



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

Town Council Regular Meeting
450 S. Parish, Johnstown, CO
Monday, January 5, 2026 at 7:00 PM

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

Agenda

Call to Order

Roll Call

Agenda Approval

Special Presentations

1. Business of the Month
2. New Employee Introductions

Public Comment

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

Consent Agenda

The Consent Agenda includes routine items that are approved together through a single motion and vote. Any member of the Council or staff may request to remove an item from the Consent Agenda and move it to the Regular Agenda for separate discussion.

3. December 15, 2025 Town Council Meeting Minutes
4. 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 - Second Reading
5. Resolution 2026-1: Designating the Posting Places for Posting Notices Pursuant to C.R.S. 24-6-402(2)(c)
6. Ordinance 2025-284: Amendment to the Great Plains Village Outline Development Plan - Second Reading
7. December 2025 List of Bills

8. First Amendment to the Subdivision Development and Improvement Agreement Between the Town of Johnstown and Encore HoldCo LLC

Town Manager Report

9. Town Manager's Report

Town Attorney Report

Old Business

New Business

10. Professional Services Agreement with Wenk Associates, Inc. for Final Design of Letford Park Improvements
11. Tower Lease Agreement with Ascent Broadband, LLC
12. Resolution 2026-04: Supporting a Grant Application By the Town of Johnstown to the State Board of The Great Outdoors Trust Fund for the Letford Park Project
13. Resolution 2026-5: Amending the Consolidated Town Fee Schedule

Public Hearing

14. Ordinance 2026-285 Amending Section 6-3 of the Johnstown Municipal Code Concerning Annual Business Licenses; Section 6-63 of the Johnstown Municipal Code Concerning Short-Term Rental License; and Sections 6-172 and 6-175 of the Johnstown Municipal Code Concerning Liquor Licensing; Repealing Article III of Chapter 5 Concerning Telephone Occupation Tax

Council Reports and Comments

Mayor's Comments

Informational Items

15. Informational Items

Executive Session

Adjourn

Americans with Disabilities Act Notice

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

THE COMMUNITY THAT CARES



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TOWN COUNCIL REGULAR MEETING
450 S. Parish, Johnstown, CO
Monday, December 15, 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:

- **Michael P. Duncan**, Mayor
- **Chad Young**, Mayor Pro Tem
- **Jesse Molinar Jr.**, Councilmember
- **Dee Anne Menzies**, Councilmember
- **Andrew Paranto**, Councilmember
- **Dianne Morris**, Councilmember

Absent:

- **Damien Berg**, Councilmember

AGENDA APPROVAL

Motion by Councilmember Molinar and seconded by Councilmember Morris to approve the agenda as presented.

Upon vote, motion passed unanimously.

PUBLIC COMMENT

The Community that Cares

- Mario Herrera, 4000 Loma Vista Place, asked how the Town can get more involved with the people who neighbor new development.
- Jennifer Walter, 511 N. Harding Avenue, spoke in opposition to AI centers and data infrastructure industries in Johnstown.

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

- Grace Ledl, 2108 Christopher Court, expressed concerns about AI centers in Johnstown.
- Cearra Halverson, 2220 Waylon Drive, had concerns about AI big tech.
- Brittani Ebel, 4350 Cobblestone Lane, spoke about her love from the small-town farming community that is Johnstown. She asked to keep the growth in Ledge Rock.
- Christina Athanasopoulos, 2671 Osprey Way, shared opposition to AI centers in Johnstown.
- Kerry Holle, 2005 Goldenvue Drive, expressed concerns about the plan that Larson will be submitting.
- Tonya Anderson, 2107 Kiersi Court, discussed the YMCA audit and asked for transparency and keeping residents informed.

CONSENT AGENDA

Motion by Councilmember Menzies and seconded by Councilmember Molinar to approve the consent agenda as presented:

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

Upon vote, motion passed unanimously.

TOWN MANAGER'S REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

Professional Services Agreement between Town of Johnstown and Fransen-Pittman Construction Co., Inc: Town Manager Matt LeCerf presented.

Motion by Councilmember Menzies and seconded by Councilmember Paranto to approve the Professional Services Agreement between the Town of Johnstown and Fransen-Pittman as presented.

Upon vote, motion passed unanimously.

PUBLIC HEARING:

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

At 7:26 Mayor Duncan opened the public hearing.

Finance Director Kristyn Unrein presented the proposed resolution.

At 7:31 Mayor Duncan closed the public hearing.

Motion by Councilmember Paranto and seconded by Councilmember Molinar to approve Resolution 2025-42 as presented.

Upon vote, motion passed unanimously.

Ordinance 2025-284 Approving the Outline Development Plan Amendment #1 for Great Plains Village:

At 7:32 Mayor Duncan opened the public hearing.

Planner James Shrout presented the proposed amendment.

Zack Ross addressed Council on behalf of the applicant.

Mario Herrera, 4000 Loma Vista Place, shared his thoughts on the lack of collaboration between the developer and the neighboring property owners.

At 7:54 Mayor Duncan closed the public hearing.

Motion by Mayor Pro Tem Young and seconded by Councilmember Molinar to approve Ordinance 2025-284 approving the amendment to the Great Plains Village Outline Development Plan on first reading.

Upon vote, motion unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: He wished everyone a Merry Christmas and Happy New Year. He mentioned the YMCA cure procedure and encouraged keeping everyone updated.

Councilmember Morris: She wished everyone a Merry Christmas. She expressed concerns about the unredacted audit. She expressed her sympathies for all the recent tragedies.

Councilmember Molinar: Nothing at this time.

Councilmember Menzies: She wished everyone a Merry Christmas and Happy Hanukah. She mentioned the grants funded for Larimer Mental Health. She also mentioned the Xcel Energy wind concerns.

Mayor Pro Tem Young: He took a moment to recognize the Johnstown Jingle. It is a great event for the community to come together. The Downtown looks fantastic. He is grateful to be part of this community.

MAYOR COMMENTS: He has heard the comments of the community and if a project were to ever happen in Johnstown it would go through a transparent process. He wished everyone a Merry Christmas.

EXECUTIVE SESSION:

*Motion by Mayor Pro Tem Young and seconded by Councilmember Paranto to go into executive session for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under CRS 24-6-402(4)(e) regarding Project Playground.
Upon vote, motion passed unanimously.*

At 8:06 Mayor Duncan recessed the meeting to go into executive session.

At 8:31 Mayor Duncan reconvened the meeting.

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 8:31 p.m.

Approved by Town Council:

Michael P. Duncan, Mayor

Attest:

Meghan C. Martinez, MMC, Town Clerk



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Town Council Consent Agenda Communication

Agenda Date: January 5, 2026

Subject: 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 - Second Reading

Attachments: 1. Ordinance 2025-281 Amending Article X of Chapter 10 Concerning Weapons and Adding Section 10-77 Concerning Throwing Missiles

Presented by: Jeff Strossner, Chief of Police

Agenda Item Description:

Ordinance No. 2025-281 was reviewed by Council on December 1, 2025 and was passed upon first reading.

Earlier this year, Mayor Duncan and Council requested a review of the Town's weapons ordinances regarding the possession of suppressors, which the Colorado Revised Statutes (C.R.S.) refers to as silencers. Upon reviewing all the Town's weapons ordinances, it was discovered that several ordinances are repeated within C.R.S. resulting in some Town penalties being less than required by the State of Colorado. In 2021, Senate Bill 2021-256 implemented *C.R.S. 29-11.7-103 Local regulations governing firearms permitted*, prohibiting local governments from making a firearm regulation less restrictive than state law. Further, all less restrictive ordinances on the books prior to 2021 were declared void and unenforceable.

The legislative environment pertaining to weapons has been rapidly evolving with frequent changes. The goal of the revision is to simplify the Article to reduce the frequency of revisions caused by changes in C.R.S. while also preserving some Town autonomy for minor weapons offenses that often involve juveniles.

During the October 25, 2025 Council Work Session, proposed changes to the weapons' ordinances were presented and discussed. The ordinance before Council is the product of the conversation, balancing community safety and brings the ordinance into compliance with C.R.S. 29-11.7-103. Following is a summary of the changes in this revision:

- Redefining the term illegal weapons to match the state definition, eliminating terms defined in State law as dangerous weapons, while adding a few additional martial arts type weapons.
- Adding terms to the definitions.
- Adding "Weapon sales prohibited" at any special event held in the public, such as BBQ Days, Cinco De Mayo, Fall Fest, etc.
- Simplifying the "Prohibited use of weapons" section.

- Adding Section 10-77 Throwing missiles, to Article IV of Chapter X, pertaining to unlawful throwing of missiles (stones, snowballs, rocks, etc.), providing an exception for voluntary participation in snowball fights.
- Repeals the following weapons violations:
 1. Sec. 10-194 Possession of defaced firearm, repealed and replaced with "Prohibited use of weapons"
 2. Sec. 10-195 Defacing a firearm, repealed and replaced with "Weapon sales prohibited"
 3. Sec. 10-196(a) Carrying a weapon — regarding carrying a concealed weapon, renaming the section title to "Carrying a firearm in Town buildings"
 4. Sec. 10-197 Prohibited use of weapons, moved to Sec. 10-194 and simplified.
 5. Sec. 10-198 Possessing, carrying or using dangerous or deadly weapons, now simplified and included in revised ordinances.

The updates to this article have been simplified to enhance clarity for the community and improve enforcement by the Johnstown Police Department.

Strategic Plan Alignment:

Safe & Welcoming Community

- Provide and maintain public safety services and awareness in our community

Legal Advice:

Ordinance reviewed and finalized by Attorney.

Financial Advice:

No fiscal impact.

Recommended Action:

Staff recommends approval of Ordinance 2025-281 Amending Chapter 10, Article X and Adding Section 10-77 Throwing Missiles.

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-281

**AN ORDINANCE AMENDING ARTICLE X OF CHAPTER 10 OF THE
JOHNSTOWN MUNICIPAL CODE CONCERNING WEAPONS
REGULATIONS AND ADDING SECTION 10-77 INTO THE JOHNSTOWN
MUNICIPAL CODE CONCERNING THROWING MISSILES**

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, Article X of Chapter 10 of the Johnstown Municipal Code contains weapons regulations; and

WHEREAS, Chief Strossner of the Johnstown Police Department recommends that the Town Council substantially modify the Town’s weapons regulations to, among other revisions, provide that weapons offenses related to bombs, firearm silencers, machine guns, short shotguns, short rifles, defaced firearms, concealed knives and concealed firearms be regulated pursuant to state law and, if violations are committed, be cited into county court; and

WHEREAS, Chief Strossner further recommends that the Town Council add weapons regulations into the Johnstown Municipal Code concerning, among others, the possession of butterfly knives, throwing stars and nunchaku weapons, sales of weapons at special events and throwing missiles; and

WHEREAS, based on the Chief of Police’s recommendations, the Town Council desires to amend Article X of Chapter 10 of the Johnstown Municipal Code and add Section 10-77 into the Johnstown Municipal Code concerning throwing missiles; 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.

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

Section 1. Recitals. The recitals set forth above are affirmed and incorporated herein.

Section 2. Section 10-77. Section 10-77 is hereby added to Article IV of Chapter X of the Johnstown Municipal Code and shall read as follows:

Sec. 10-77. Throwing missiles.

It shall be unlawful for any person to throw stones, snowballs, missiles or other objects at a vehicle, building, tree, animal or public or private property, or upon or at any person in the public way or upon other public ground, except that persons may mutually and voluntarily participate in snowball fights when the intention is not to cause harm to another person.

Section 3. Section 10-191. Section 10-191 of the Johnstown Municipal Code is hereby amended to: (i) repeal and omit the definitions of *bomb*, *firearm silencer*, *machine gun*, *short rifle*, and *short shotgun* and (ii) add the following definitions to be inserted in alphabetical order as follows:

Butterfly knife (bailsong or fan knife) means any knife with a blade fastened to a handle by a pivot so that the blade may be concealed within the handle(s) when closed and may be exposed by rotating, flipping, or otherwise manipulating one or more handle parts.

Illegal weapon means a blackjack, gas gun, metallic knuckles, gravity knife, switchblade knife, butterfly knife, throwing star, or nunchaku.

Nunchaku means an instrument consisting of two sticks, clubs, bars, or rods to be used as handles connected by a rope, cord, wire, or chain, which is in the design of a weapon used in connection with the practice of a system of self-defense.

Throwing Star means a disk having sharp radiating points or any disk-shaped bladed object which is hand-held and thrown and which is in the design of a weapon used in connection with the practice of a system of self-defense.

Section 4. Section 10-193. Section 10-193 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

Sec. 10-193. Possessing an illegal weapon.

- (a) Except as provided below, it shall be unlawful for any person, other than a peace officer or member of the Armed Forces of the United States or State National Guard acting in the lawful discharge of their duties, to knowingly possess an illegal weapon.
- (b) The casing and transport of a gas gun, butterfly knife, throwing star or nunchaku for use at a range or in a martial arts studio or demonstration shall not constitute a violation of subsection (a).

Section 5. Section 10-194. Section 10-194 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

Sec. 10-194. Prohibited use of weapons.

It shall be unlawful for any person to discharge within the Town any firearm, air gun, spring gun, gas-operated gun, crossbow or bow and arrow.

Section 6. Section 10-195. Section 10-195 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

Sec. 10-195. Weapon sales prohibited.

It shall be unlawful for the owner, operator, manager or employee of any tent, booth, or display at a Town special event to offer, sell, give away, or display any illegal weapon.

Section 7. Section 10-196. Section 10-196 of the Johnstown Municipal Code is hereby amended as follows:

- A. The title shall hereinafter read: “Carrying firearms in Town buildings;” and
- B. Subsection 10-196(a) is hereby repealed and subsections (b), (c), and (d) of Section 10-196 are hereby renumbered respectively to be referenced as subsections (a), (b) and (c).

Section 8. Section 10-197. Section 10-197 of the Johnstown Municipal Code is hereby repealed.

Section 9. Section 10-198. Section 10-198 of the Johnstown Municipal Code is hereby repealed.

Section 10. 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 11. Repealer. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any ordinance, or part thereof, heretofore repealed.

Section 12. 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: _____
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



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Town Council Consent Agenda Communication

Agenda Date: January 5, 2026

Subject: Resolution 2026-1: Designating the Posting Places for Posting Notices Pursuant to C.R.S. 24-6-402(2)(c)

Attachments: 1. Resolution 2026-1

Presented by: Meghan Martinez, Town Clerk

Agenda Item Description:

At the first meeting of each calendar year, the Town Council is required to designate the official posting place for meeting notices for the Town of Johnstown. For the 2026 calendar year, Staff recommends maintaining the current posting place without changes.

The resolution presented for consideration designates the Town of Johnstown website (JohnstownCO.gov) as the official posting location. This designation complies with all applicable state laws, the Johnstown Town Charter and the Johnstown Municipal Code.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Engage, inform and involve the community

Legal Advice:

The Town Attorney drafted the resolution.

Financial Advice:

N/A

Recommended Action:

Approve Resolution 2025-1 as presented.

Reviewed and Approved for Presentation

Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-01**

**RESOLUTION DESIGNATING THE PUBLIC PLACES FOR
POSTING NOTICES PURSUANT TO C.R.S. § 24-6-402(2)(c)**

WHEREAS, the Town of Johnstown, Colorado (the “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, Section 24-6-402(2)(c), C.R.S., requires that the Town Council annually, at its first regular meeting of the calendar year, designate the public places for posting notices of meetings; and

WHEREAS, Section 24-6-402(2)(c), C.R.S., further requires that the notices be published at least twenty-four (24) hours prior to a meeting; and

WHEREAS, consistent with state law, the Town Council hereby desires to designate the Town’s website as the location to post notices of Town Council meetings.

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

1. Notices of Town Council meetings shall be posted online on the Town’s website at www.johnstownco.gov.
2. If the Town is not able to post notices online due to exigent or emergency circumstances, such as a power outage or an interruption in internet service that prevents the public from accessing the notice online, notices of Town Council meetings shall be posted at Town Hall, 450 S. Parish Avenue, Johnstown, CO 80534.

PASSED, SIGNED, APPROVED, AND ADOPTED this 5th day of January 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan C. Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor



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Town Council Consent Agenda Communication

Agenda Date: January 5, 2026

Subject: Ordinance 2025-284: Amendment to the Great Plains Village Outline Development Plan - Second Reading

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:

On December 15, 2025, at a regularly scheduled meeting of the Town Council of the Town of Johnstown, a public hearing was held considering an amendment to the Great Plains Village Outline Development Plan. The Town Council heard testimony of the findings of fact by Town Planner James Shrout. Information provided by the planner included changes to the roadways to align with the approved Revere at Johnstown, filing 1 in Weld County, filings 1 and 2 in Larimer County, removal of planning areas, and reiterating that land uses and density will not change as a result of this amendment. At the conclusion of the staff presentation, the Town Council requested clarification on the planning areas and the changes requested to the approved planning areas. Town staff then introduced the applicant, Zane Ross, Entitlements Manager with Forestar Real Estate Group. Mr. Ross presented material for the amendment and shared with the Town Council what brought them to the point of requiring an amendment to the approved ODP. At the conclusion of Mr. Ross's presentation, the Town Council opened the floor to public comment. Public comments included being a good neighbor, Harry Lateral Ditch alignment concerns, and concerns about trespassing. The Town Council then asked the applicant questions about changes to density, product diversity, and reported concerns of trespassing, property damage, and requests not to use a picket fence. The Town Council of the Town of Johnstown closed the public hearing and voted in the affirmative to approve the amendment to the Great Plains Village Outline Development Plan on first reading.

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.

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@terracinadesign.com
Address:	10200 E. Girard Ave Buildin	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.

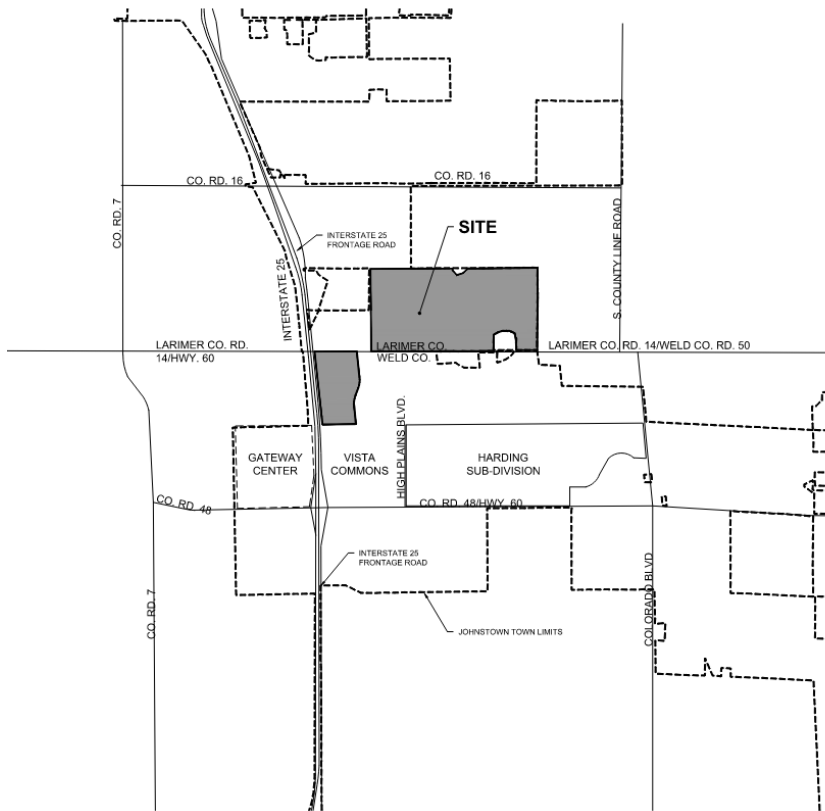
Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.

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;

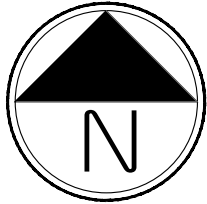
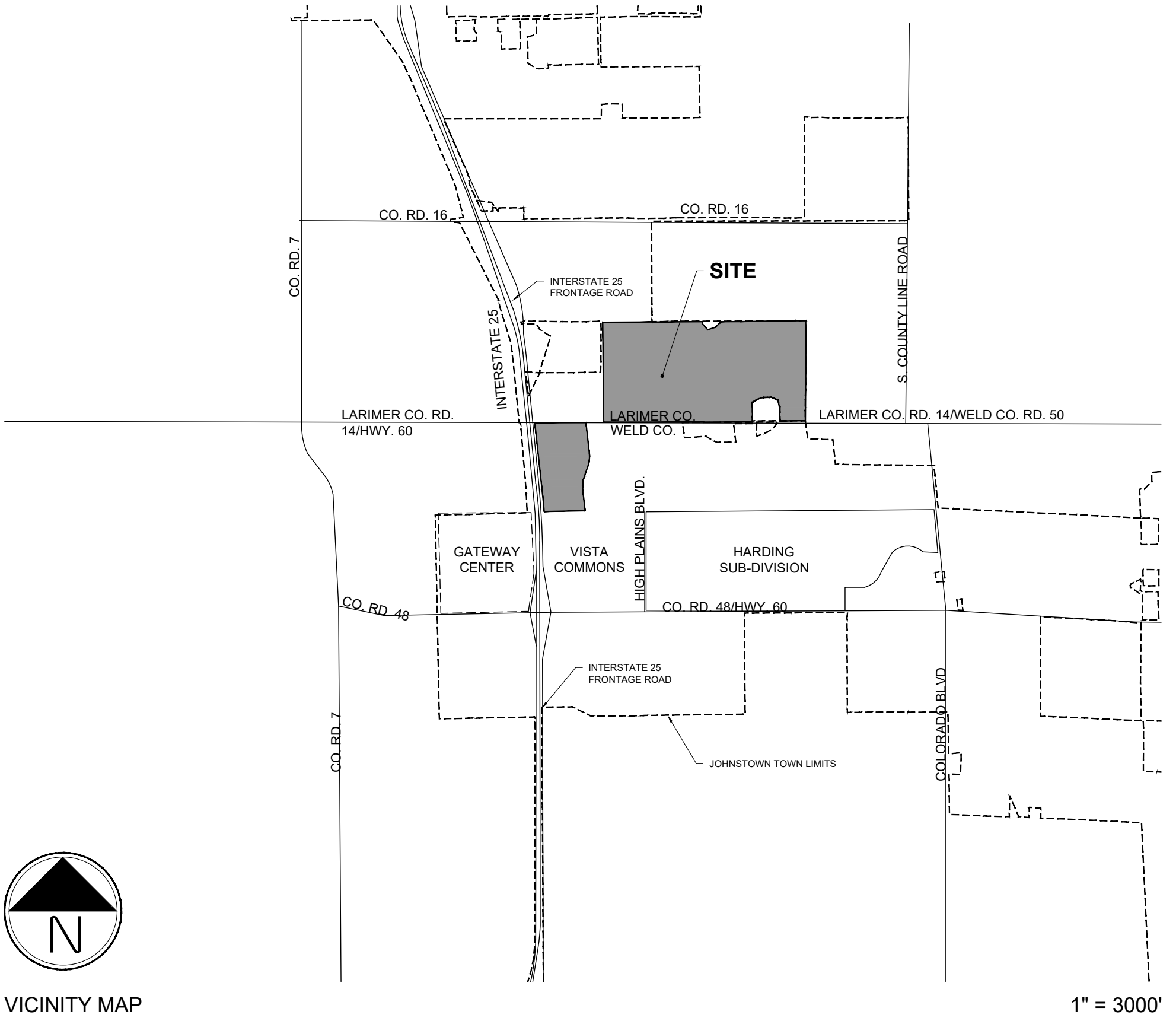
THENCE SOUTH 00°12'51" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION 36, A DISTANCE OF 2,641.41 FEET TO THE **POINT OF BEGINNING**;

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;



VICINITY MAP

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
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CENTENNIAL, CO 80112
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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

- | | |
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| 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

