAINS VILLAGE\CDP\AMENDMENT\SUBMITTAL 4\CDP\CDP-DEVELOPMENT STANDARDS.DWG

OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

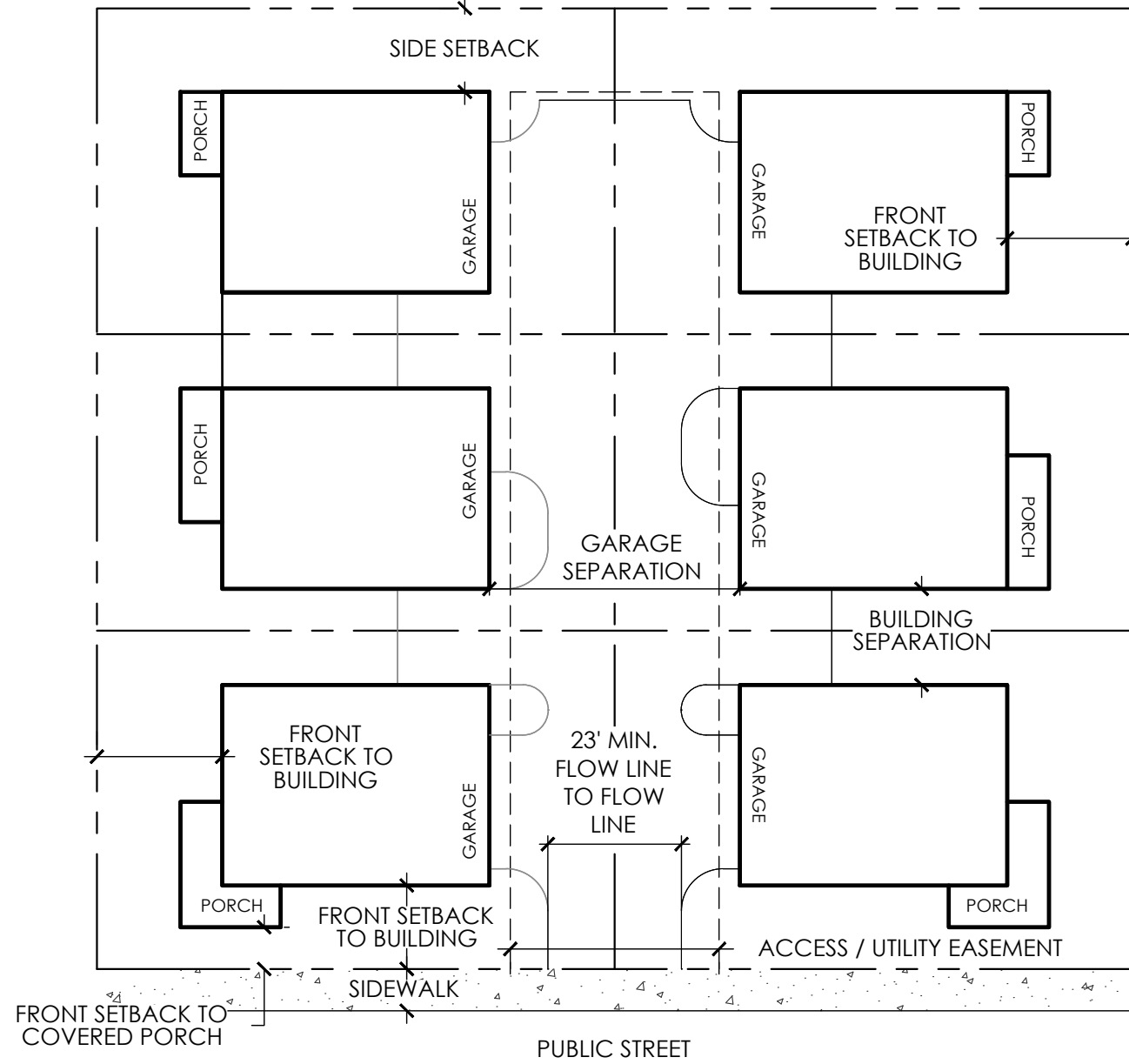
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

DEVELOPMENT STANDARDS

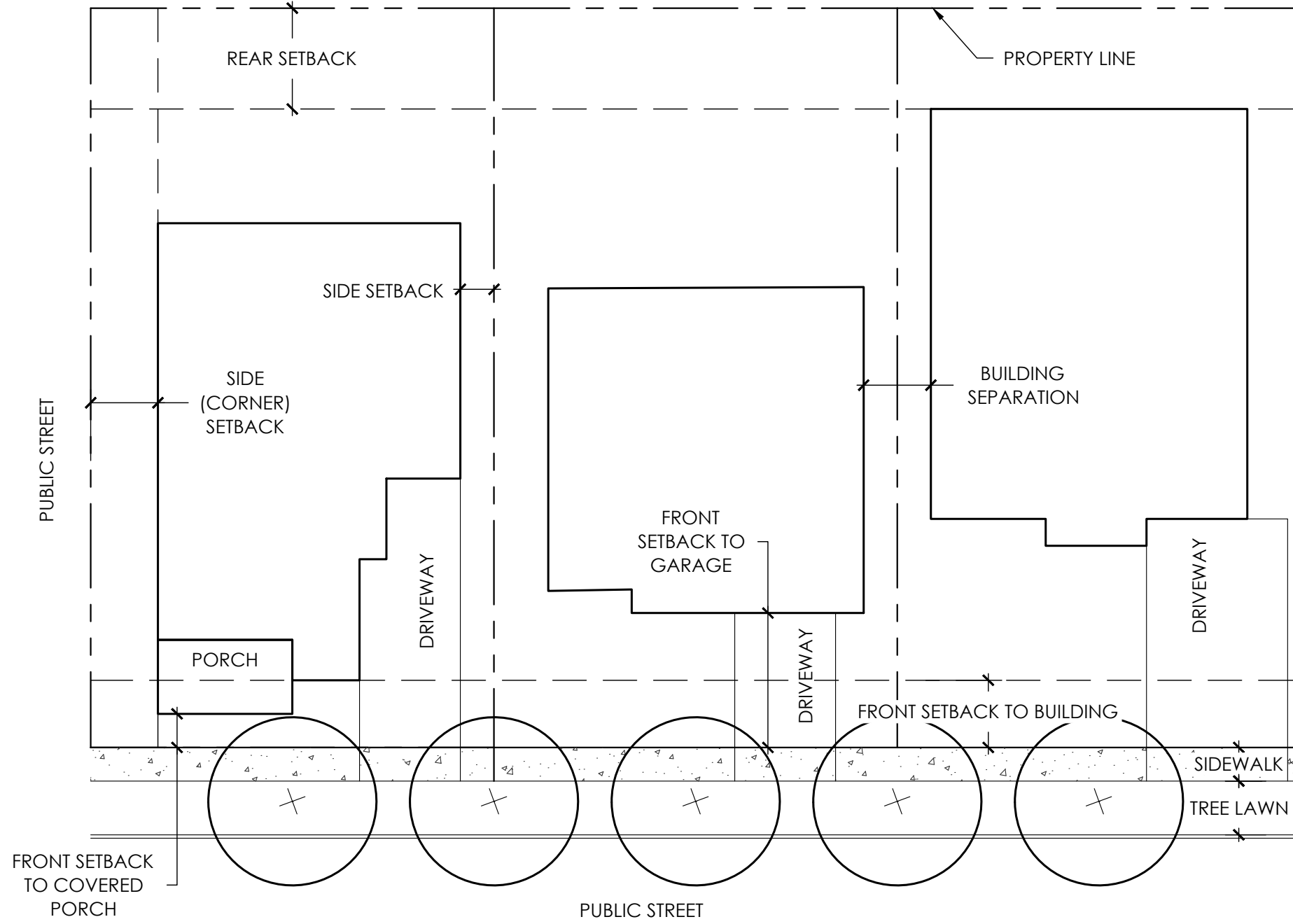
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT 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.



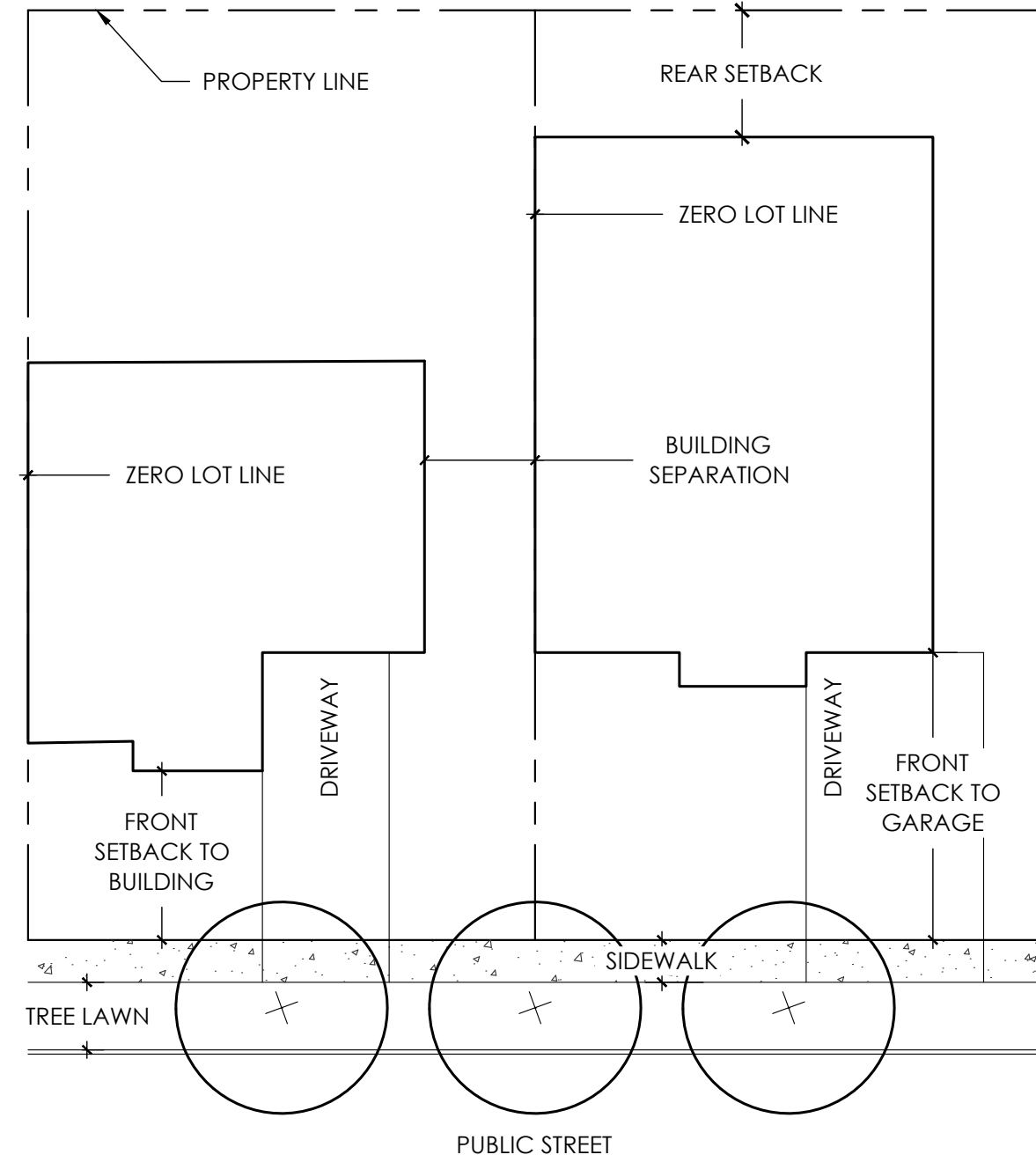
CLUSTER HOME EXAMPLE B - MOTOR COURT



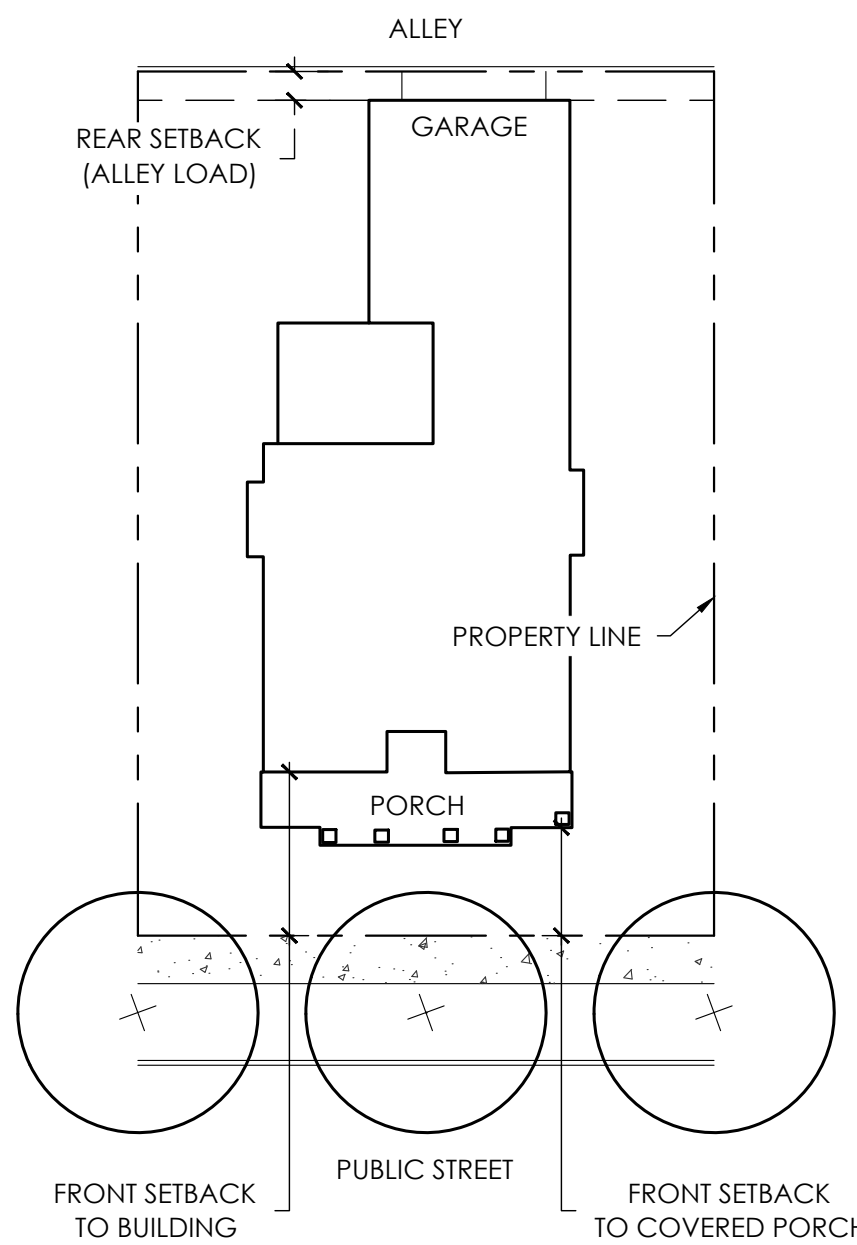
CLUSTER HOME EXAMPLE A - GREEN COURT



FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



ZERO LOT LINE TYPICAL



ALLEY LOAD SINGLE FAMILY DETACHED TYPICAL

LAND USE DEVELOPMENT STANDARDS MATRIX			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
SINGLE FAMILY DETACHED (SFD)			
STANDARDS	R-M	MU-2	
MINIMUM LOT SIZE	3,200	3,200	
MINIMUM CLUSTER LOT SIZE	2,000	2,000	
PARKING REQUIREMENT	CODE	CODE	
MAXIMUM HEIGHT	35'	35'	
PRINCIPAL USE	R-M	MU-2	
FRONT SETBACK TO BUILDING	10'	10'	
FRONT SETBACK TO COVERED PORCH	5'	5'	
FRONT SETBACK TO GARAGE	20'	18'	
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'	
SIDE SETBACK	0'	0'	
SIDE (CORNER) SETBACK	10'	10'	
SIDE (CORNER) SETBACK FROM ALLEY	10'	10'	
*BUILDING SEPARATION	10'	10'	
REAR SETBACK - FRONT LOAD	15'	15'	
REAR SETBACK - CLUSTER	10'	5'	
REAR SETBACK - ALLEY LOAD	3'	3'	
ACCESSORY USE	R-M	MU-2	
MAXIMUM HEIGHT	15'	15'	
FRONT SETBACK	20'	20'	
SIDE SETBACK	3'*	0'	
REAR SETBACK	5'	0'	
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'	
SIDE (CORNER) SETBACK	15'	5'	

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

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	15'	5'	5'	
FRONT SETBACK TO COVERED PORCH	10'	0'	0'	
SIDE SETBACK	0'	0'	0'	
SIDE (CORNER) SETBACK	15'	5'	5'	
SIDE (CORNER) SETBACK FROM ALLEY	10'	10'	10'	
*BUILDING SEPARATION	10'	10'	10'	
REAR SETBACK	15'	10'	10'	
REAR SETBACK - ALLEY LOAD	3'*	3'*	3'*	
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'	

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

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.

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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 KERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS GREAT PLAINS VILLAGE 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. NO WOOD RETAINING WALLS ARE ALLOWED (NONRESIDENTIAL ONLY).

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 FILING, 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.

terracina
design

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

FORESTAR

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

GREAT PLAINS VILLAGE

OUTLINE DEVELOPMENT PLAN AMENDMENT #1

DESIGN GUIDELINES

SHEET

8 OF 9

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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.

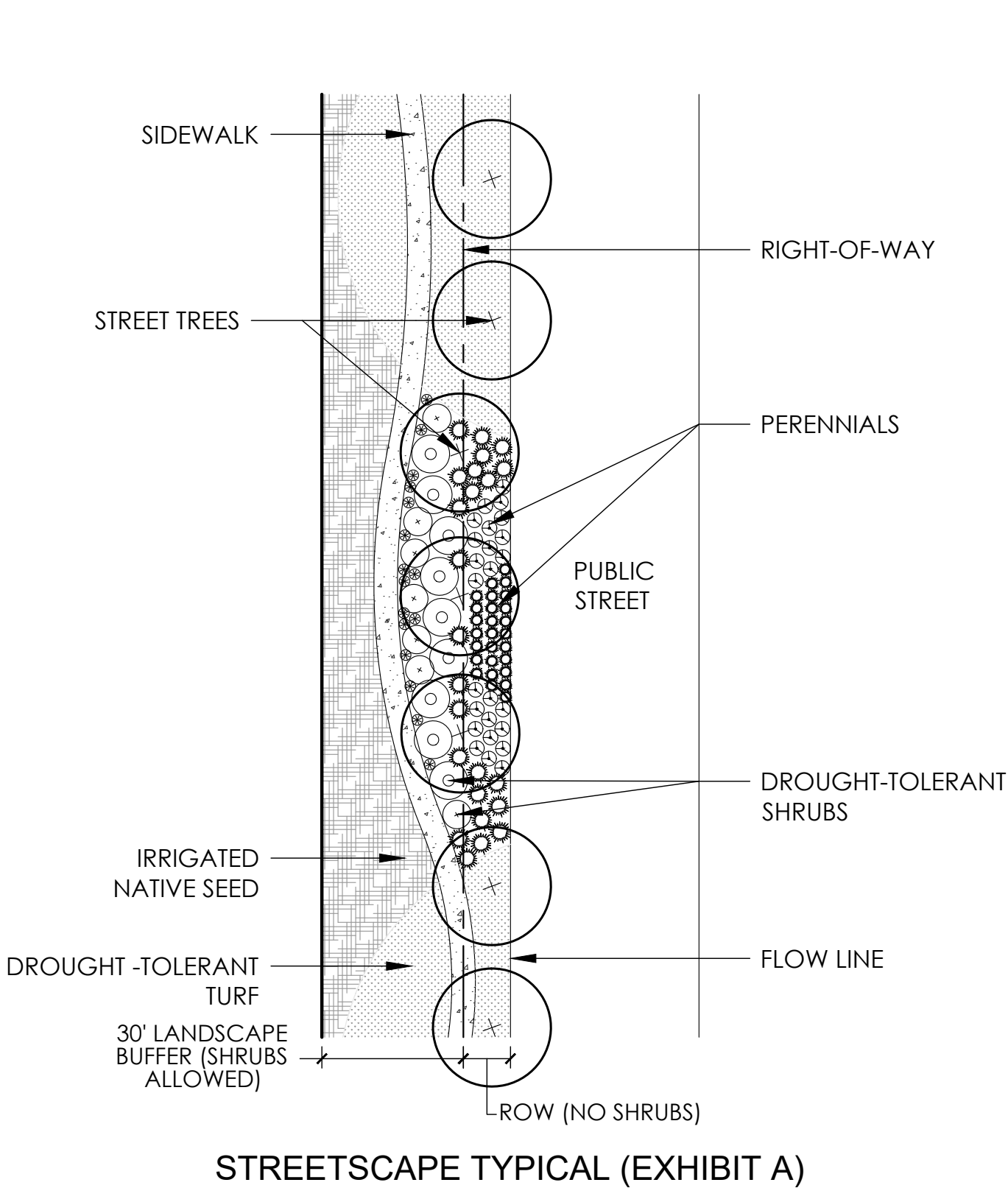
4.1.5 FENCES

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.

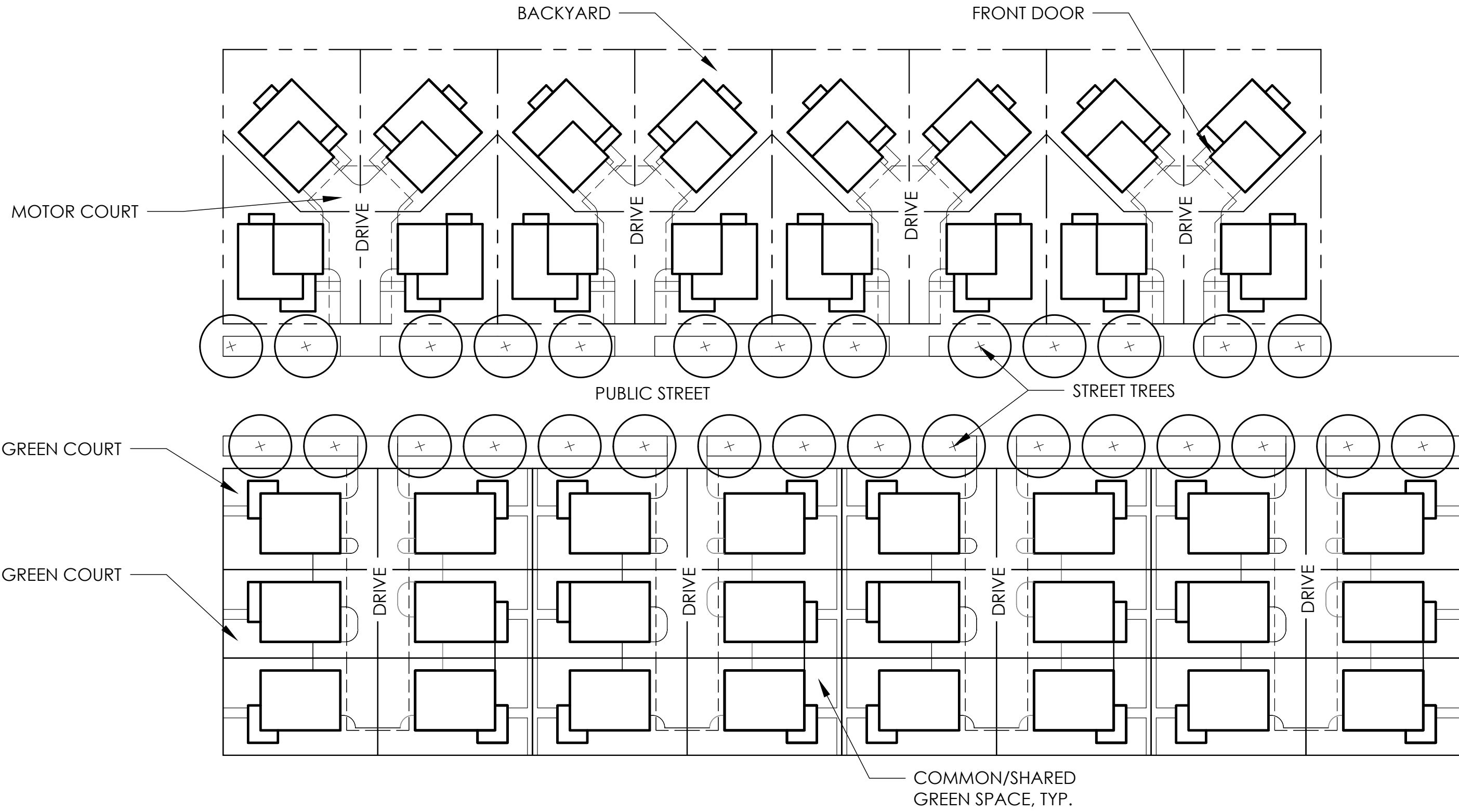
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

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.



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)

#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
2	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 2	JUNE 18, 2025
3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
DESIGN GUIDELINES

RECEPTION #0200017726 3/13/2020 4:45:21 PM
Angela Myers, Clerk & Recorder, Larimer County, CO

4575189 Pages: 1 of 15
03/16/2020 10:55 AM P Fee: \$153.00
Carly Kopas, Clerk and Recorder, Weld County, CO
10200 E Girard Ave., Ste A-314
Denver, CO 80231
P: 303.632.8867

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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.

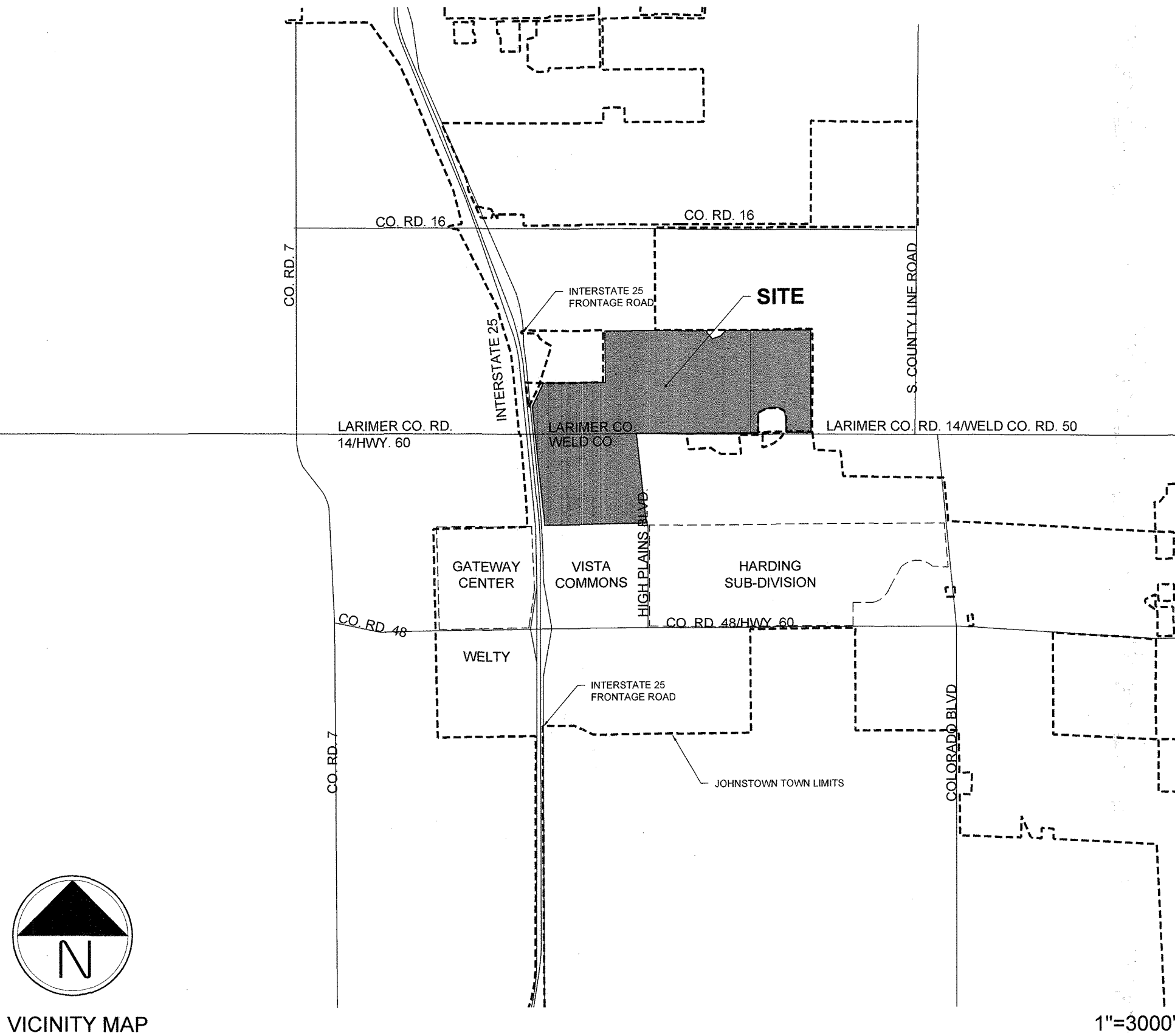
LEGAL DESCRIPTION

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 2020-166, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 16th DAY OF January, 2020.