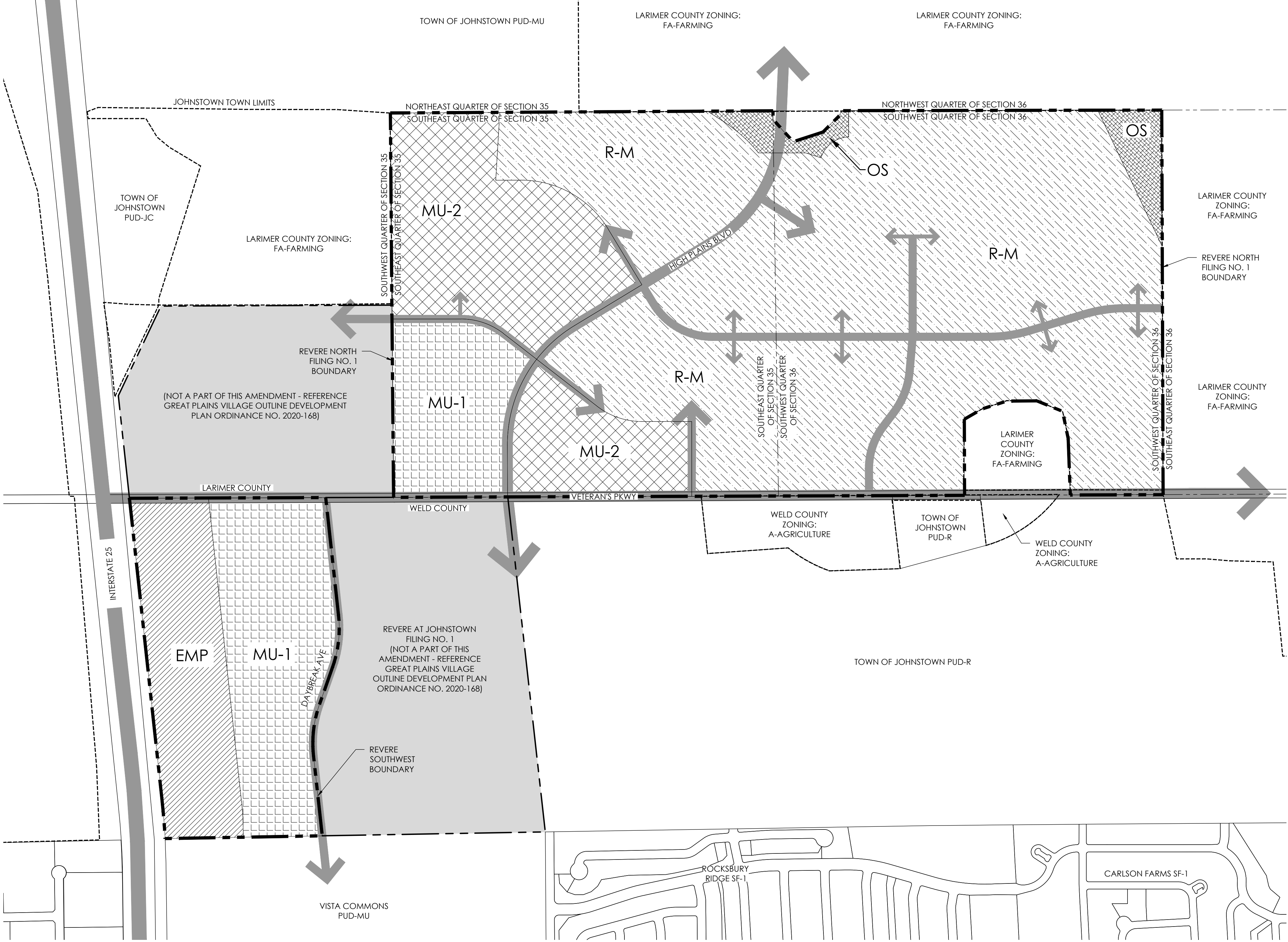
THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES 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

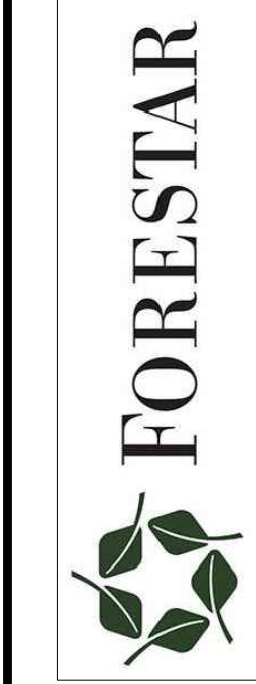
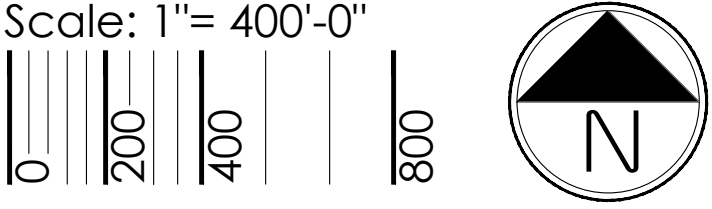
AT NO TIME SHALL THE OVERALL PUD AMENDMENT COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



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

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.

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FORESTAR

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GREAT PLAINS VILLAGE

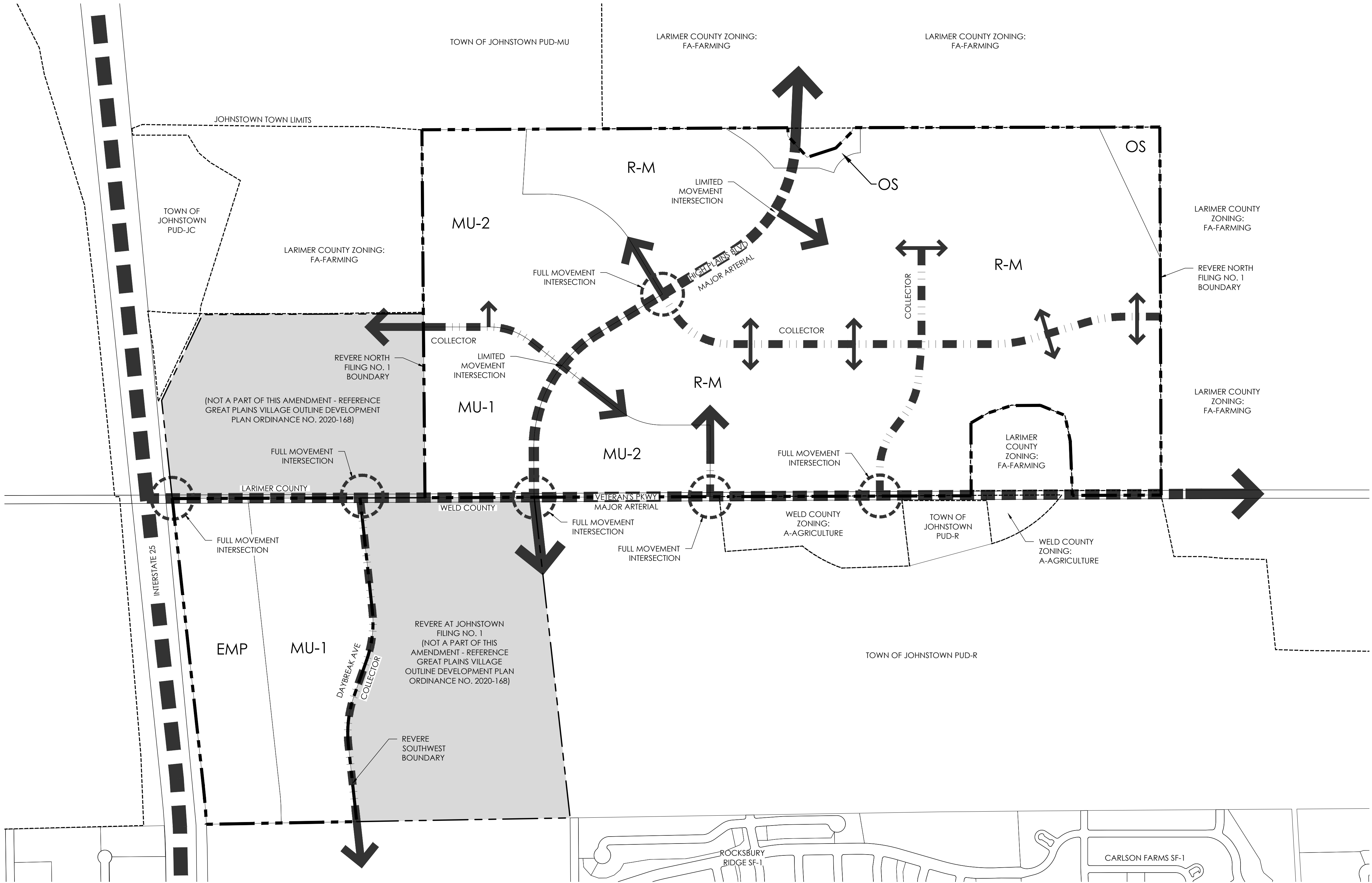
OUTLINE DEVELOPMENT PLAN AMENDMENT #1

LAND USE MATRIX

SHEET
4 OF 9

OUTLINE DEVELOPMENT PLAN AMENDMENT #1
GREAT PLAINS VILLAGE

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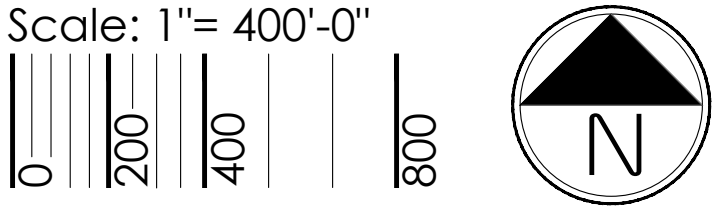


LEGEND

- INTERSTATE 25
- MAJOR ARTERIAL
- COLELCTOR
- *PROPOSED FULL MOVEMENT INTERSECTION
- POTENTIAL ACCESS

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

CIRCULATION PLAN



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FORESTAR

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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

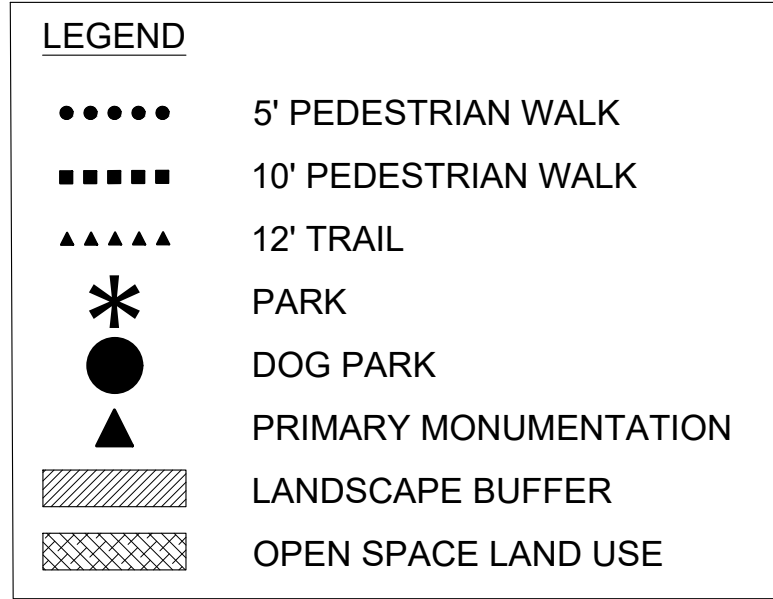
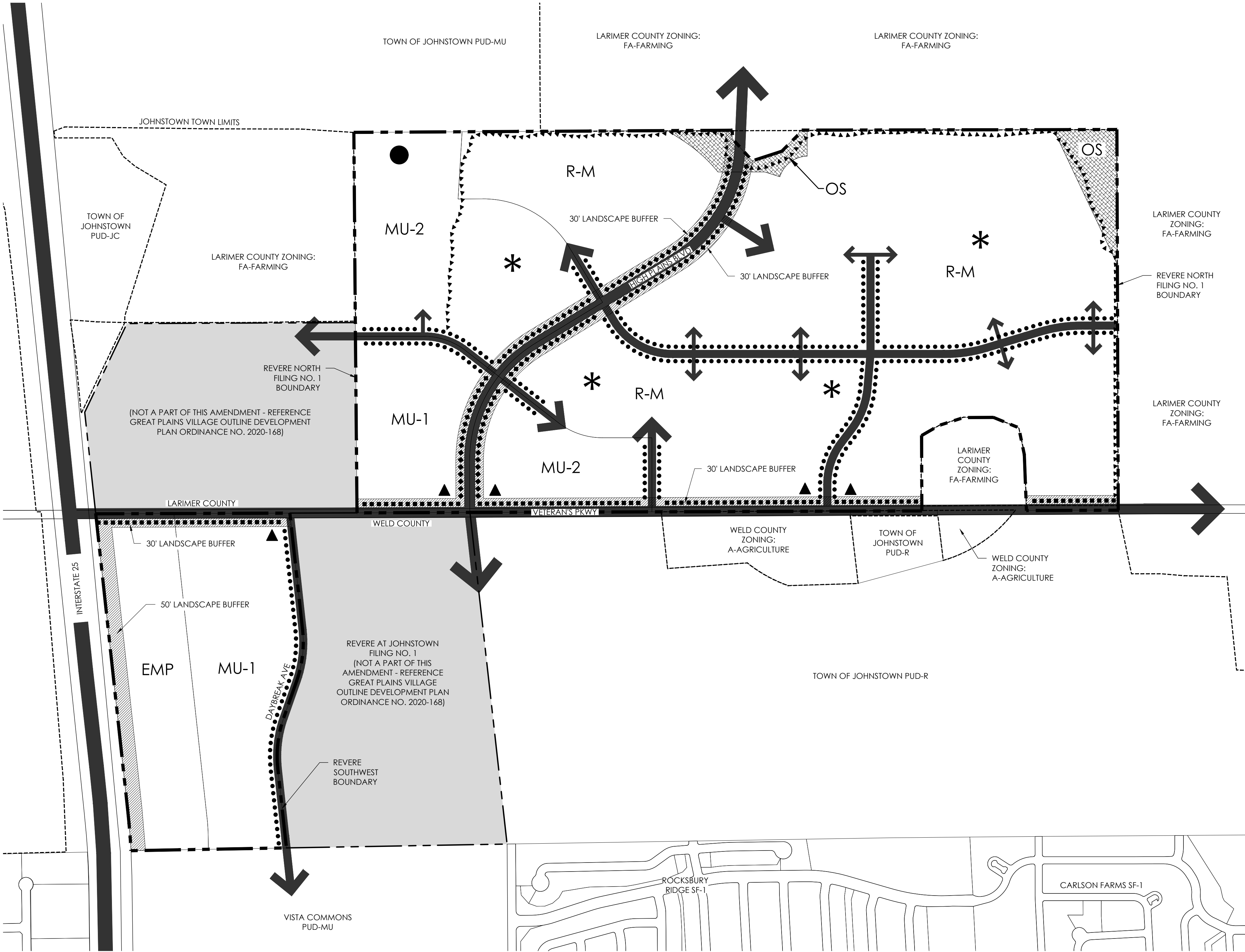
- A. FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- B. OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS UNLESS OTHERWISE NOTED IN THIS DOCUMENT.
- 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

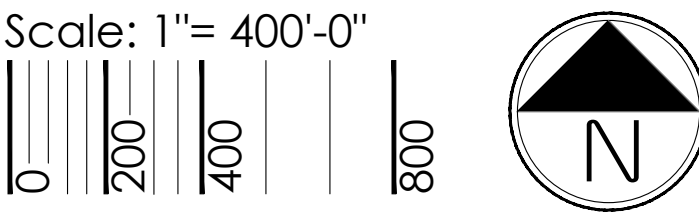
- A. GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- B. USABLE OPEN AREA PROVIDED 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



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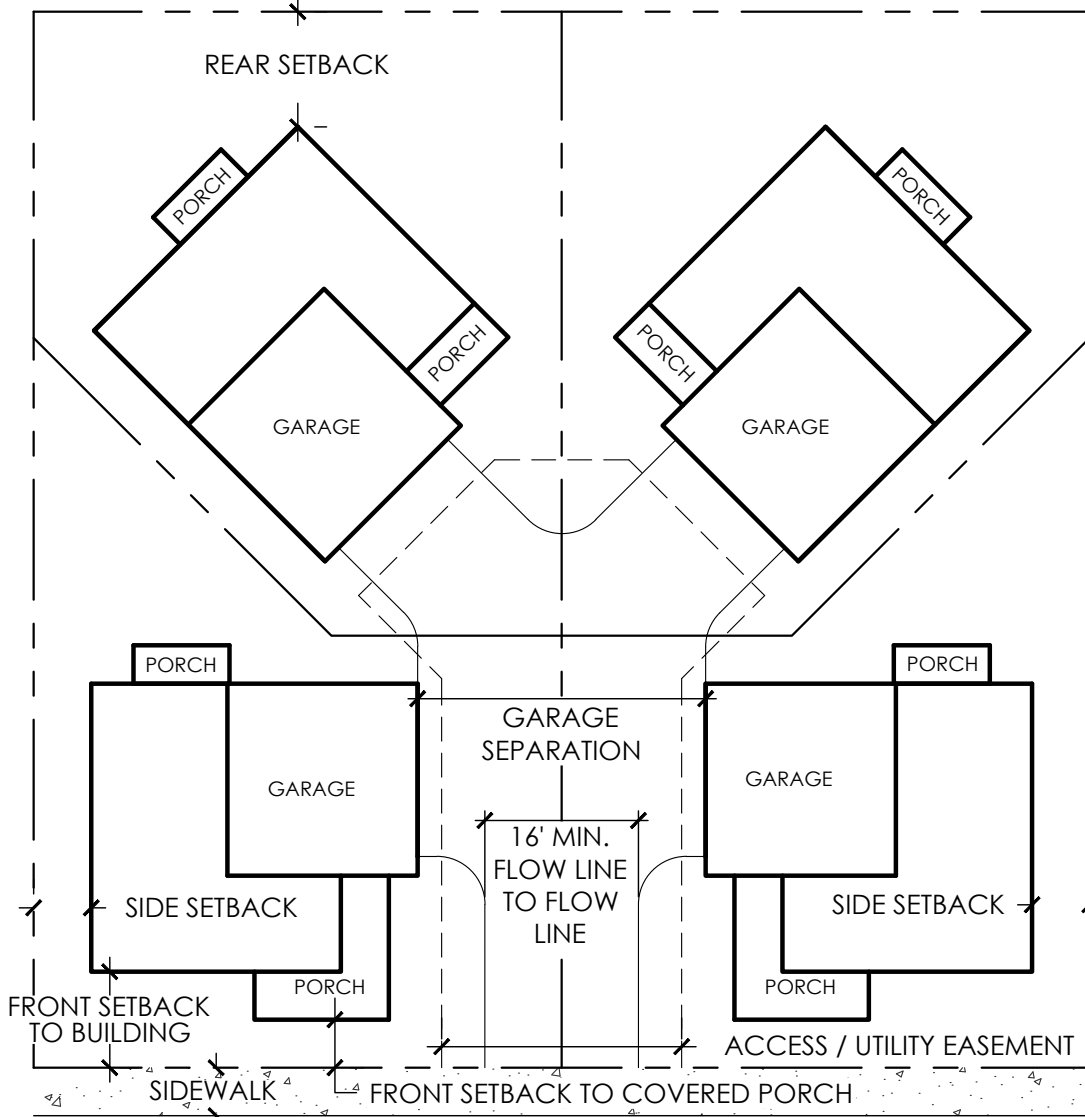
11/6/2025 2:43 PM: P:\FORESTAR\GREAT PLAINS VILLAGE\CDP\AMENDMENT\SUBMITTAL 4\CDP\CDP-DEVELOPMENT STANDARDS.DWG

OUTLINE DEVELOPMENT PLAN AMENDMENT #1 GREAT PLAINS VILLAGE

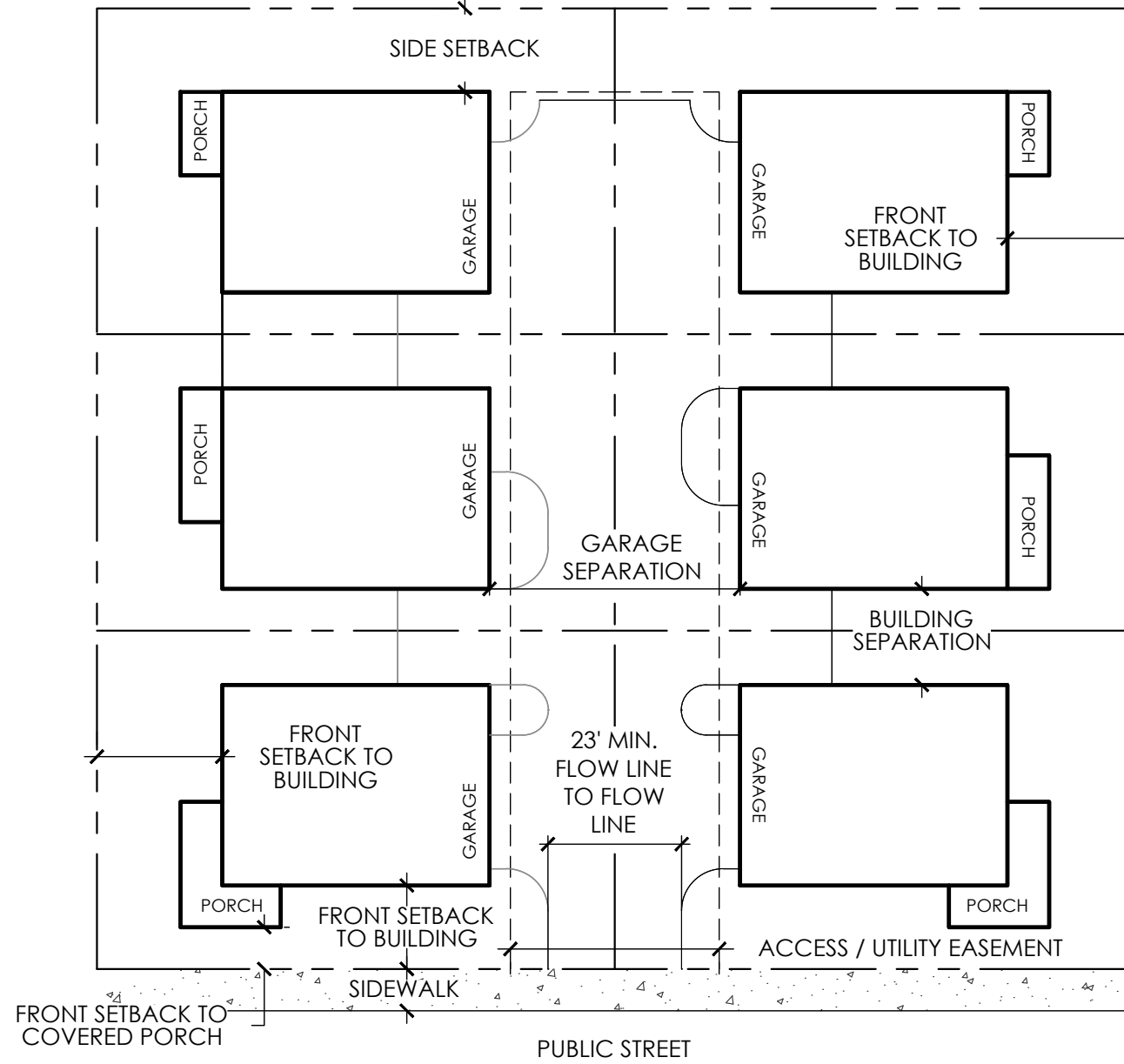
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DEVELOPMENT STANDARDS

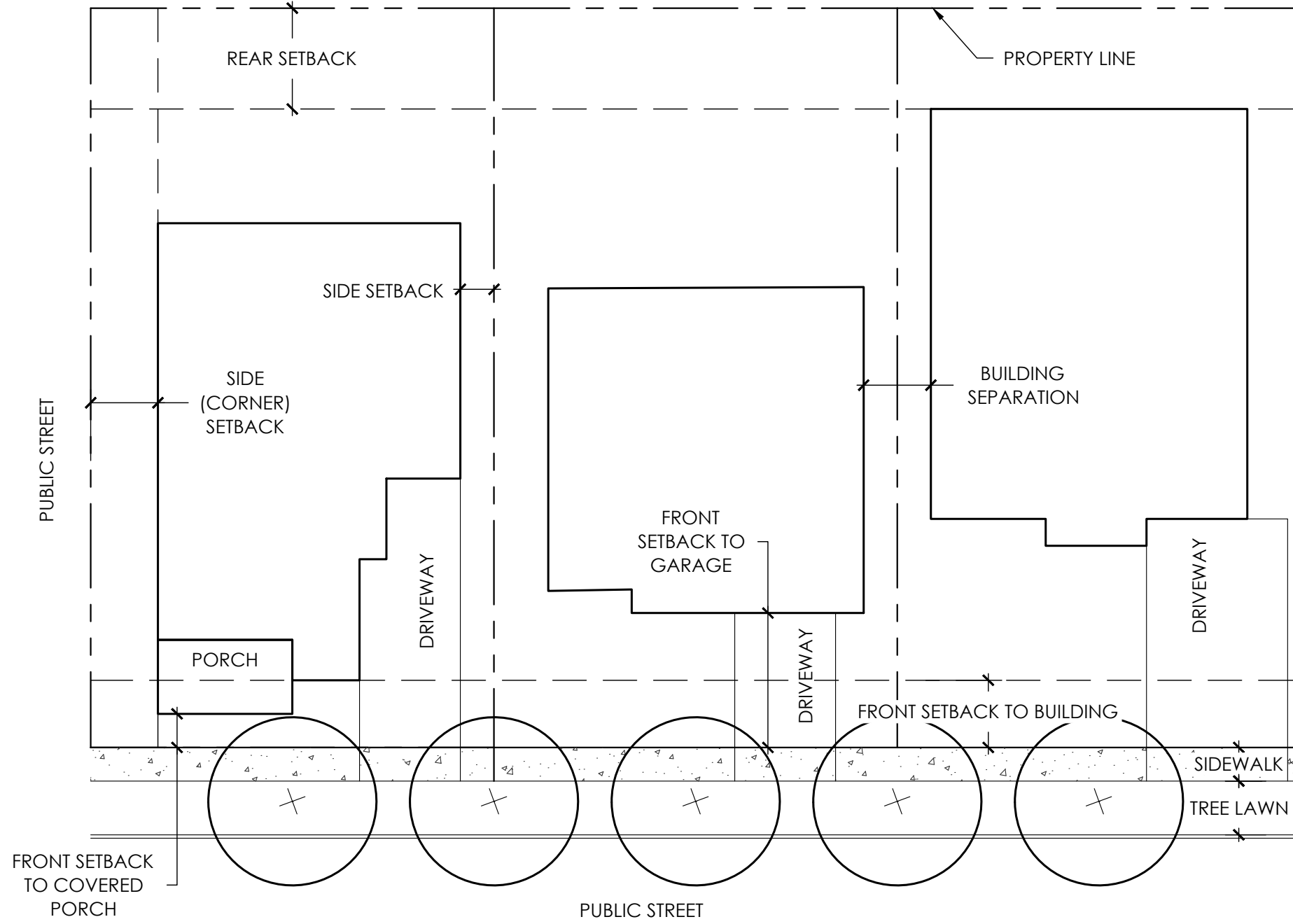
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT 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.



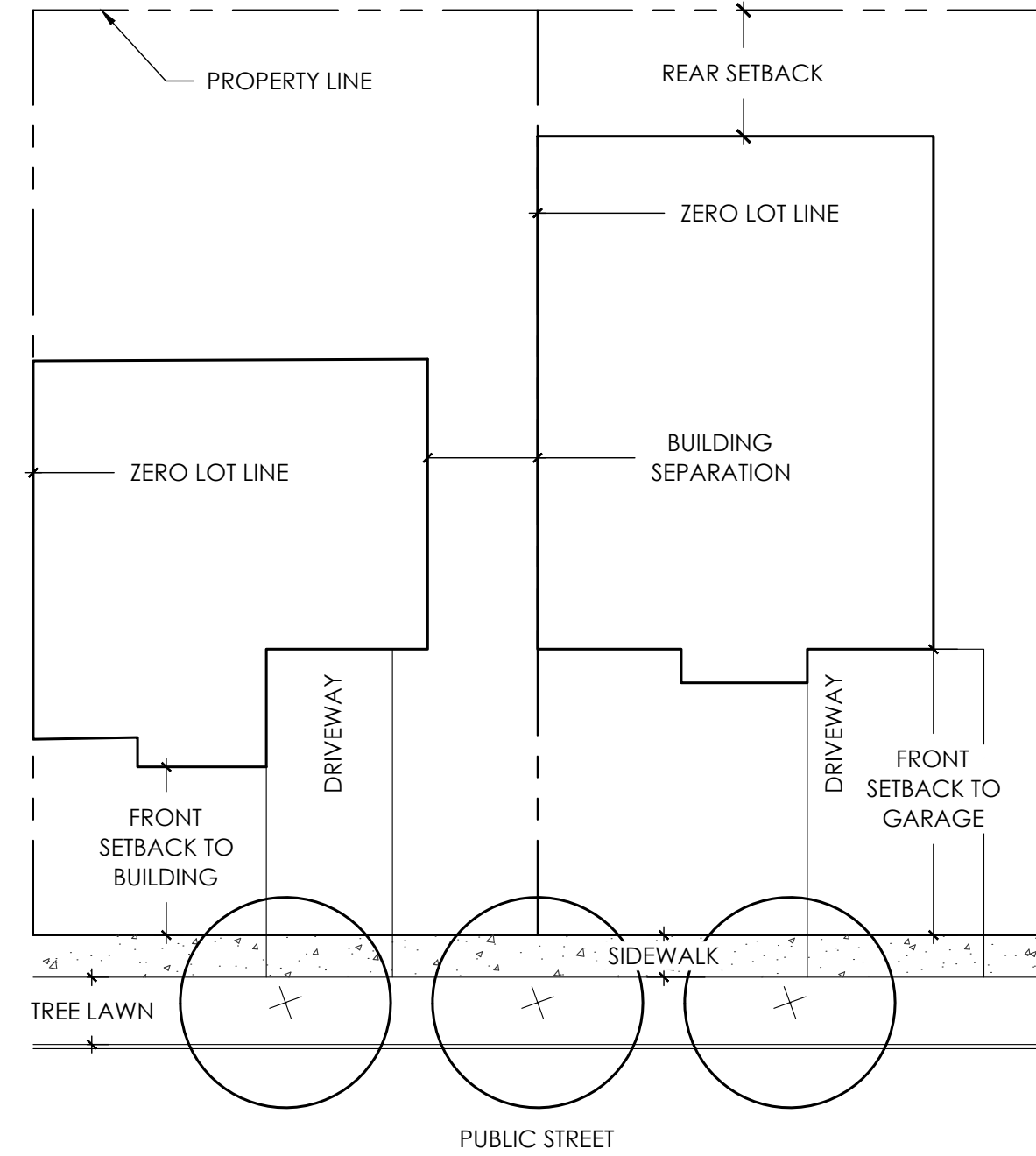
CLUSTER HOME EXAMPLE B - MOTOR COURT



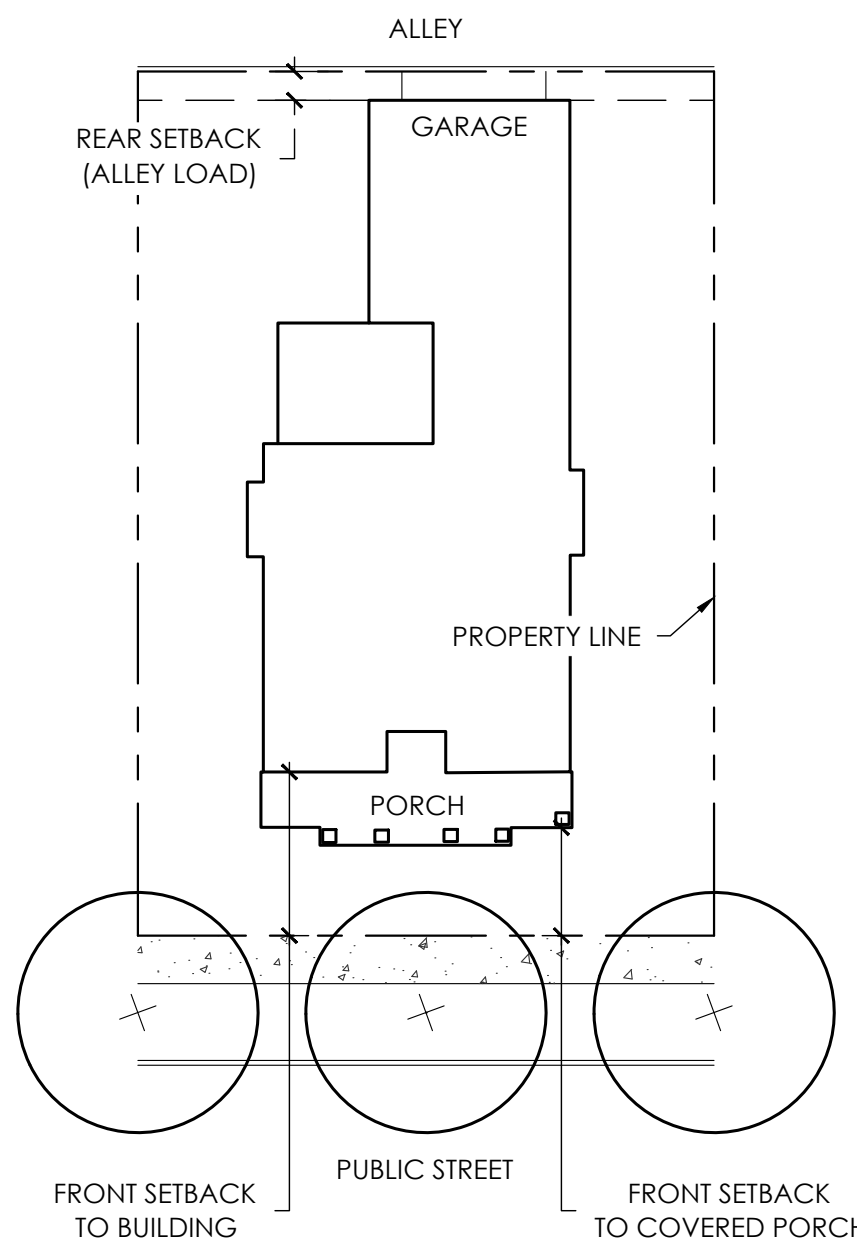
CLUSTER HOME EXAMPLE A - GREEN COURT



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.



#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 1	APRIL 4, 2025
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3	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 3	SEPTEMBER 16, 2025
4	OUTLINE DEVELOPMENT PLAN AMENDMENT #1 - SUB 4	NOVEMBER 5, 2025

RECEPTION #0200017726 3/13/2020 4:45:21 PM
Angela Myers, Clerk & Recorder, Larimer County, CO

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03/16/2020 10:55 AM P Fee: \$153.00
Carly Kopas, Clerk and Recorder, Weld County, CO
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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.

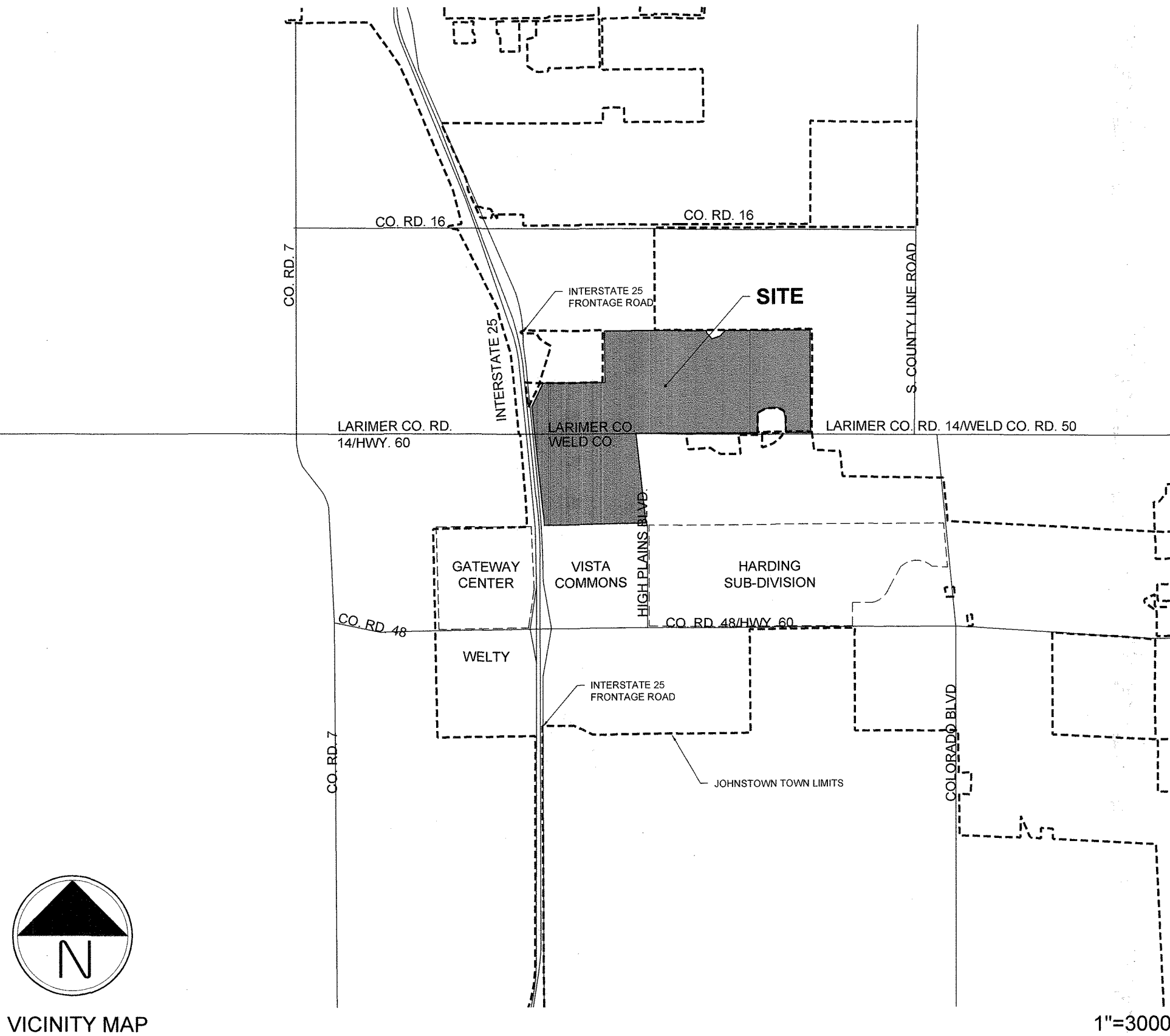
LEGAL DESCRIPTION

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

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303-263-2105

PROJECT MANAGER

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GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
COVER

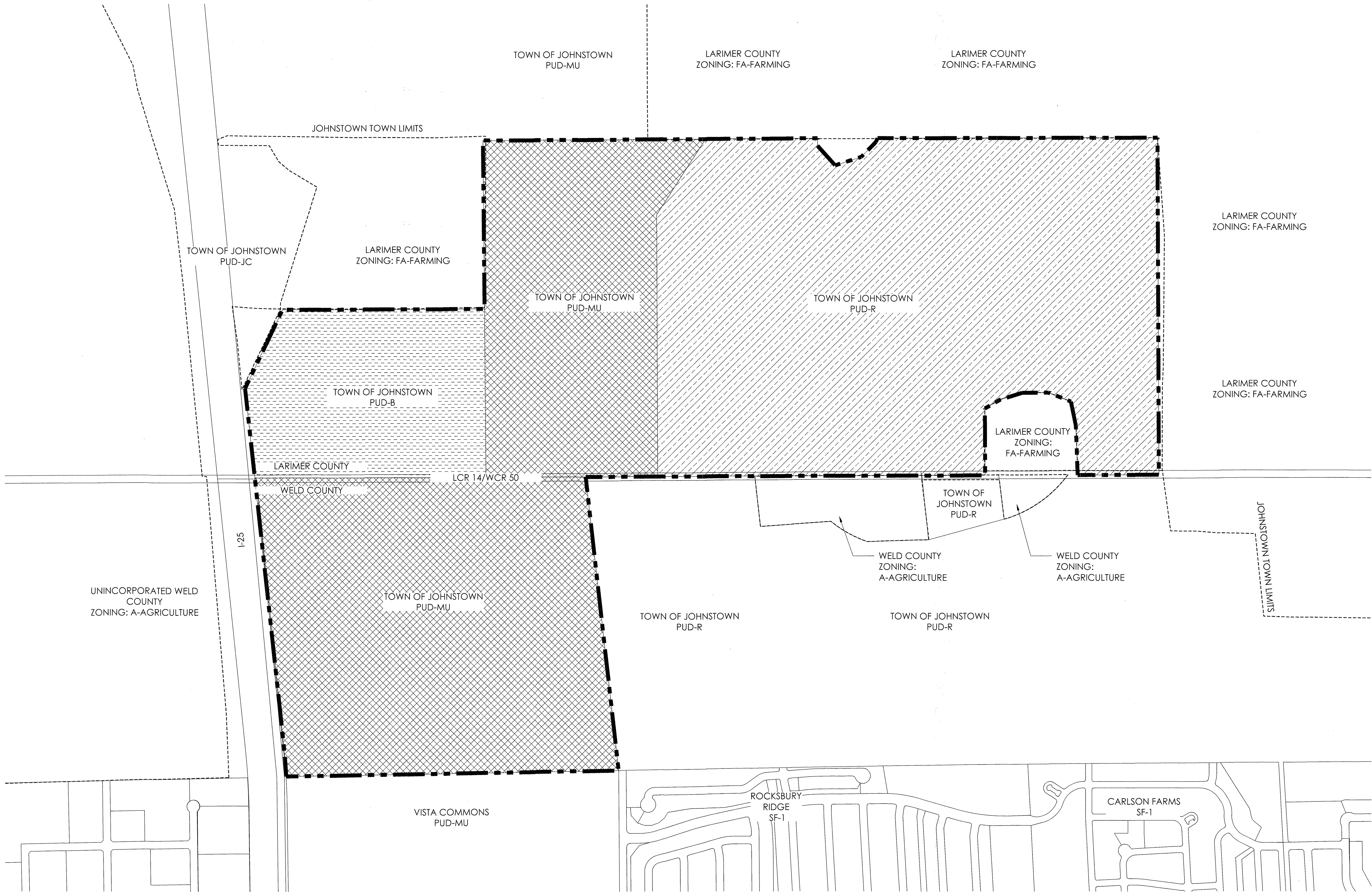
DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

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

N

terracina
design
Ed

PLATTE
LAND & WATER, LLC
10300 E. Grand Ave., Ste. 314
Denver, CO 80231
Tel: 303.532.5867

CORE
CONSULTANTS

#	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

SHEET
2 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

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.

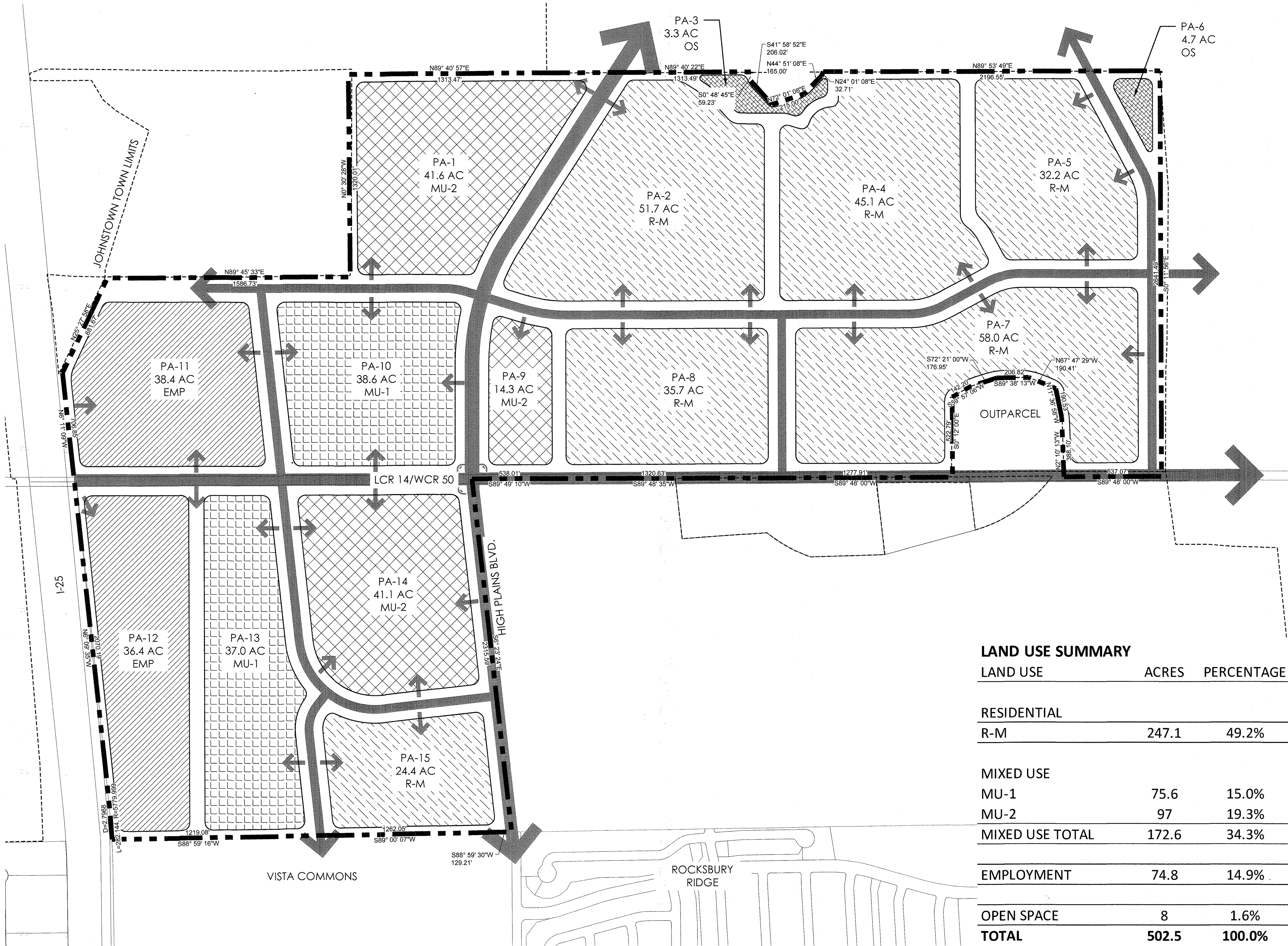
E. PLANNING AREA BOUNDARIES

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)

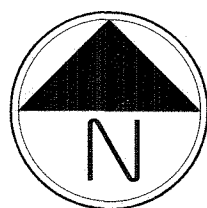
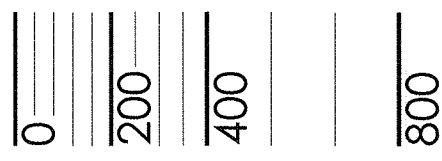
LAND USE PLAN

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

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"



FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

td
terraccina
design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231

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
NATURAL LANDS MANAGEMENT, INC.