BY: [Signature] ATTEST: [Signature]
MAYOR TOWN CLERK

GENERAL NOTES

- COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- 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.
- 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.
- 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.
- 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

OWNER

PLATTE LAND & WATER, LLC
210 UNIVERSITY BLVD.
SUITE 710
DENVER, CO 80206
303-263-2105

PROJECT MANAGER

ERIK HALVERSON
LAND ASSET STRATEGIES, LLC
15400 WEST 64TH AVENUE
UNIT E9-123
ARVADA, CO 80007
970-319-5836
ehalverson@landassetstrategies.com

ENGINEER

KEVIN ROHRBOUGH
CORE CONSULTANTS
1950 W LITTLETON BLVD.
SUITE 109
LITTLETON, CO 80120
303-703-4444
rohrbough@corecivil.com

PLANNER

JEFF MARCK
TERRACINA DESIGN
10200 E. GIRARD AVENUE
BLDG. A, SUITE 314
DENVER, CO 80231
303-632-8867
jmarck@terracinadesign.com

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
COVER

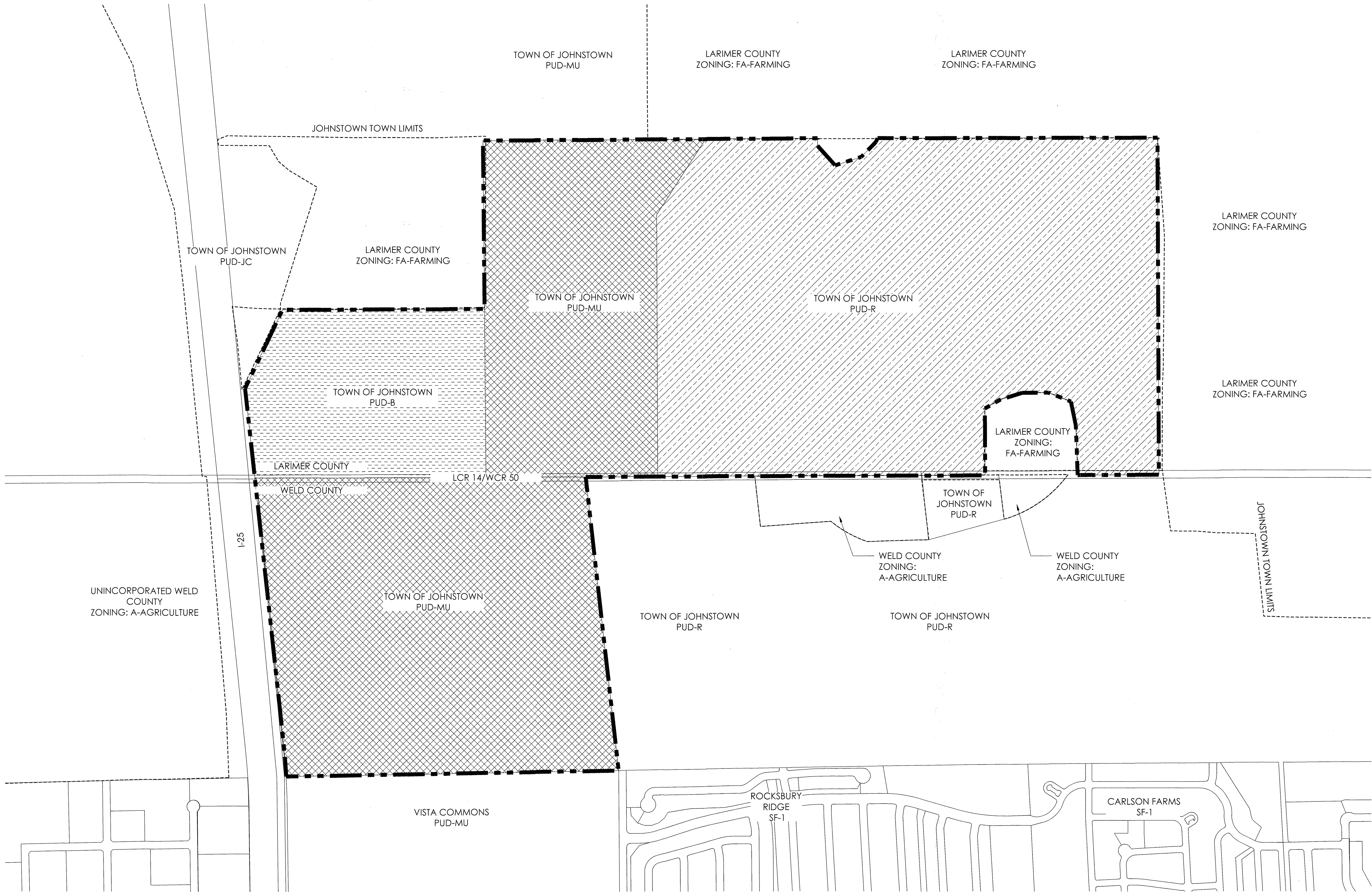
DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
1 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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



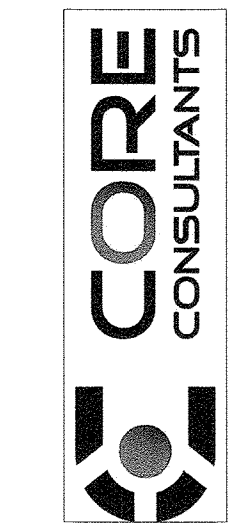
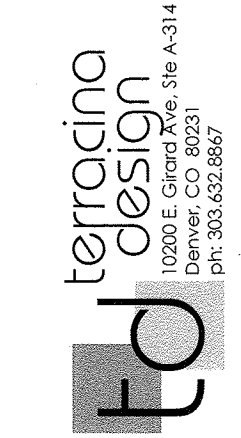
LEGEND

	PUD-B
	PUD-MU
	PUD-R

EXISTING ZONING

Scale: 1"= 400'-0"

0 200 400 800



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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
EXISTING ZONING

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

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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.

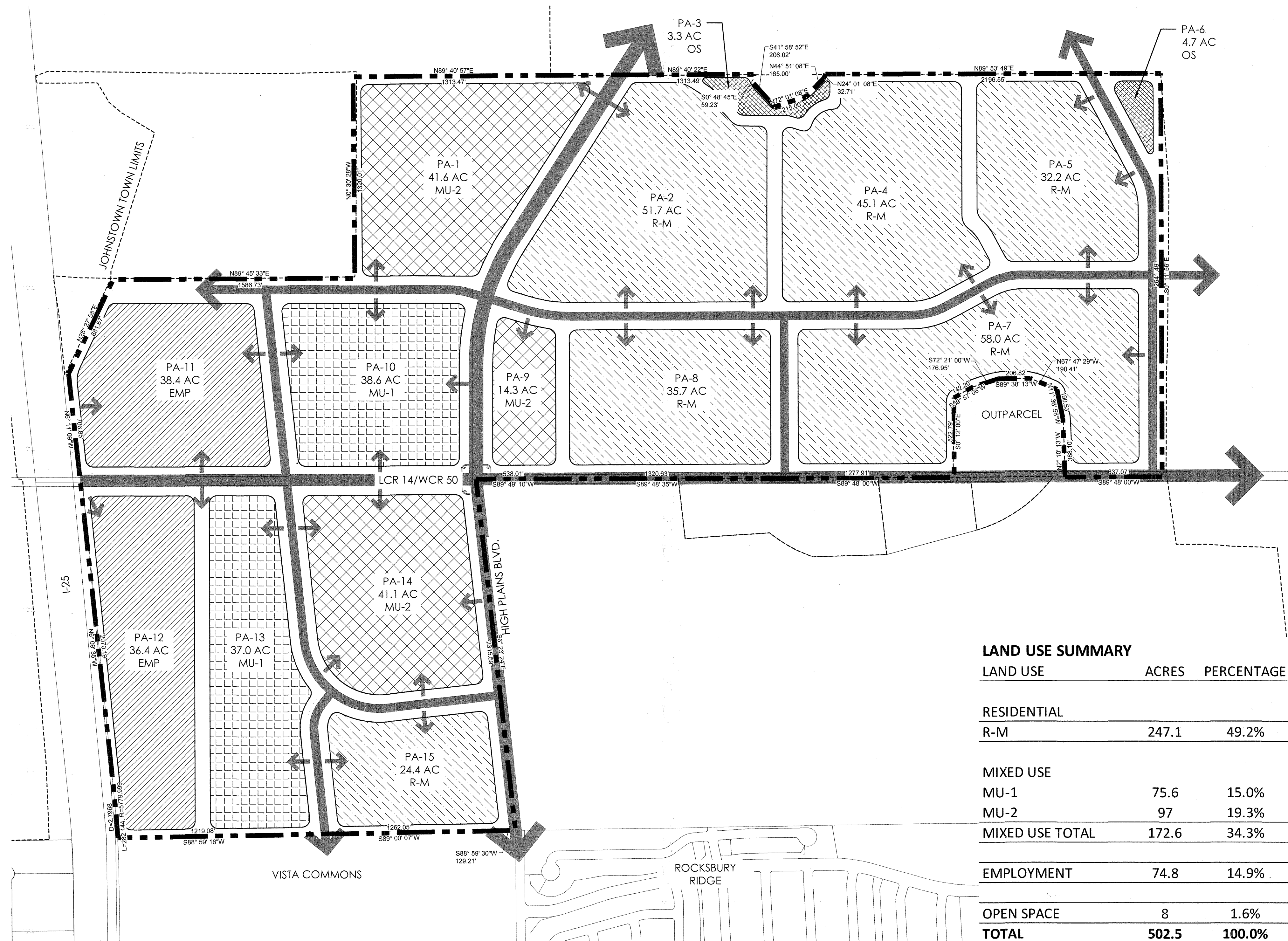
E. PLANNING AREA BOUNDARIES

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%

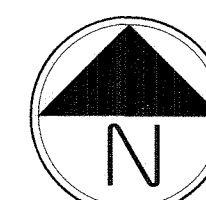
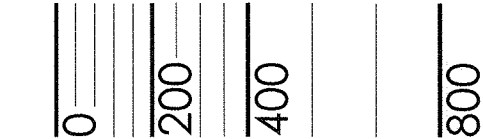
LEGEND

	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	RESIDENTIAL		
			MAX SQ.FT./AREA	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				
	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
PLANNING AREA	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
TOTAL				

Scale: 1"= 400'-0"



FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

td terracina
design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
tel: 303.420.9827

LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
COMMERCIAL USES		MU-1	MU-2	EMP	R-M	OS
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:

- 
- PLATTE**
LAND & WATER, LLC
OFFICE: 404.333.1100 FAX: 404.333.1101
WWW.PLATTELANDANDWATER.COM



CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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.

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.

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.

terracina
design
Ed

PLATTE
LAND & WATER LLC

CORE
CONSULTANTS

#

REVISION DESCRIPTION

DATE

BY

1	APPROVED ODP	JANUARY 22, 2020	

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

DESIGNED BY: JM

DRAWN BY: KB

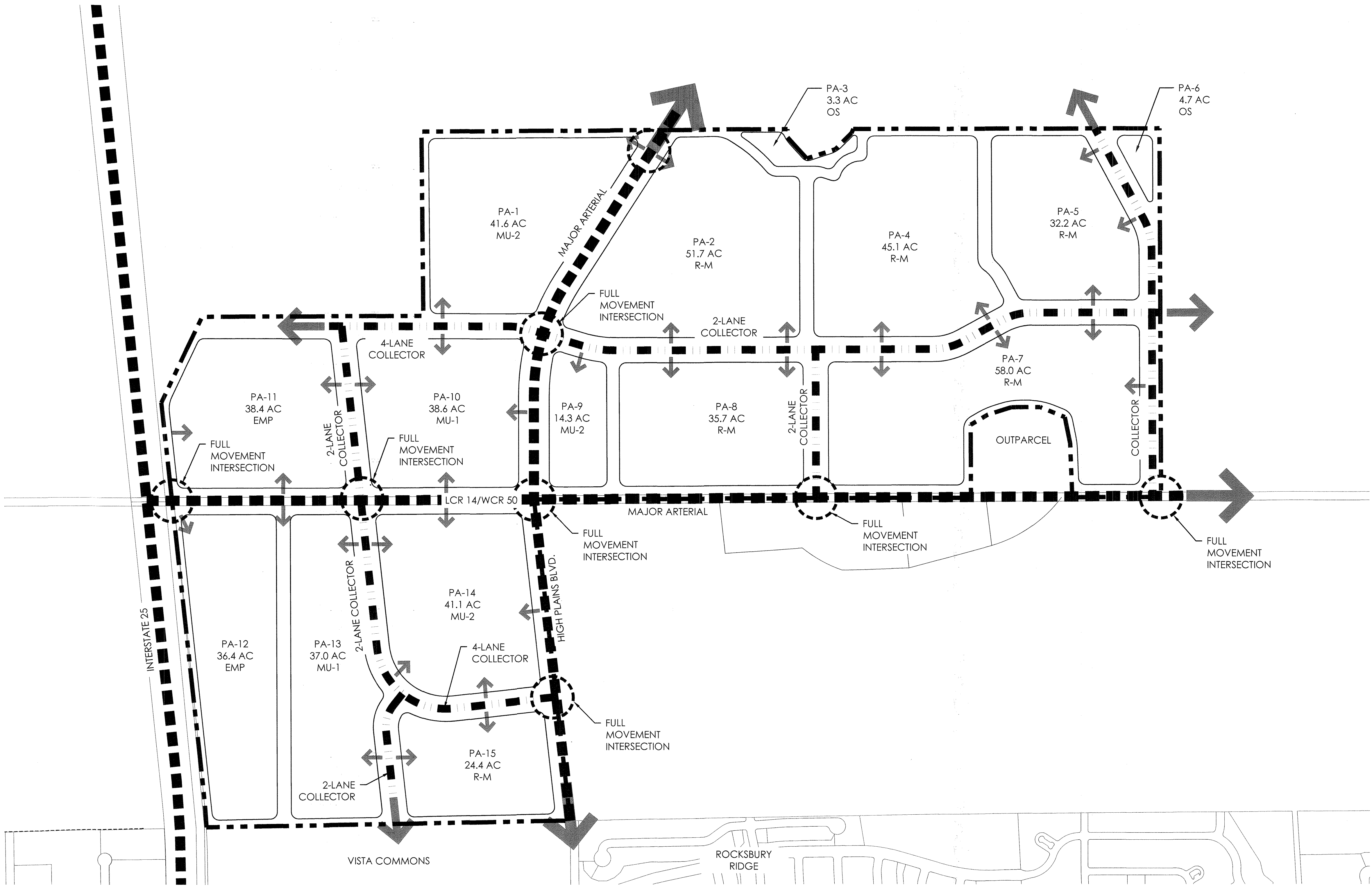
CHECKED BY: JM

SHEET
5 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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

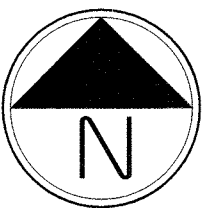
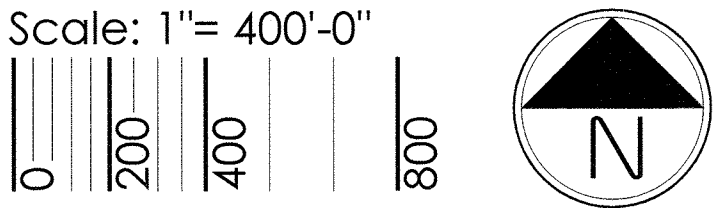


LEGEND

- 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



1/28/2020 2:32 PM: P:\PLATTE LAND & WATER\GREAT PLAINS WELTY\CD\SUBMITTALS\ODP\ODP\GVP\CDP-CIRCULATION-PLAN.DWG

terracina
design
Ed

PLATTE
LAND & WATER, LLC
10200 E. Grand Ave., Ste. A-314
Denver, CO 80231
PH: 303.652.6860

CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN

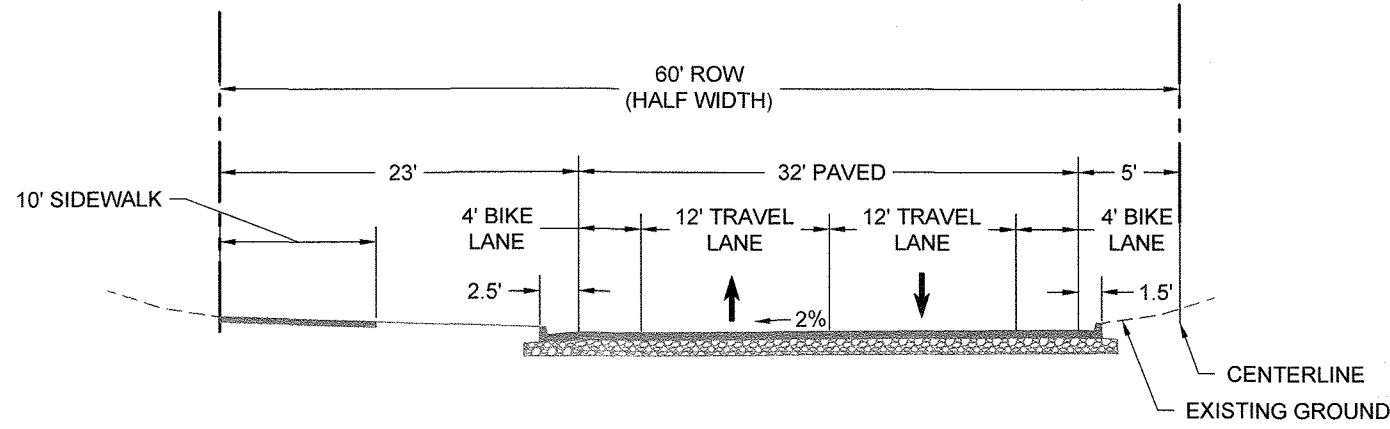
DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
6 OF 15

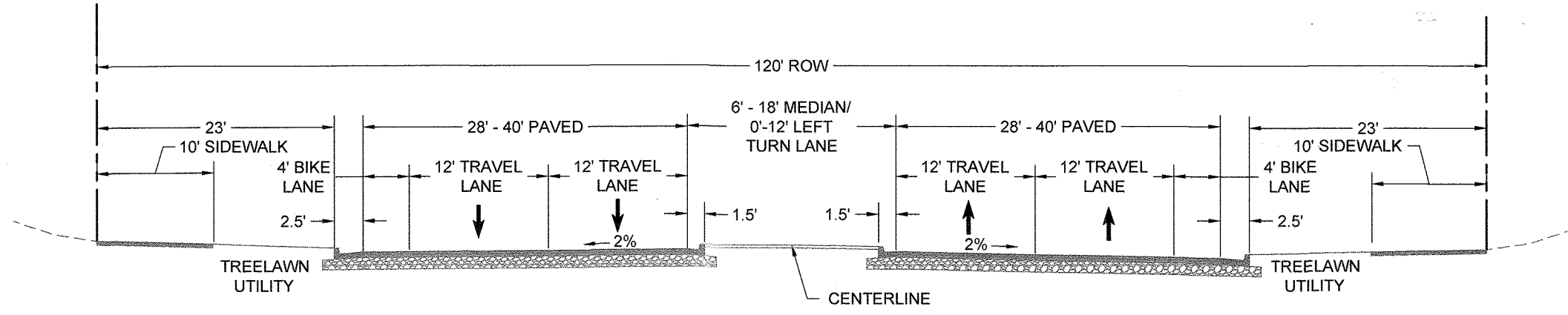
OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

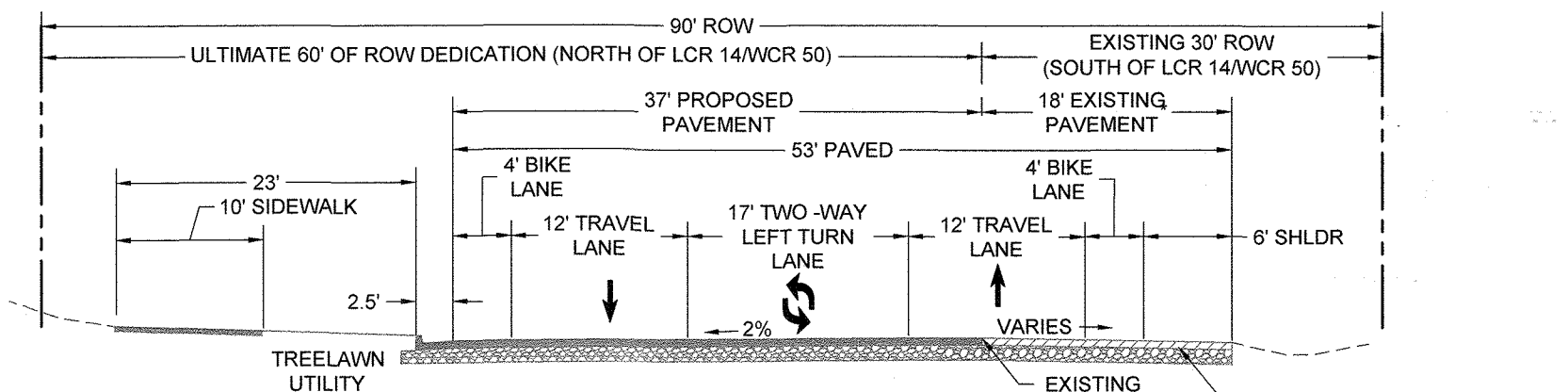
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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

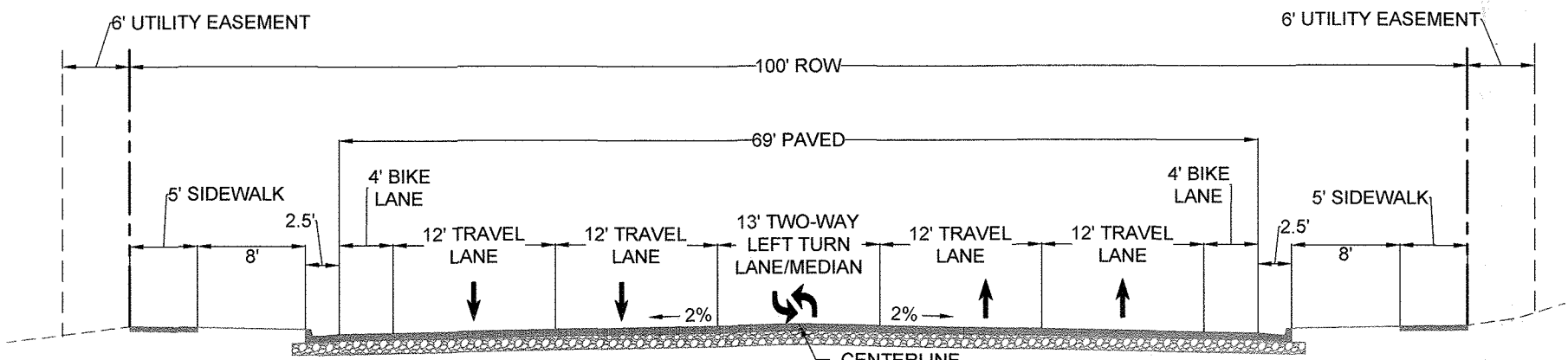


MAJOR ARTERIAL (ULTIMATE)
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)

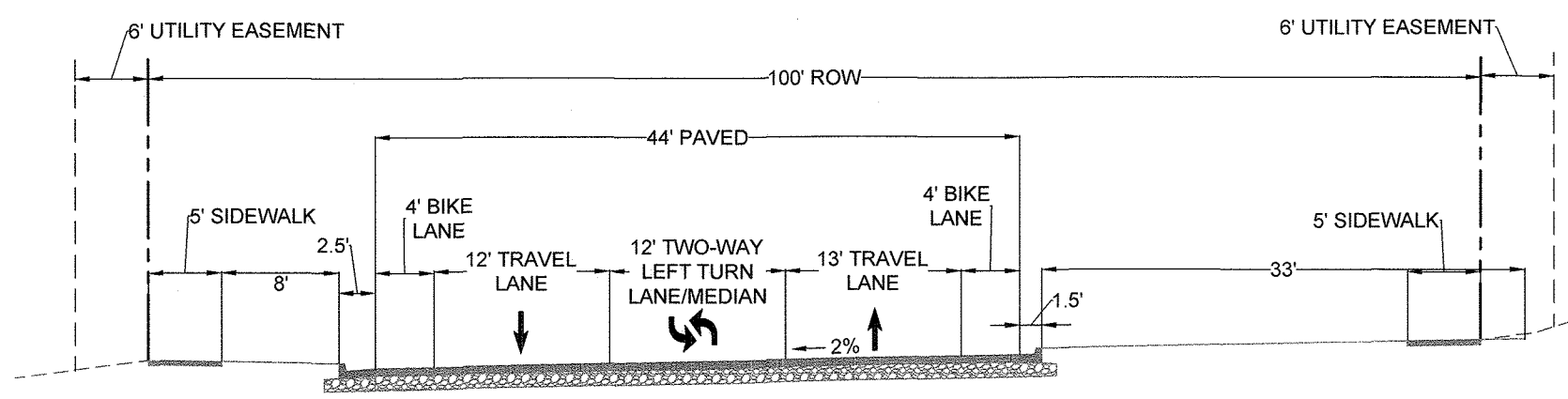


MAJOR ARTERIAL (INTERIM)
LCR 14/WCR 50
(EAST OF HIGH PLAINS BLVD)

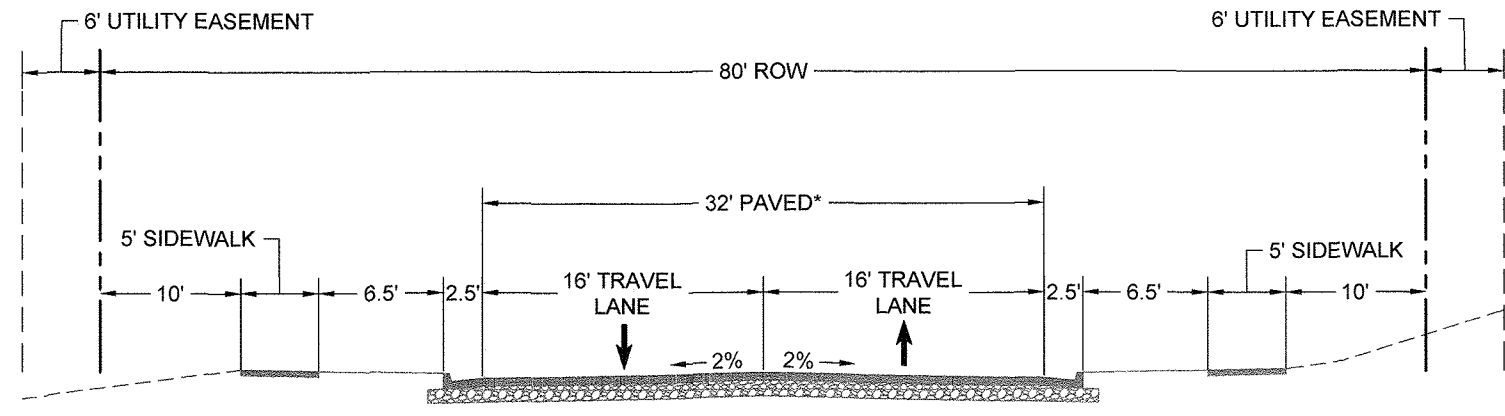
* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



4 - LANE COLLECTOR

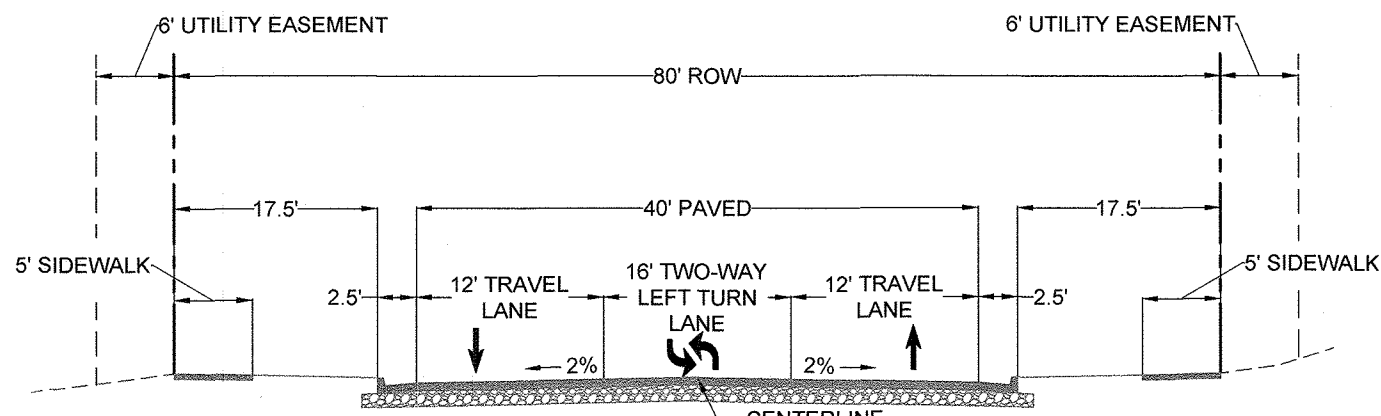


4 - LANE COLLECTOR (INTERIM)