CORE
CONSULTANTS

#	REVISION DESCRIPTION	DATE	BY
1	APPROVED 00p	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

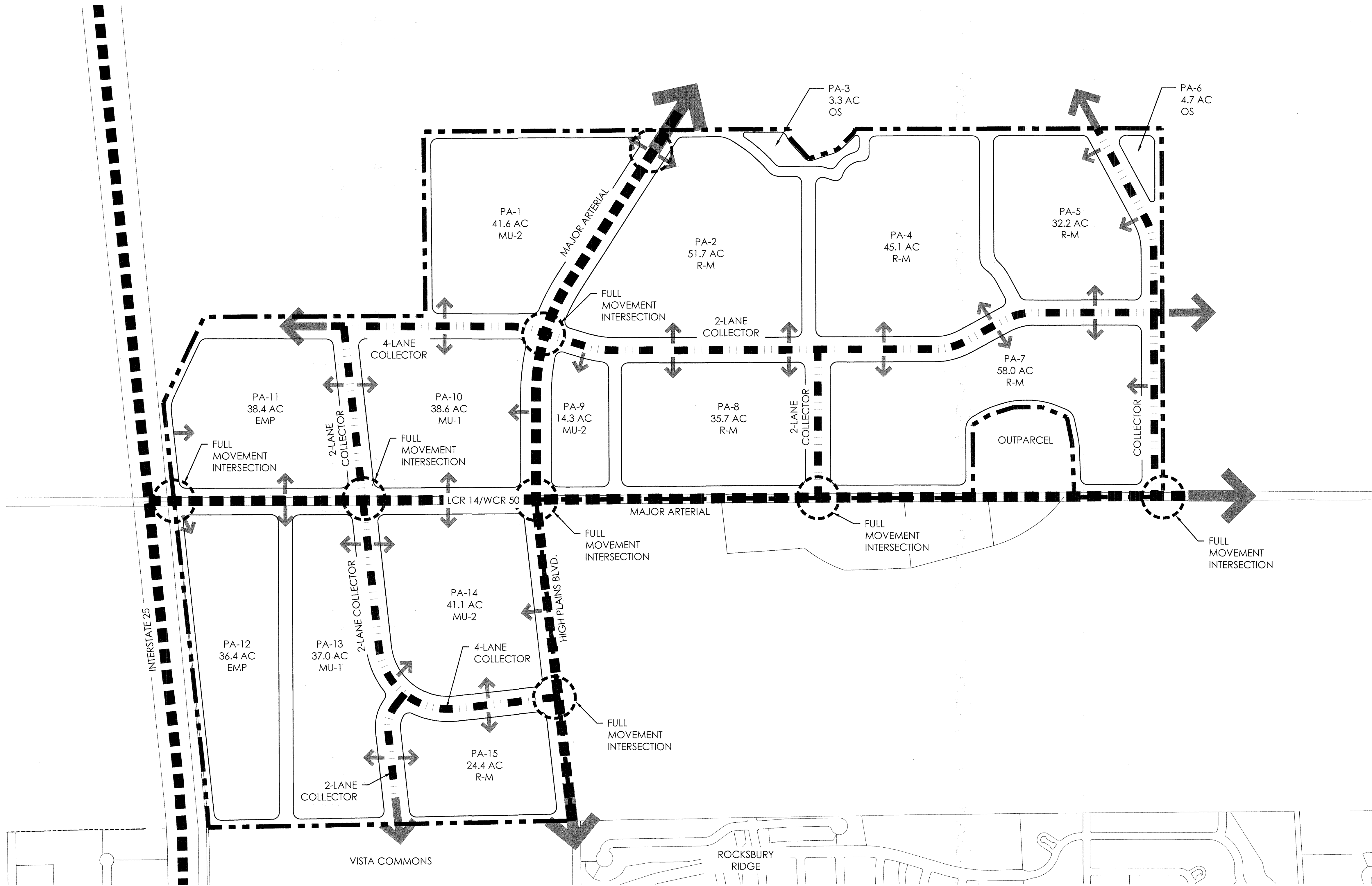
CHECKED BY: JM

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

Scale: 1"= 400'-0"

0 200 400 800

N

1/28/2020 2:32 PM: P:\PLATTE LAND & WATER\GREAT PLAINS WELTYC\SUBMITTALS\ODP\ODP\GVP-CIRCULATION-PLAN.DWG

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
CIRCULATION PLAN

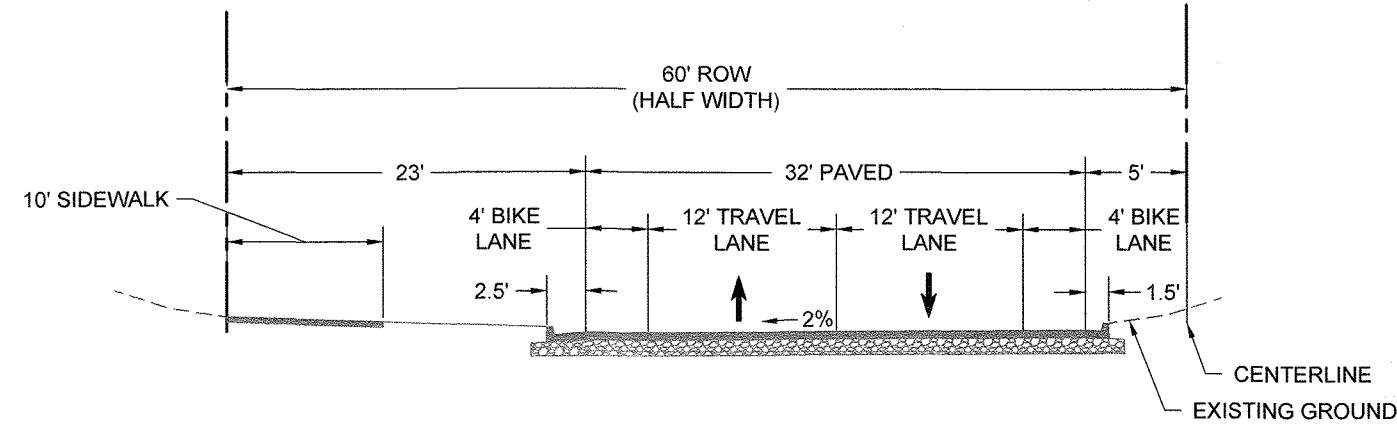
DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
6 OF 15

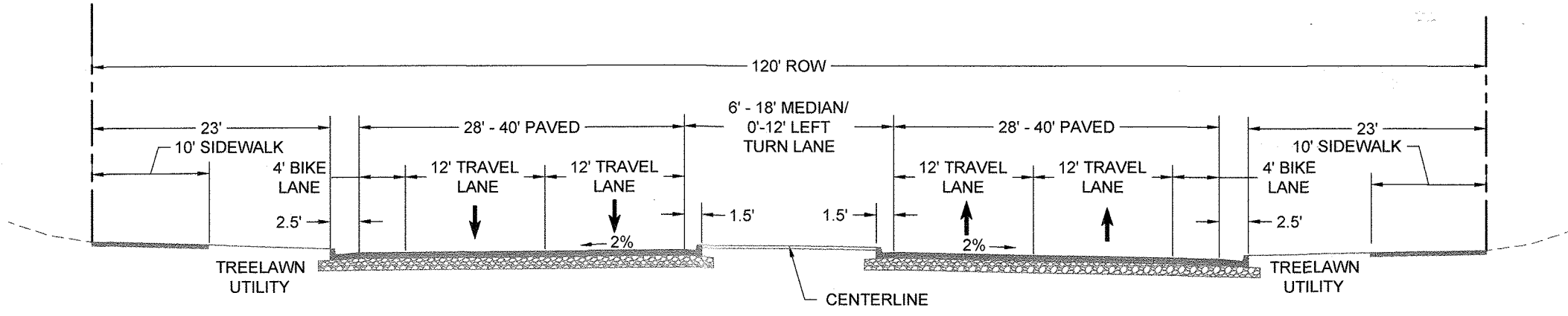
OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

FOR USE ONLY IN AREAS NOT INCLUDED IN THE 2025 ODP AMENDMENT

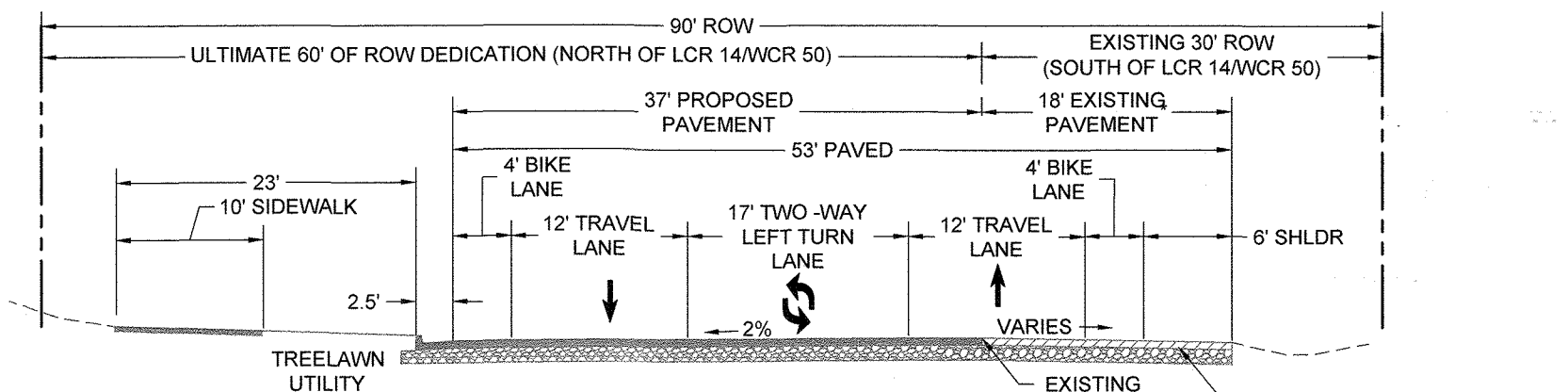
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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

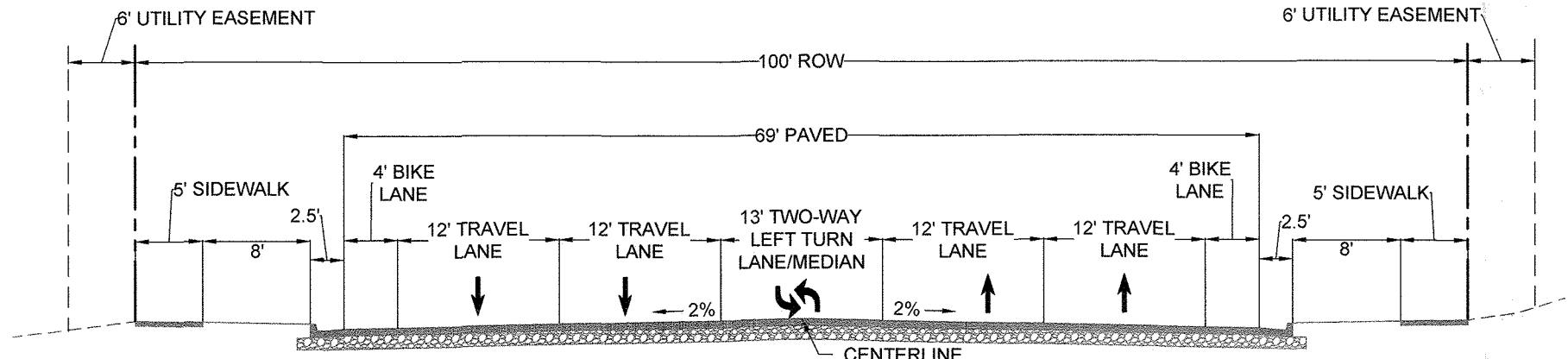


MAJOR ARTERIAL (ULTIMATE)
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)

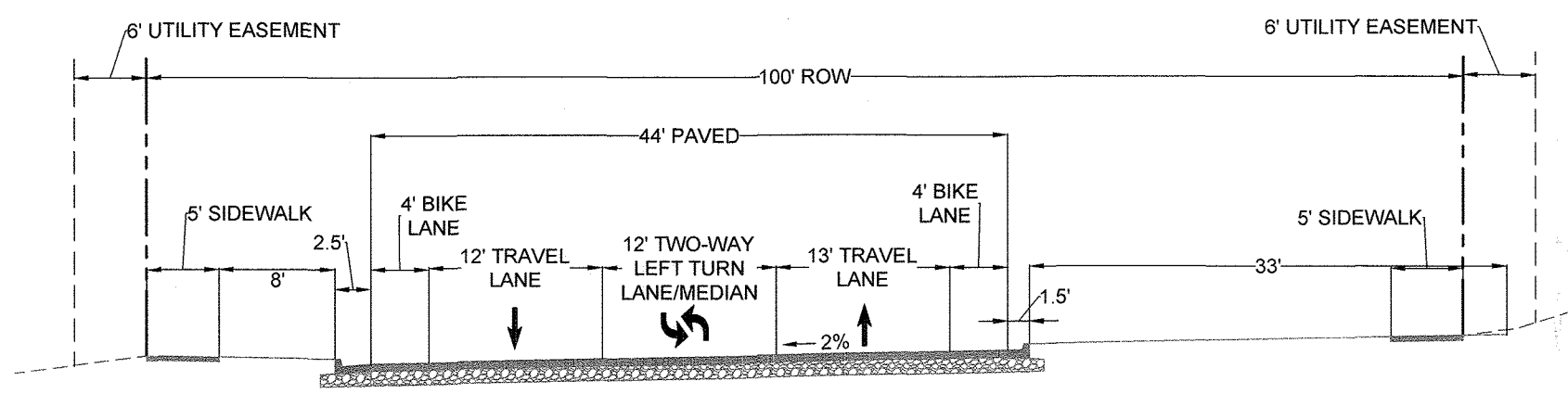


MAJOR ARTERIAL (INTERIM)
LCR 14/WCR 50
(EAST OF HIGH PLAINS BLVD)

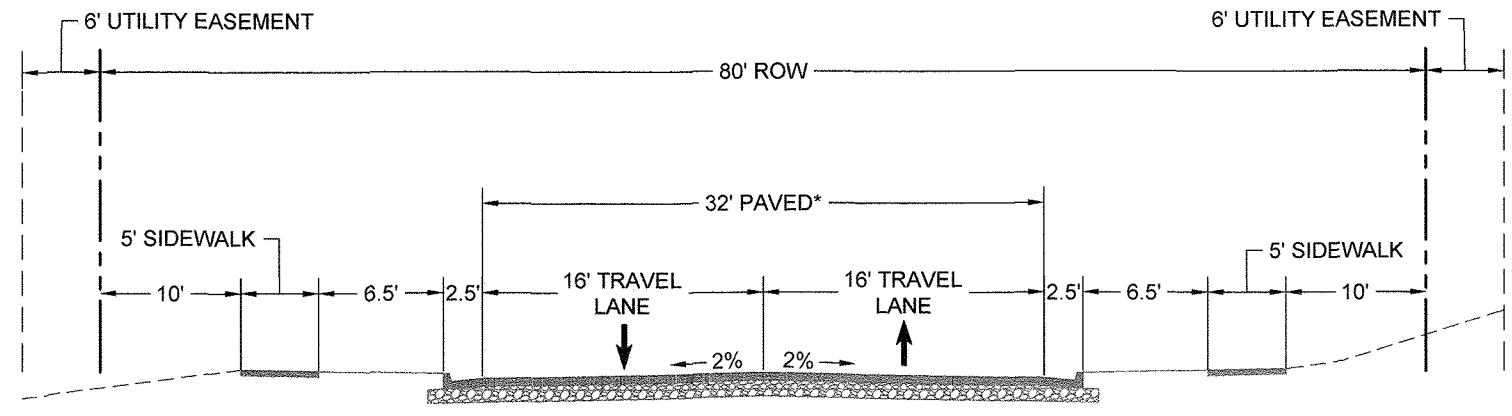
* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



4 - LANE COLLECTOR

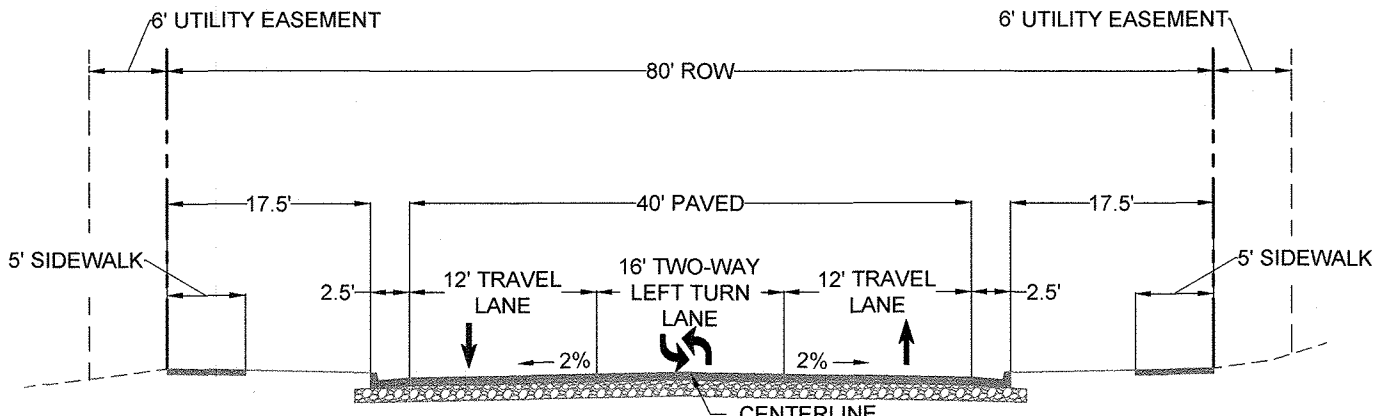


4 - LANE COLLECTOR (INTERIM)

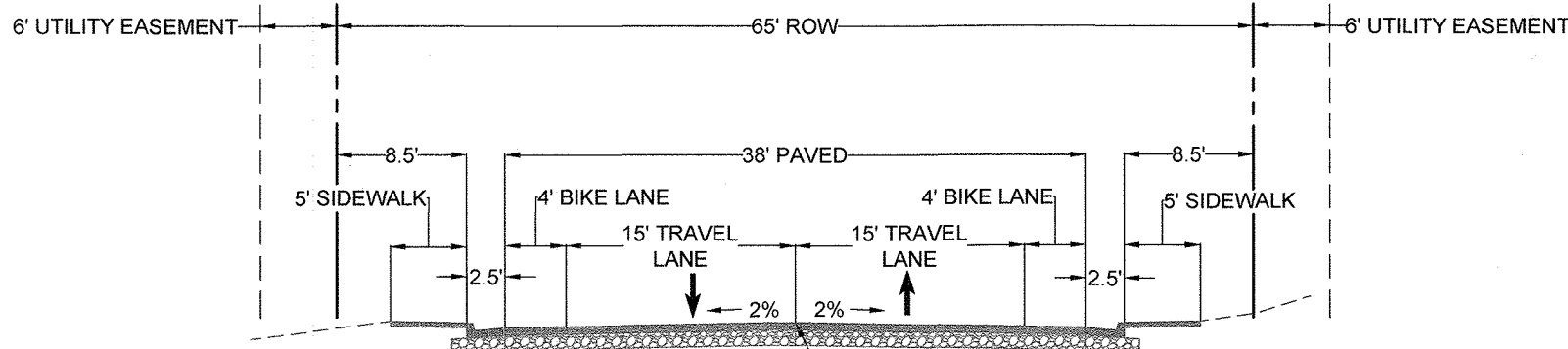


COLLECTOR WITHOUT PARKING OR MEDIAN

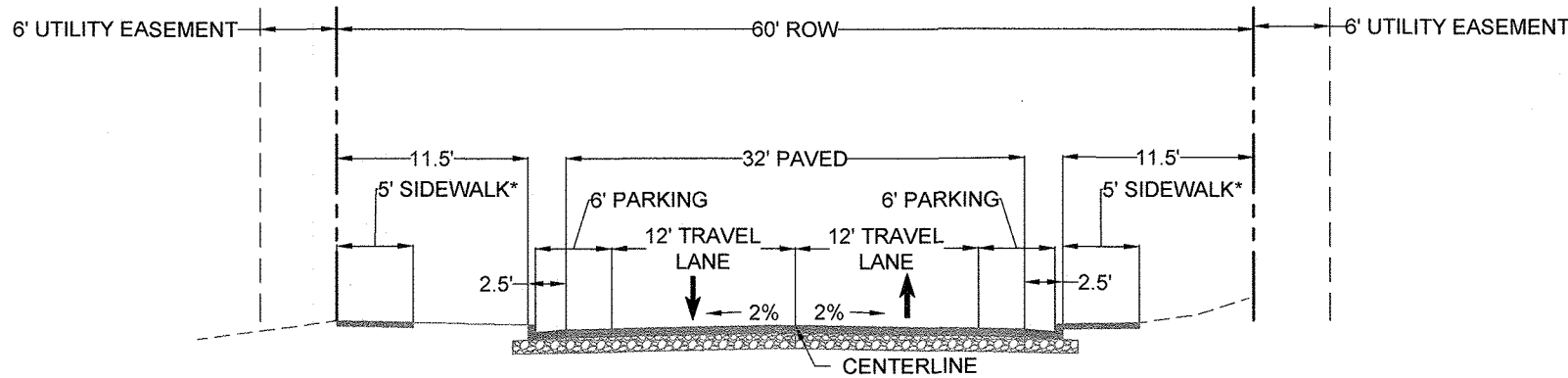
* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



COLLECTOR WITH FLUSH MEDIAN

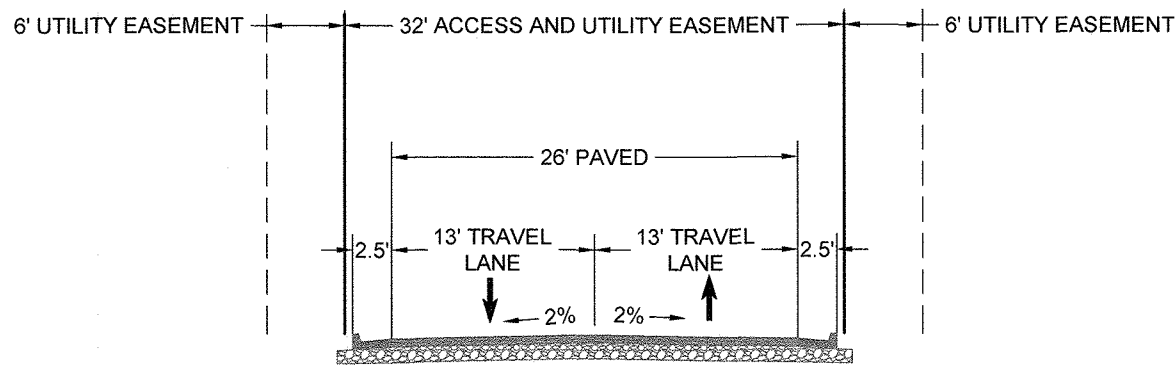


NON-RESIDENTIAL LOCAL STREET



RESIDENTIAL LOCAL STREET

* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



PRIVATE STREET

CONCEPTUAL STREET SECTIONS

#	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

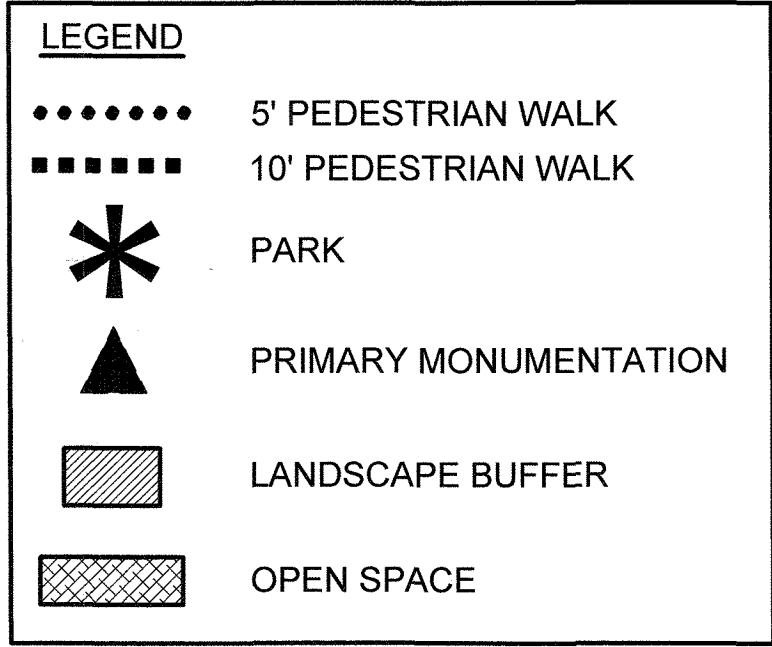
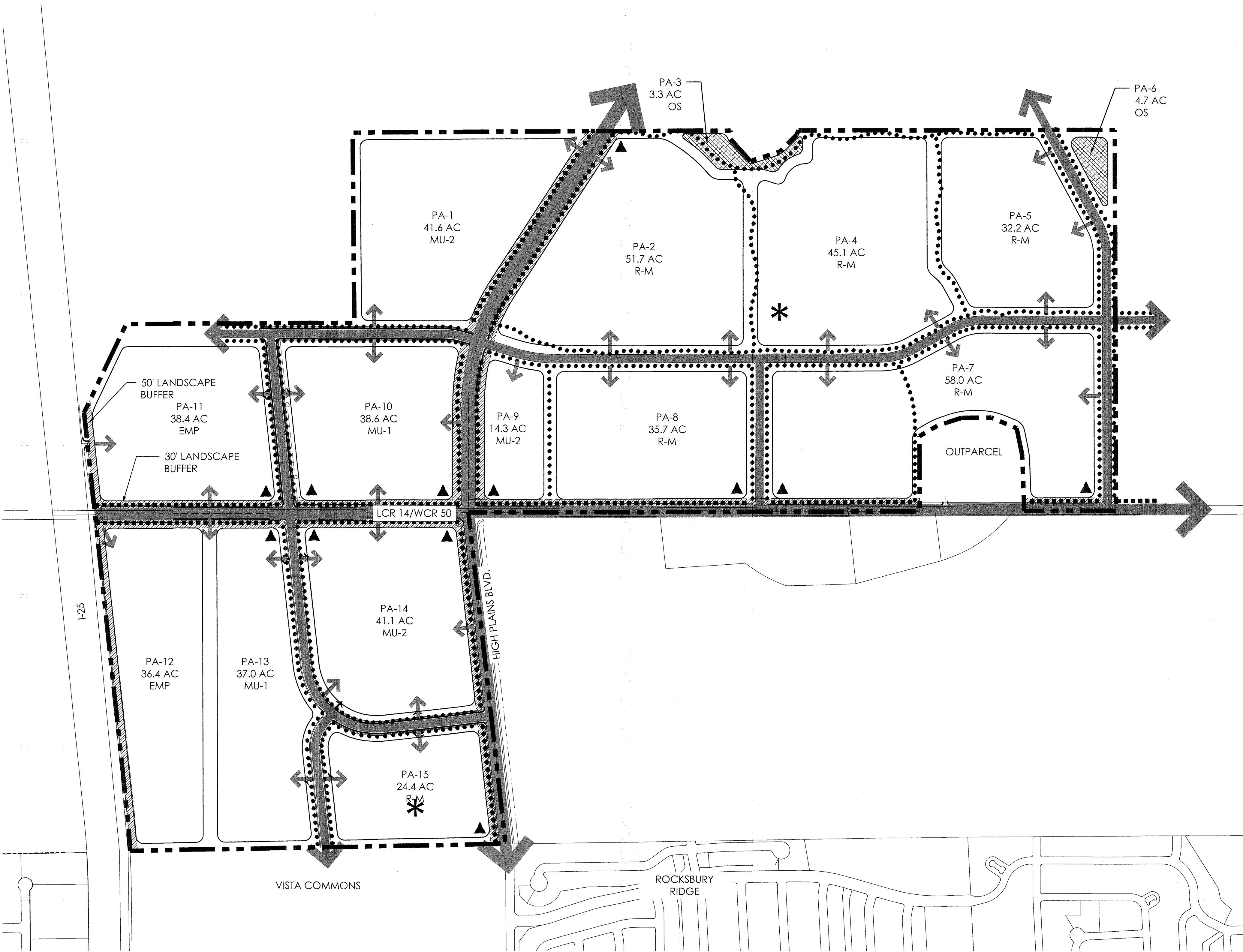
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

OPEN AREA

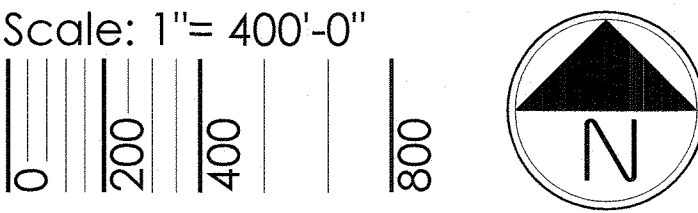
- A. FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- B. OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- C. SINGLE FAMILY DETACHED OR ATTACHED 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.