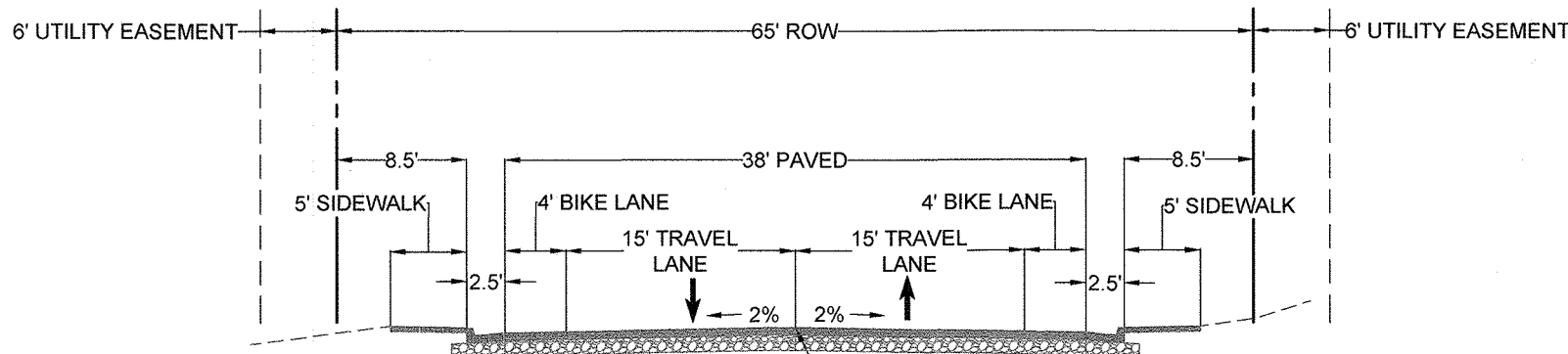


COLLECTOR WITHOUT PARKING OR MEDIAN

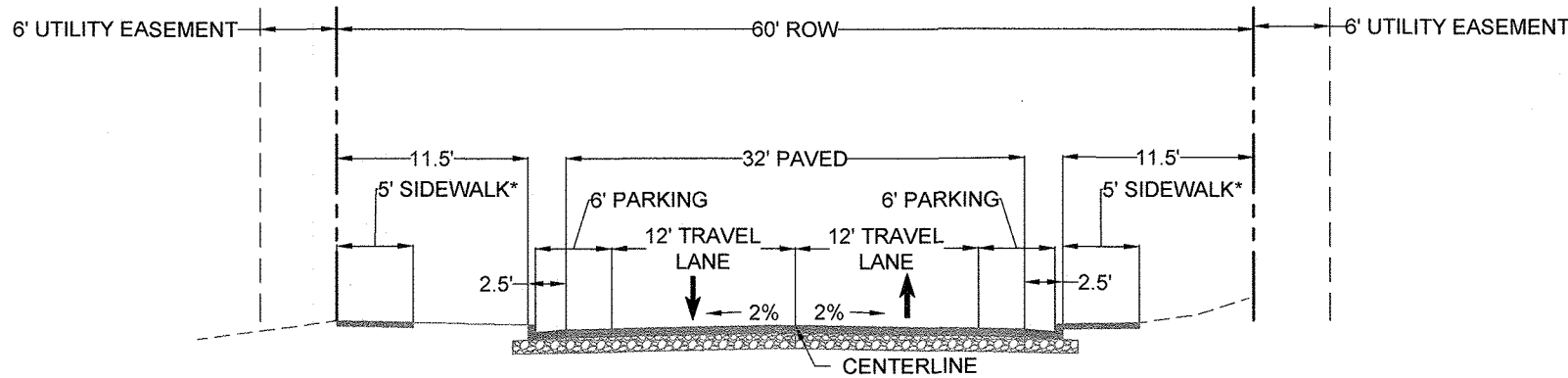
* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



COLLECTOR WITH FLUSH MEDIAN

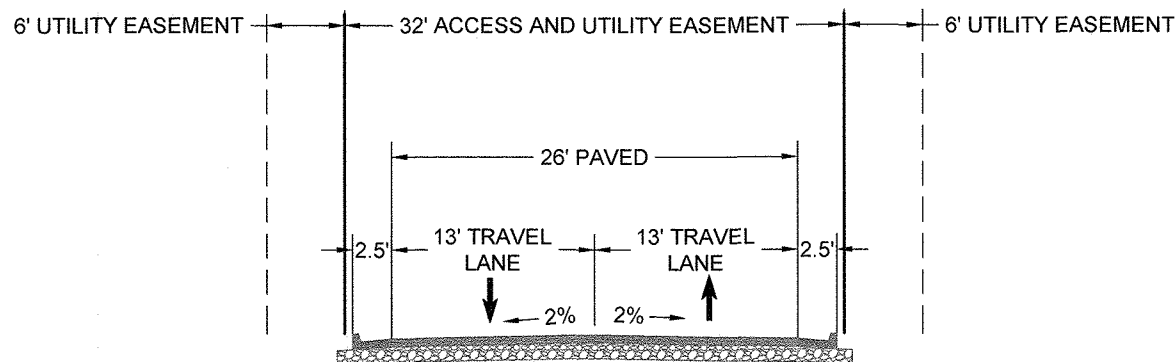


NON-RESIDENTIAL LOCAL STREET



RESIDENTIAL LOCAL STREET

* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



PRIVATE STREET

CONCEPTUAL STREET SECTIONS

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

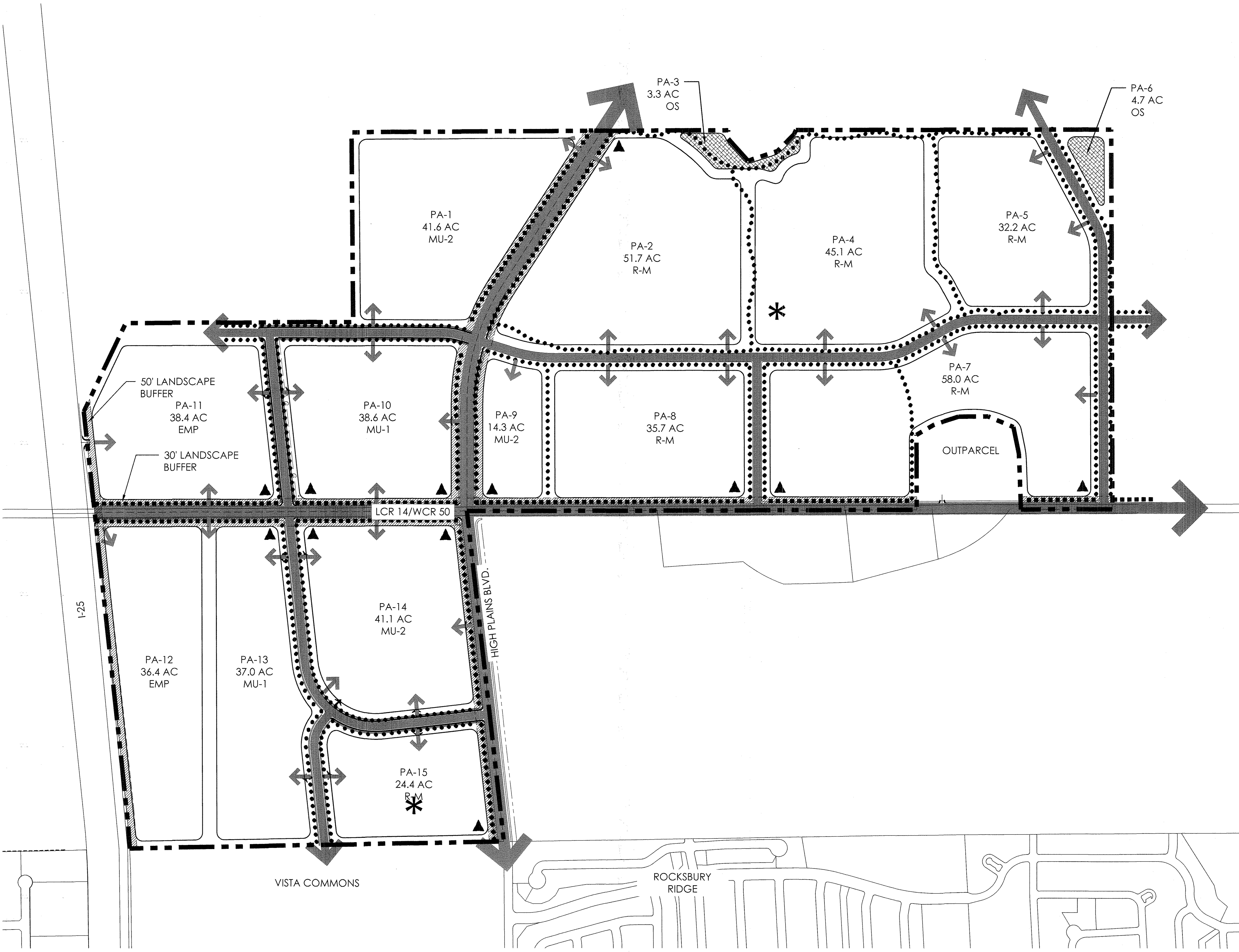
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

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

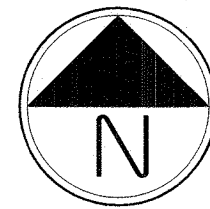
- A. GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- B. USABLE OPEN AREA PROVIDED 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 USABLE 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

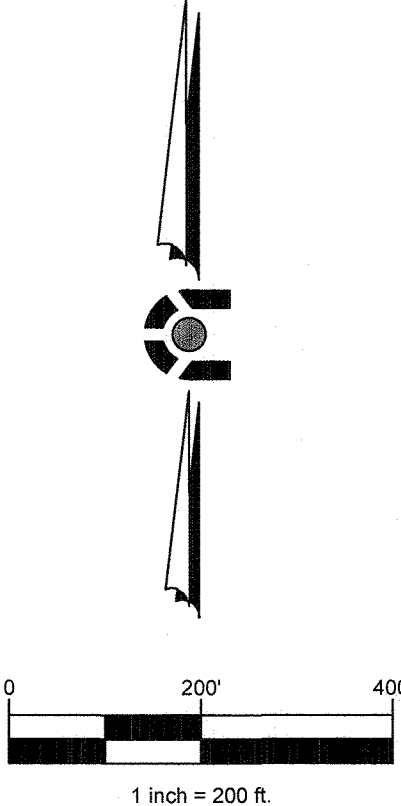
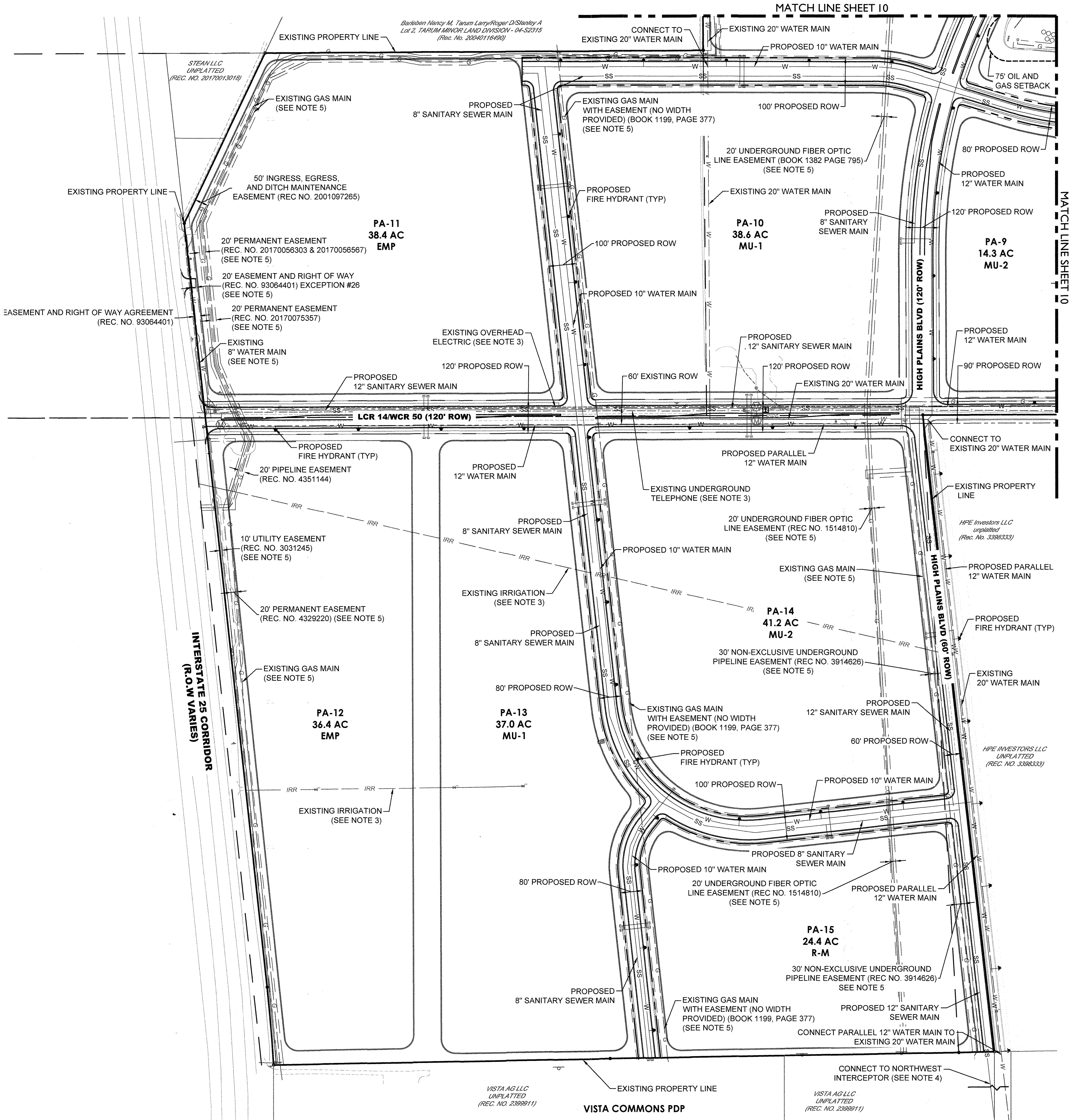
SHEET
8 OF 15

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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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

terracing
design
td

PLATTE
COUNTY WATER DIVISION

CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

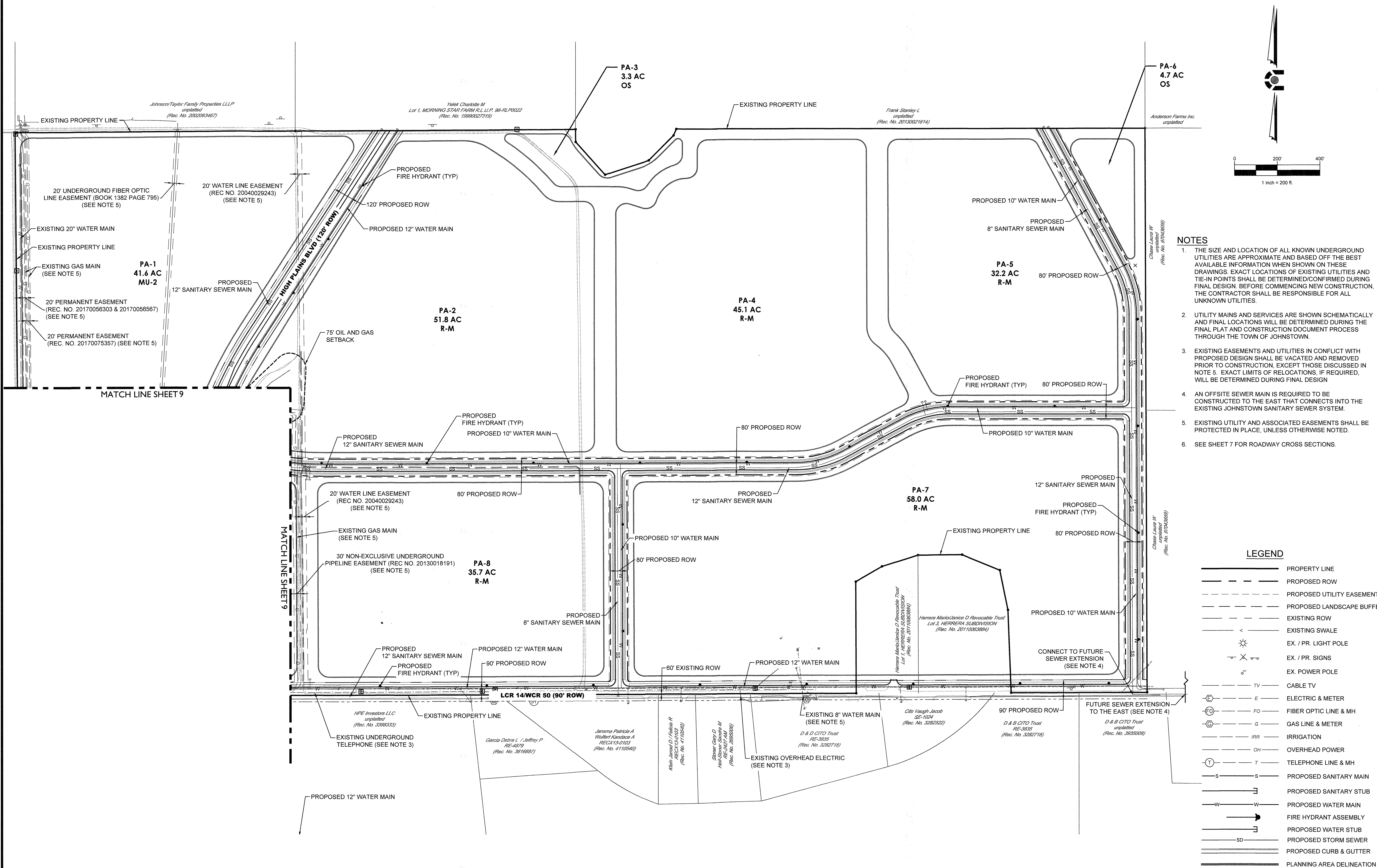
DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
9 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

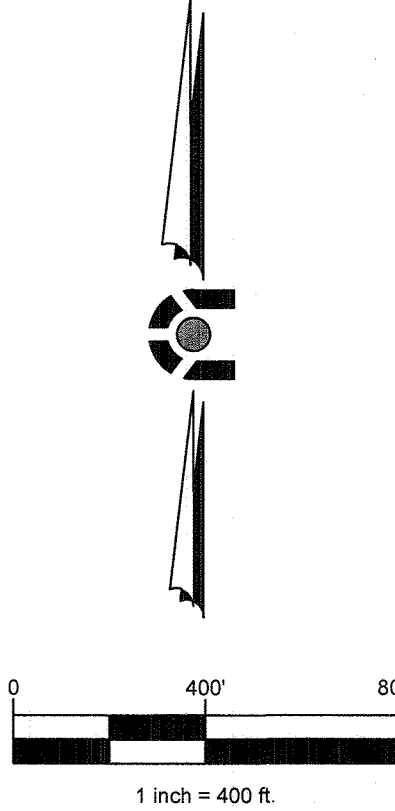
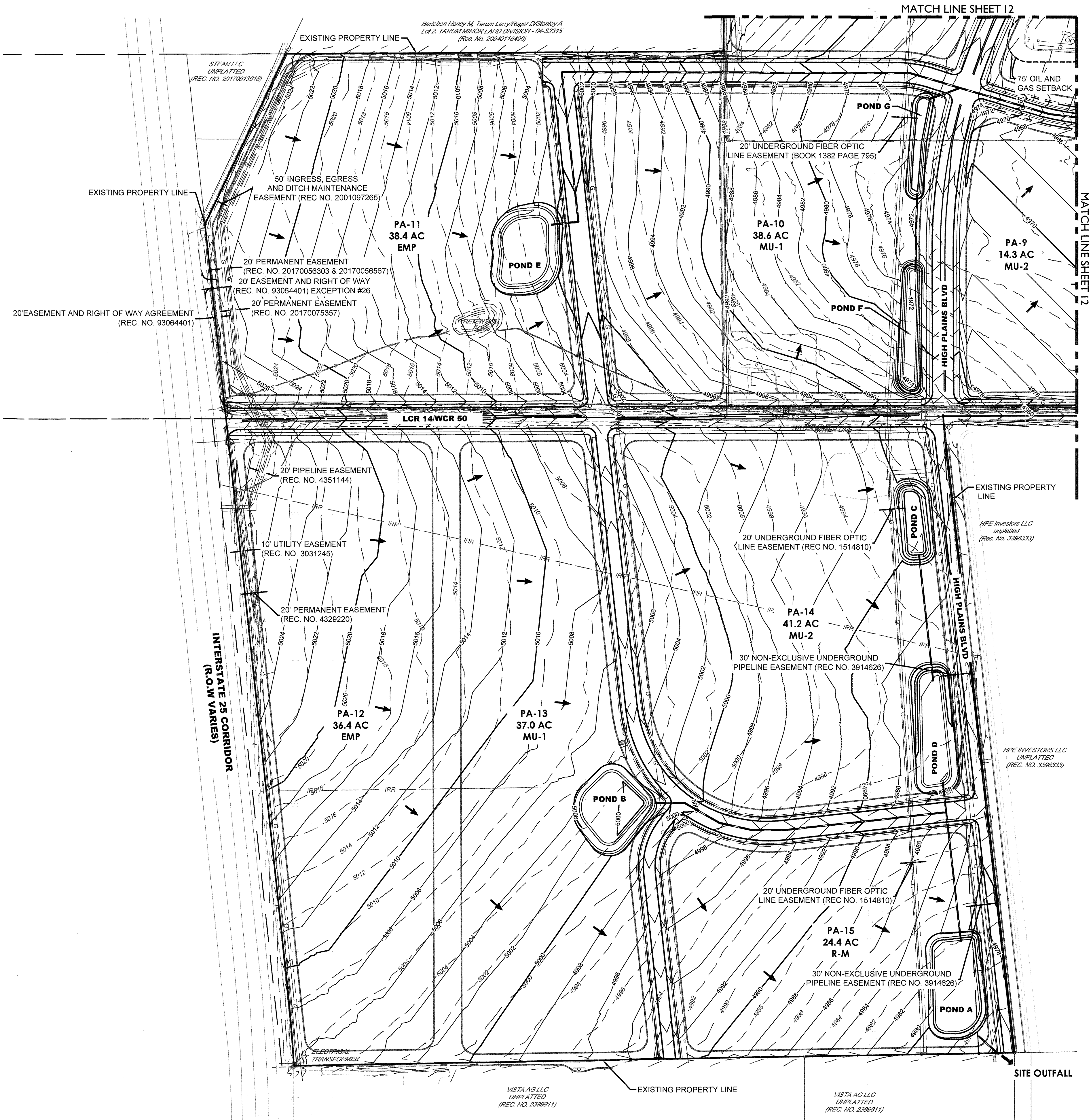
LOCATED IN SECTION 2, 35, AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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

terrancia
design
td
10200 E. CHERRY AVE. STE. A-314
DENVER, CO 80231
P.O. BOX 333,367

PLATTE
LAND & WATER
LAND & WATER

CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

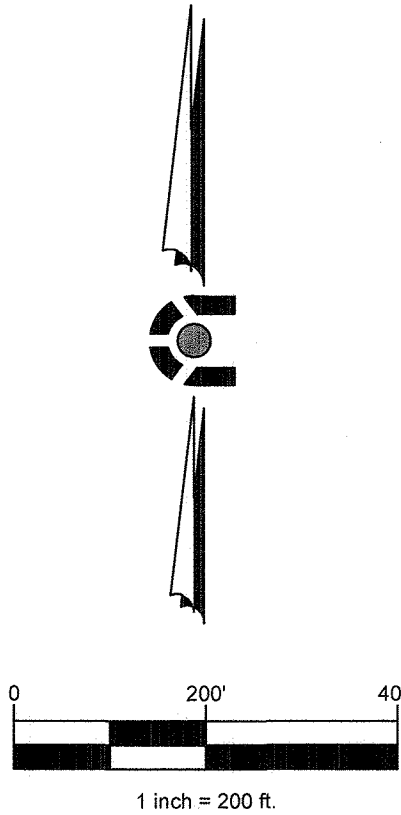
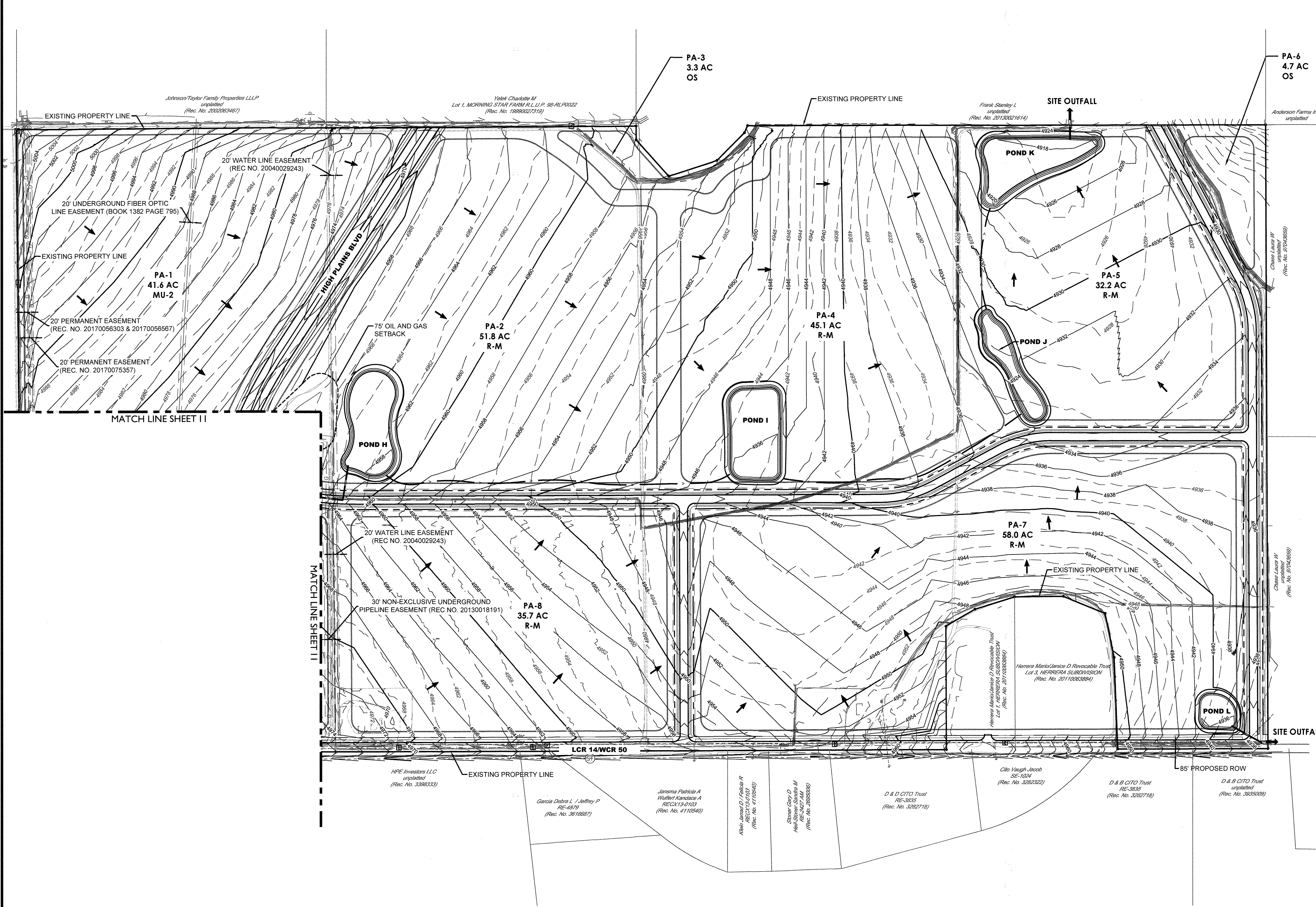
DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
11 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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

terracedesign
td

PLATTE
LAND & WATER
CONSULTANTS

CORE
CONSULTANTS

#	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
12 OF 15

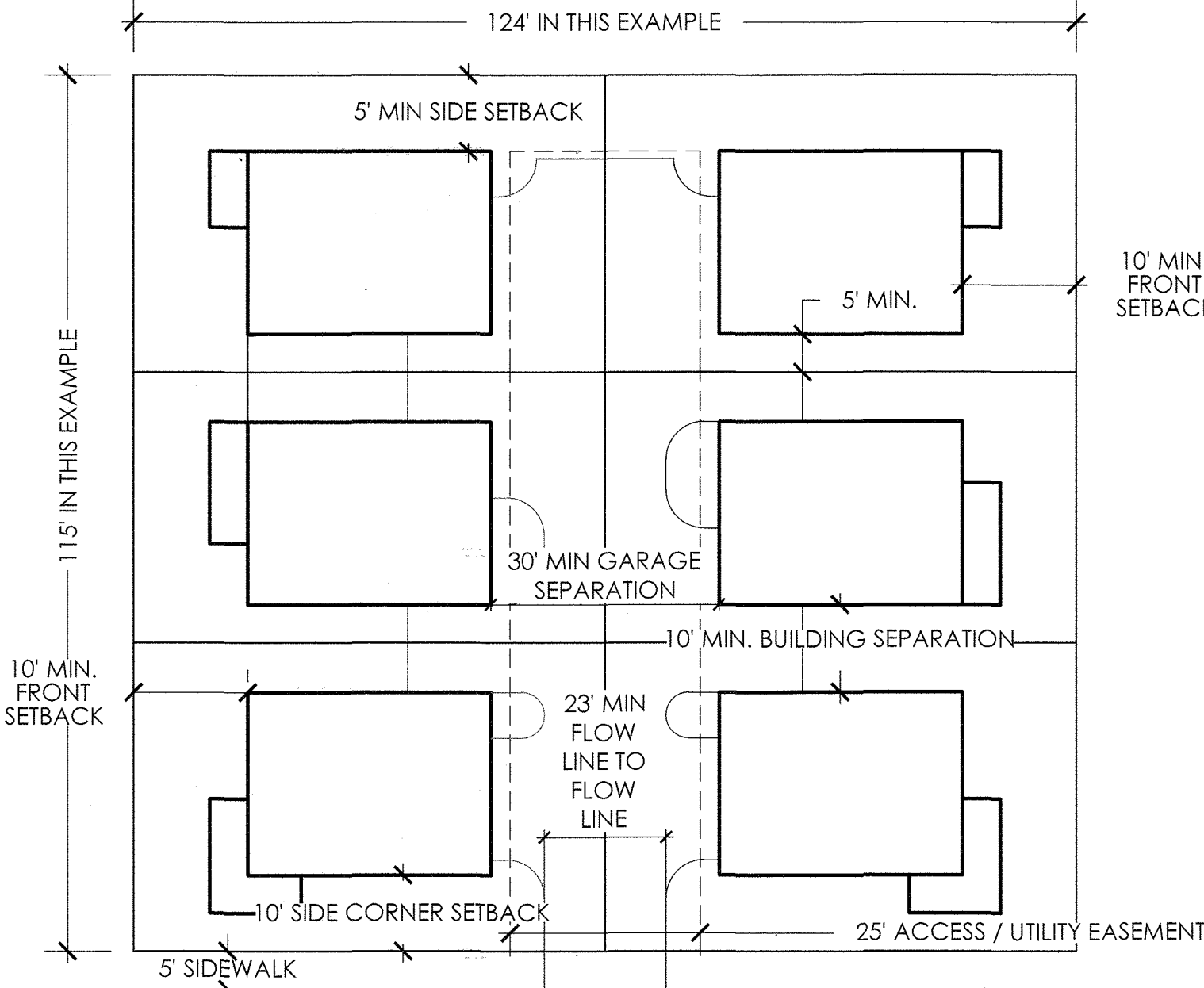
OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