TRAILS & OPEN SPACE PLAN



terracedesign
Ed

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LAND & WATER LLC

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

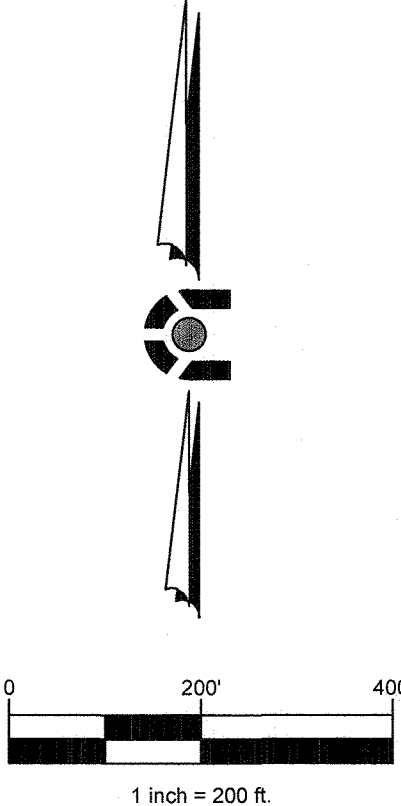
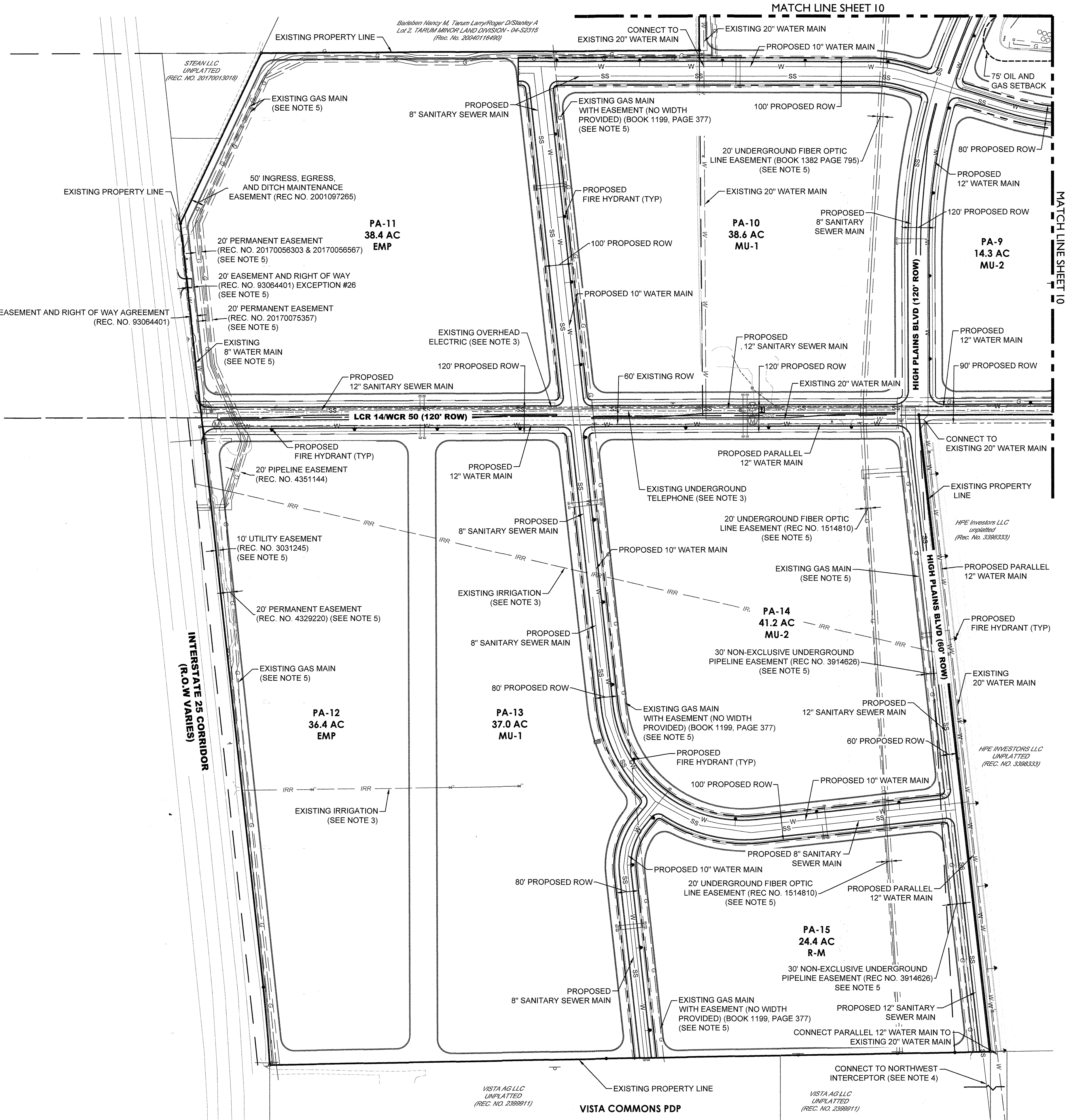
DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
8 OF 15

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

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COUNTY WATER DIVISION

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

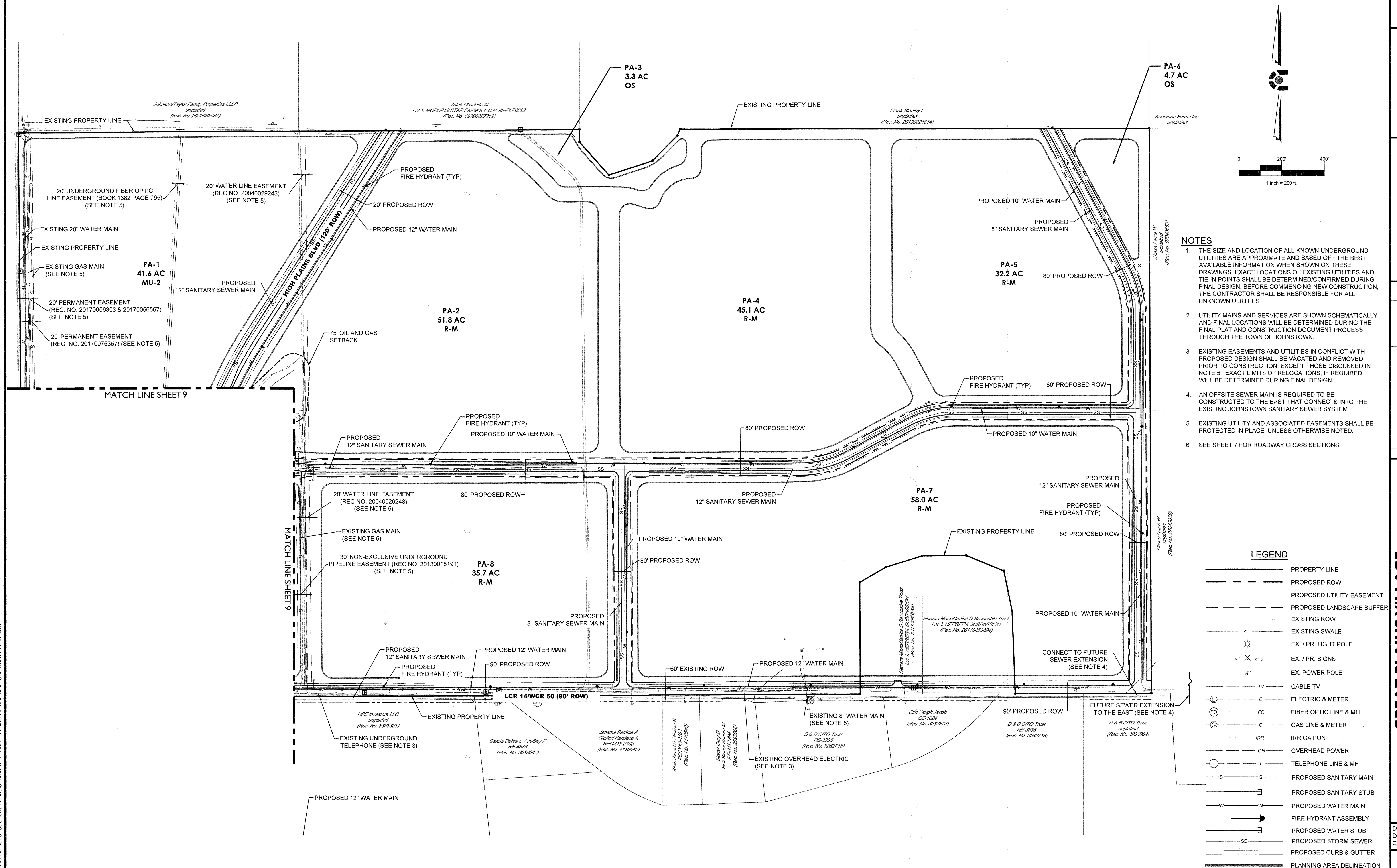
DESIGNED BY: AM
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SHEET
9 OF 15

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

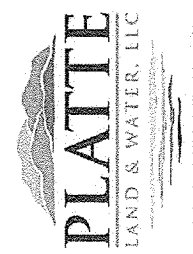
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	JANUARY 22, 2020	
1 APPROVED OIP		

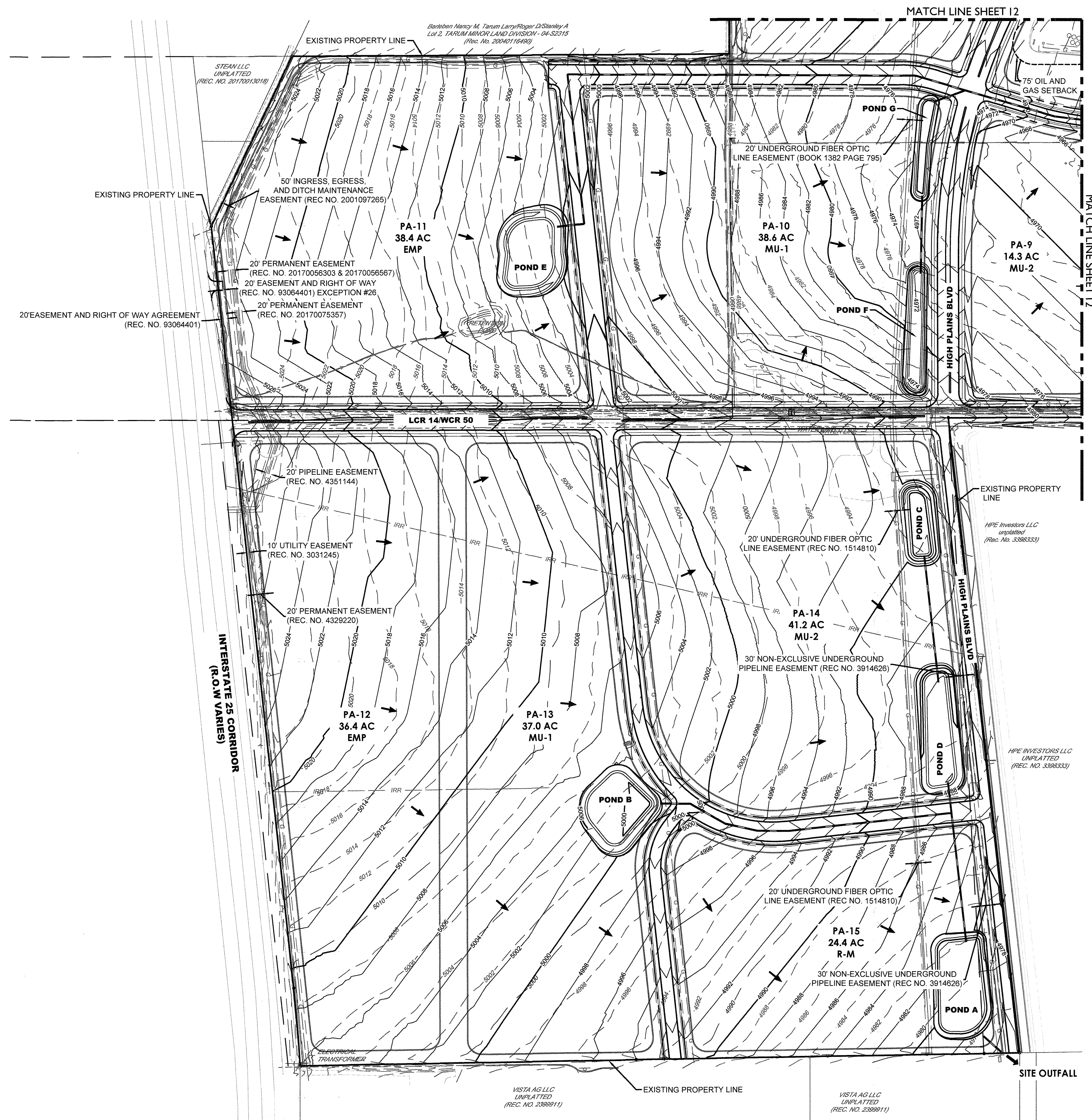
GREAT PLAINS VILLAGE
JOHNSTOWN, CO

PLAIN VILLAGES
JOHNSTOWN, CO

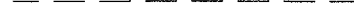
JOHNSTOWN, CO

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SHEET
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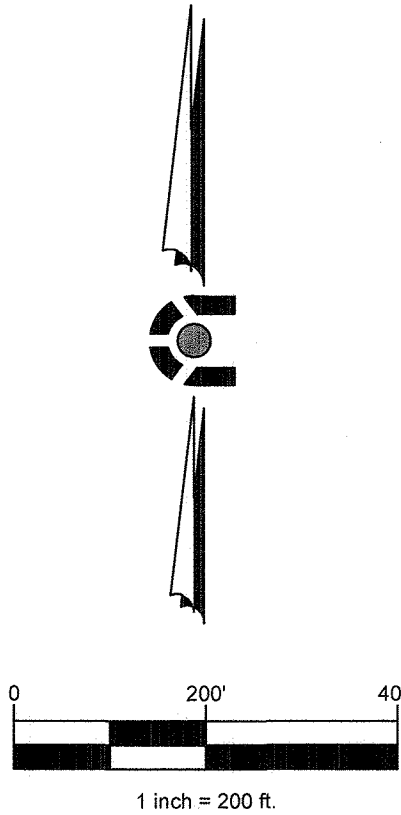
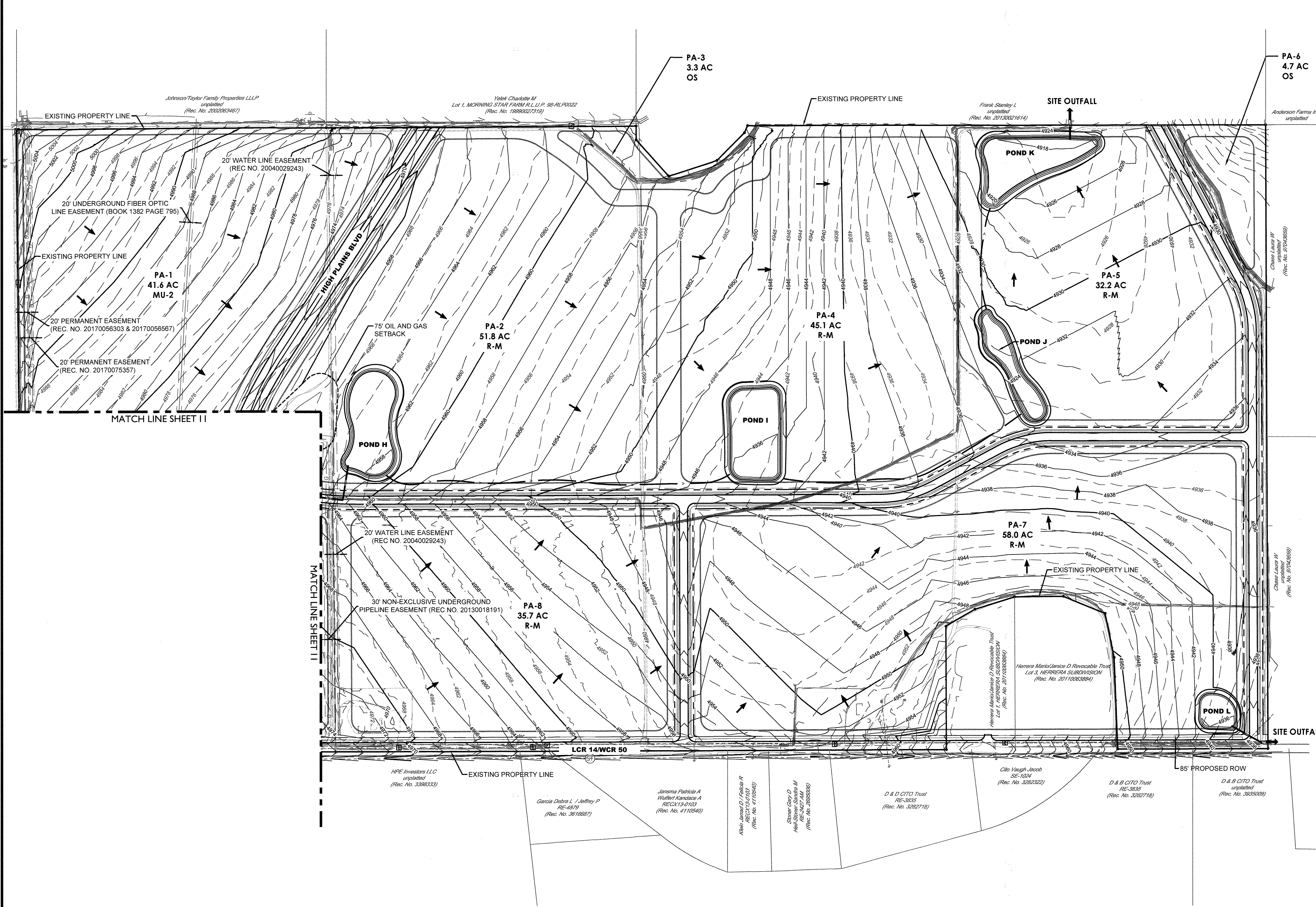
1. DETENTION POND SIZING AND LOCATIONS ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
2. STORM DRAIN AND DRAINAGE SWALE LOCATIONS AND SIZING ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL 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.

	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

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



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

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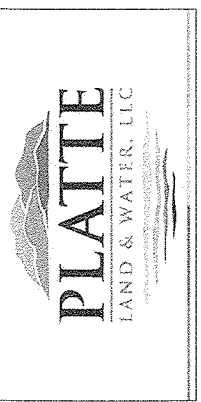
GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: AM
DRAWN BY: AM
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SHEET
12 OF 15

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GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
DEVELOPMENT STANDARDS

DESIGNED BY: JM
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CHECKED BY: JM

SHEET
13 OF 15

124' IN THIS EXAMPLE

115' IN THIS EXAMPLE

5' MIN SIDE SETBACK

10' MIN. FRONT SETBACK

5' MIN.

30' MIN GARAGE SEPARATION

10' MIN. BUILDING SEPARATION

10' MIN. FRONT SETBACK

23' MIN FLOW LINE TO FLOW LINE

10' SIDE CORNER SETBACK

25' ACCESS / UTILITY EASEMENT

5' SIDEWALK

Diagram illustrating the minimum setbacks and setbacks for a residential lot. The diagram shows a lot with a 15' MIN. REAR SETBACK, 10' MIN. SIDE SETBACK (CORNER), 5' FRONT SETBACK TO COVERED PORCH, 5' MIN. SIDE SETBACK, 20' MIN. FRONT SETBACK TO GARAGE, 10' MIN. BUILDING SEPARATION, 10' FRONT SETBACK, 5' SIDEWALK, and 8' TREE LAWN. The lot is bounded by a PROPERTY LINE and a PUBLIC STREET. The setbacks are indicated by dashed lines and arrows.

Diagram illustrating a rear lot configuration. The lot is bounded by an ALLEY on the top, a PROPERTY LINE on the right, and a PROPERTY LINE on the left. A 3' MIN. SETBACK (ALLEY LOADED) is indicated on the left side. The lot contains a GARAGE and a PORCH. The lot is adjacent to a PUBLIC STREET, which is shown with three circular cross-sections.

The diagram illustrates a residential lot layout with the following features and dimensions:

- Property Line:** The top and left boundaries of the lot.
- Zero Lot Line:** Indicated on the left and top boundaries.
- Driveway:** A central driveway labeled "DRIVEWAY" with a width of "10' MIN.".
- Setbacks:**
 - "10' MIN." setbacks from the left and top property lines.
 - "20' MIN." setbacks from the right property line.
- Public Street:** The bottom boundary of the lot, labeled "PUBLIC STREET".
- Tree Lawn:** An "8' TREE LAWN" is shown along the public street.
- Sidewalk:** A "5' SIDEWALK" is shown along the public street.
- Plantings:** Four circular trees are shown along the public street, each with a cross in the center.

110' IN THIS EXAMPLE

10' MIN REAR SETBACK

5' MIN

5' MIN. SIDE YARD

30' MIN GARAGE SEPARATION

16' MIN FLOW LINE TO FLOW LINE

10' FRONT SETBACK

5' SIDEWALK

5' MIN. PORCH SETBACK

25' ACCESS / UTILITY EASEMENT

5' SIDE SETBACK

* 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 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.

terracina
design
td

PLATTE
LAND & WATER LLC

CORE
CONSULTANTS

#	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.

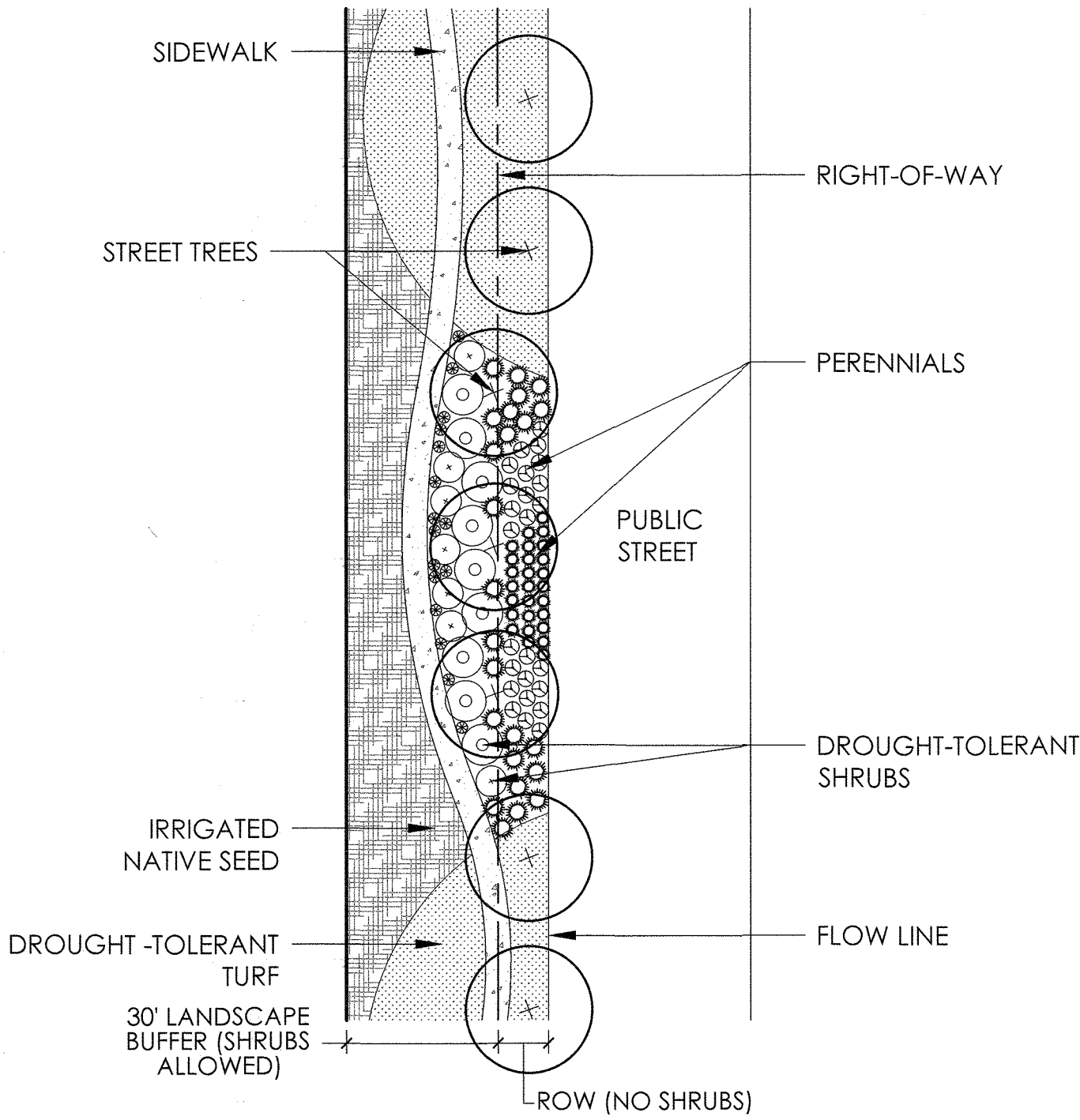
4.1.5 FENCES

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.

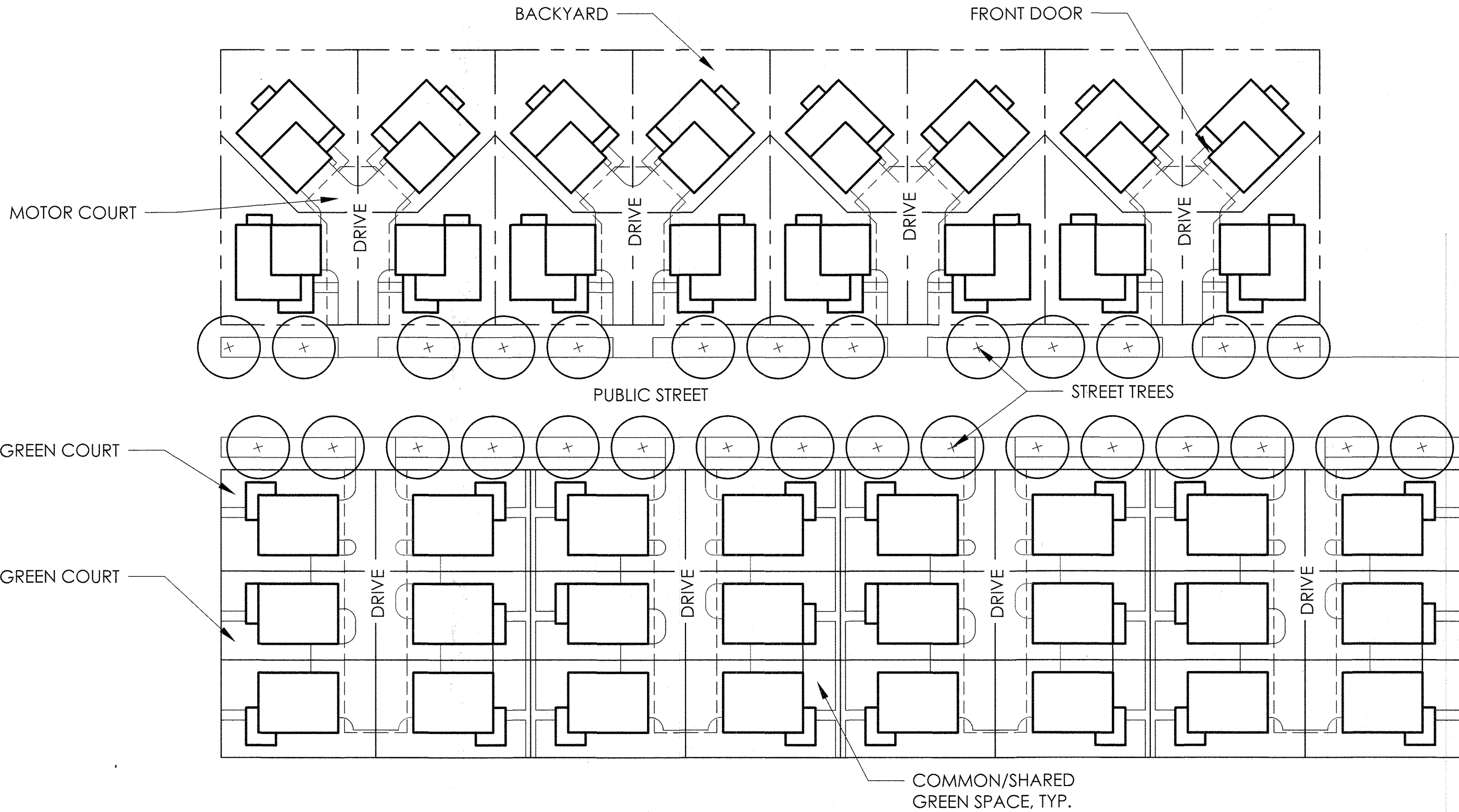
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

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.

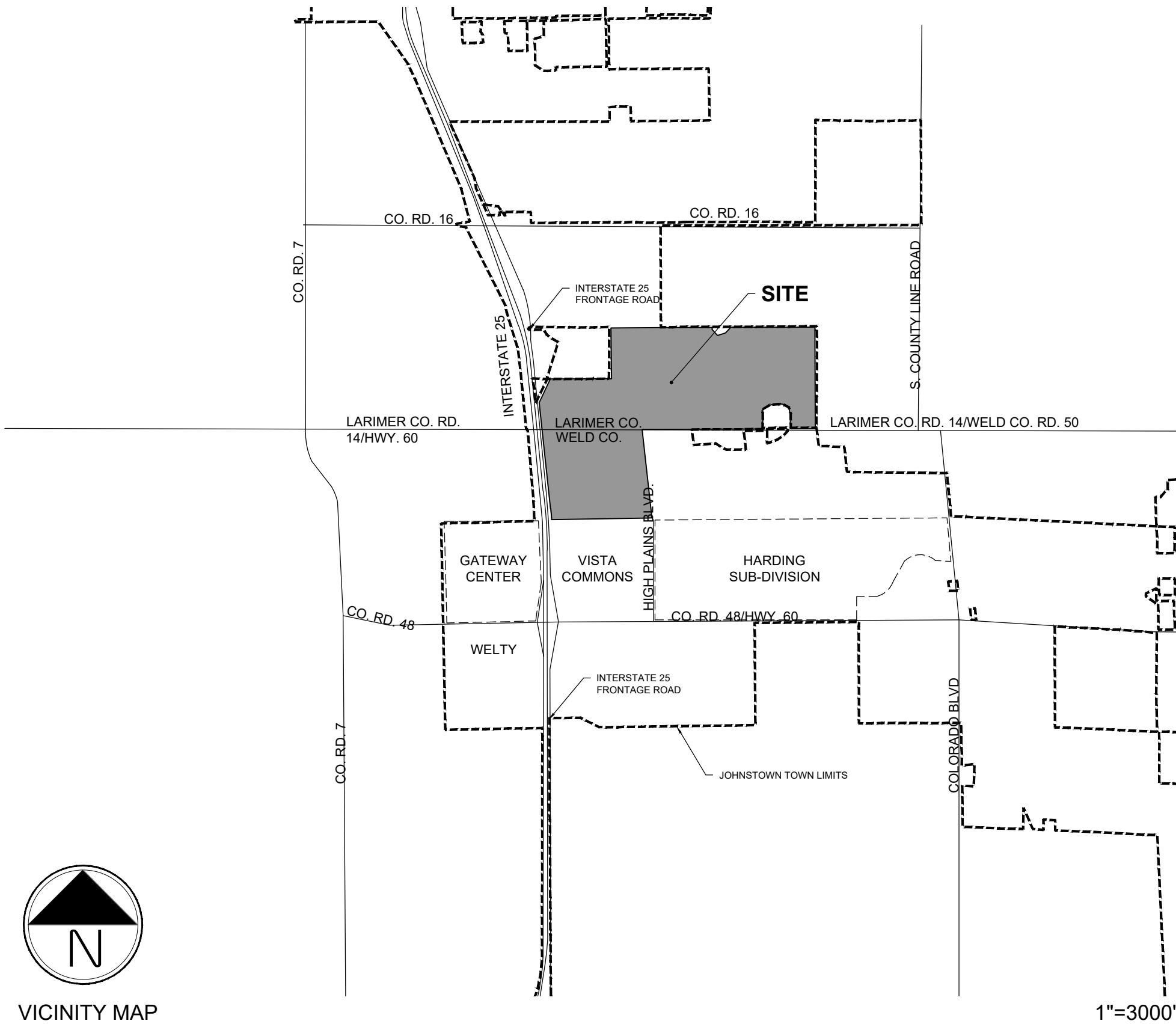
LEGAL DESCRIPTION

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

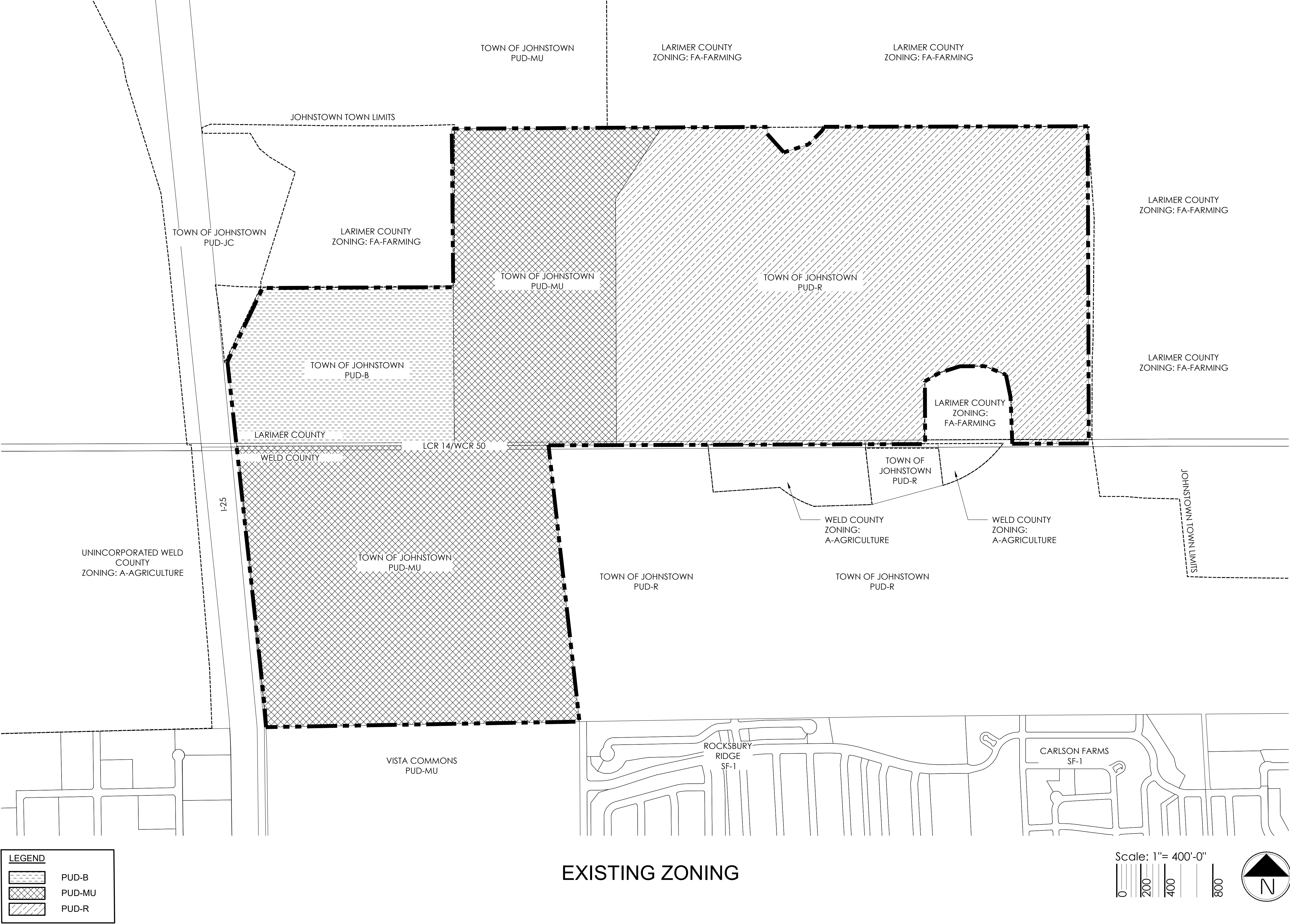
OUTLINE DEVELOPMENT PLAN
COVER

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



terracing
design
LLC

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PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

#	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

SHEET
2 OF 15

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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

A. INTRODUCTION

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

B. DENSITY RANGES

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

C. MAXIMUM RESIDENTIAL UNITS PER AREA

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

D. RESIDENTIAL UNITS TRANFERS

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

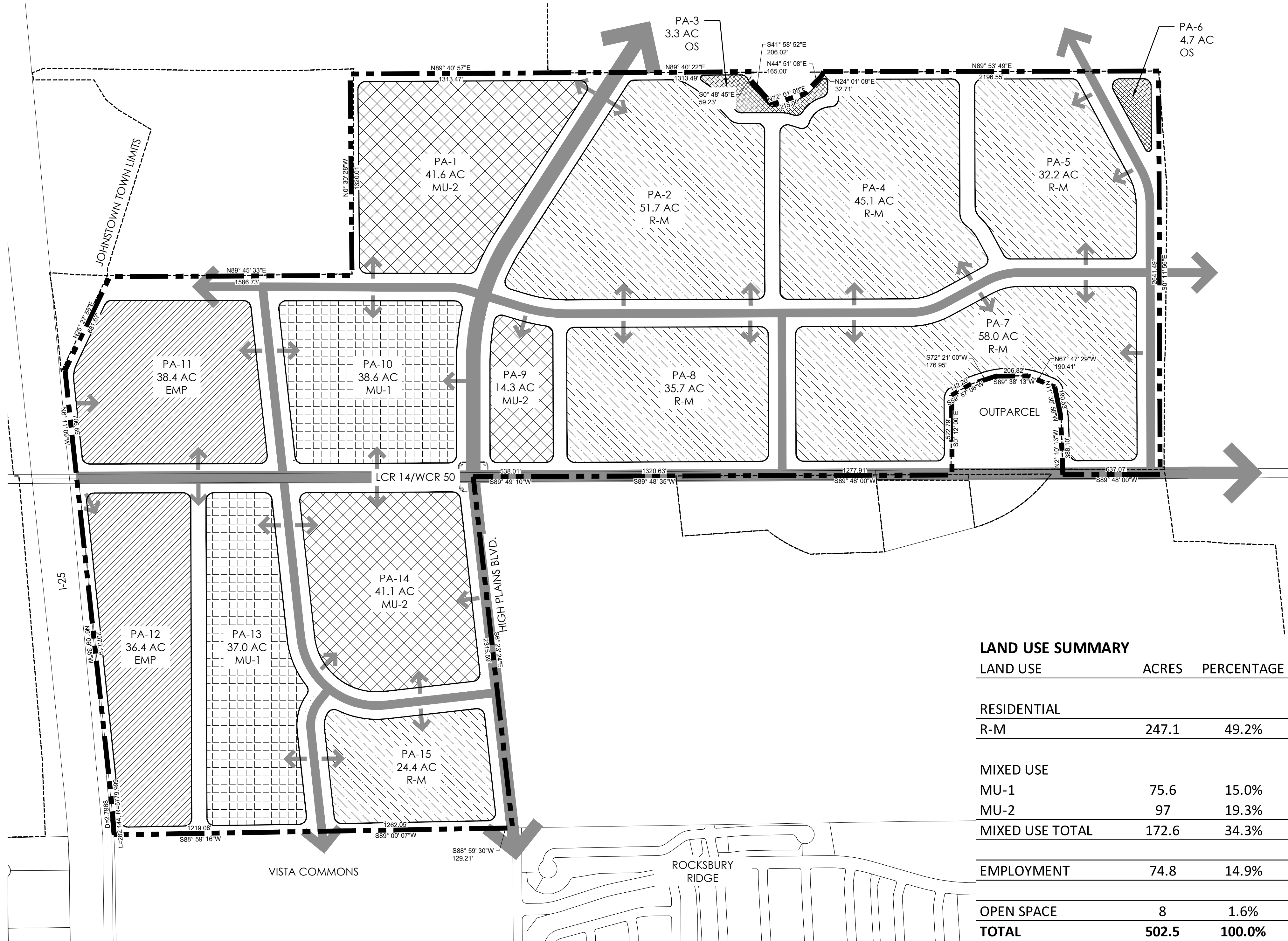
E. PLANNING AREA BOUNDARIES

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

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

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

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



LAND USE SUMMARY

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

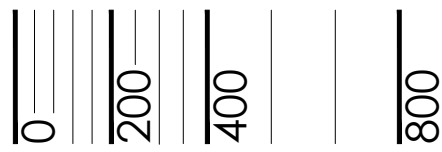
LEGEND

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

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

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

Scale: 1"= 400'-0"



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.

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OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

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

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.

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GREAT PLAINS VILLAGE

JOHNSTOWN, CO

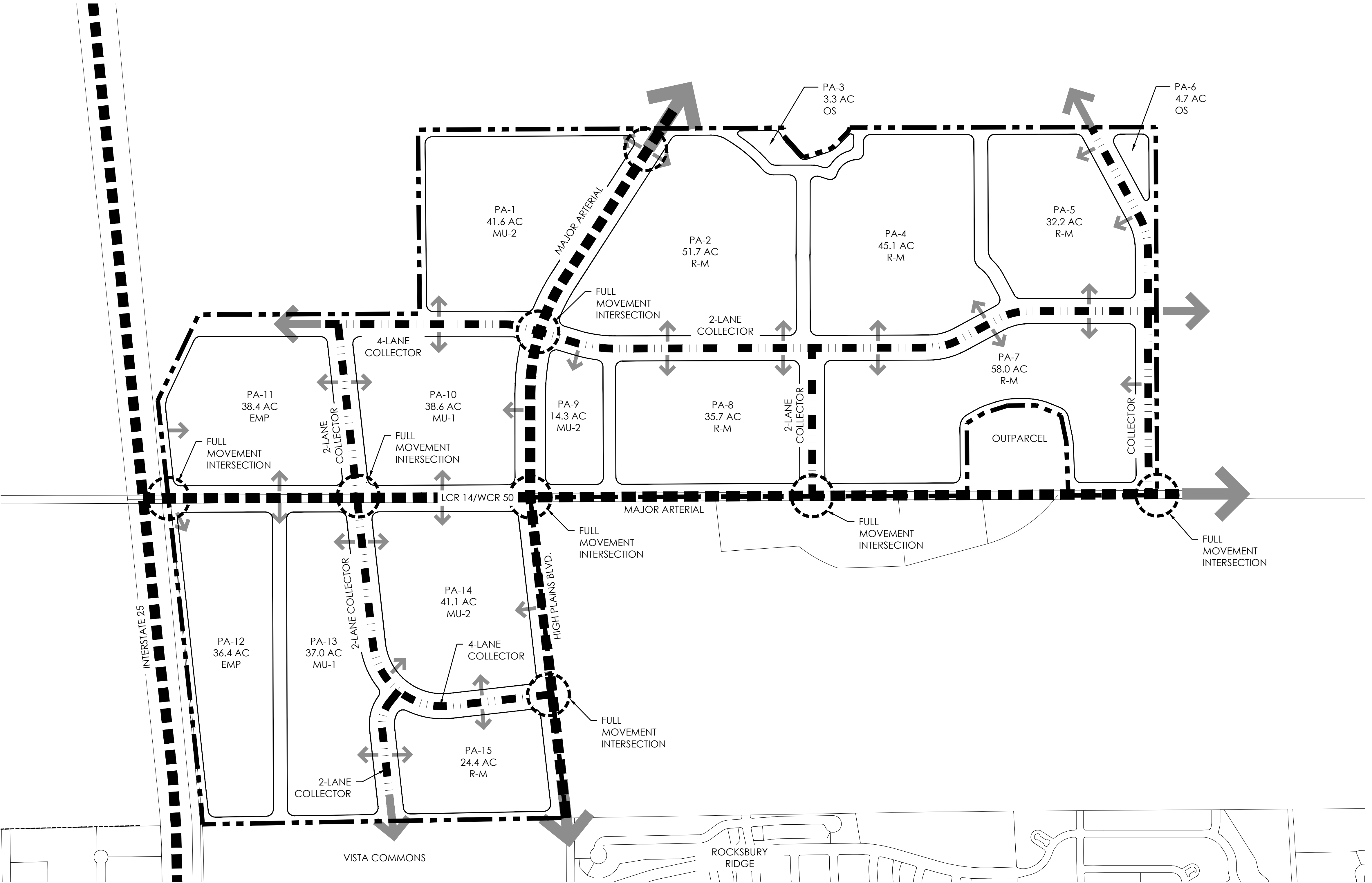
OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

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

SHEET
5 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

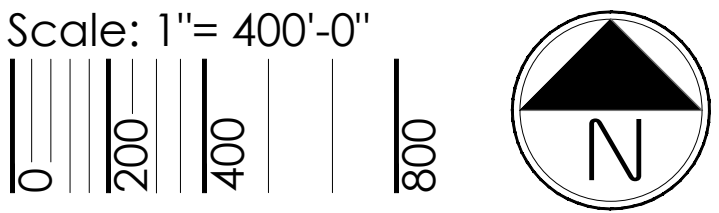


LEGEND

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

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

CIRCULATION PLAN



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P: 303.652.6867

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

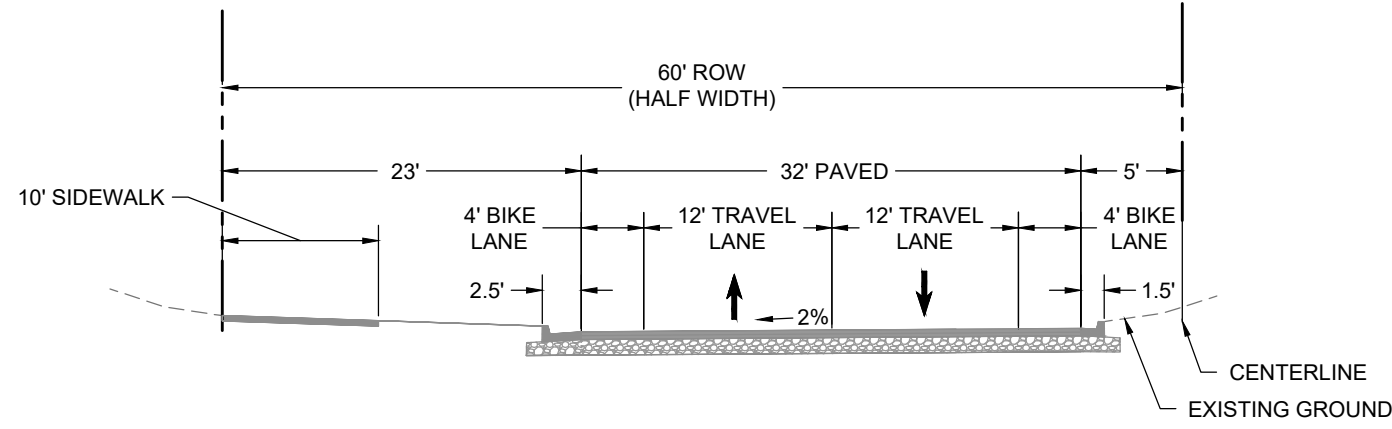
OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN