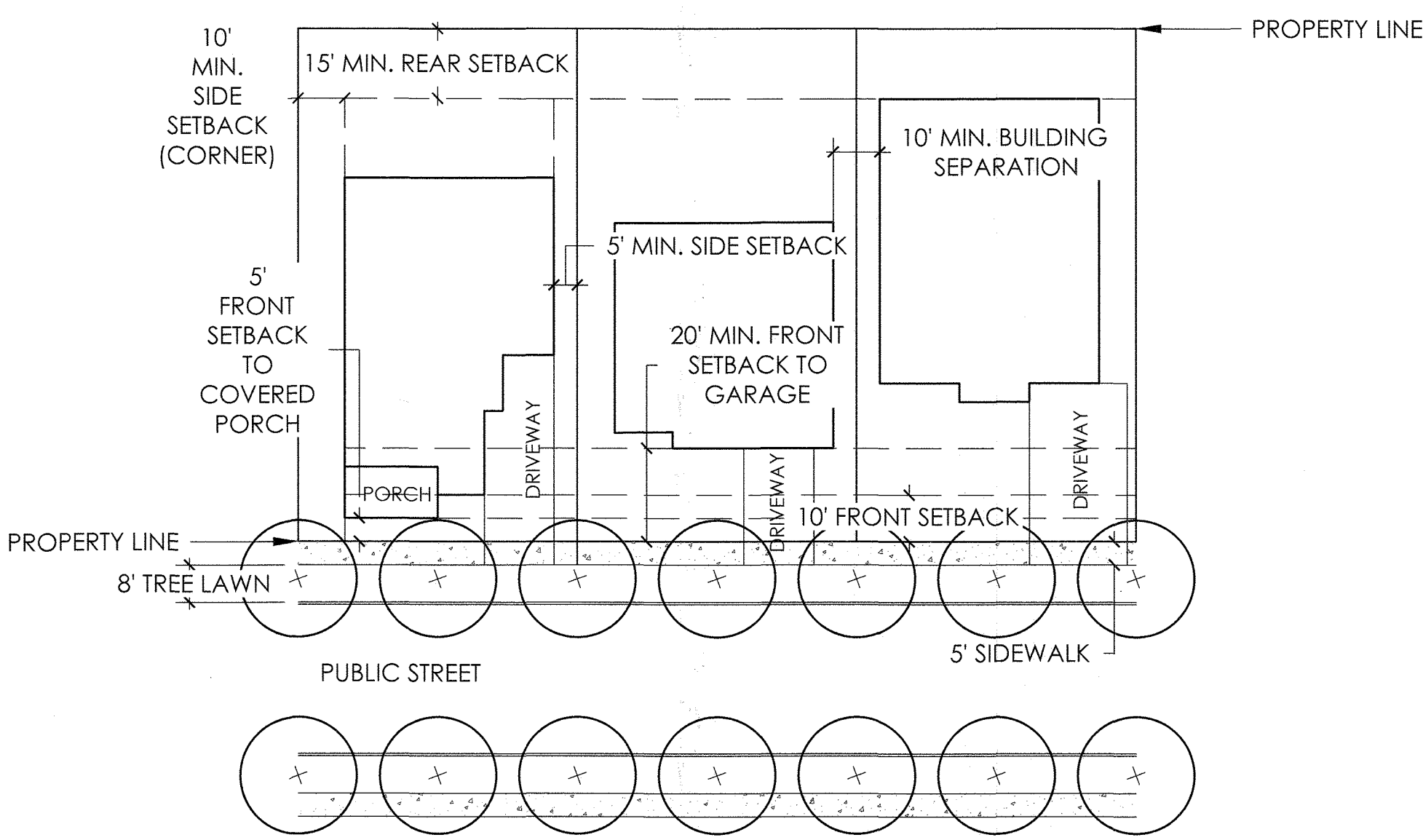
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

DEVELOPMENT STANDARDS

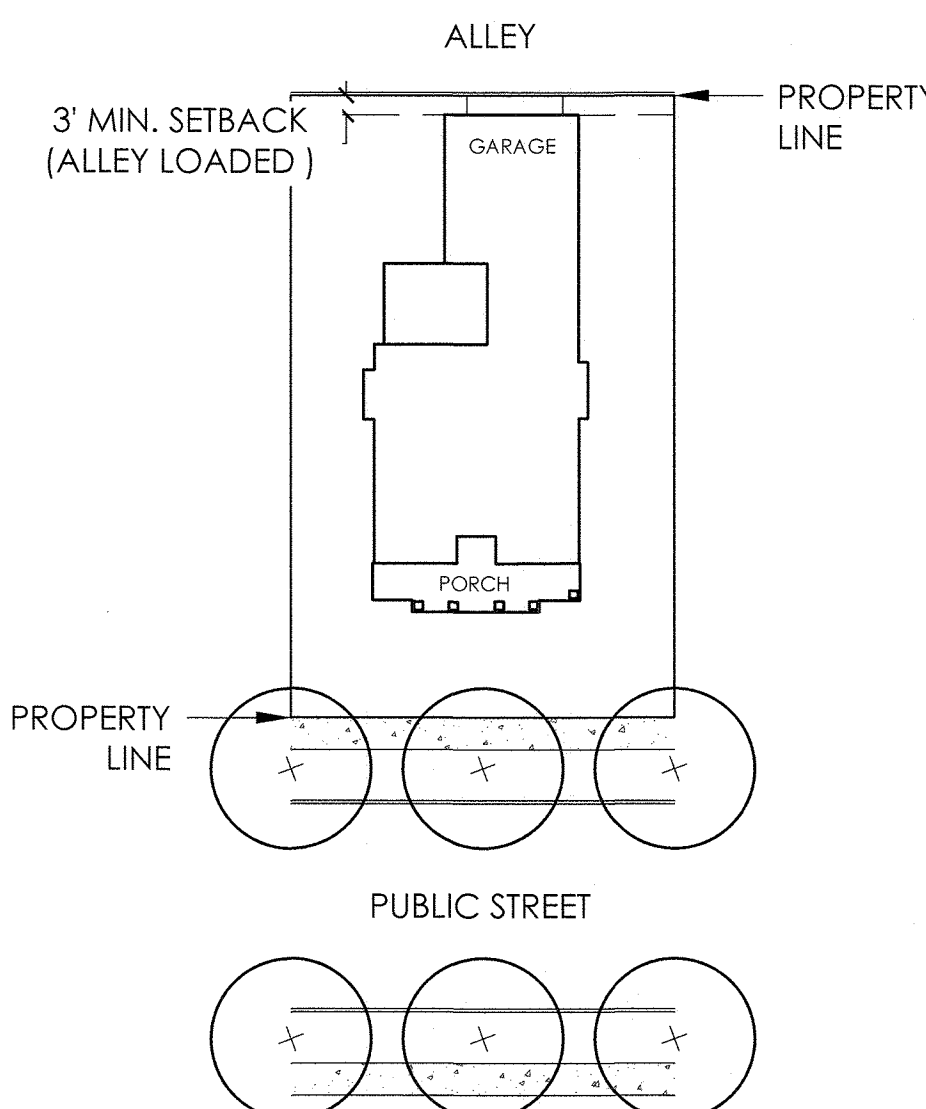
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT 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.



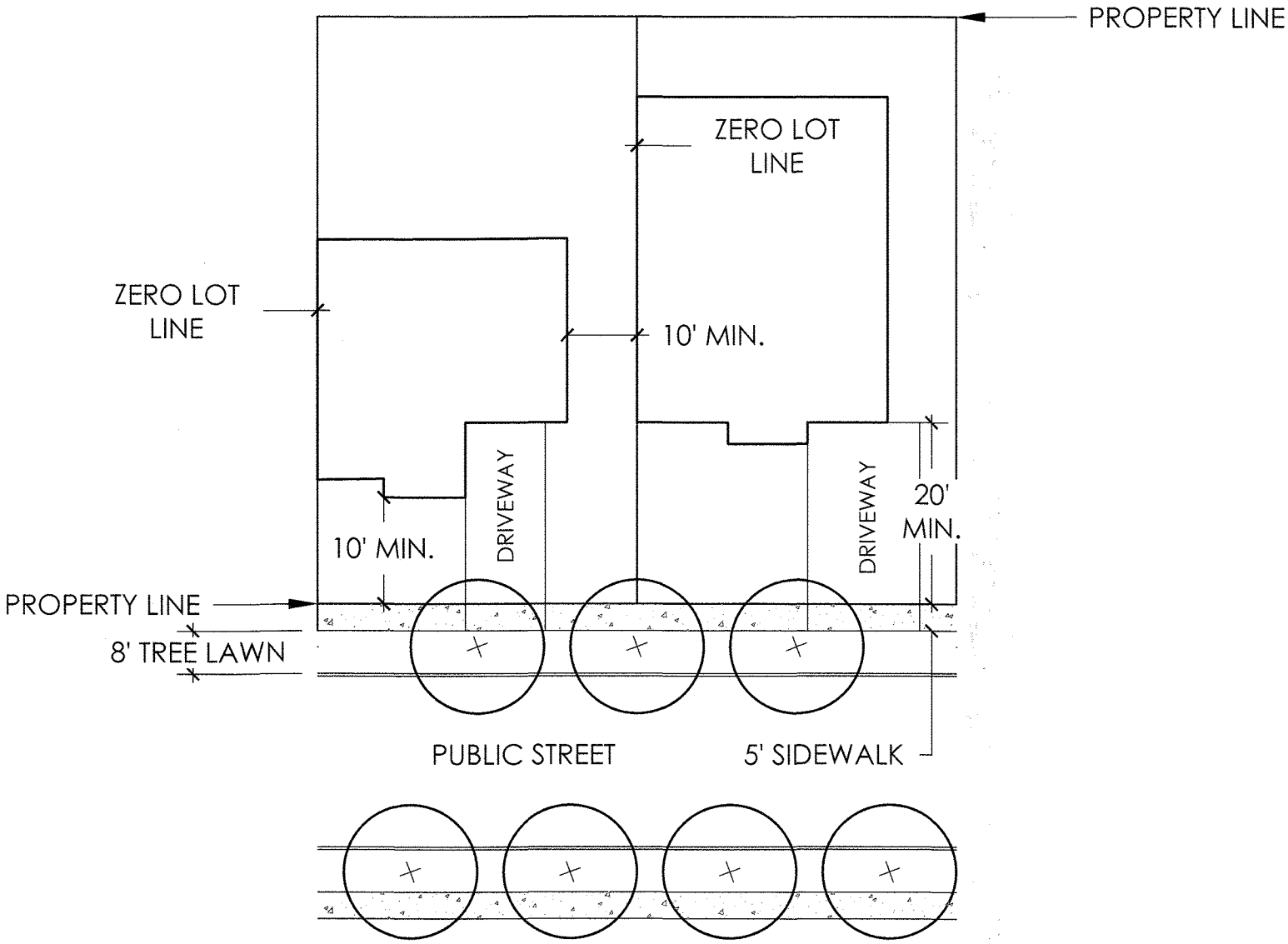
CLUSTER HOME EXAMPLE A - GREEN COURT



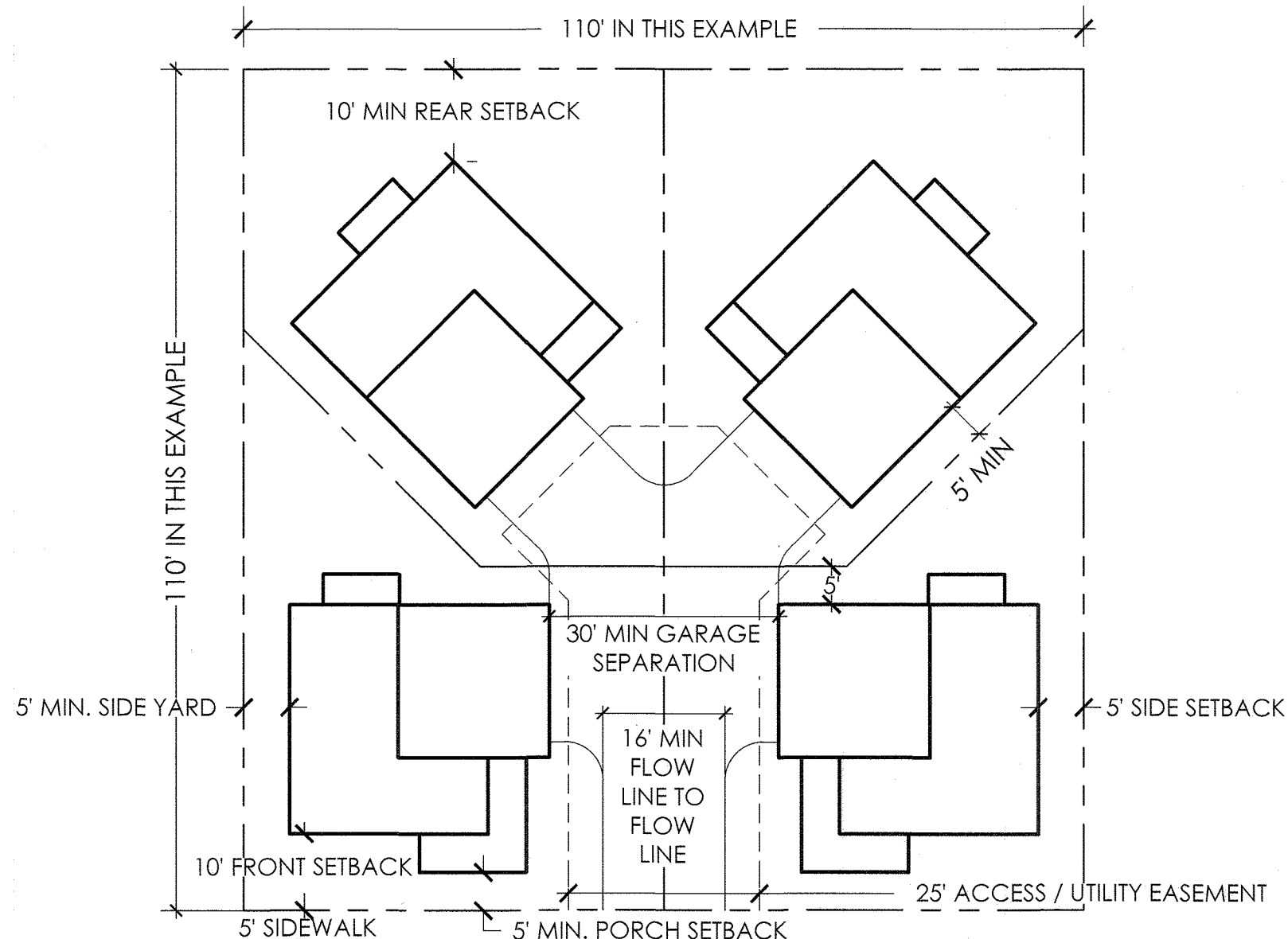
FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



ALLEY LOAD SINGLE FAMILY DETACHED TYPICAL



ZERO LOT LINE TYPICAL



CLUSTER HOME EXAMPLE B - MOTOR COURT

LAND USE DEVELOPMENT STANDARDS MATRIX

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

SINGLE FAMILY DETACHED (SFD)

STANDARDS	R-M	MU-2
MINIMUM LOT SIZE	3,200	3,200
MINIMUM CLUSTER LOT SIZE	2,000	2,000
PARKING REQUIREMENT	CODE	CODE
MAXIMUM HEIGHT	35'	35'
PRINCIPAL USE	R-M	MU-2
FRONT SETBACK TO BUILDING	10'	10'
FRONT SETBACK TO COVERED PORCH	5'	5'
FRONT SETBACK TO GARAGE	20'	18'
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'
SIDE SETBACK MINIMUM	0'	0'
*BUILDING SEPARATION	10'	10'
REAR SETBACK - FRONT LOAD	15'	15'
REAR SETBACK - CLUSTER	10'	5'
REAR SETBACK - ALLEY LOAD	3'	3'
SIDE (CORNER) SETBACK	10'	10'
ACCESSORY USE	R-M	MU-2
MAXIMUM HEIGHT	15'	15'
FRONT SETBACK	20'	20'
SIDE SETBACK	3'*	0'
REAR SETBACK	5'	0'
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'
SIDE (CORNER) SETBACK	15'	5'

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

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'

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

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.

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.

terracina
design
td

PLATTE
LAND & WATER LLC
10200 E. Grand Ave., Ste. A-314
Denver, CO 80231
Tel: 303.652.6667

CORE
CONSULTANTS

10200 E. Grand Ave., Ste. A-314
Denver, CO 80231
Tel: 303.652.6667

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
DESIGN GUIDELINES

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

SHEET
14 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

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.

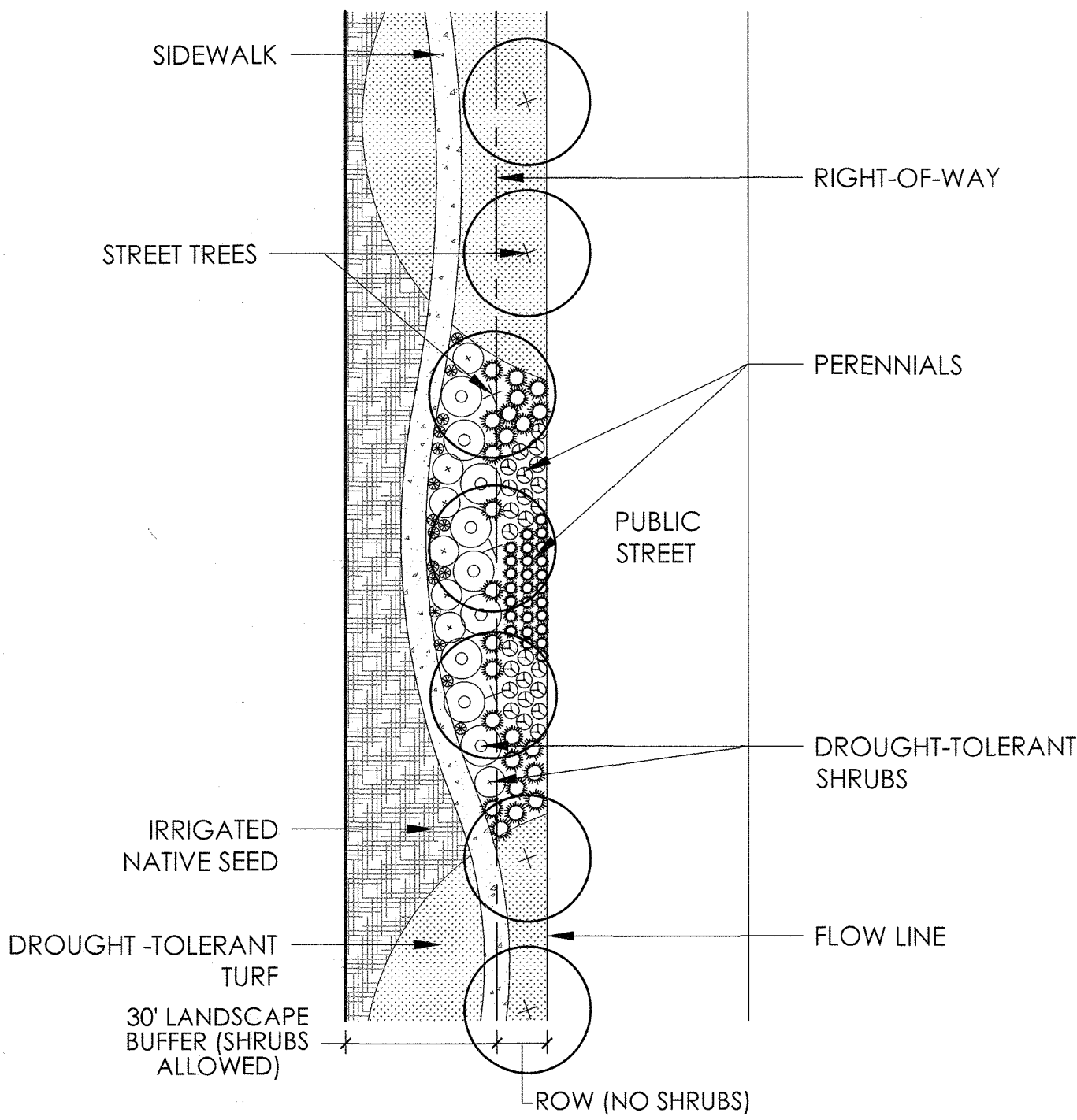
4.1.5 FENCES

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.

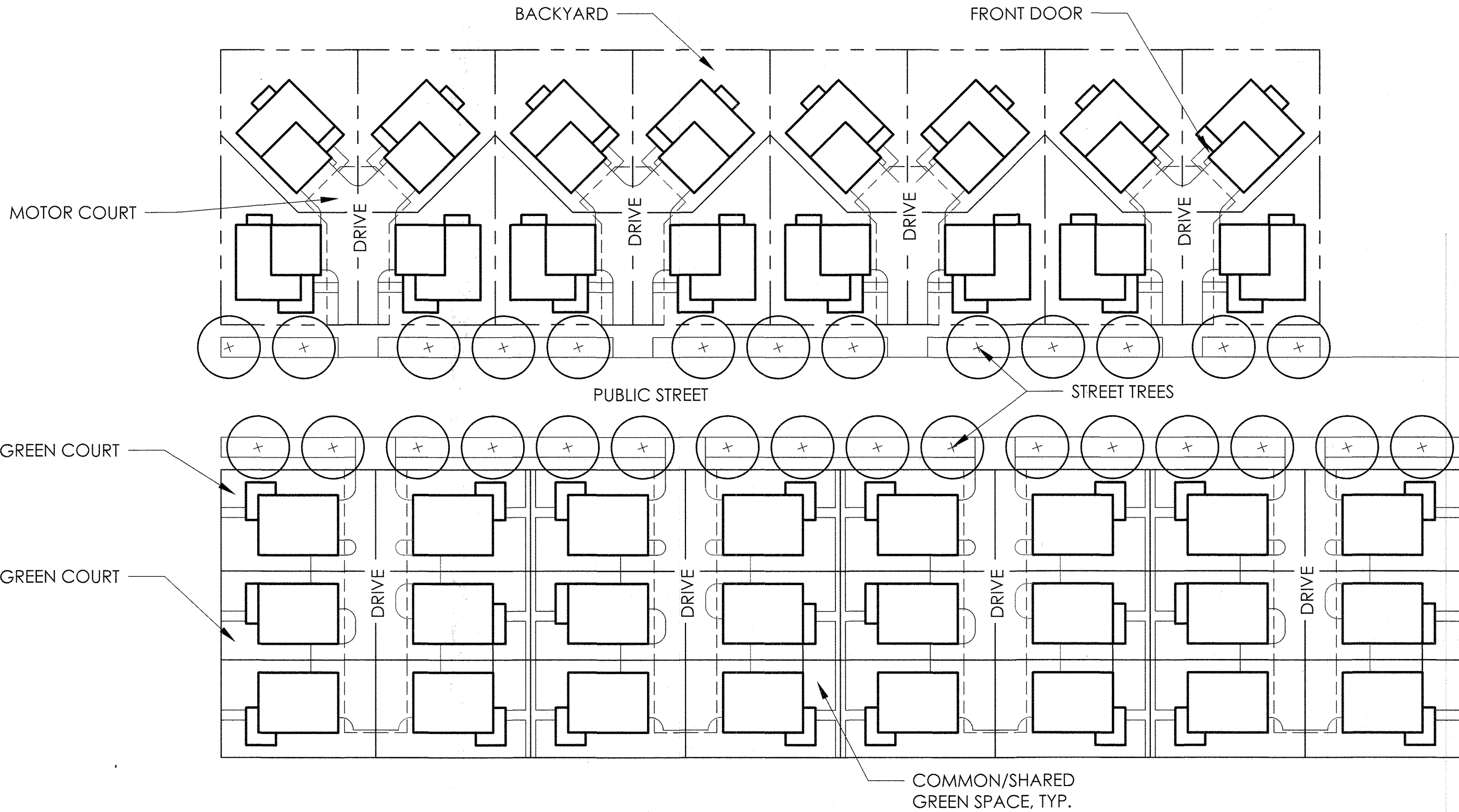
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

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.



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)



The Outline Development Plan Great Plain Village provides maps and designs of the space which includes residential and commercial use, road deigns, open spaces, and utility lines. Upon request the Town will make reasonable accommodations for alternative access to the document listed above. Submit the request to communications@JohnstownCO.gov.

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.

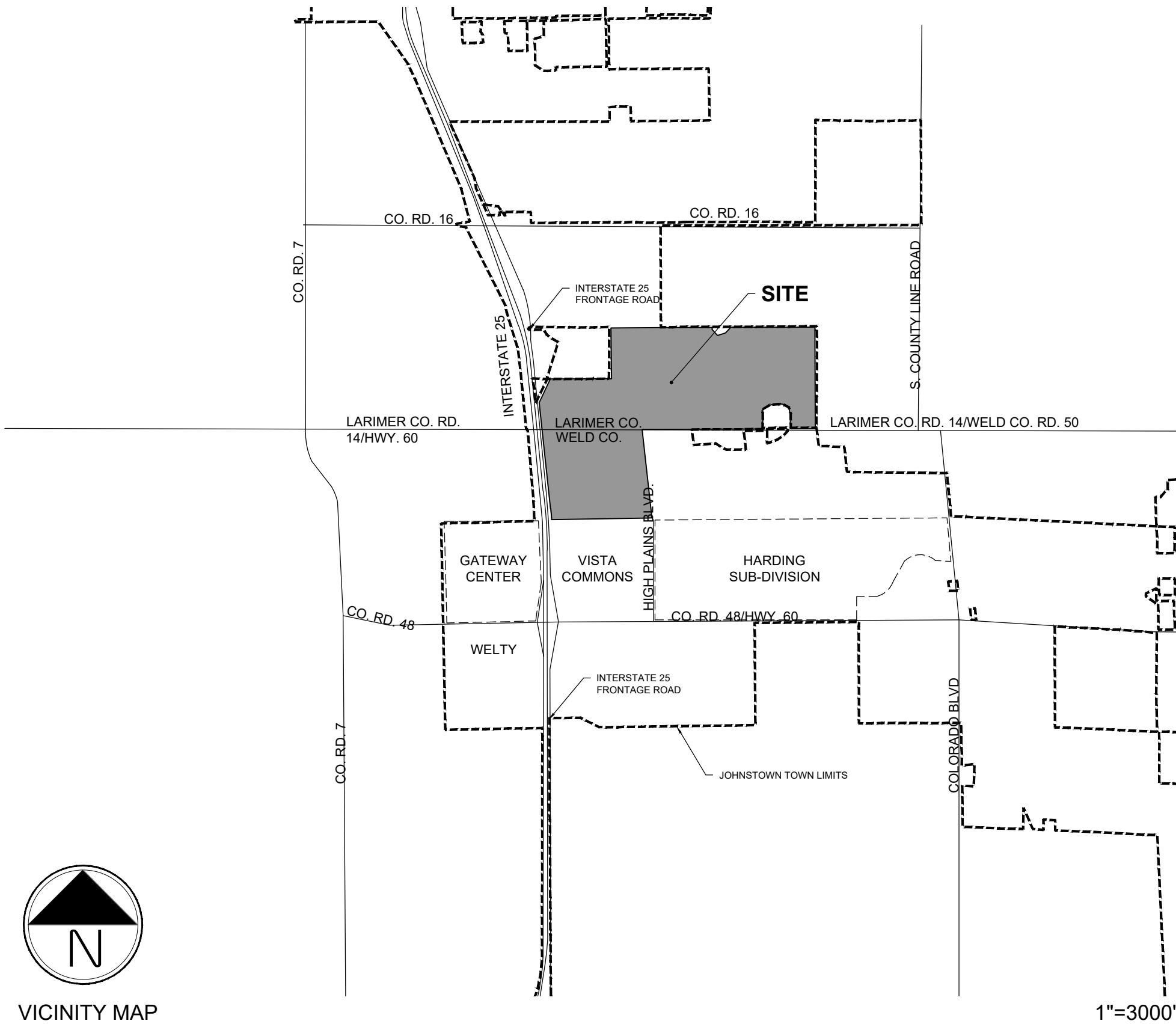
LEGAL DESCRIPTION

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

- COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- 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.
- 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.
- 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.
- 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 22, 2020	

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

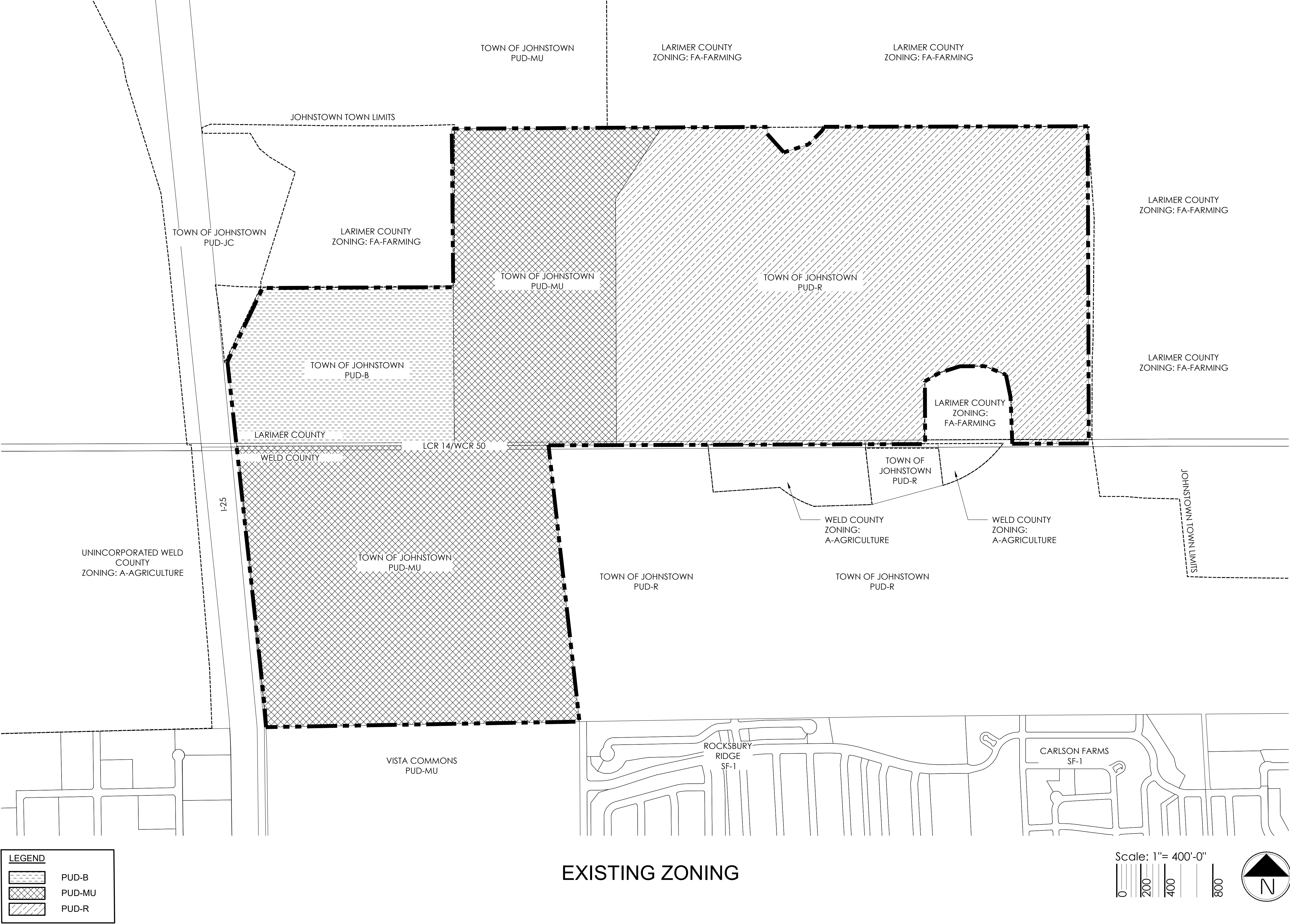
OUTLINE DEVELOPMENT PLAN
COVER

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



1/26/2020 2:32 PM: P:\PLATE LAND & WATER\GREAT PLAINS - WELTYCAD SUBMITTALS\SPV\CDP\SPV-CDP-EXISTING ZONING.DWG.