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

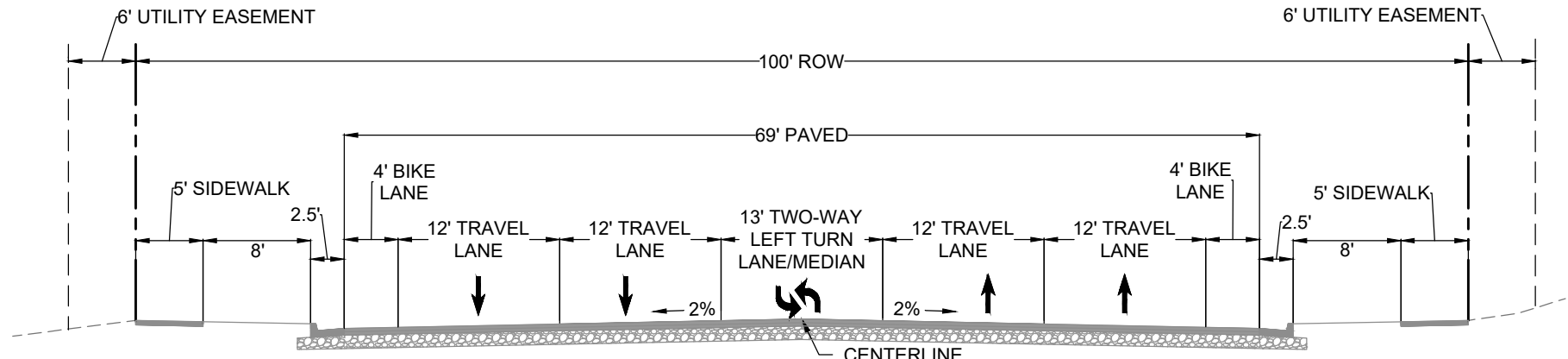
SHEET
6 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

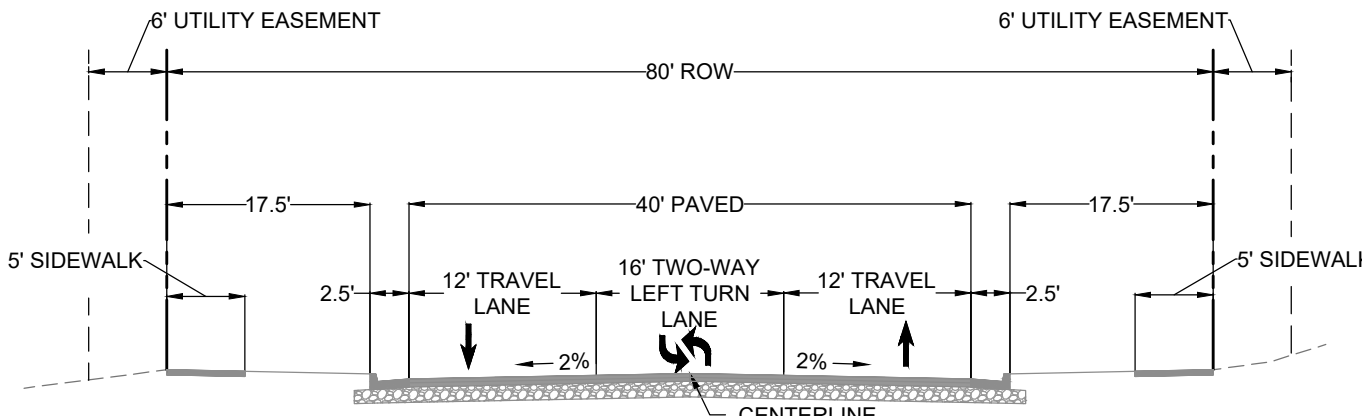
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



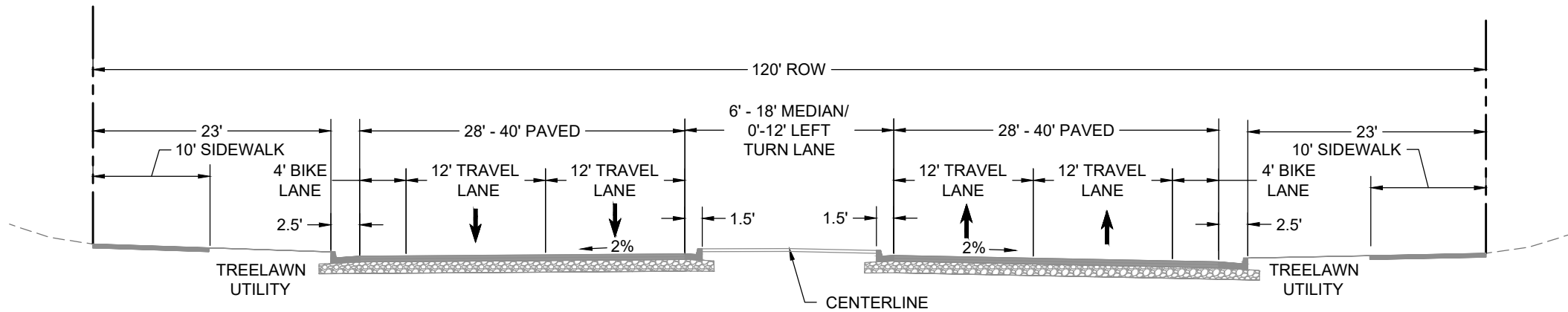
MAJOR ARTERIAL (INTERIM)
HIGH PLAINS BOULEVARD
(SOUTH OF LCR 14/WCR 50)



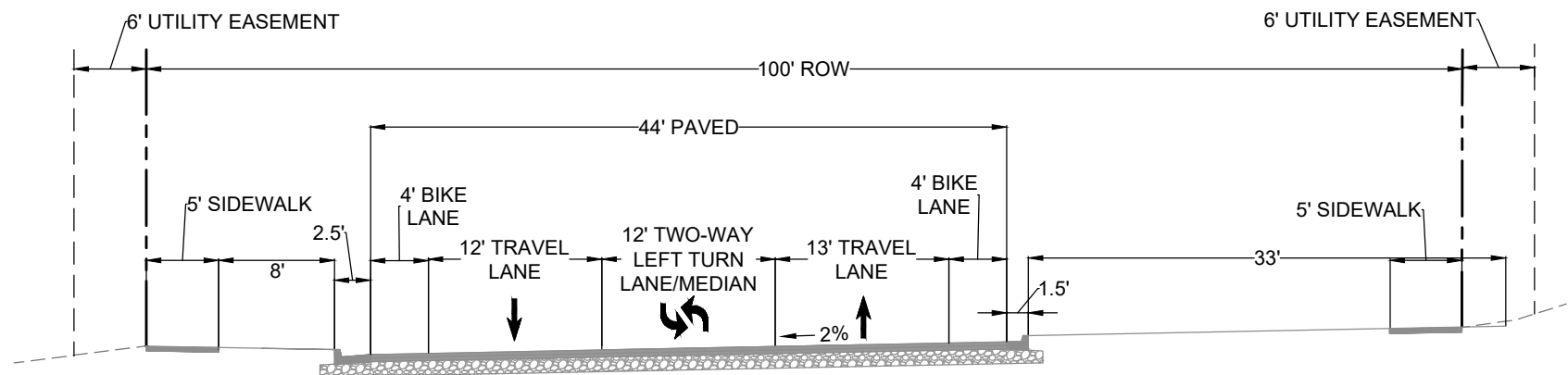
4 - LANE COLLECTOR



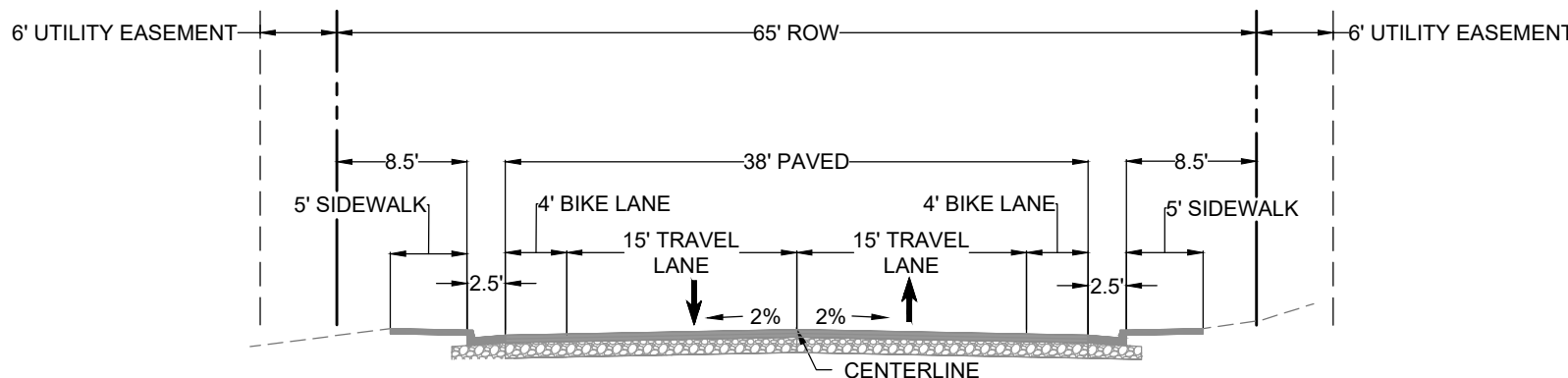
COLLECTOR WITH FLUSH MEDIAN



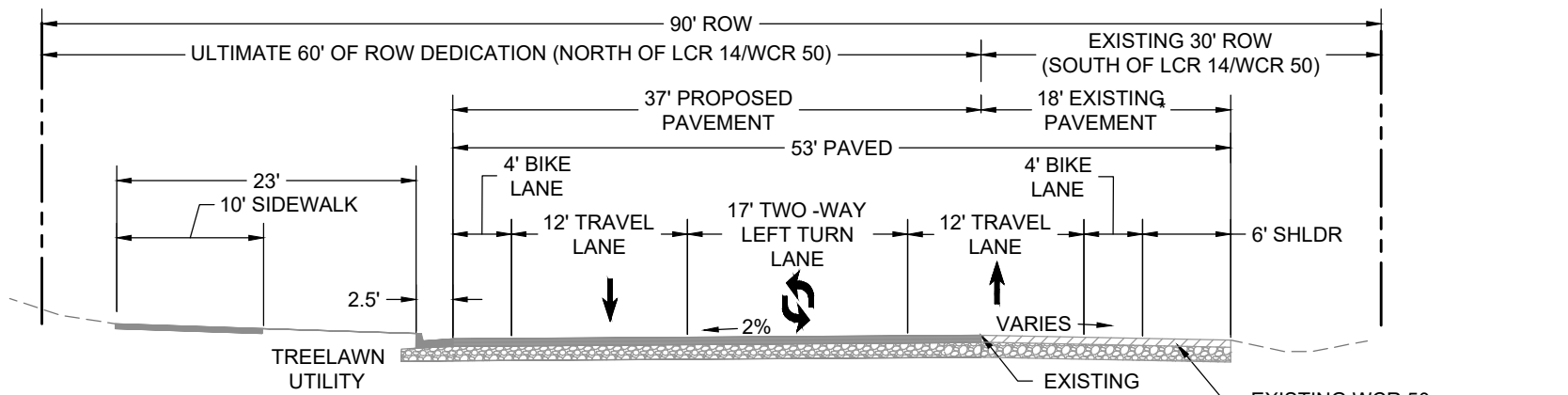
MAJOR ARTERIAL (ULTIMATE)
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)



4 - LANE COLLECTOR (INTERIM)

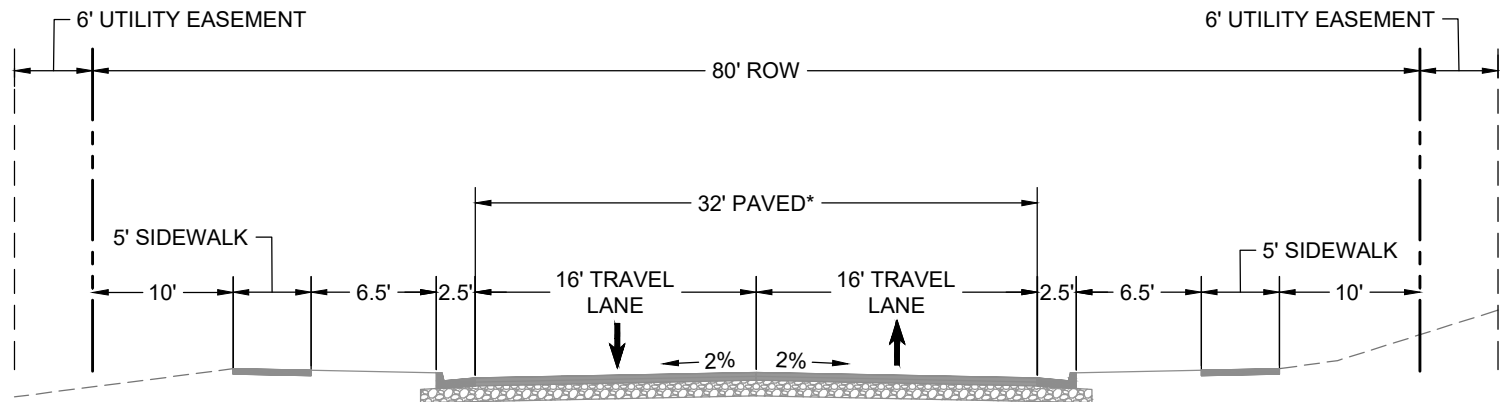


NON-RESIDENTIAL LOCAL STREET



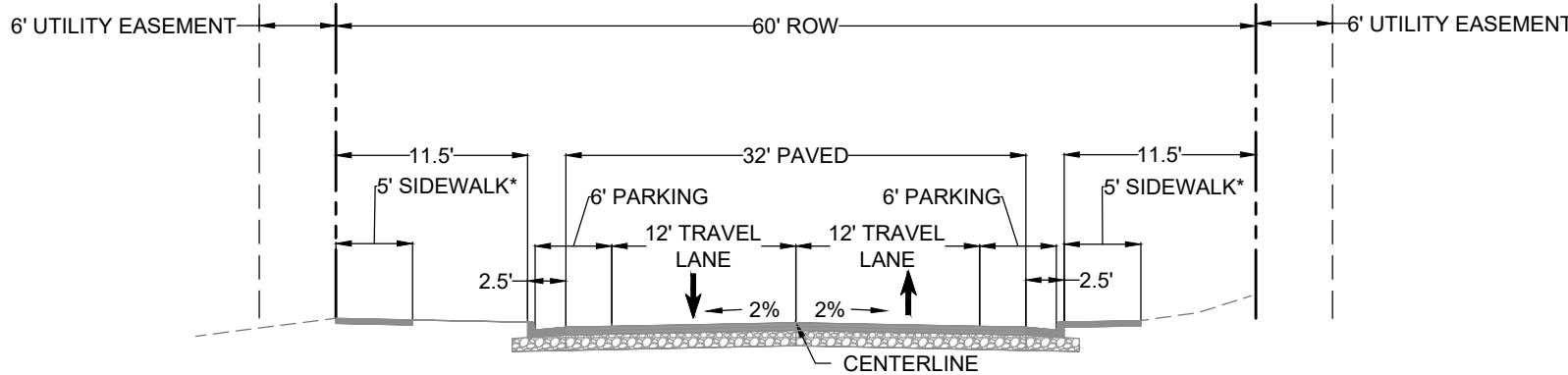
MAJOR ARTERIAL (INTERIM)
LCR 14/WCR 50
(EAST OF HIGH PLAINS BLVD)

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

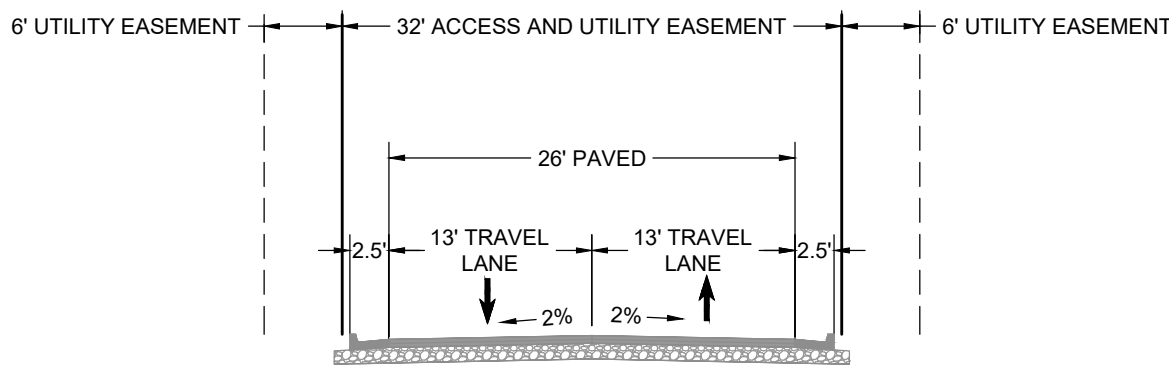


COLLECTOR WITHOUT PARKING OR MEDIAN

* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



RESIDENTIAL LOCAL STREET
* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



PRIVATE STREET

CONCEPTUAL STREET SECTIONS

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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

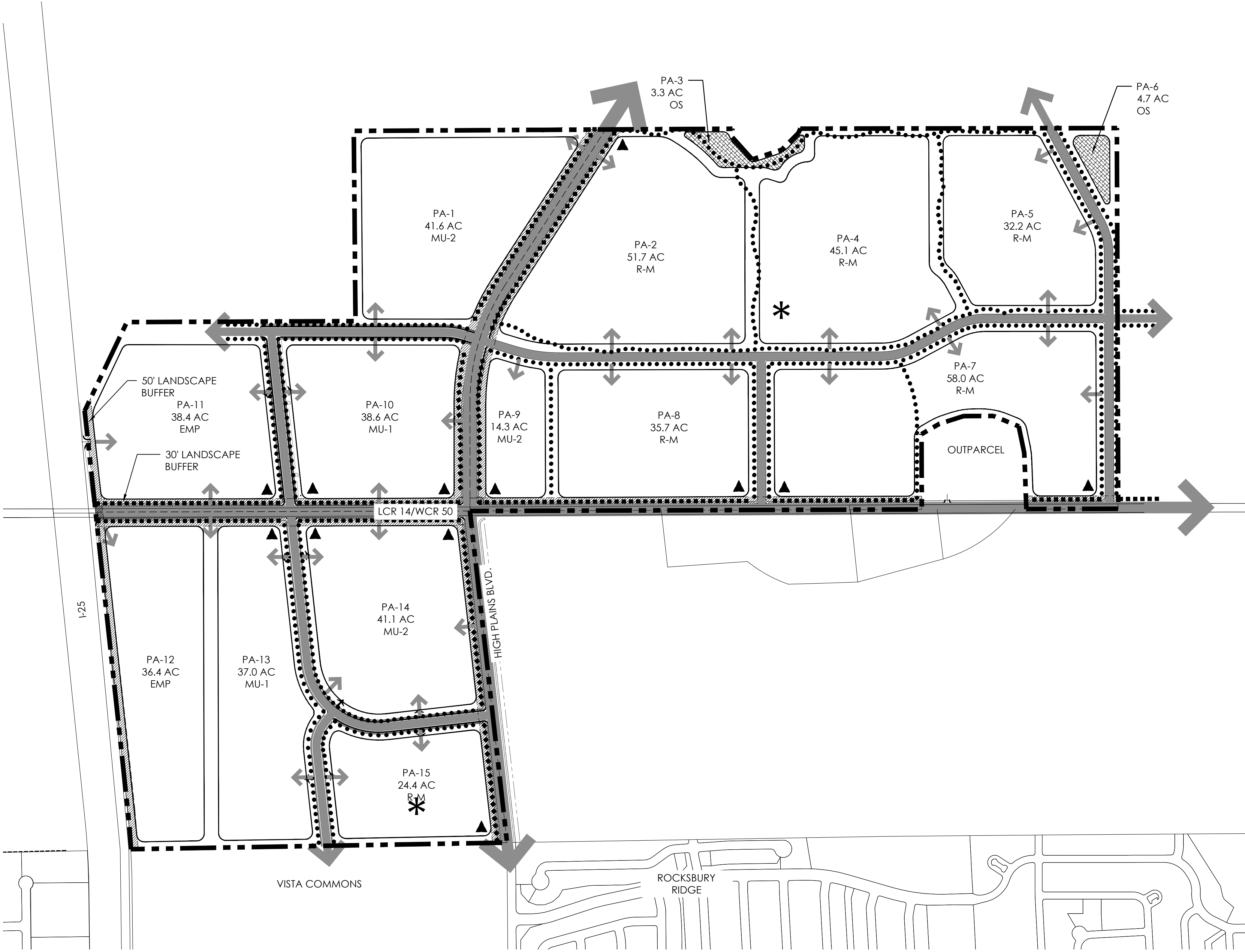
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

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

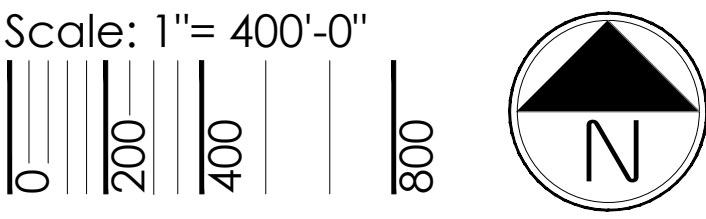
- A. GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- B. USABLE OPEN AREA PROVIDED 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



terracing
design
LLC

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Denver, CO 80231
P: 303.652.6867

PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

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

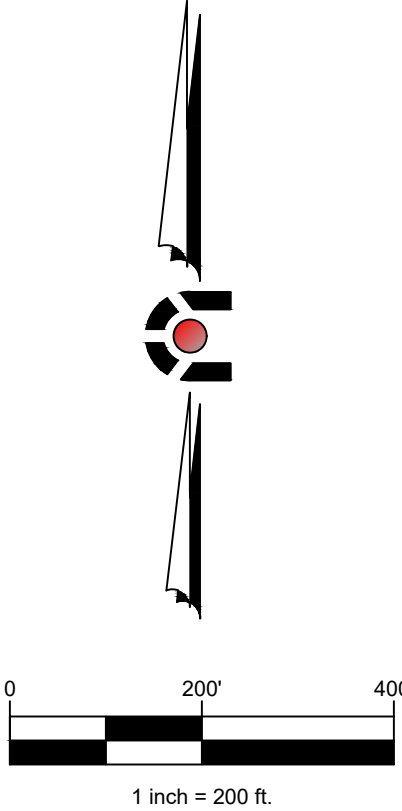
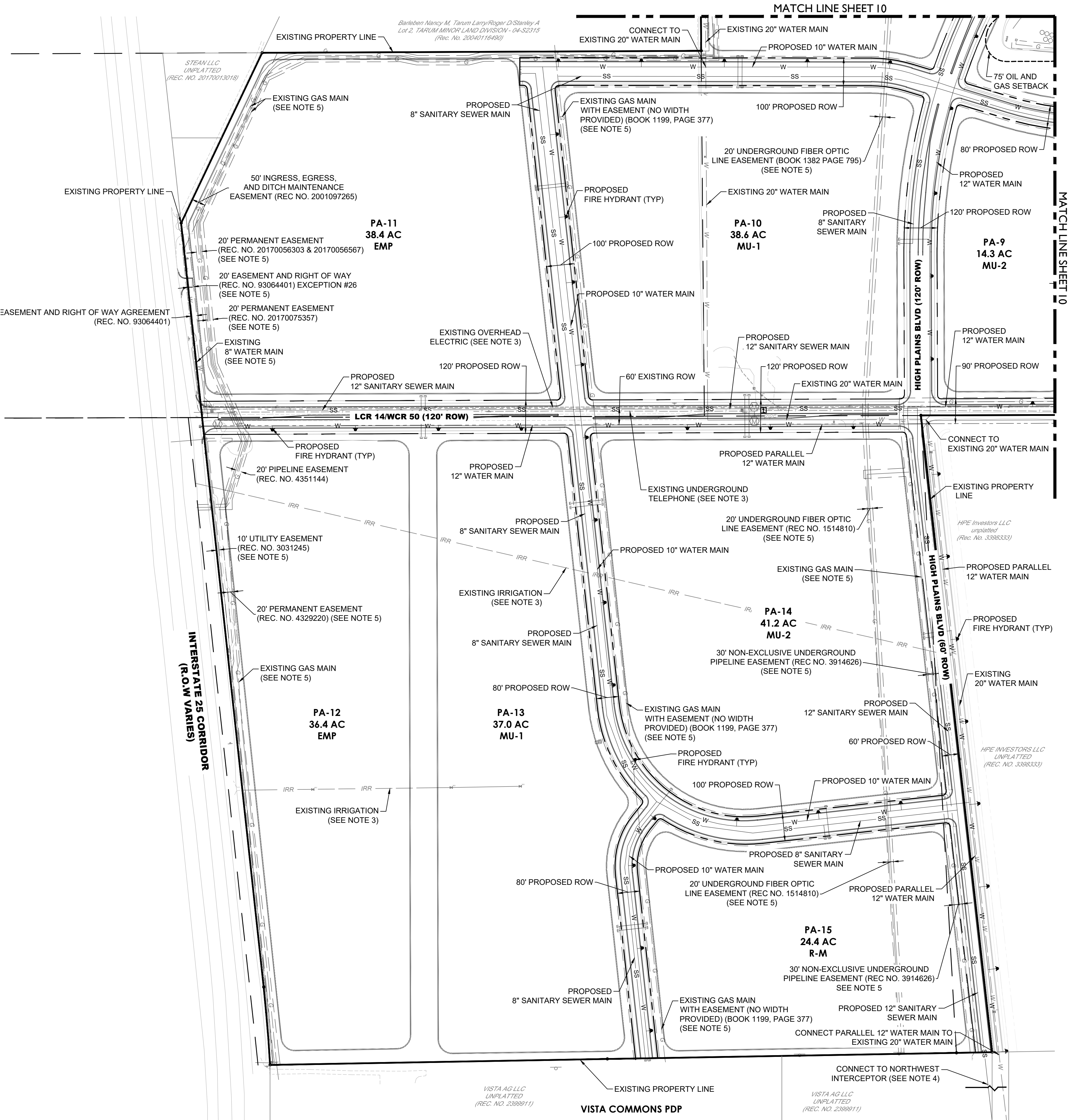
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8 OF 15

1/26/2020 2:32 PM: P:\PLATTE LAND & WATER\GREAT PLAINS - WELTY\CAD SUBMITTALS\SPV\ODP\SPV-ODP-TRAILS-AND-OPENSPACE.DWG.