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

Page 204 of 236

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.

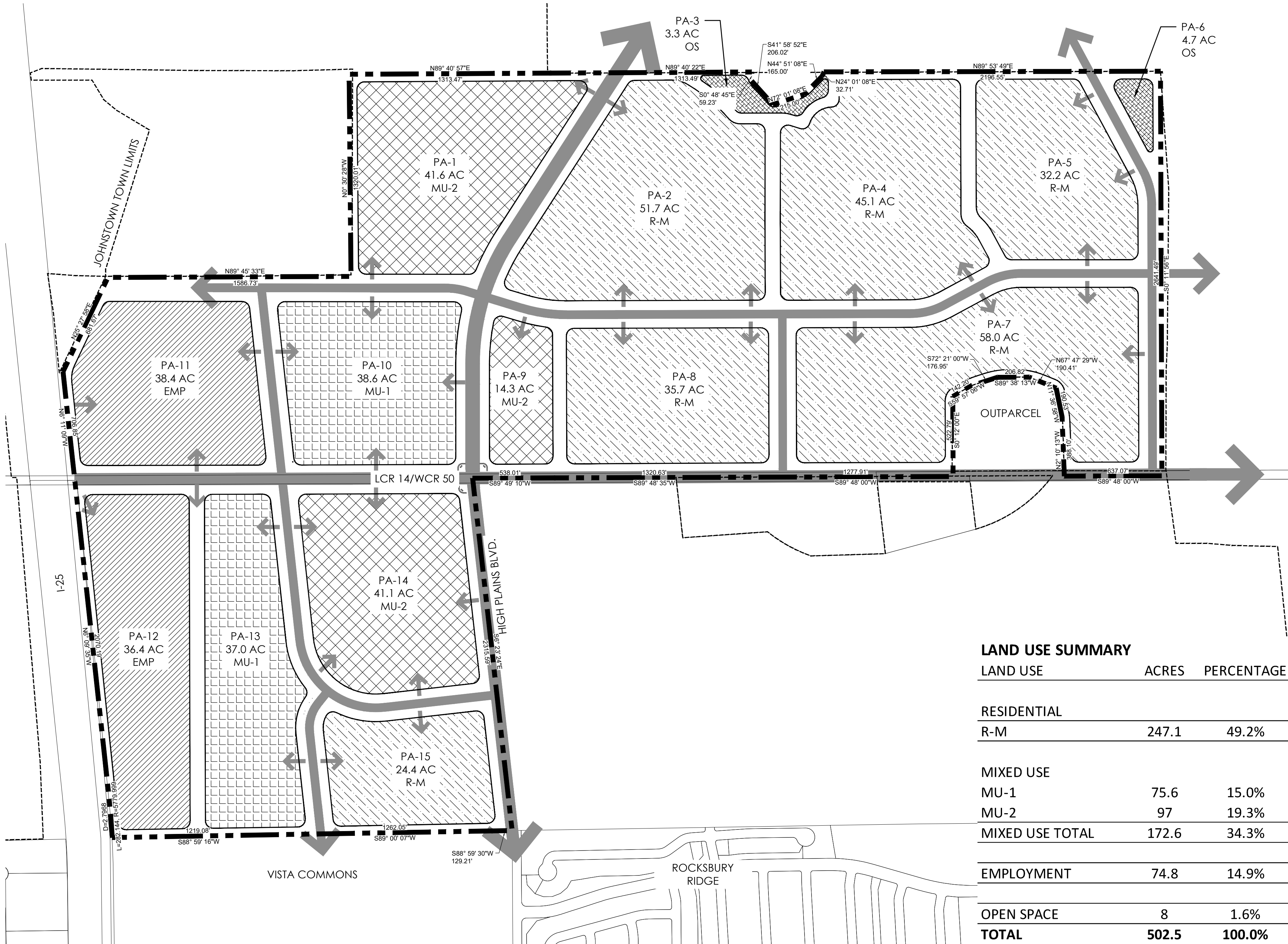
E. PLANNING AREA BOUNDARIES

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

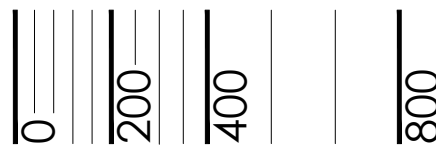
	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)

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: JIM
DRAWN BY: KB
CHECKED BY: JIM

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.

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.

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.

- 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.



terraforma
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

LAND USE MATRIX

DESIGNED BY: JM

DRAWN BY: KB

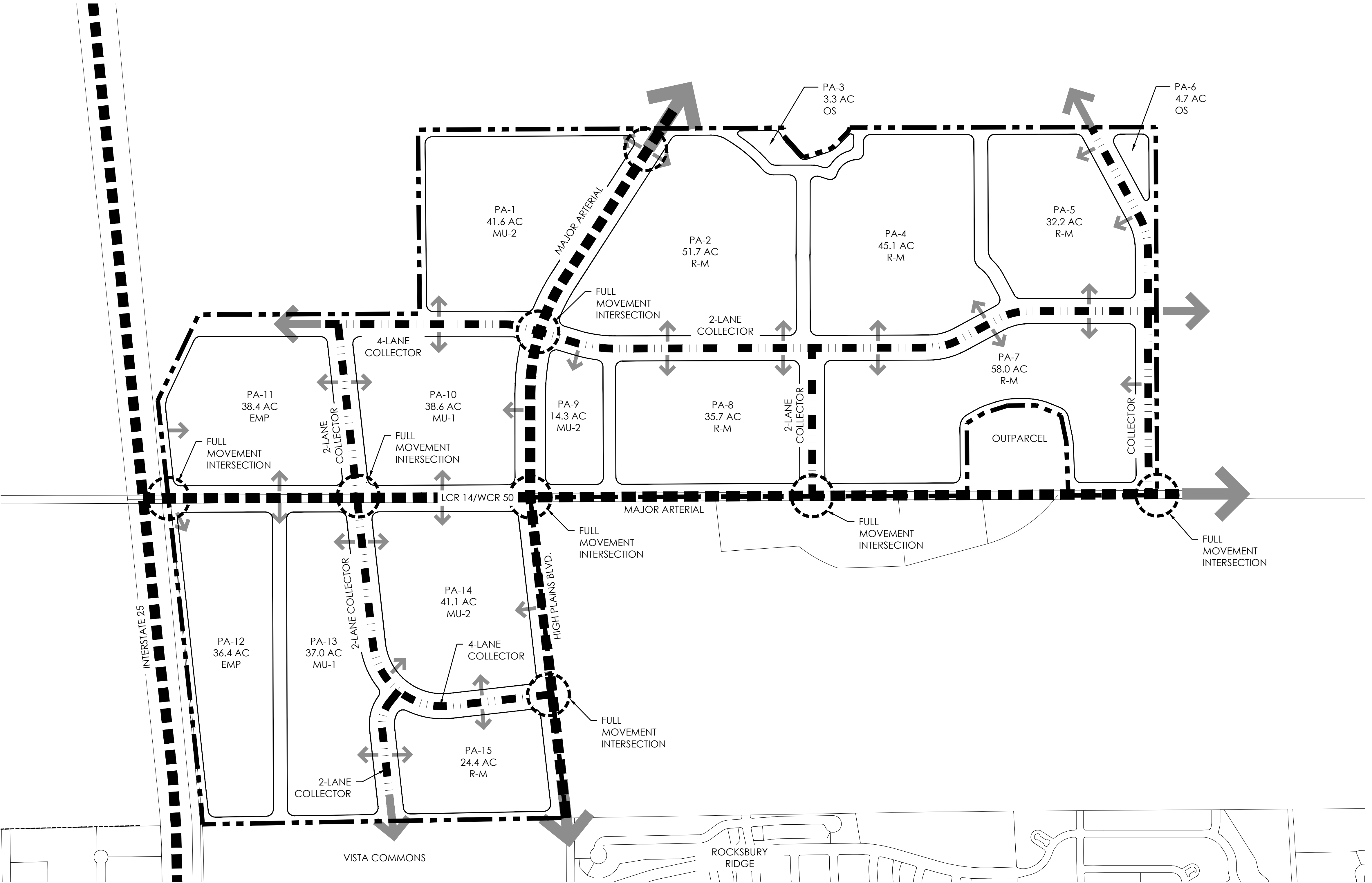
CHECKED BY: JM

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



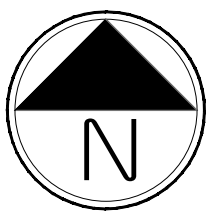
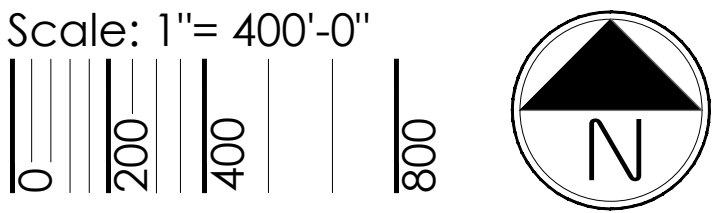
LEGEND

COLLECTOR (2-LANE & 4-LANE)

MAJOR ARTERIAL

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

CIRCULATION PLAN



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

terracing
design

PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

CIRCULATION PLAN

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

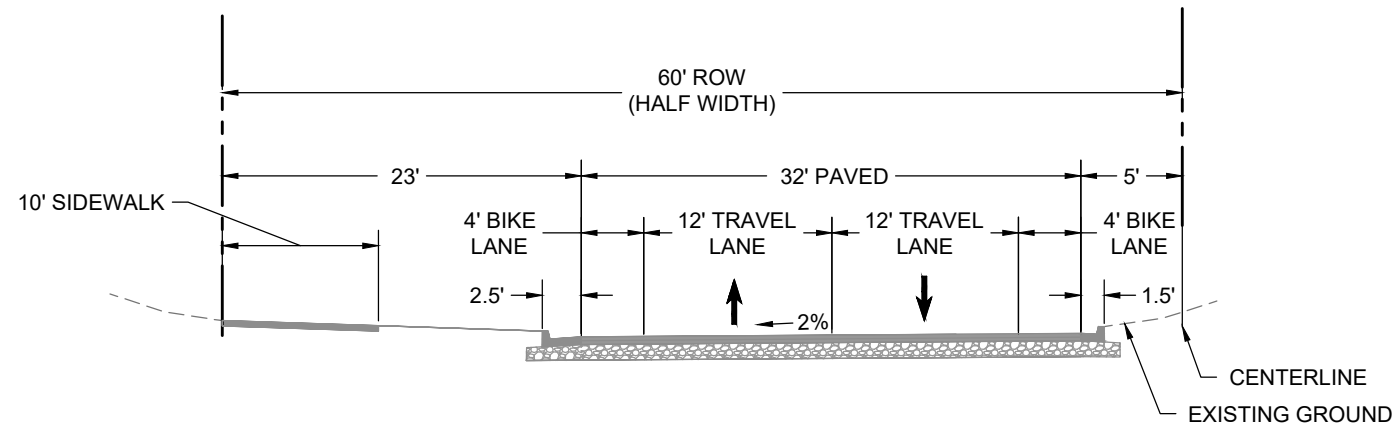
SHEET
6 OF 15

Page 208 of 236

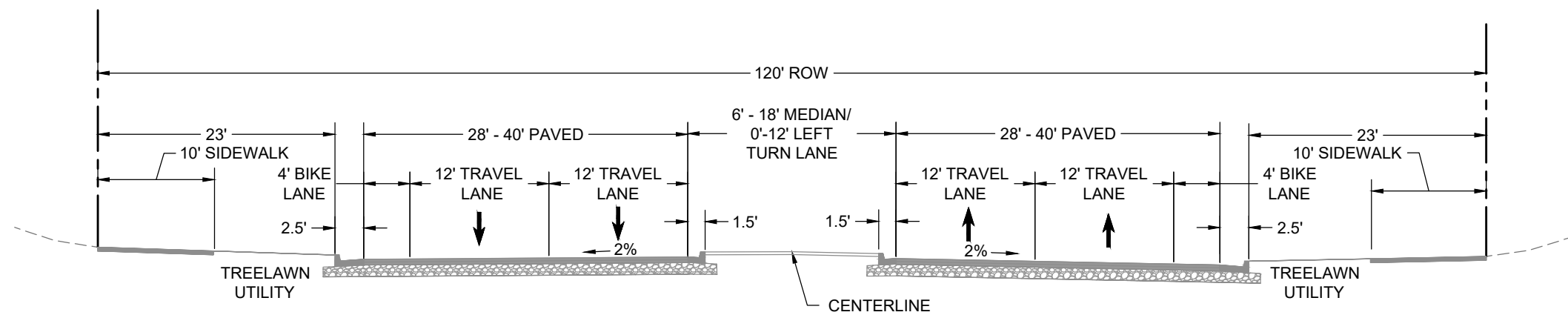
1/26/2020 2:32 PM: P:\PLATELAND & WATER\GREAT PLAINS - WELTYCAD SUBMITTALS\SPV\CDP\GPV\CDP-CIRCULATION\PLAN.DWG.

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

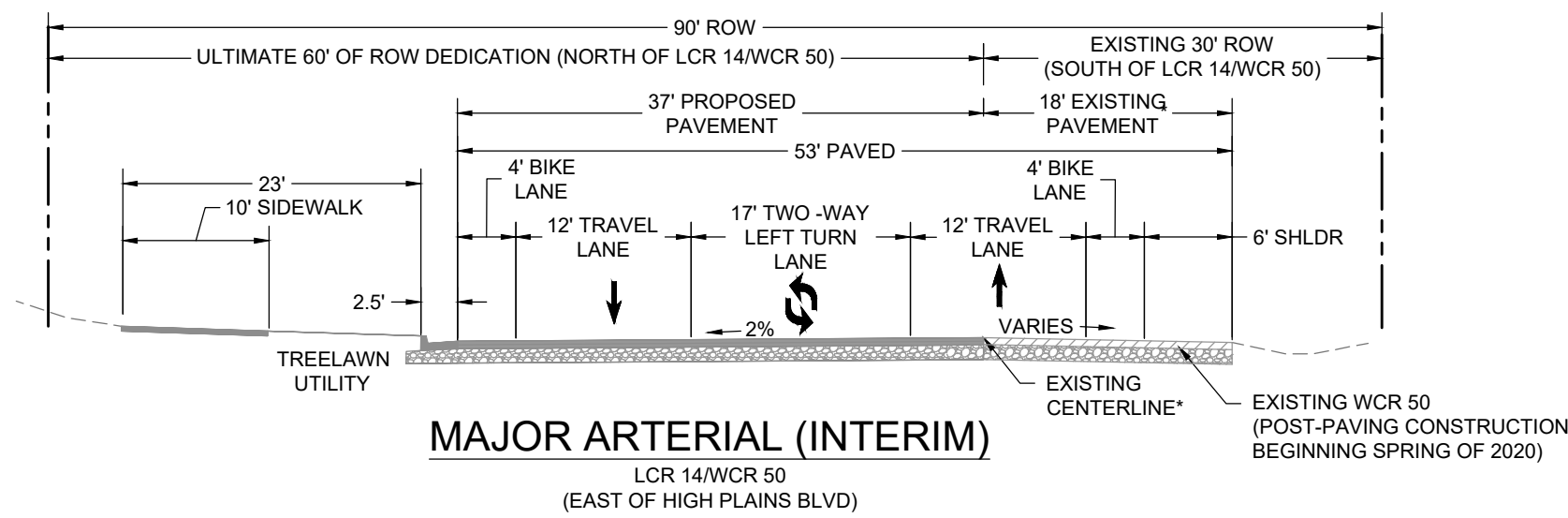
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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

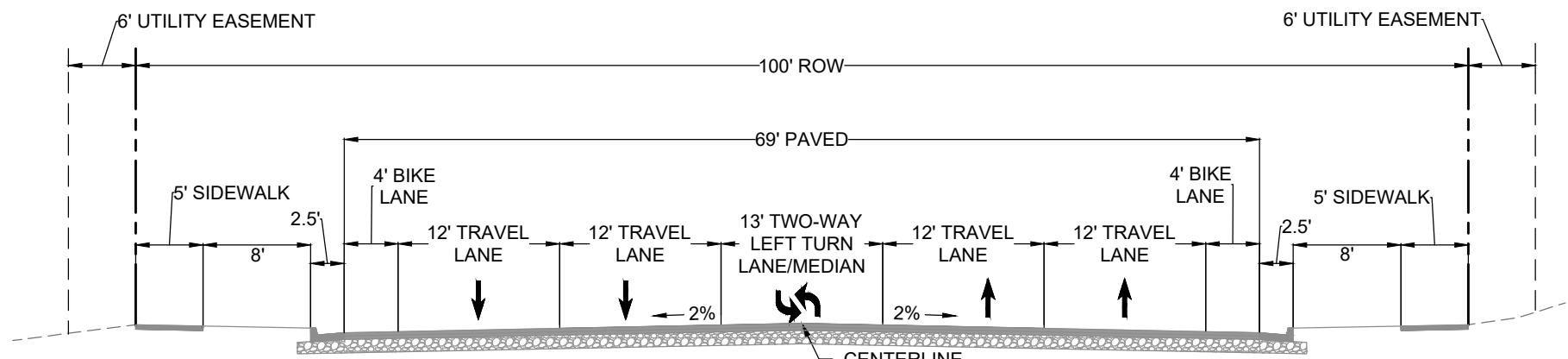


MAJOR ARTERIAL (ULTIMATE)
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)

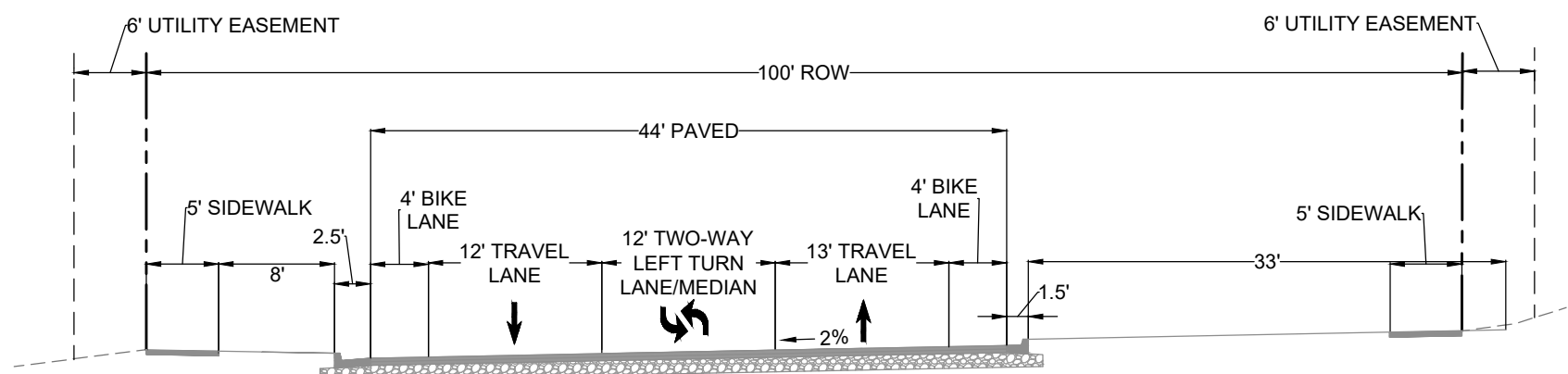


MAJOR ARTERIAL (INTERIM)
LCR 14/WCR 50
(EAST OF HIGH PLAINS BLVD)

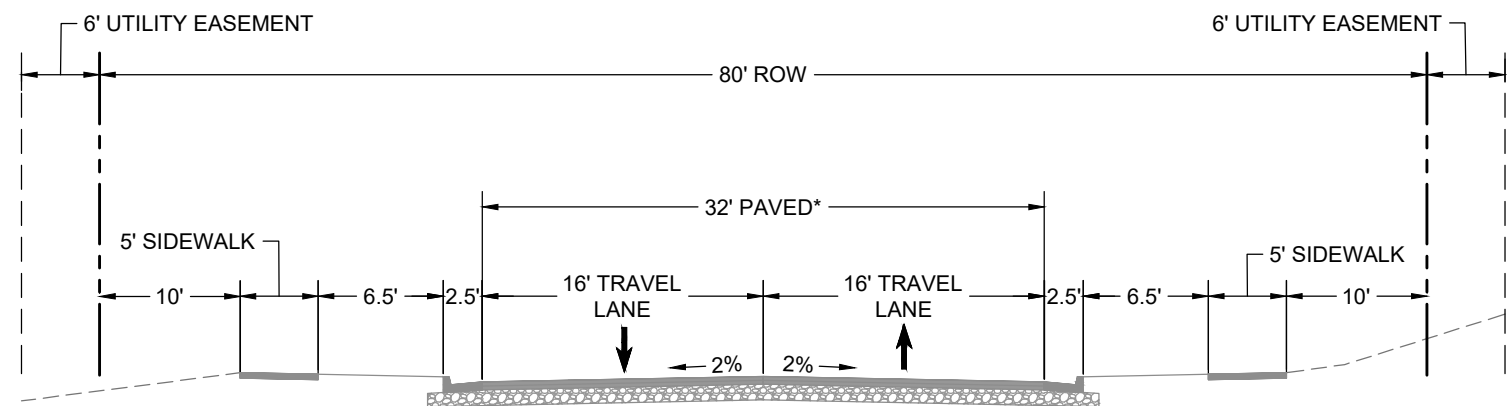
* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



4 - LANE COLLECTOR

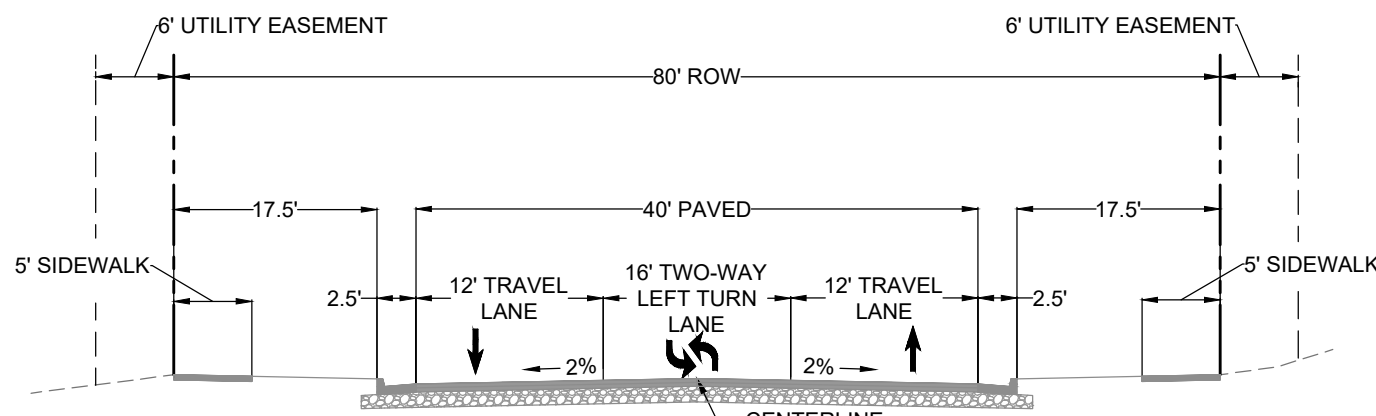


4 - LANE COLLECTOR (INTERIM)

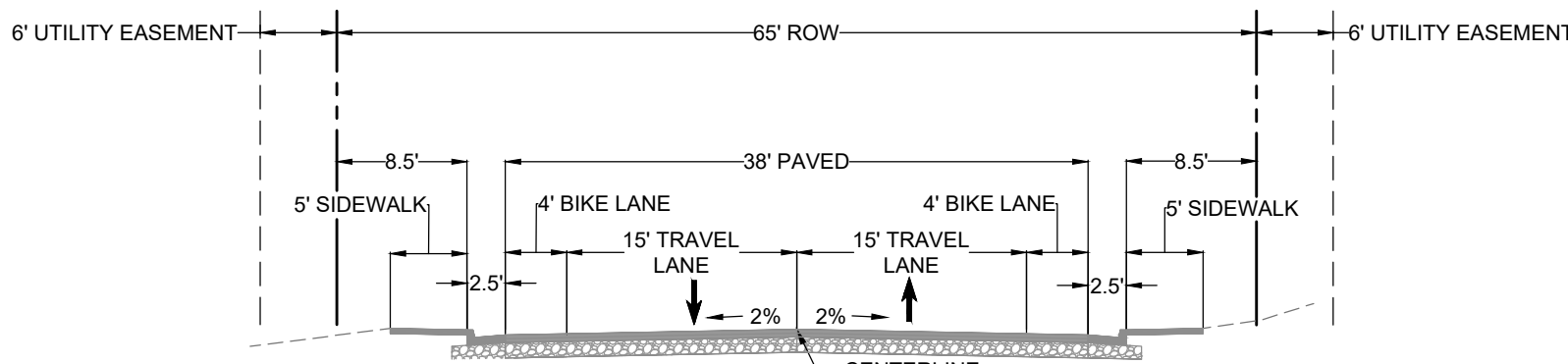


COLLECTOR WITHOUT PARKING OR MEDIAN

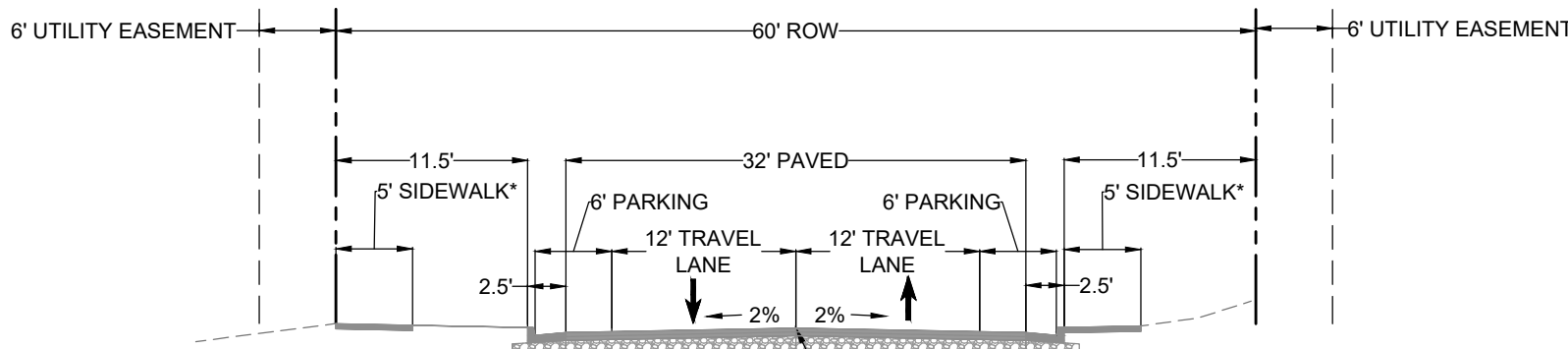
* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



COLLECTOR WITH FLUSH MEDIAN

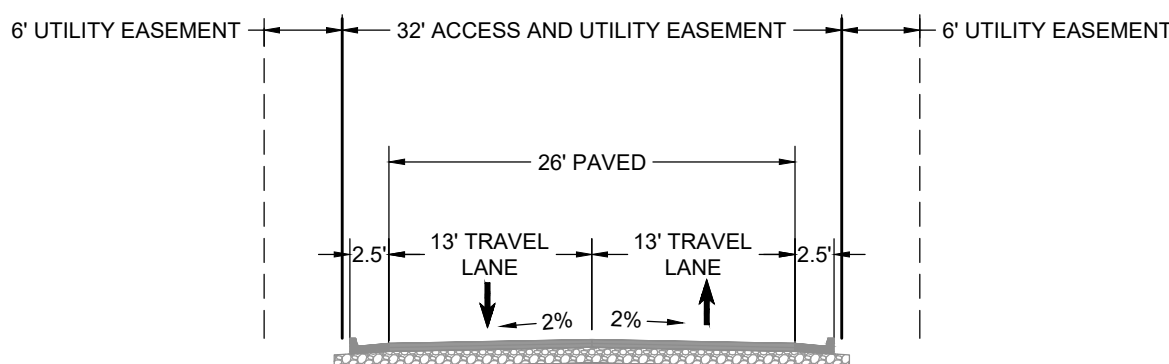


NON-RESIDENTIAL LOCAL STREET



RESIDENTIAL LOCAL STREET

* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



PRIVATE STREET

CONCEPTUAL STREET SECTIONS

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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

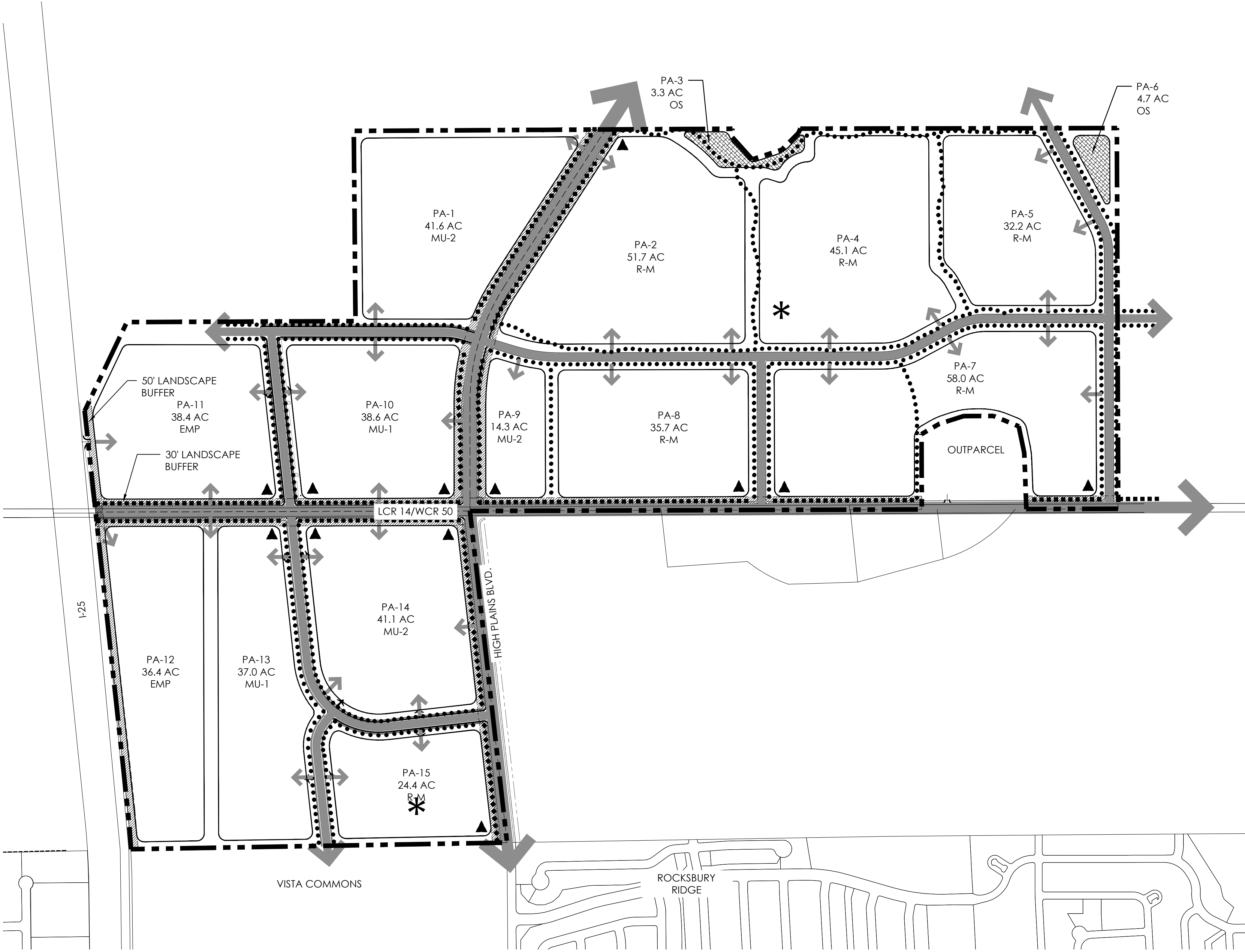
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

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

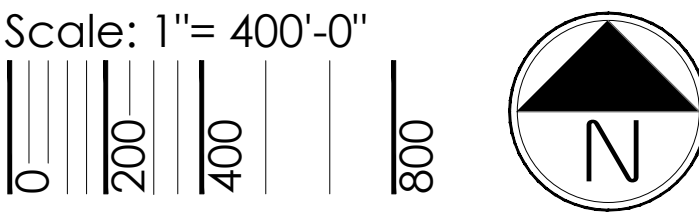
- A. GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- B. USABLE OPEN AREA PROVIDED 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

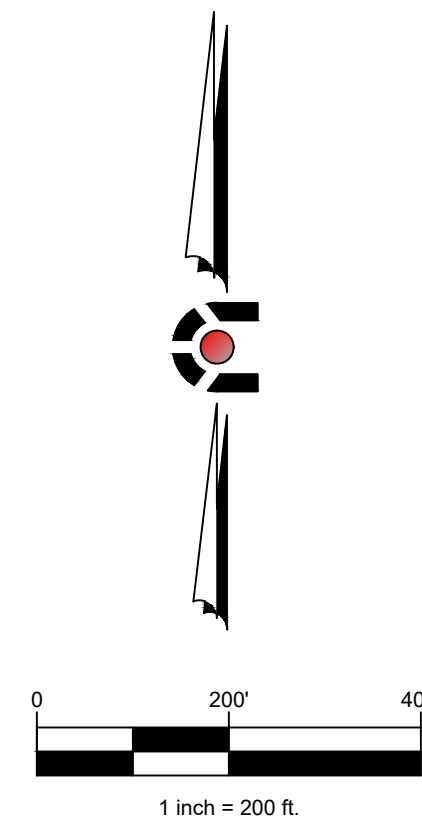


GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

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

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

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

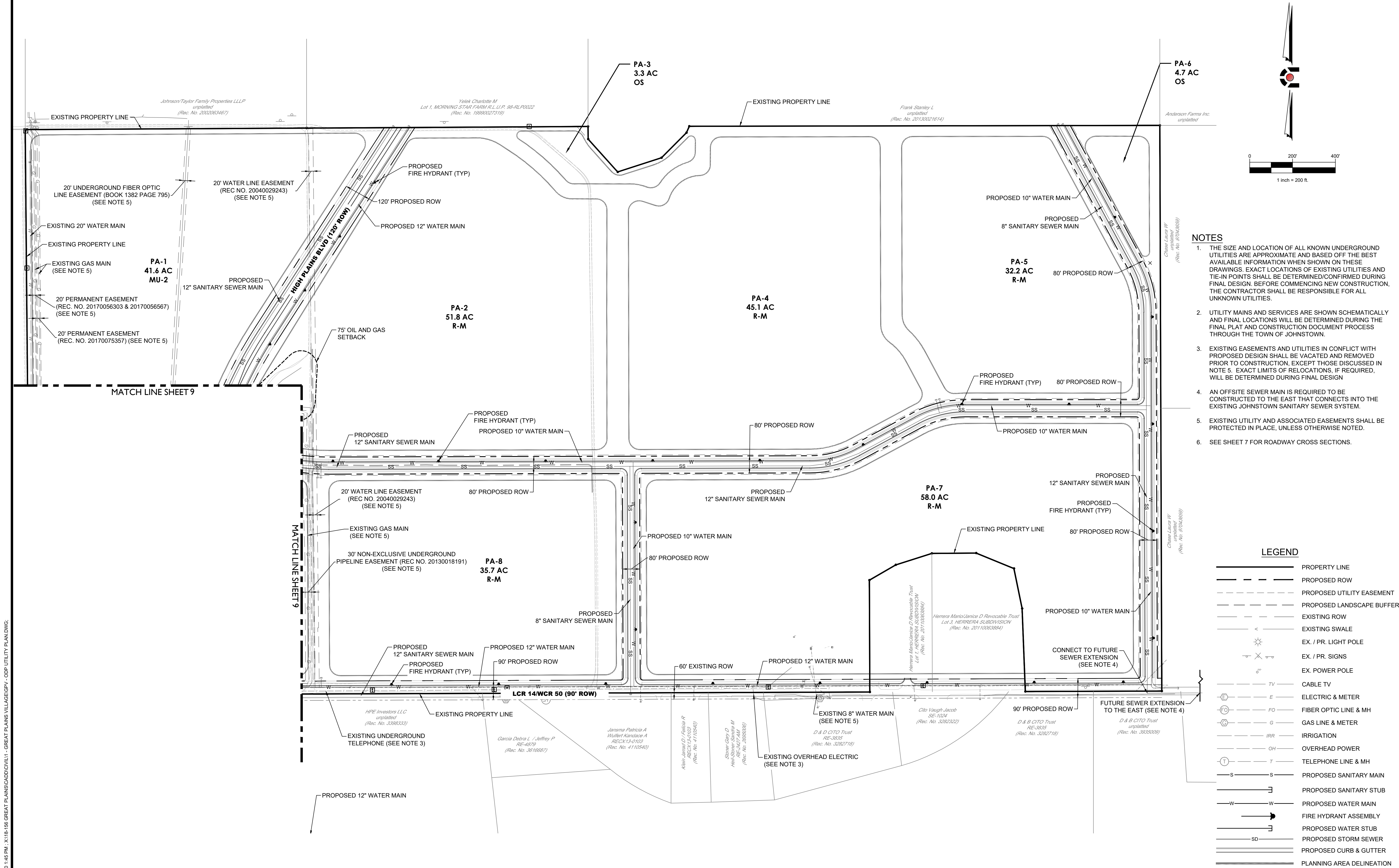


1. THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR 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.

	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

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

terracing
design
td
10001 Colorado Ave. Suite 4314
Denver, CO 80231
Phone: 303.652.8667
Fax: 303.652.8667

PLATTE
LAND & WATER LLC

CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

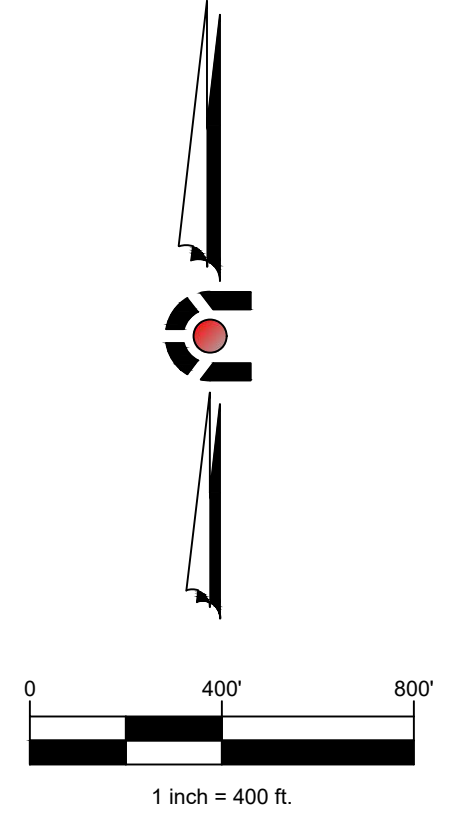
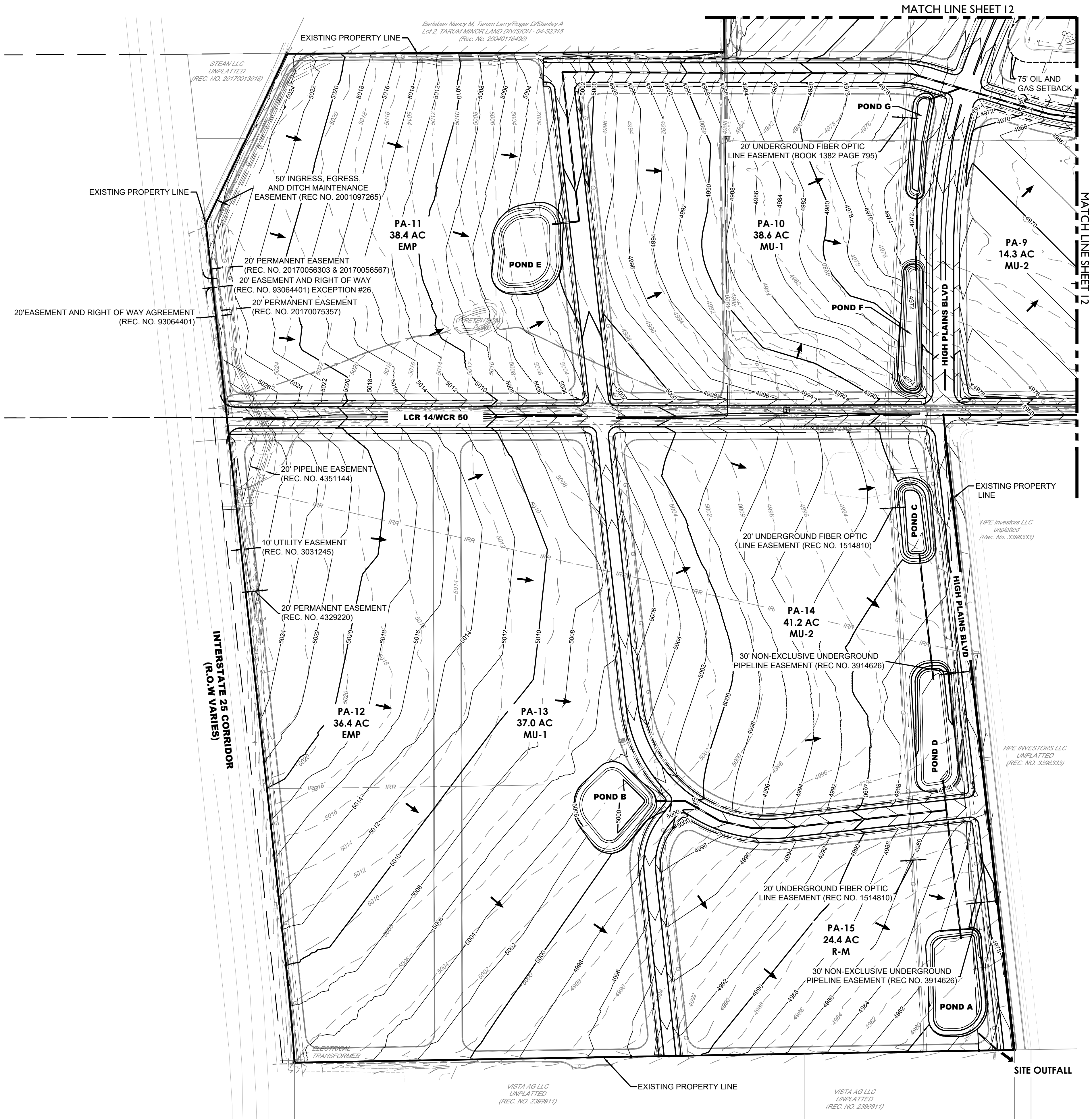
OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

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

terracedesign
td
10200 E. Colfax Ave. Ste. 4314
Denver, CO 80231
P: 303.652.8667

PLATTE
LAND & WATER LLC

CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

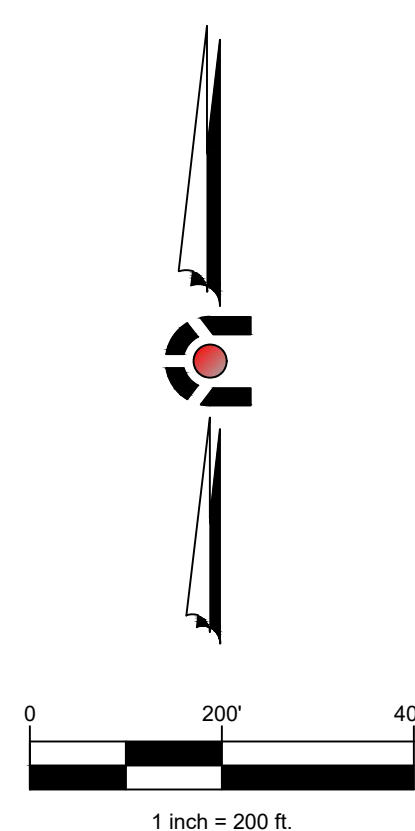
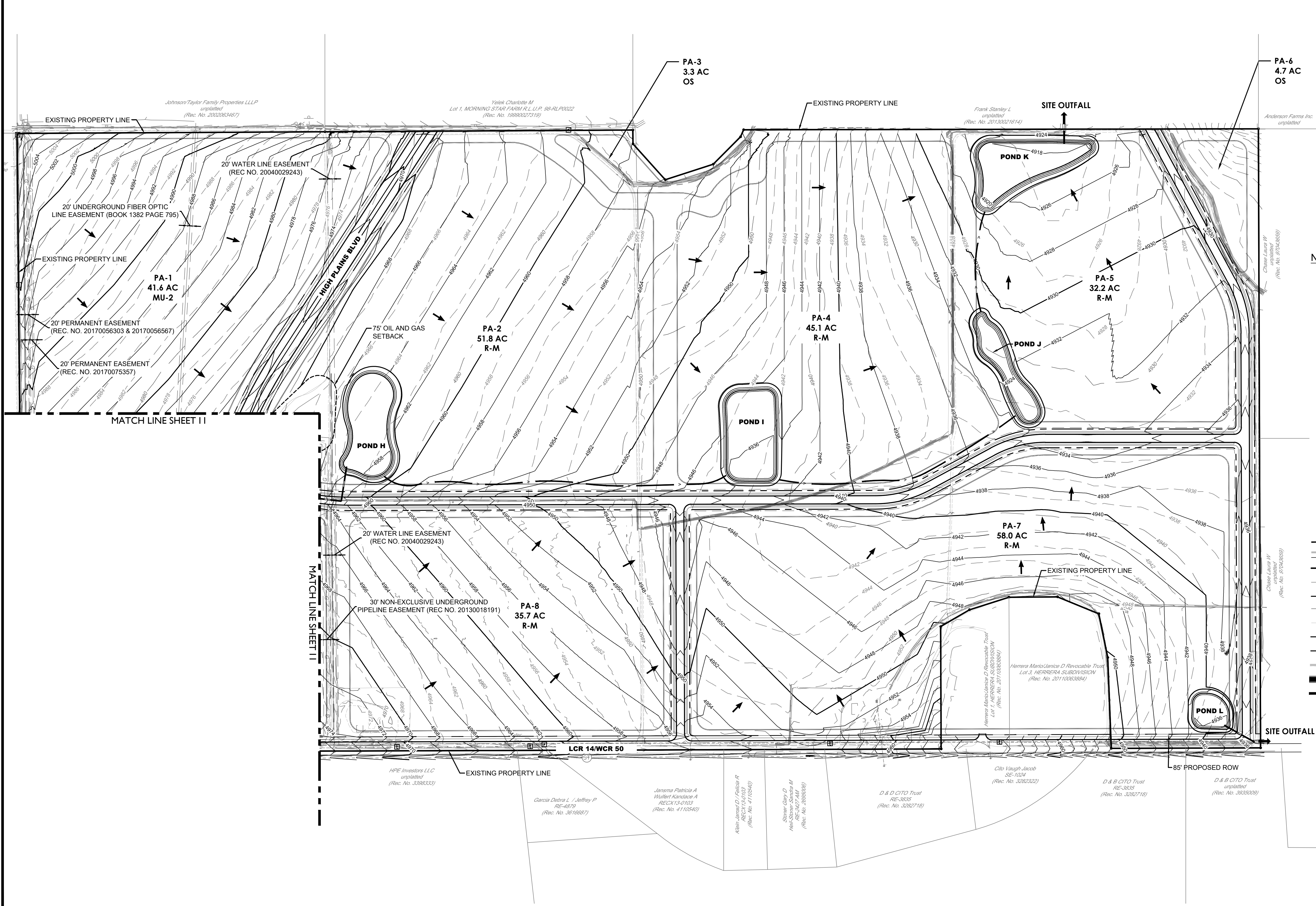
OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

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

SHEET
11 OF 15

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

12/29/2020 1:45 PM: X:\18-155 GREAT PLAINS CADD\DWG\11 - GREAT PLAINS VILLAGE.GPJ - ODP GRADING PLANNING

terracedesign
td

PLATTE
LAND & WATER LLC

CORE
CONSULTANTS

BY

DATE

REVISION DESCRIPTION

#

1

APPROVED ODP

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: AM

DRAWN BY: AM

CHECKED BY: KR

SHEET
12 OF 15

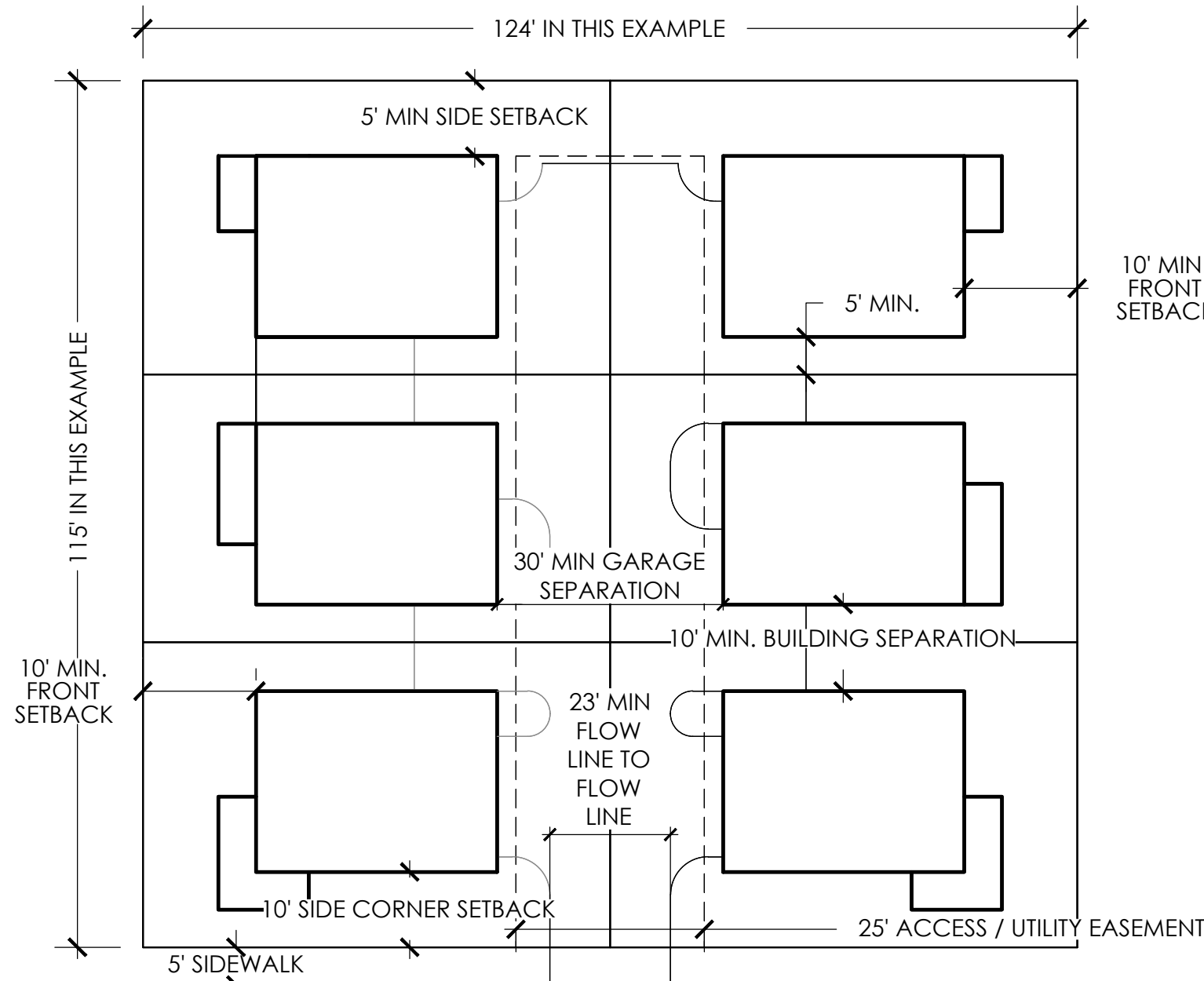
10001, Colorado Ave. Suite 4314
Denver, CO 80231
P: 303.652.8667

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

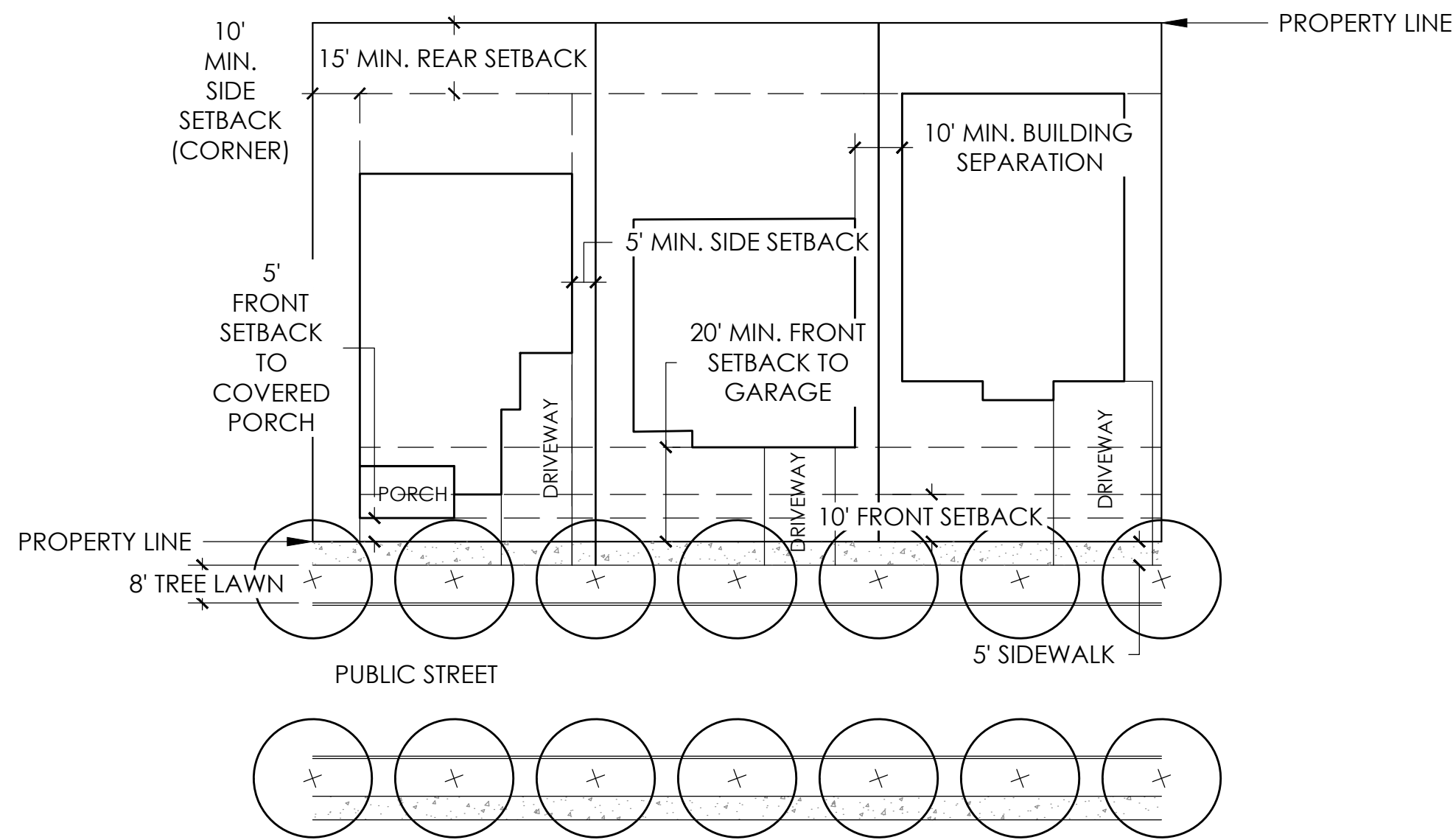
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

DEVELOPMENT STANDARDS

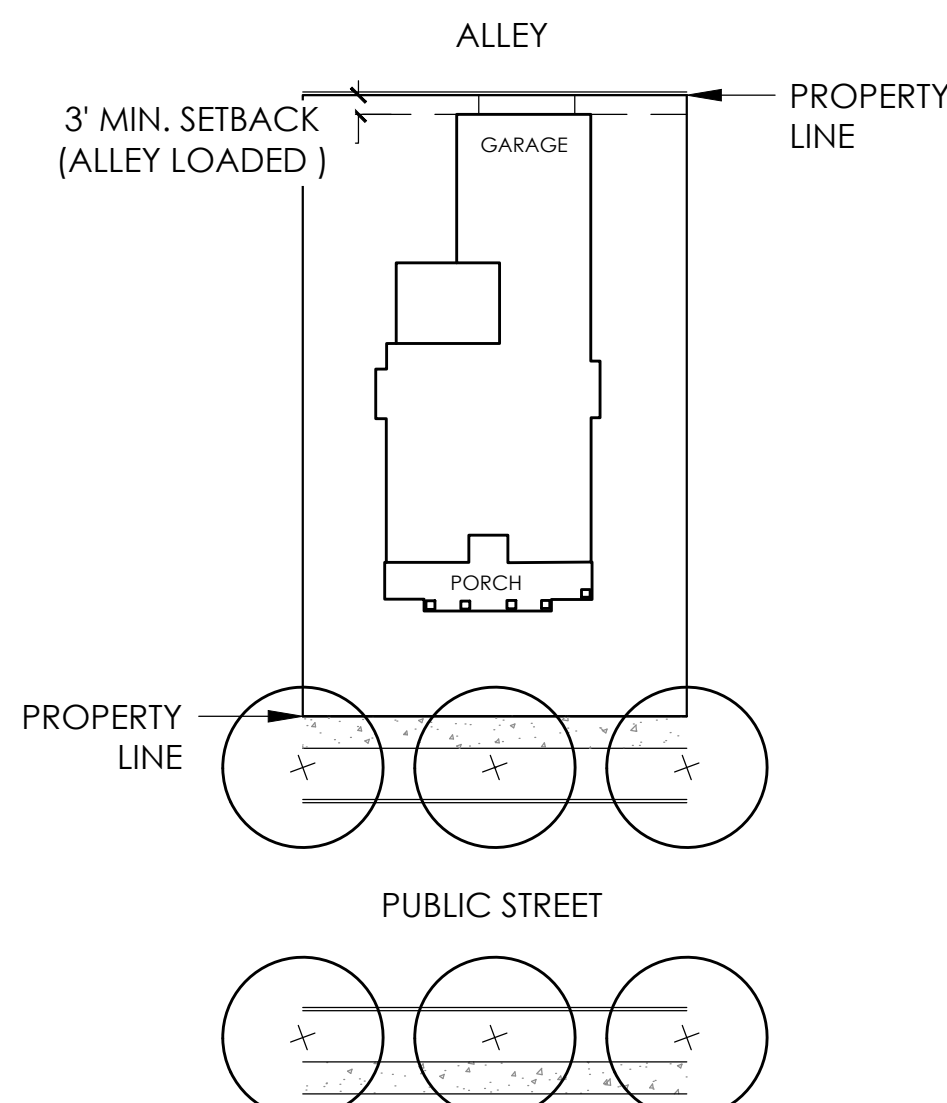
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT 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 SIDEWAY 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.



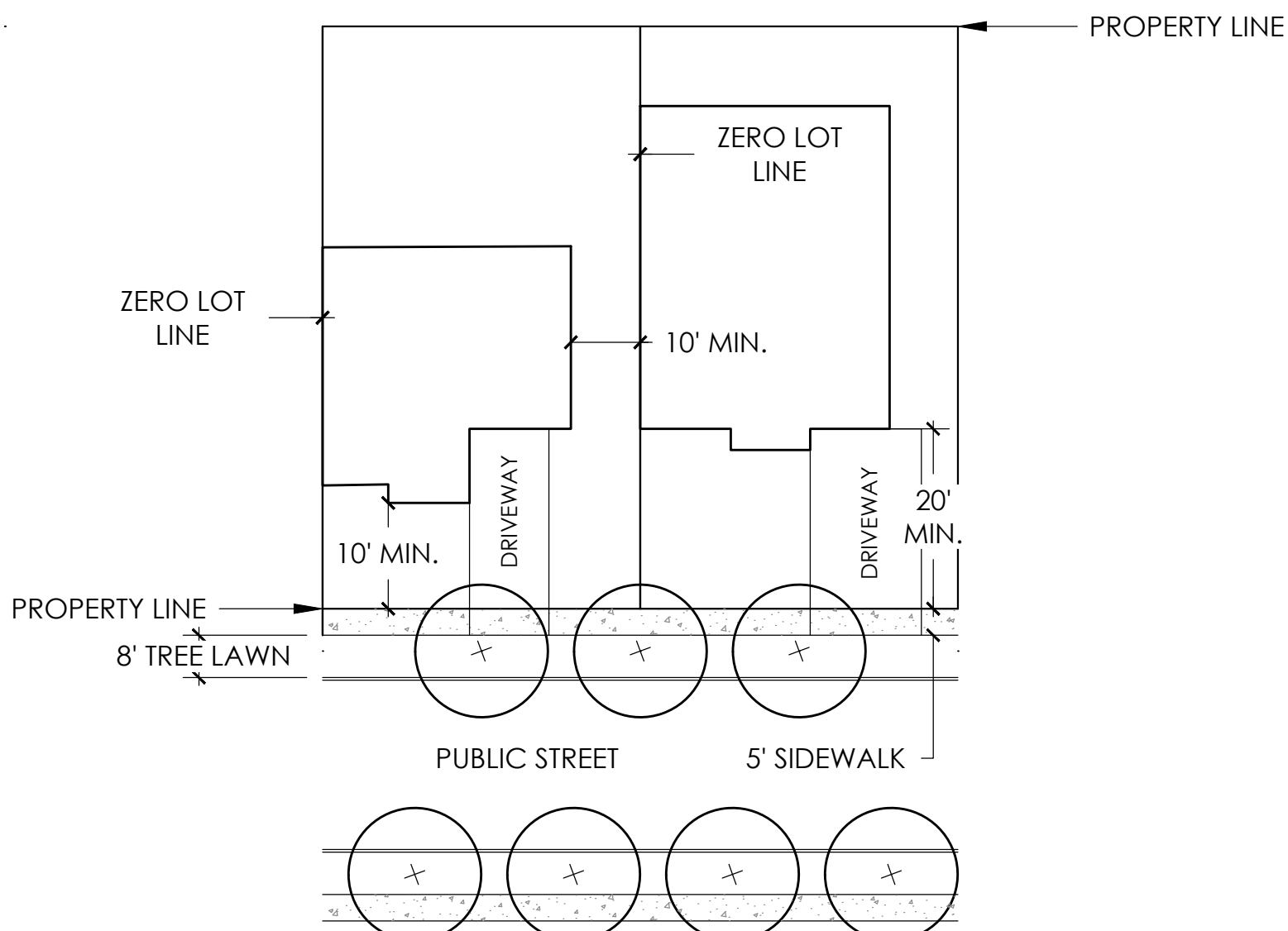
CLUSTER HOME EXAMPLE A - GREEN COURT



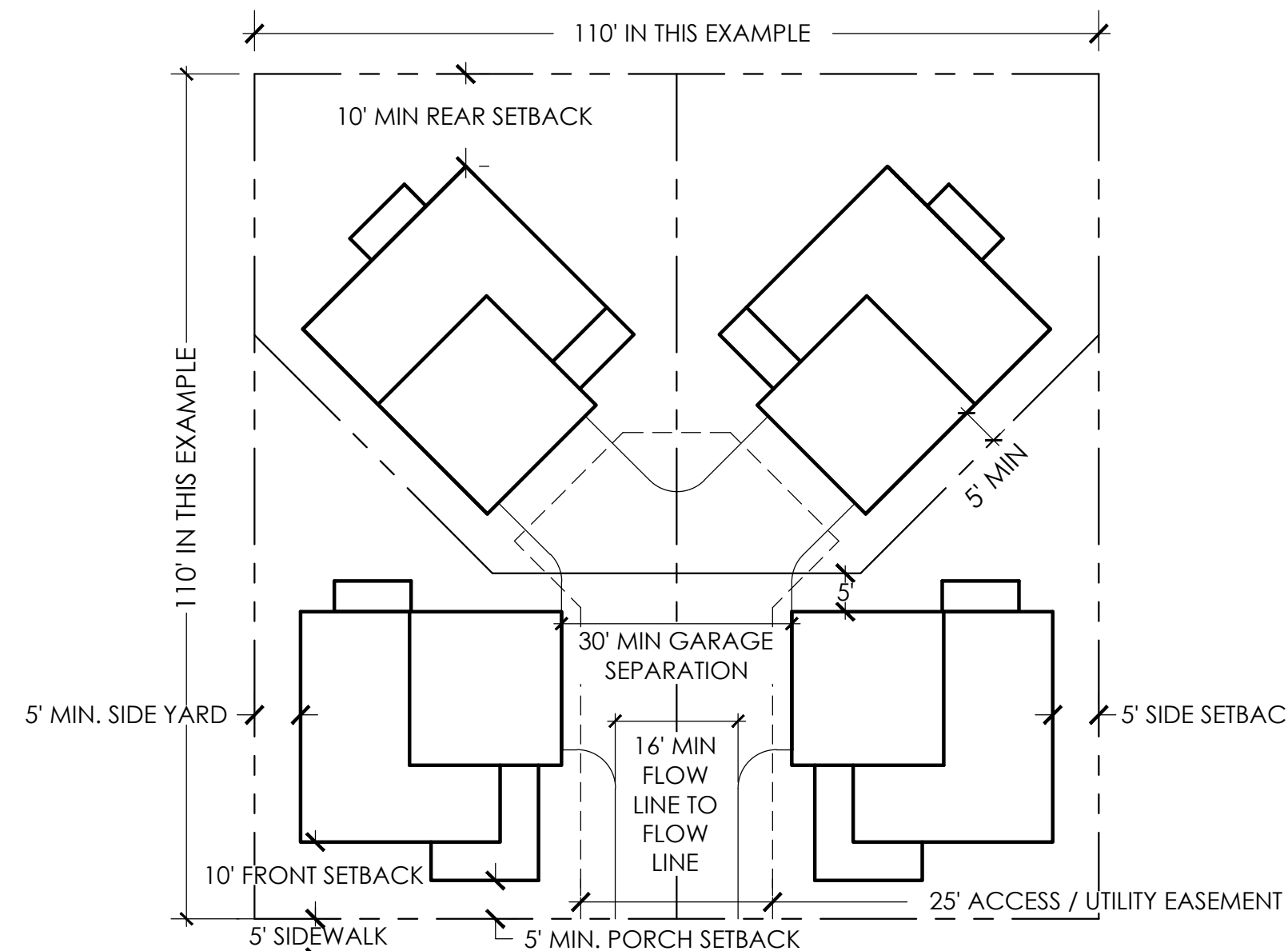
FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



ALLEY LOAD SINGLE FAMILY DETACHED TYPICAL



ZERO LOT LINE TYPICAL



CLUSTER HOME EXAMPLE B - MOTOR COURT

LAND USE DEVELOPMENT STANDARDS MATRIX			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
SINGLE FAMILY DETACHED (SFD)			
STANDARDS	R-M	MU-2	
MINIMUM LOT SIZE	3,200	3,200	
MINIMUM CLUSTER LOT SIZE	2,000	2,000	
PARKING REQUIREMENT	CODE	CODE	
MAXIMUM HEIGHT	35'	35'	
PRINCIPAL USE	R-M	MU-2	
FRONT SETBACK TO BUILDING	10'	10'	
FRONT SETBACK TO COVERED PORCH	5'	5'	
FRONT SETBACK TO GARAGE	20'	18'	
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'	
SIDE SETBACK MINIMUM	0'	0'	
*BUILDING SEPARATION	10'	10'	
REAR SETBACK - FRONT LOAD	15'	15'	
REAR SETBACK - CLUSTER	10'	5'	
REAR SETBACK - ALLEY LOAD	3'	3'	
SIDE (CORNER) SETBACK	10'	10'	
ACCESSORY USE	R-M	MU-2	
MAXIMUM HEIGHT	15'	15'	
FRONT SETBACK	20'	20'	
SIDE SETBACK	3'*	0'	
REAR SETBACK	5'	0'	
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'	
SIDE (CORNER) SETBACK	15'	5'	

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

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'

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

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 - CORR\CPV-CORP-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 FAÇADES 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.

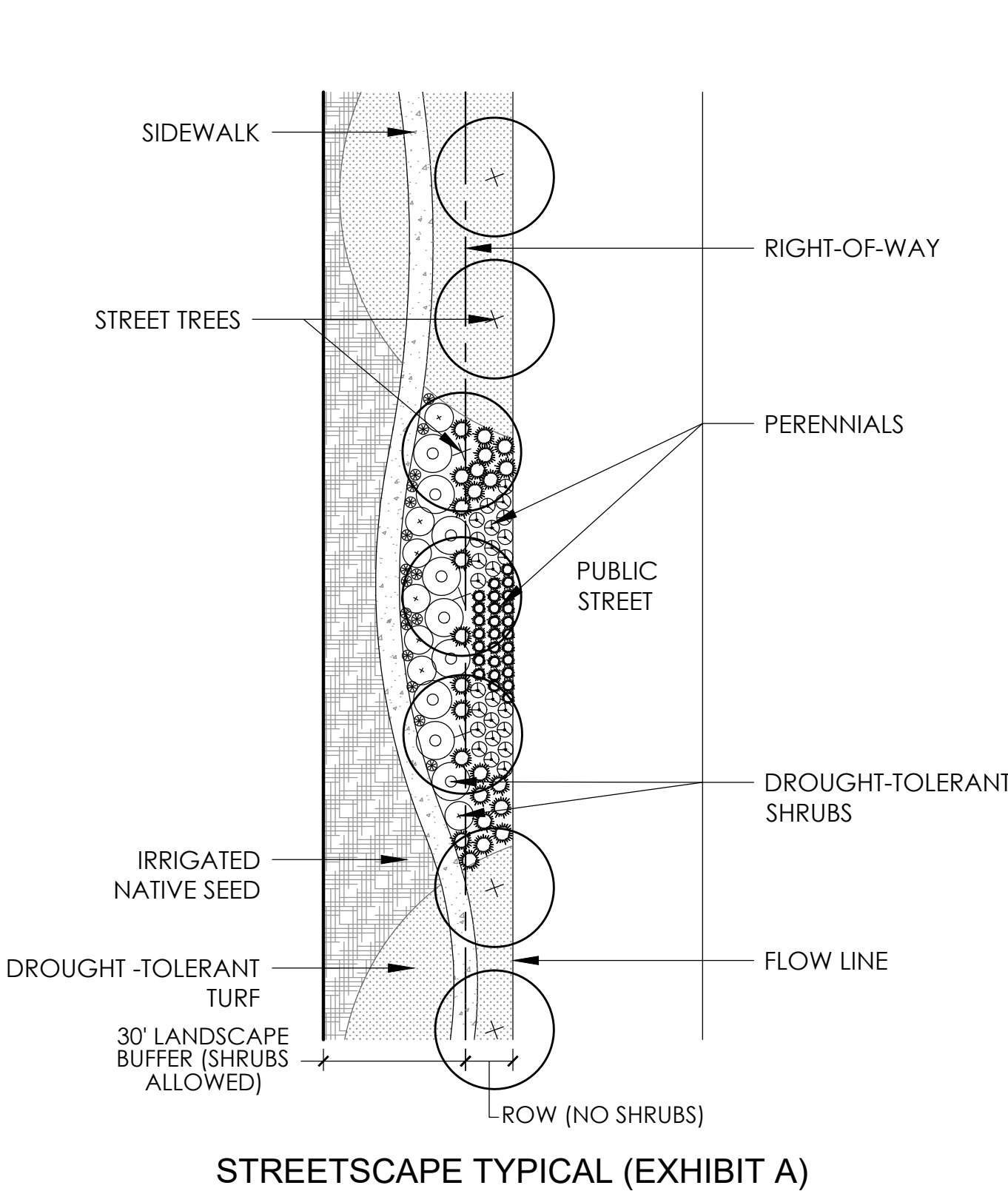
4.1.5 FENCES

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.

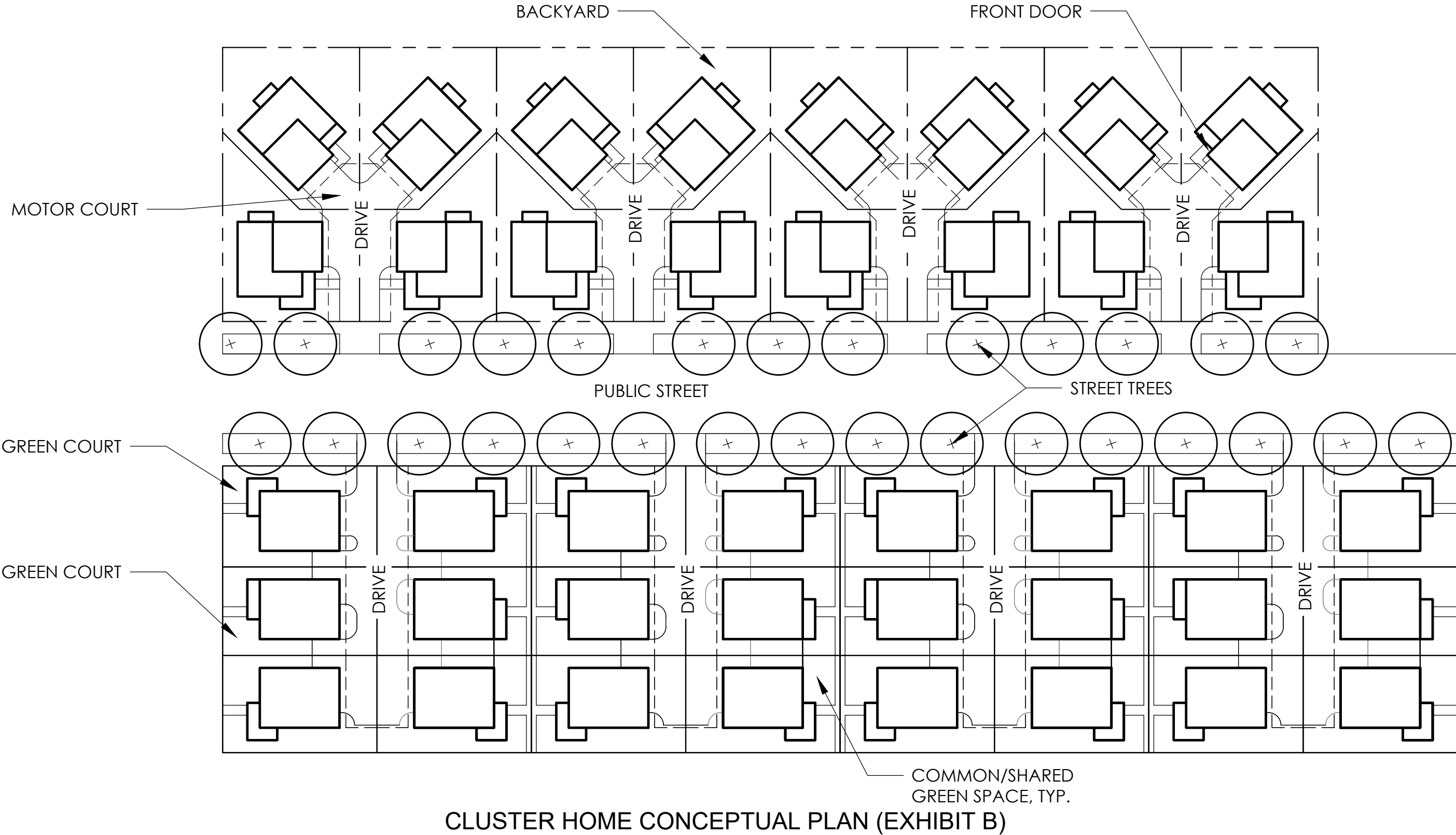
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

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.



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)



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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
DESIGN GUIDELINES

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

SHEET
15 OF 15

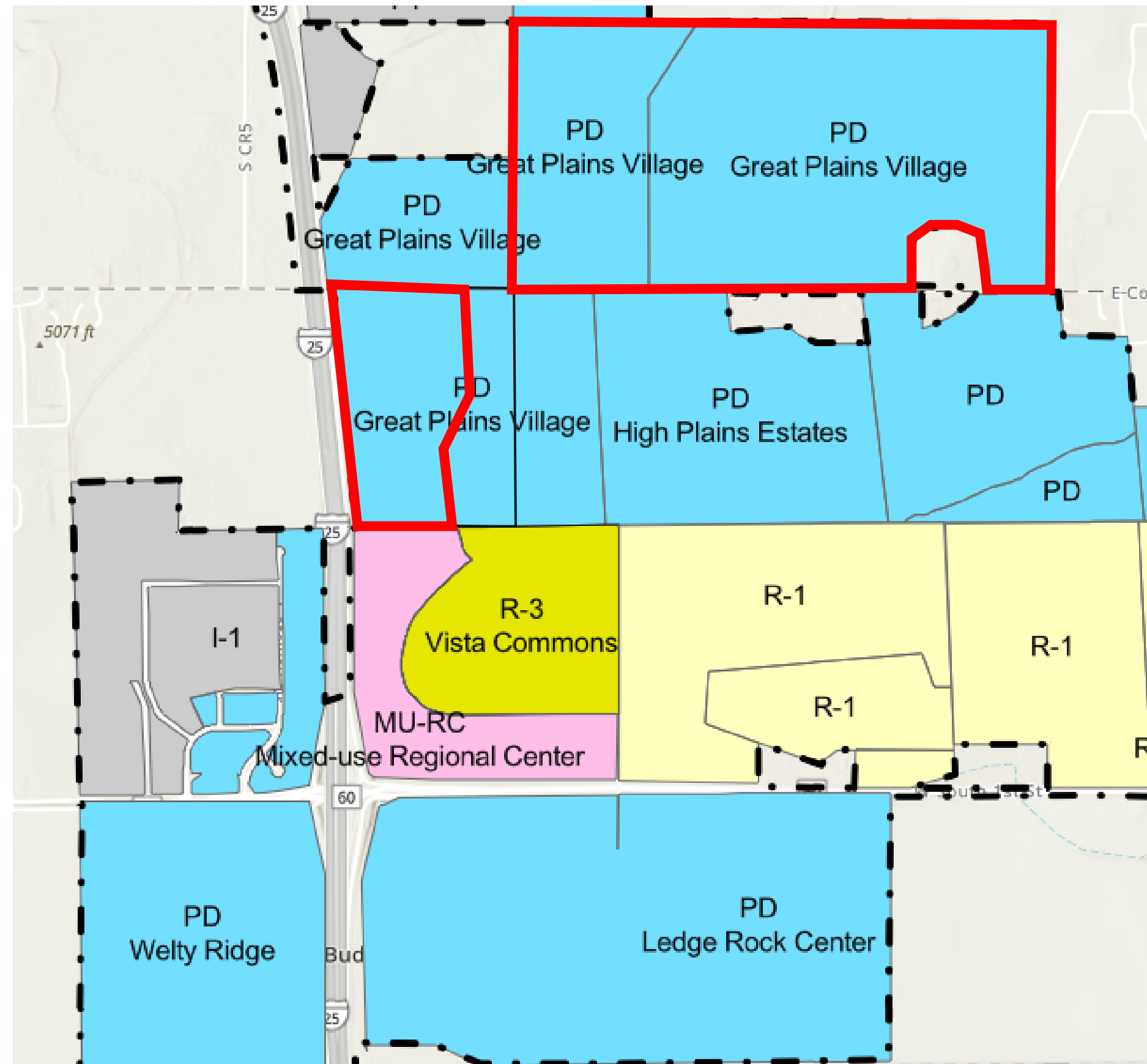


**GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT
CASE NO. AMD 25-0007 (SUB24-0004)
PUBLIC HEARING**

**TOWN COUNCIL
DECEMBER 15, 2025**

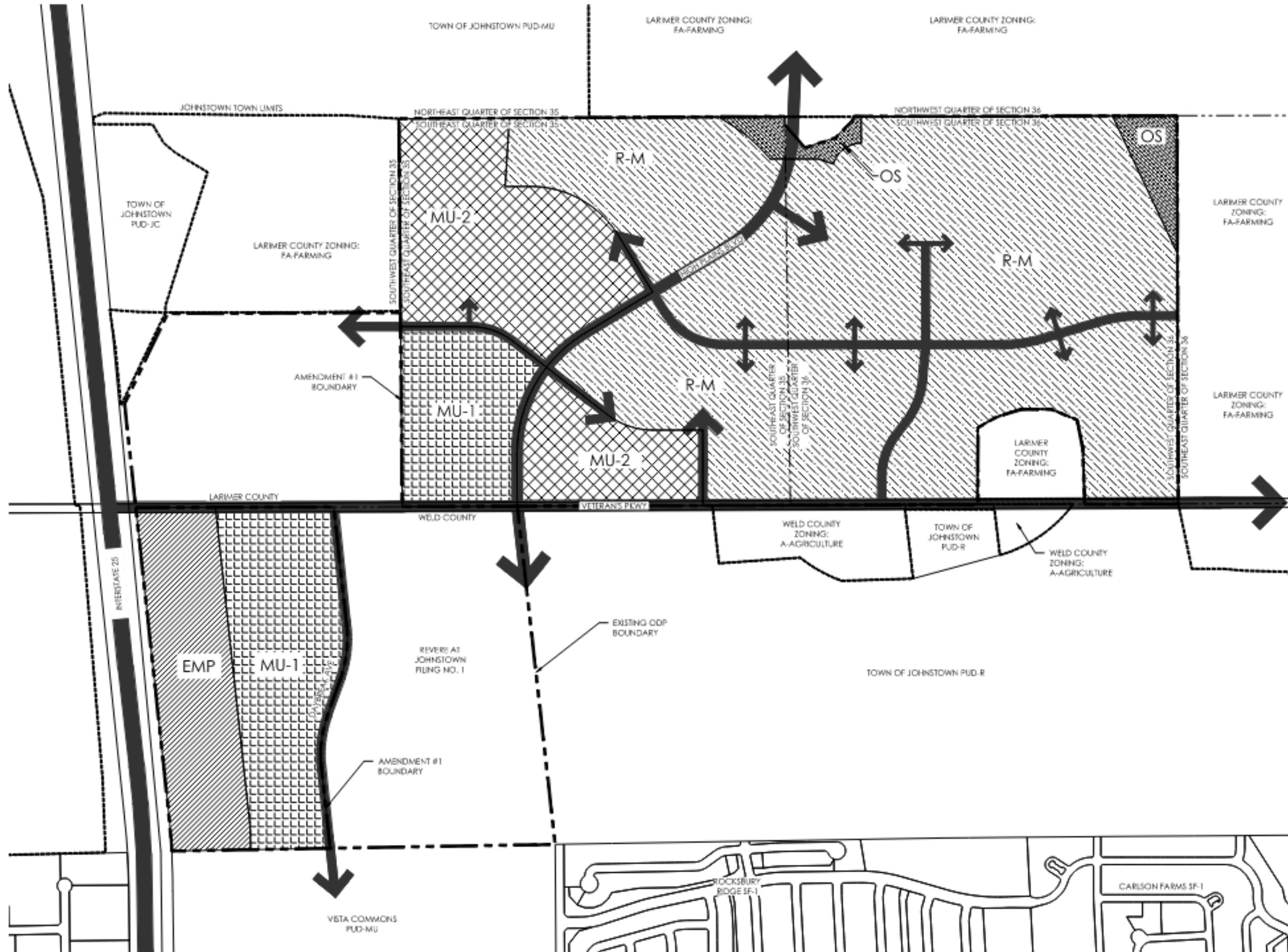


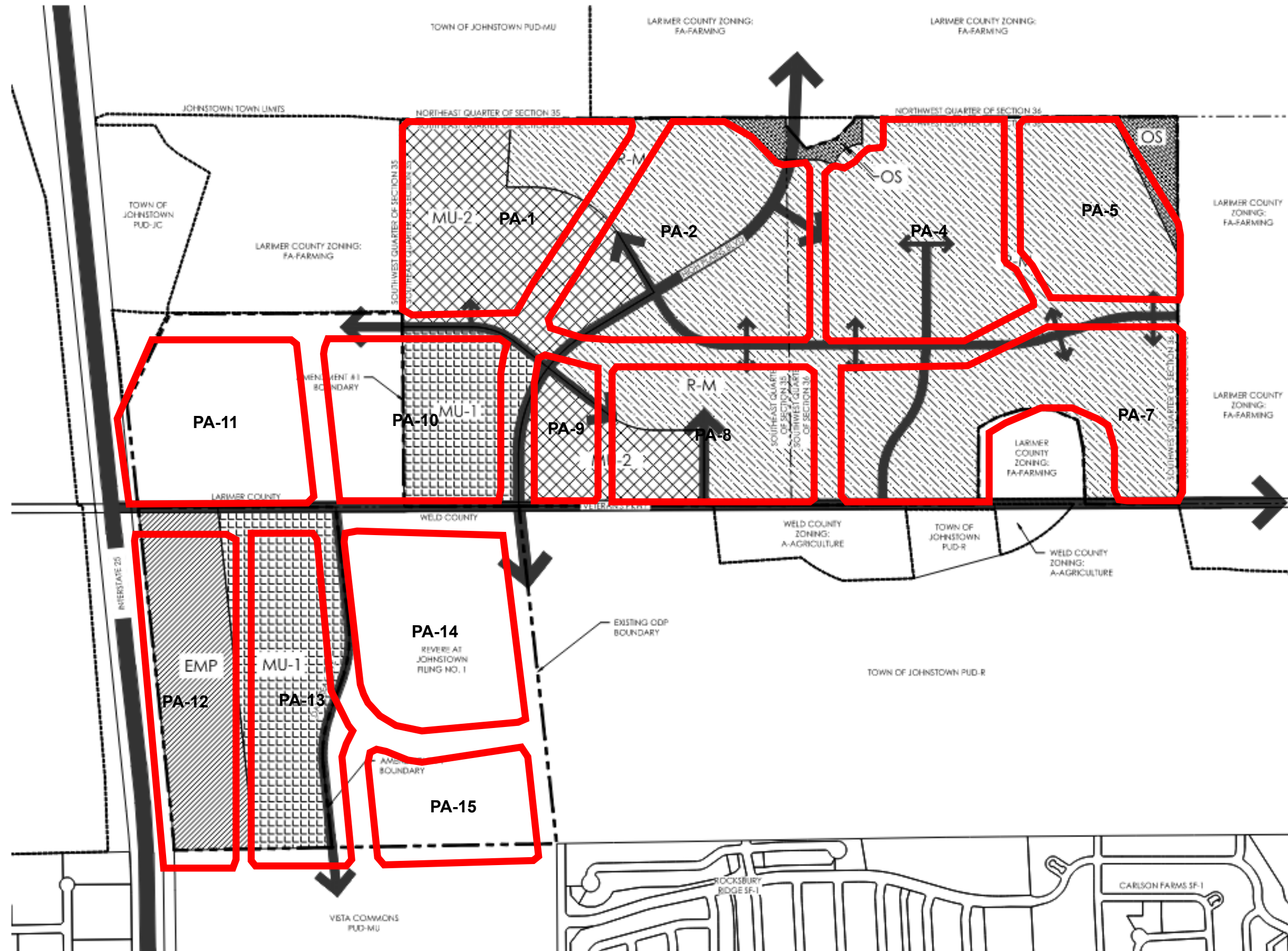


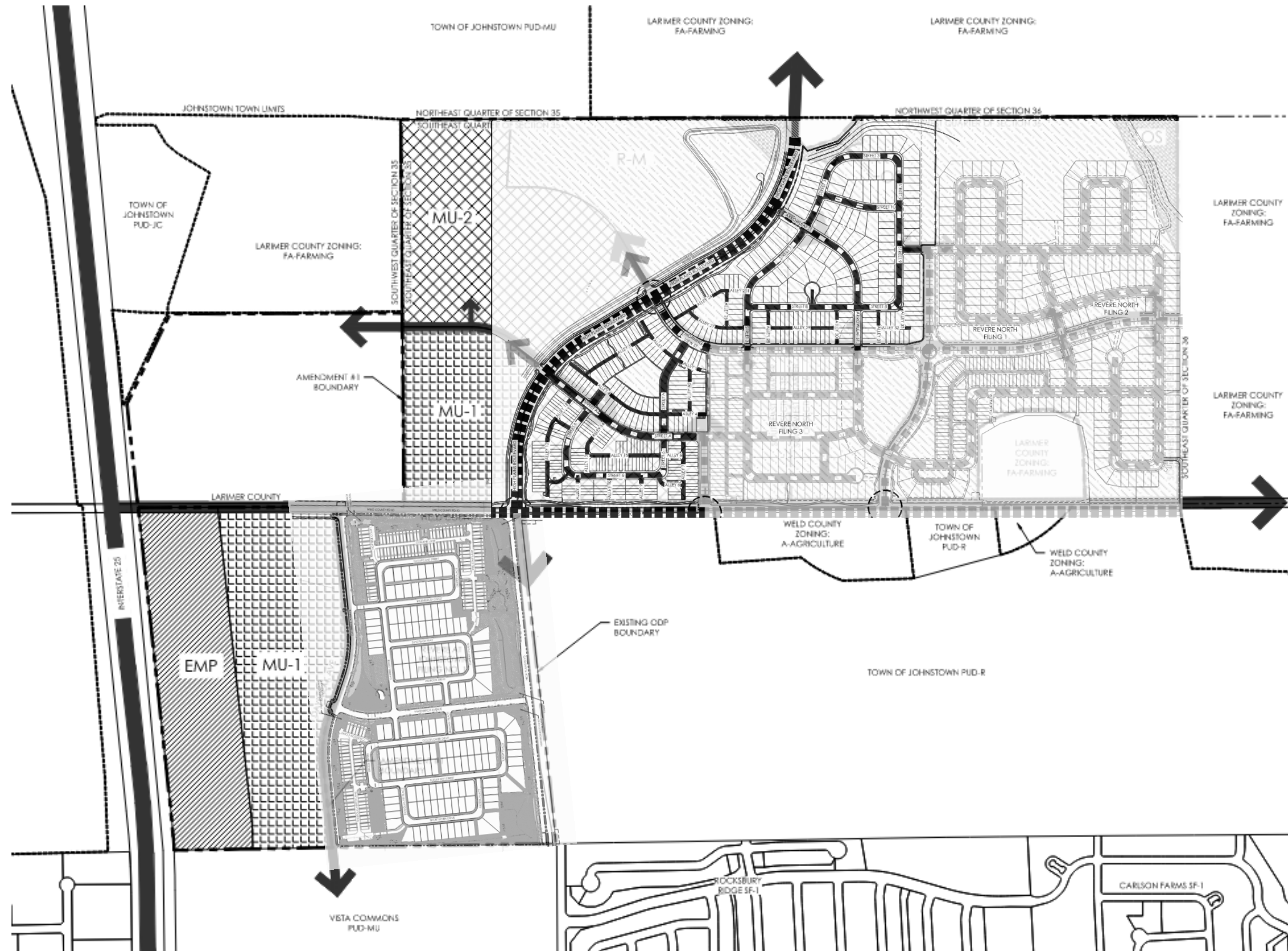


Current ODP









Questions for staff?





REVERE AT JOHNSTOWN

GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN (ODP) AMENDMENT

NOVEMBER 12, 2025



FORESTAR



ENTITLEMENT APPROVALS:

- Great Plains Village ODP Approved 1/6/2020
- REVERE AT JOHNSTOWN F1 Final Plat/FDP Approved 3/22/2022
- REVERE NORTH F1 & F2 – Final Plat/FDP Approved 8/21/2024
- REVERE NORTH F3 – Final Plat/FDP - 3rd Town Review
 - Anticipate FDP/Final Plat Approval February 2026
- REVERE NORTH F4-6 – Prelim Plat/PDP – 2nd Town Review
 - Anticipate PDP/Prelim Plat Approval Spring 2026
- Great Plains Village ODP Amendment



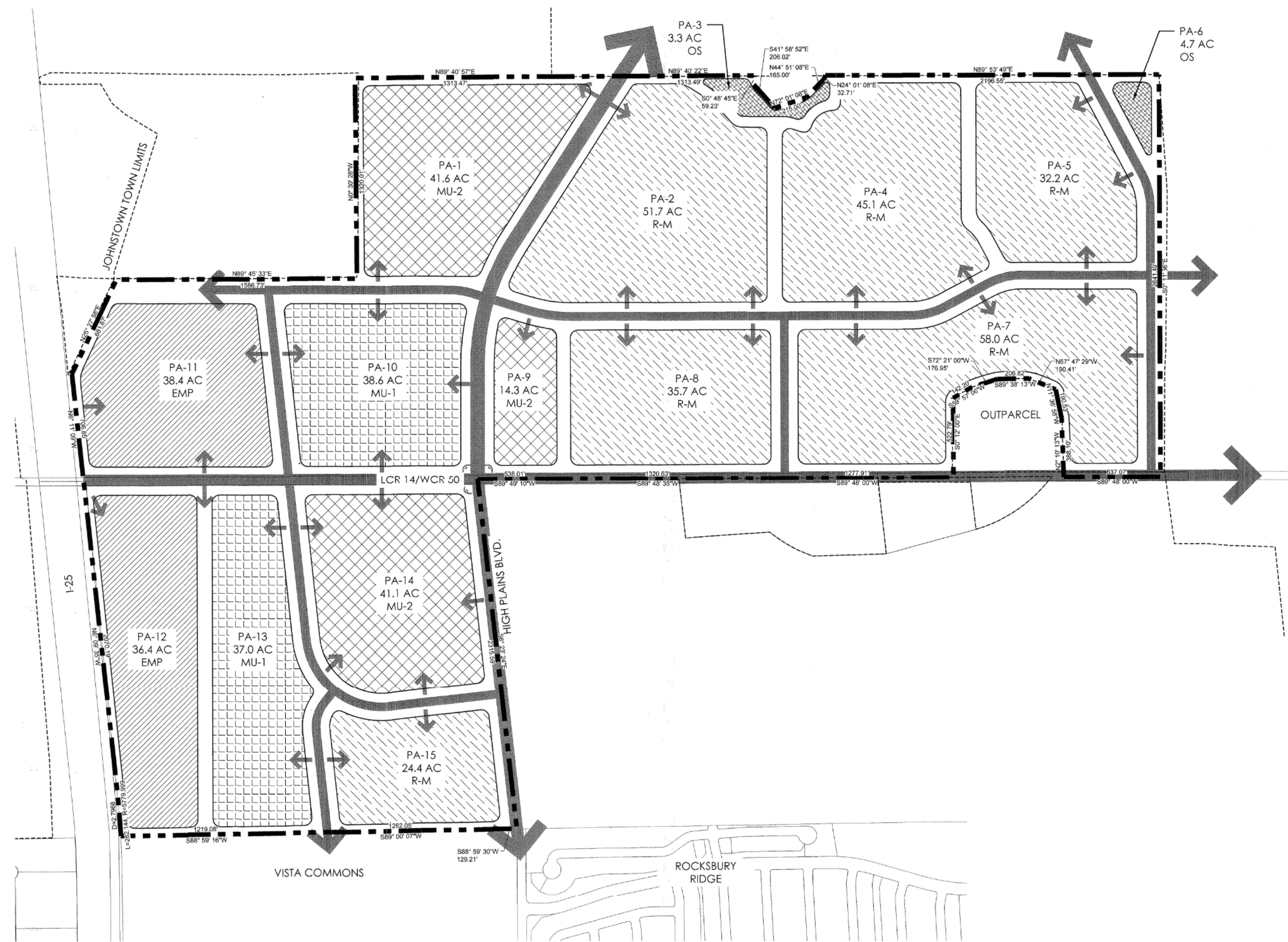
REVERE

AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN

GREAT PLAINS
VILLAGE ODP

APPROVED
JANUARY 2020



LAND USE PLAN



REVERE
AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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

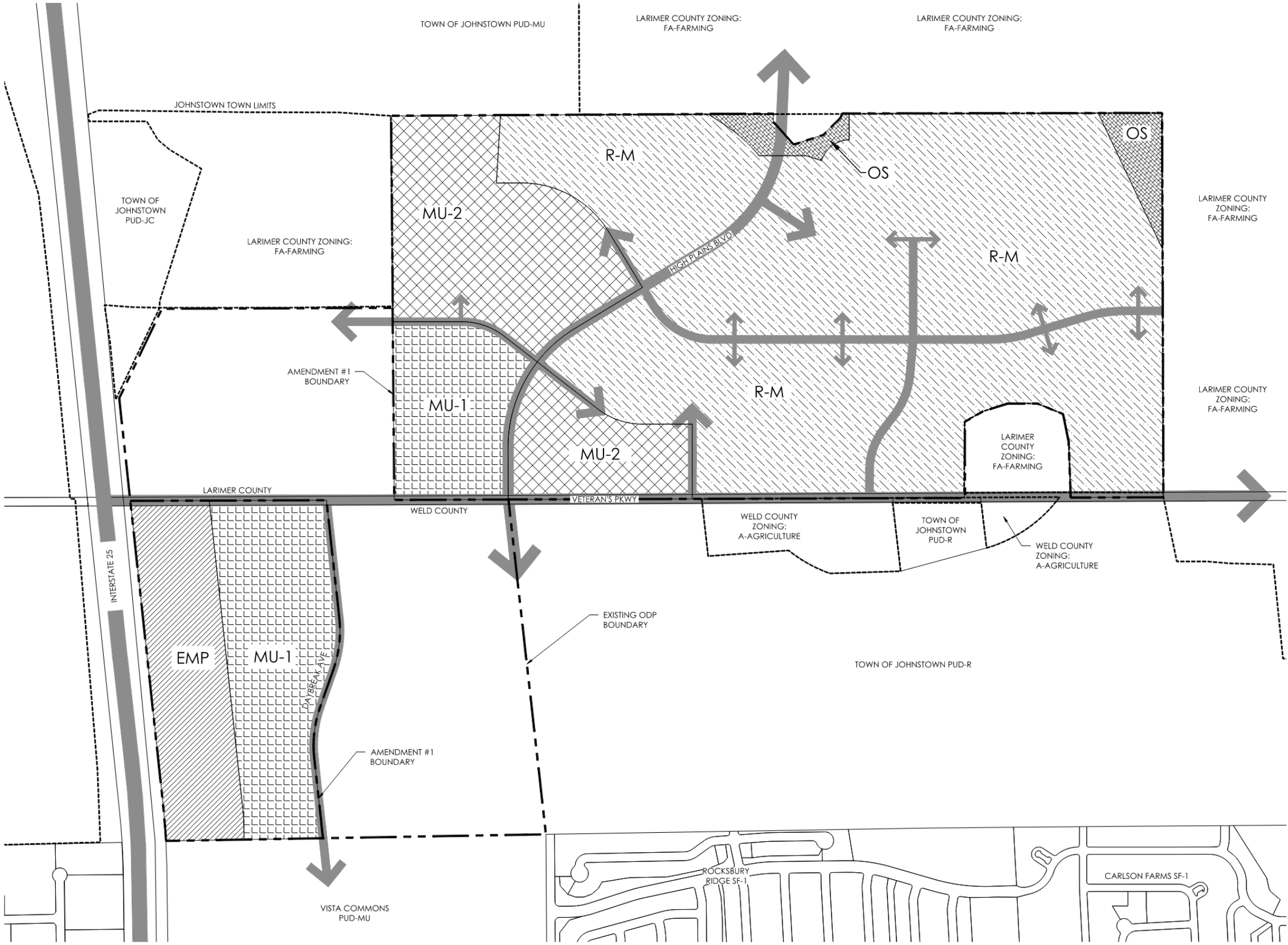
THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE DISTRICT. 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 DEVELOPMENT SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

B. MAXIMUM RESIDENTIAL UNITS PER AREA

AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD AMENDMENT EXCEED 1,680 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

C. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

AT NO TIME SHALL THE OVERALL PUD AMENDMENT COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



LAND USE PLAN

DEVELOPMENT SUMMARY				
LAND USE DISTRICT	COMMERCIAL	RESIDENTIAL		
	MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
EMPLOYMENT				
MEDIUM DENSITY RESIDENTIAL		3	8	
MIXED USE - 1		8	20	
MIXED USE - 2		3	20	
OPEN SPACE				
TOTAL	2,400,000			1,680

NOTE: THE APPROVED GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN ALLOWS A TOTAL OF 2,000 RESIDENTIAL UNITS. THE 1,680 MAX UNITS/AREA STATED ABOVE IS THE RESULT OF THE APPROVED 2,000 TOTAL UNITS ALLOWED MINUS THE PLATTED 320 RESIDENTIAL UNITS IN REVERE AT JOHNSTOWN FILING NO. 1.

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



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1	APRIL 4, 2025

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
LAND USE PLAN

SHEET
2 OF 10

GREAT PLAINS
VILLAGE ODP
AMENDMENT
#1

4/2/2025 12:28 PM: P:\FORESTAR\GREAT PLAINS VILLAGE\ODP AMENDMENT #1\ODP AMENDMENT TOWN OF JOHNSTOWN LAND USE PLAN.DWG



OUTLINE DEVELOPMENT PLAN

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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

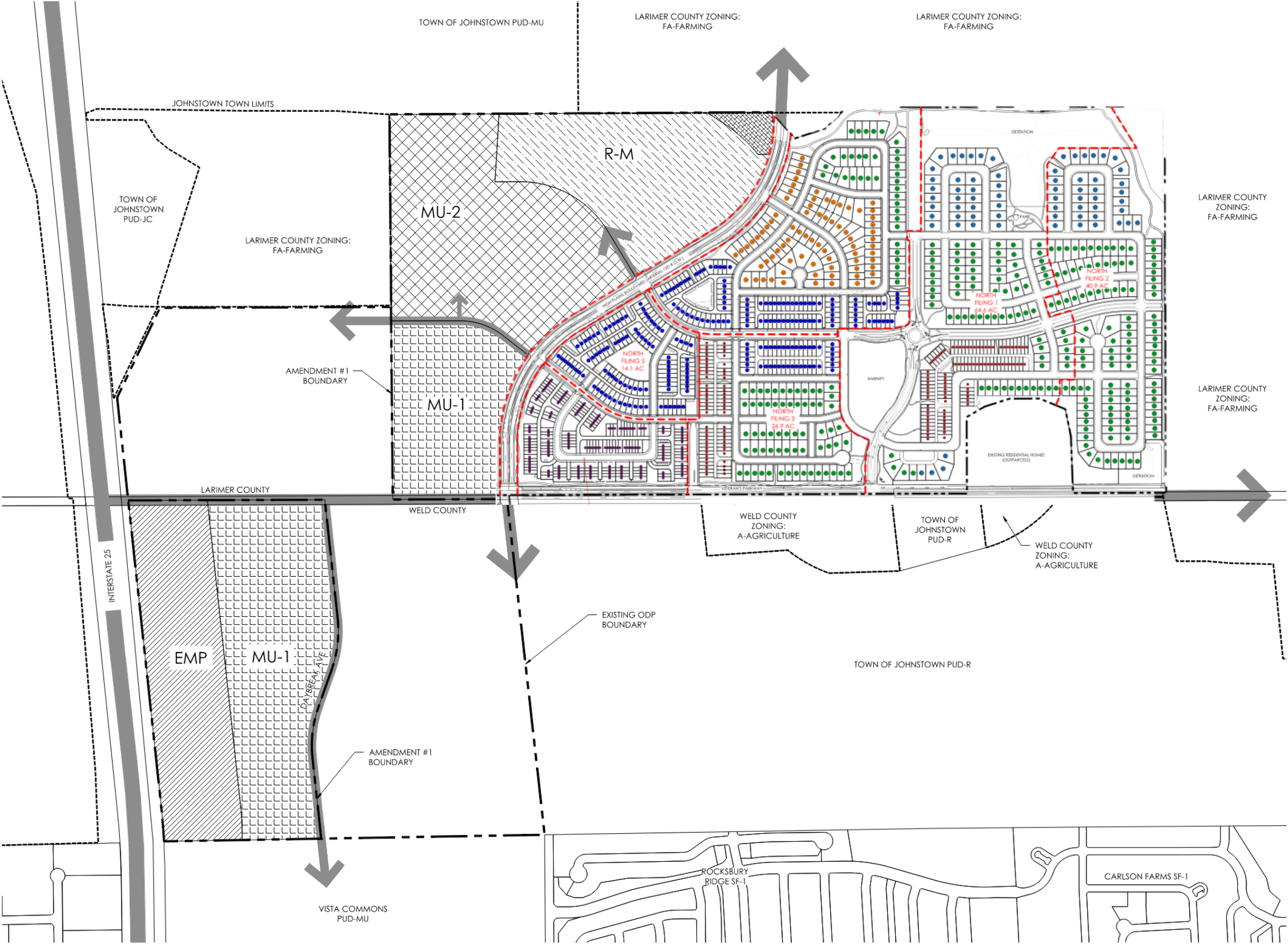
THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE DISTRICT. 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 DEVELOPMENT SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

B. MAXIMUM RESIDENTIAL UNITS PER AREA

AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD AMENDMENT EXCEED 1,680 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

C. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

AT NO TIME SHALL THE OVERALL PUD AMENDMENT COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



LAND USE PLAN

DEVELOPMENT SUMMARY				
LAND USE DISTRICT	COMMERCIAL	RESIDENTIAL		
	MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
EMPLOYMENT				
MEDIUM DENSITY RESIDENTIAL		3	8	
MIXED USE - 1		8	20	
MIXED USE - 2		3	20	
OPEN SPACE				
TOTAL	2,400,000			1,680

NOTE: THE APPROVED GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN ALLOWS A TOTAL OF 2,000 RESIDENTIAL UNITS. THE 1,680 MAX UNITS/AREA STATED ABOVE IS THE RESULT OF THE APPROVED 2,000 TOTAL UNITS ALLOWED MINUS THE PLATTED 320 RESIDENTIAL UNITS IN REVERE AT JOHNSTOWN FILING NO. 1.

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



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1	APRIL 4, 2025

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
LAND USE PLAN

SHEET
2 OF 10

GREAT PLAINS
VILLAGE ODP
AMENDMENT
#1

4/4/2025 12:38 PM: P:\PROJECTS\GREAT PLAINS VILLAGE\ODP AMENDMENT\GDP-ODP-AMENDMENT-1\GDP-ODP-AMENDMENT-1\LAND USE PLAN.DWG



REVERE
AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN

ODP AMENDMENT CHANGES:

- Updating ODP to sync with previous approved FDP and future PDP/FDP
- High Plains Blvd alignment shift to match Town Master Transportation Plan
- Grasslands Blvd alignment shift to match Revere North F1/F2/F3
- Internal access road alignment shift
- Minor boundary changes (MU-2/R-M) with re-aligned High Plains Blvd

Of Note:

- Residential unit count does not change
 - Max 1,680 Residential Units
- Max allowed Commercial square footage does not change
 - Max 2,400,000 sf Commercial
- High Plains Boulevard/Veterans Parkway Intersection does not change

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
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

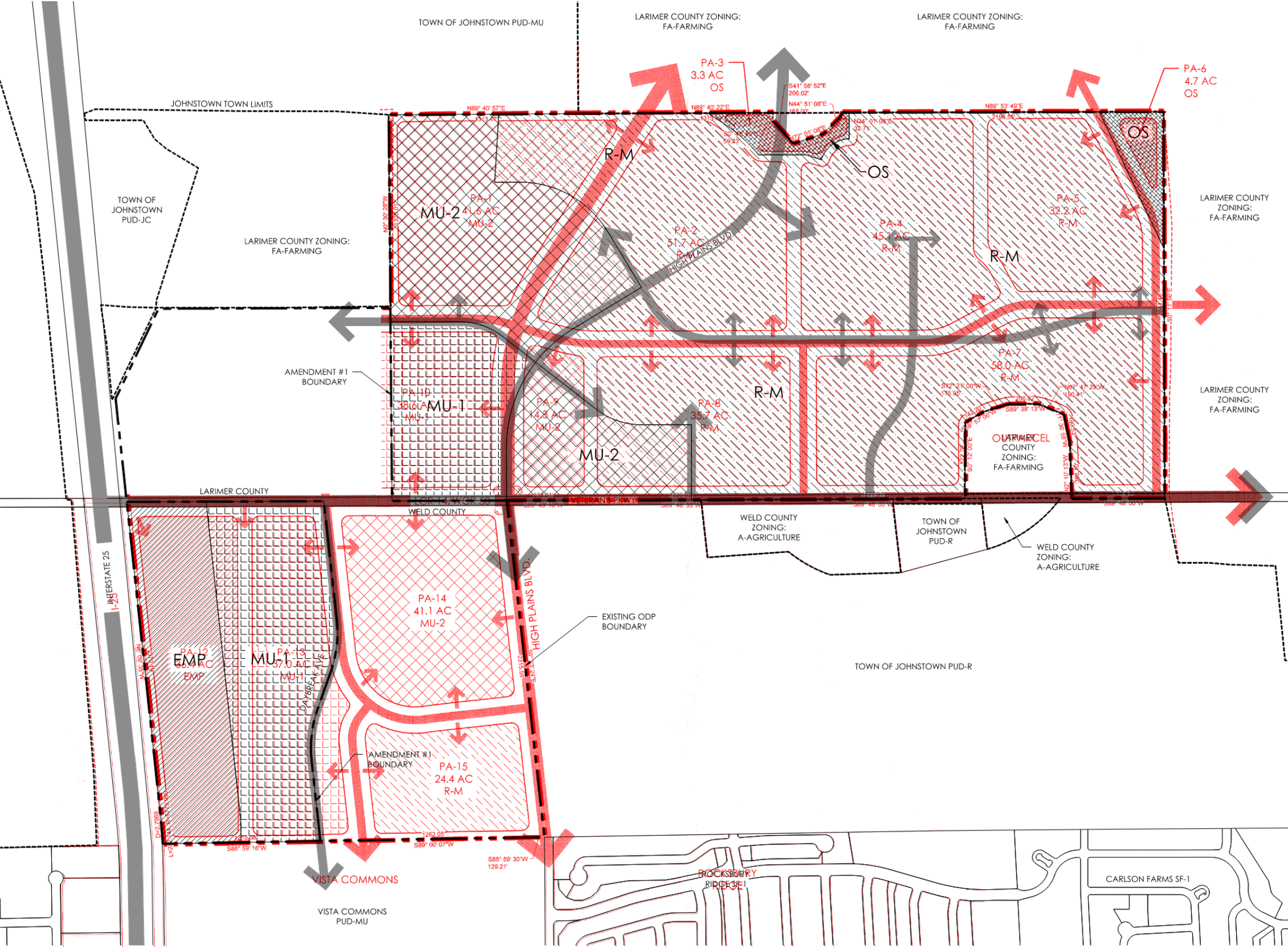
THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE DISTRICT. 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 DEVELOPMENT SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

B. MAXIMUM RESIDENTIAL UNITS PER AREA

AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD AMENDMENT EXCEED 1,680 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

C. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

AT NO TIME SHALL THE OVERALL PUD AMENDMENT COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



LAND USE PLAN

DEVELOPMENT SUMMARY				
LAND USE DISTRICT	COMMERCIAL	RESIDENTIAL		
	MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
EMPLOYMENT				
MEDIUM DENSITY RESIDENTIAL		3	8	
MIXED USE - 1		8	20	
MIXED USE - 2		3	20	
OPEN SPACE				
TOTAL	2,400,000			1,680

NOTE: THE APPROVED GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN ALLOWS A TOTAL OF 2,000 RESIDENTIAL UNITS. THE 1,680 MAX UNITS/AREA STATED ABOVE IS THE RESULT OF THE APPROVED 2,000 TOTAL UNITS ALLOWED MINUS THE PLATTED 320 RESIDENTIAL UNITS IN REVERE AT JOHNSTOWN FILING NO. 1.

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



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1	APRIL 4, 2025

GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT #1
LAND USE PLAN

SHEET
2 OF 10

GREAT PLAINS
VILLAGE ODP
COMPARISON

RED – APPROVED
ODP

GRAY – ODP
AMENDMENT #1

4/4/2025 12:38 PM - P:\FORESTAR\GREAT PLAINS VILLAGE\ODP AMENDMENT\1\ODP\ODP AMENDMENT - LSP\PA\ODP LAND USE PLAN.DWG



OUTLINE DEVELOPMENT PLAN

THANK YOU





Town of Johnstown

November 2025 Building Permit Statistics

Single Family Residential

Current Month: 19 Issued ytd: 450

Commercial

*New Building Issued ytd 18

Duplex	3-plex	4-plex	5-plex	6-plex	7-plex	Apartment Bldgs
21	0	0	0	0	0	11

Other Residential

(basements/alterations/additions)

Issued ytd 940

Other Commercial

* (tenant finish/alterations/additions)

Issued ytd 92

Fees collected at permit issuance	Residential YTD	Commercial YTD
Construction Valuation	\$170,714,881.96	\$65,581,758.94
Building permit fees	\$1,282,224.24	\$601,587.43
F&F or F&F Credit	\$0.00	\$0.00
Paving	\$0.00	\$0.00
Water Upgrade	\$0.00	\$0.00
Water & Sewer Reimbursement	\$0.00	\$0.00
Raw Water Development Fee	\$2,654,802.00	\$595,689.00
Water Meter	\$214,214.00	\$21,335.32
Water Tap	\$3,080,910	\$694,077.00
Sewer Tap	\$3,930,086.00	\$1,986,253.00
Regional Sewer Development fees	\$1,938,500.00	\$1,288,500.00
Sewer Inspection Fee	\$43,200.00	\$6,000.00
Park	\$211,000.00	\$211,500.00
Use Tax	\$2,737,026.89	\$855,455.63
Larimer Use Tax	\$294,330.74	\$111,820.97
Open Space Impact Fee	\$599,170.00	\$518,700.00
Library Impact Fee	\$576,093.00	\$498,960.00
Public Facilities Impact Fee	\$797,346.00	\$702,021.90
Police Facilities Impact Fee	\$362,953.00	\$325,191.53
Transportation Facilities Impact Fee	\$1,393,661.00	\$1,285,720.18
402 Interchange Fee	\$89,428.00	\$73,752.00
High Plains Blvd Reimbursement Fee	\$0.00	\$0.00
West Water Fee	\$287,120.00	\$2,308.60
Reinspection Fee	\$15,600.00	\$350.00
TOTAL FEES (YTD)	\$ 21,507,664.87	\$9,779,222.56

The Community That Cares

www.TownofJohnstown.com

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

Building permits issued for individual dwelling units - 1991 to (date)

Single family, duplex, 3-plex, 4-plex, 5-plex, 6-plex, 7-plex*						
Year	Issued	Month avg		Year	Issued	Month avg
1961 - 90	165	0.0		2016	132	11.00
1991	2	0.17		2017	140	11.67
1992	5	0.42		2018	126	10.50
1993	7	0.75		2019	87	7.25
1994	47	3.92		2020	108	9.75
1995	106	8.83		2021	184	15.33
1996	145	12.00		2022	446	37.16
1997	143	11.92		2023*	411	41.10
1998	175	14..58		2024	526	43.84
1999	145	12.08		2025	450	40.90
2000	134	11.92				
2001	152	12.67		TOTAL	7044	
2002	262	21.92				
2003	284	24.17				
2004	331	27.67				
2005	375	31.33				
2006	180	15.75				
2007	160	133.42				
2008	97	8.00				
2009	89	7.42				
2010	124	10.33				
2011	184	15.34				
2012	310	25.84				
2013	378	31.50				
2014	272	22.67				
2015	162	13.50				

*Starting in 2023, number represents total number of units constructed including all single-family type structures. This number does not include apartments. Prior to 2023, the number represents single-family units only.

The Community That Cares

www.TownofJohnstown.com

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