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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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



- 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

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Denver, CO 80231
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PLATTE

LAND & WATER LLC

CORE

CONSULTANTS

BY

DATE

REVISION DESCRIPTION

#

1

APPROVED ODP

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

PRELIMINARY UTILITY PLAN

DESIGNED BY:

DRAWN BY:

CHECKED BY:

AM

AM

KR

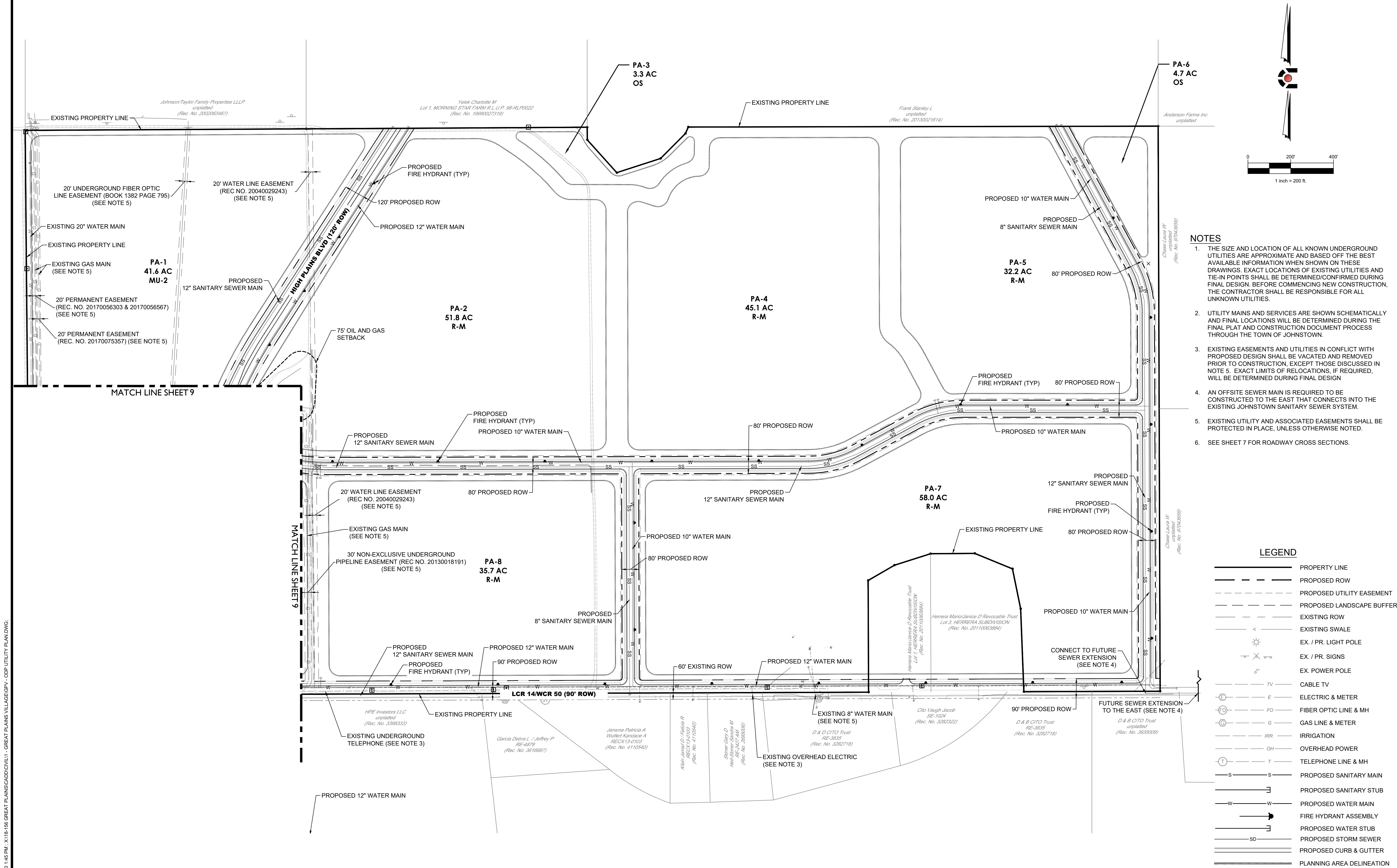
SHEET

9

OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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



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 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
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- PROPOSED SANITARY STUB
- PROPOSED WATER MAIN
- FIRE HYDRANT ASSEMBLY
- PROPOSED WATER STUB
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PLANNING AREA DELINEATION

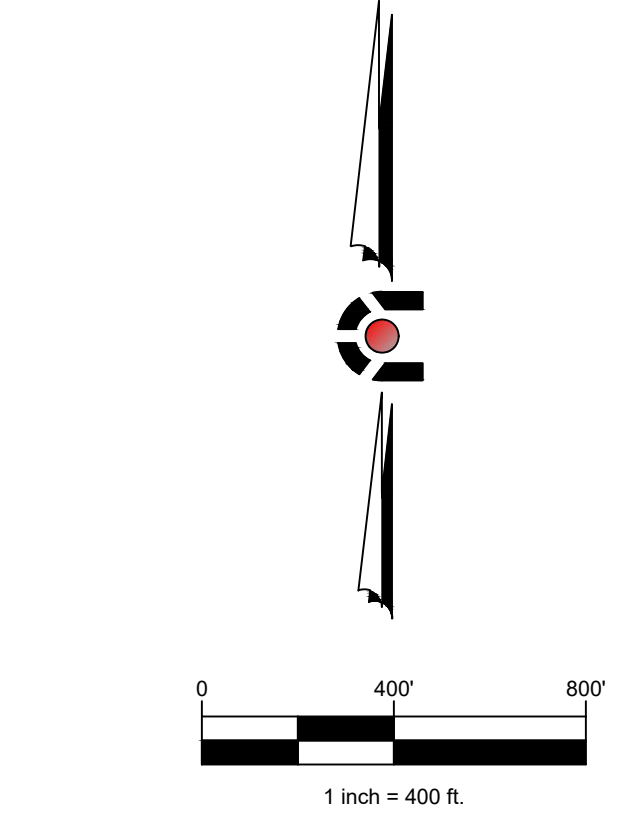
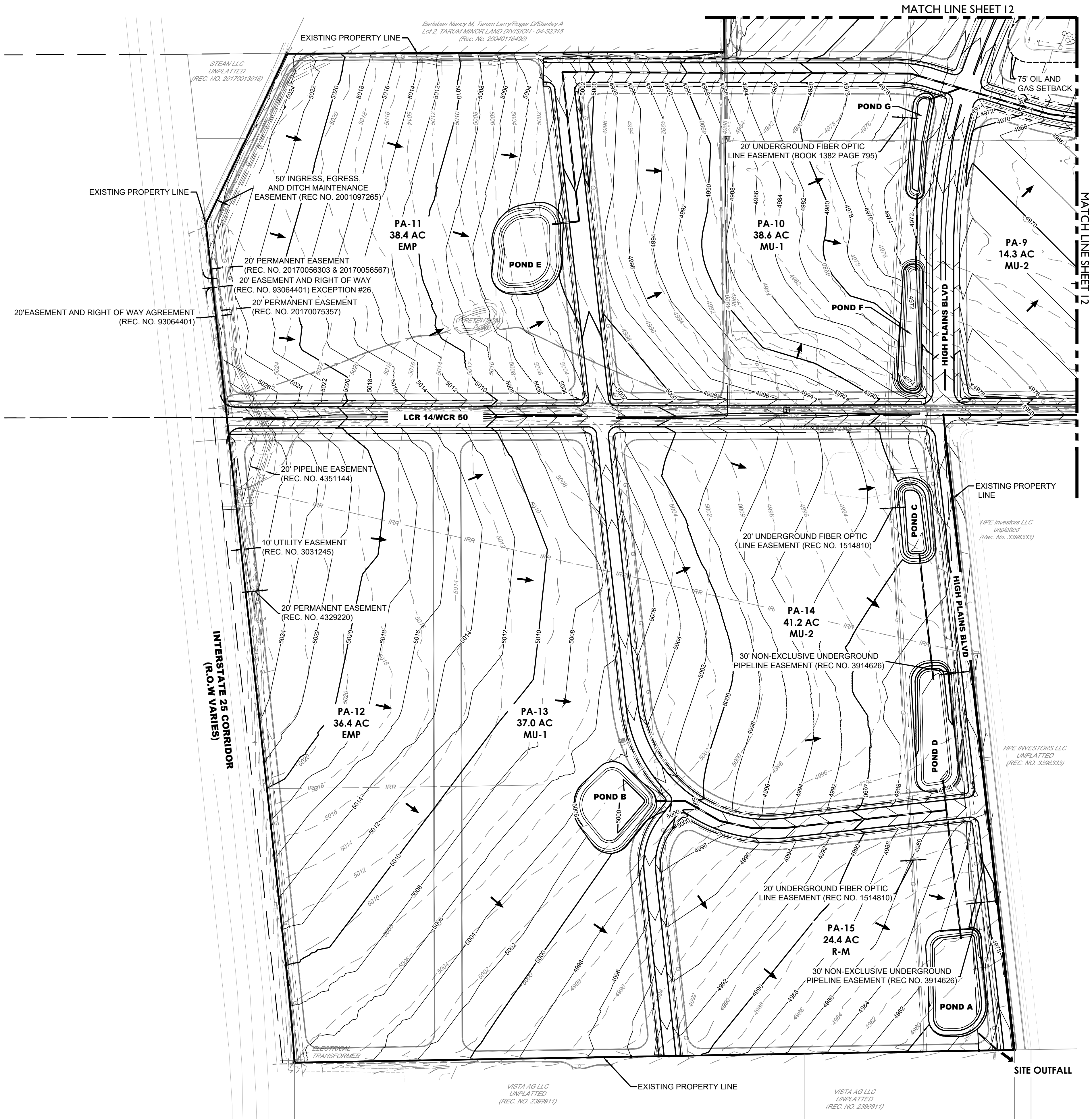
GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

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



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

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

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PLATTE
LAND & WATER LLC

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GREAT PLAINS VILLAGE
JOHNSTOWN, CO

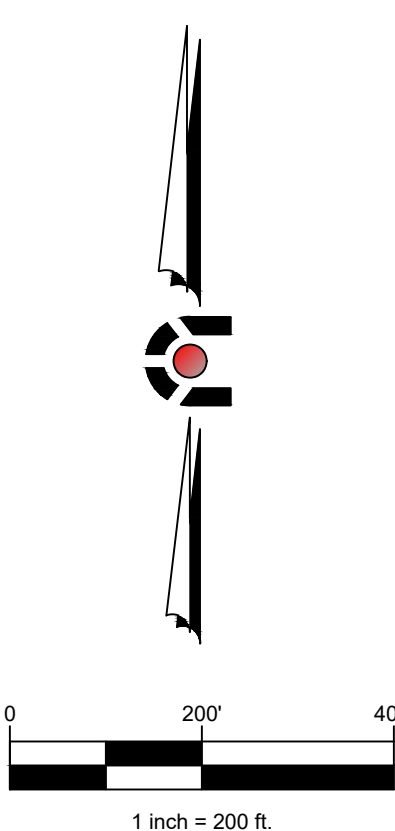
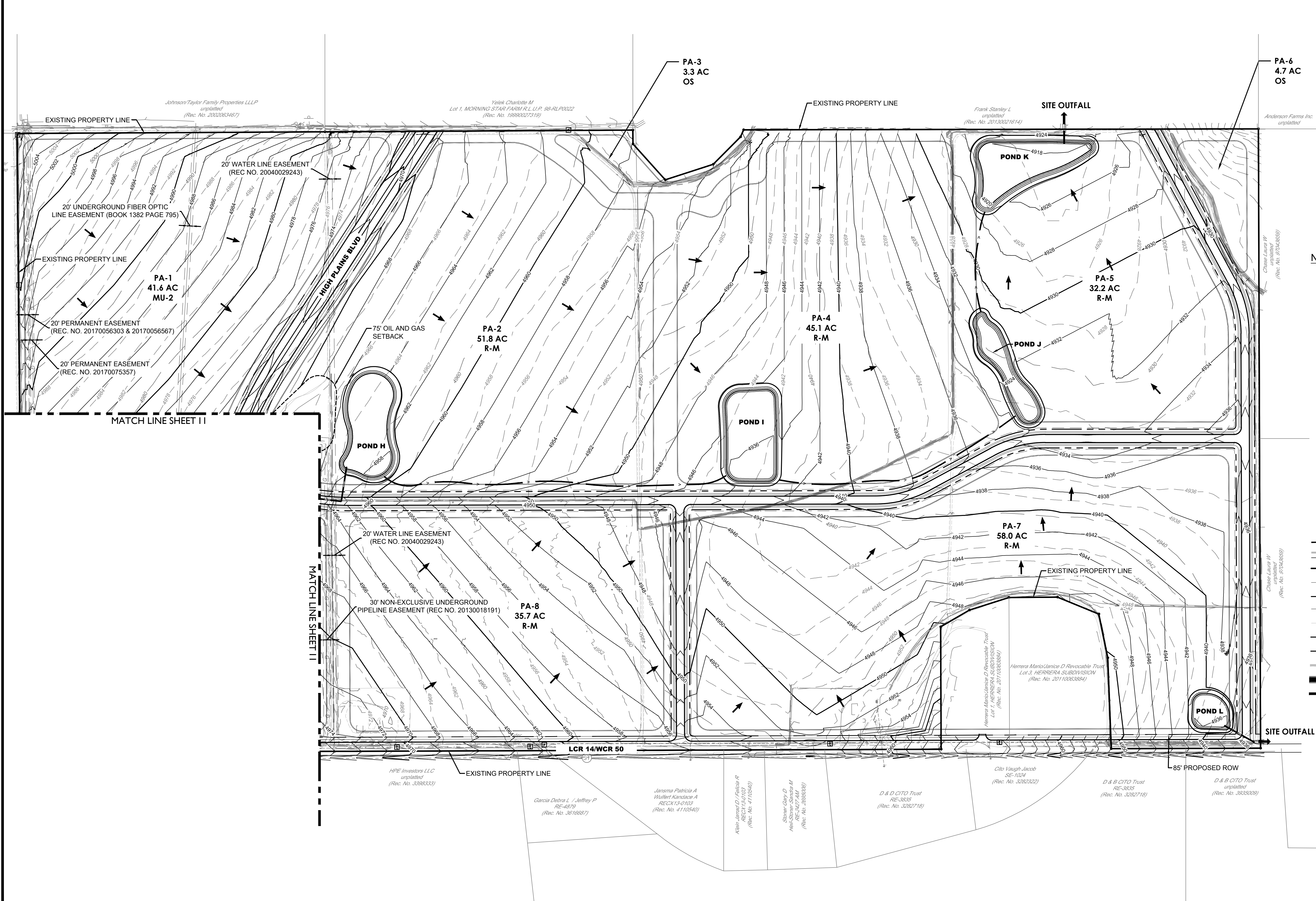
OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

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



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 - 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 VILLAGE\GPV - ODP GRADING PLANNING - GREAT PLAINS VILLAGE\CD\DWG11 - GREAT PLAINS VILLAGE\GPV - ODP GRADING PLANNING

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PLATTE

LAND & WATER LLC

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CONSULTANTS

BY

DATE

REVISION DESCRIPTION

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APPROVED ODP

JANUARY 22, 2020

DESIGNED BY:

DRAWN BY:

CHECKED BY:

AM

AM

KR

SHEET

12

OF

15

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

PRELIMINARY GRADING PLAN

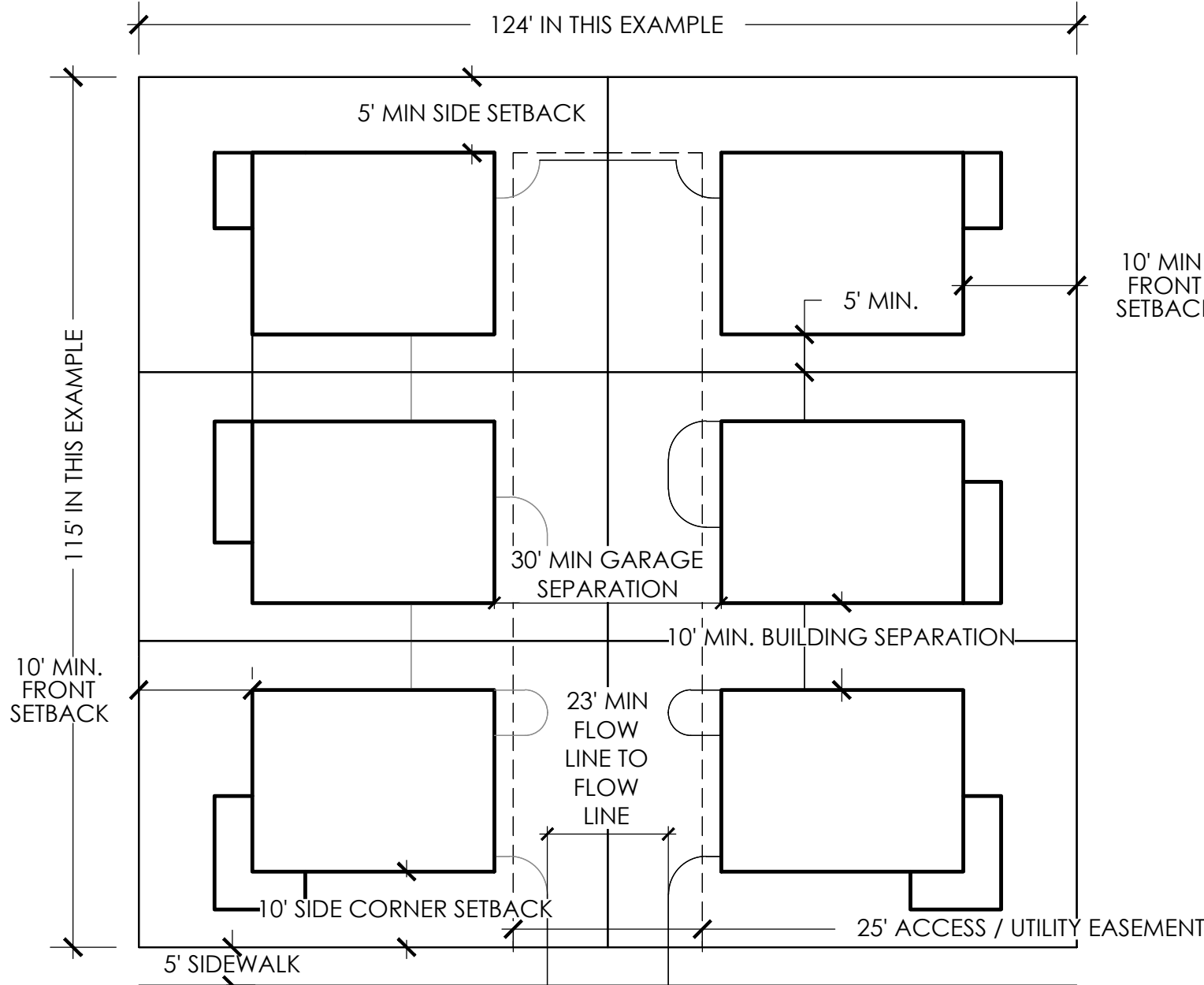
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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

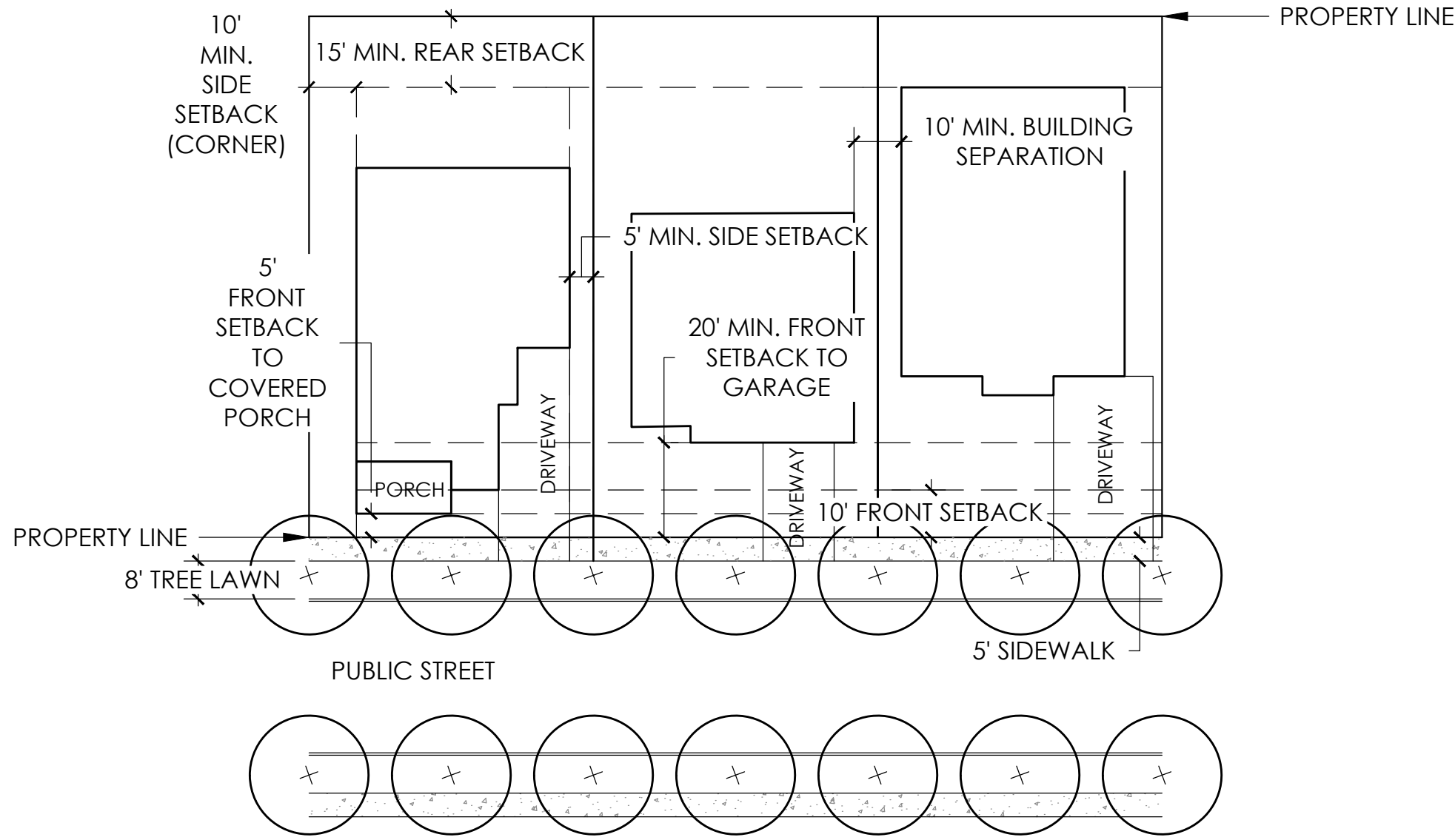
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

DEVELOPMENT STANDARDS

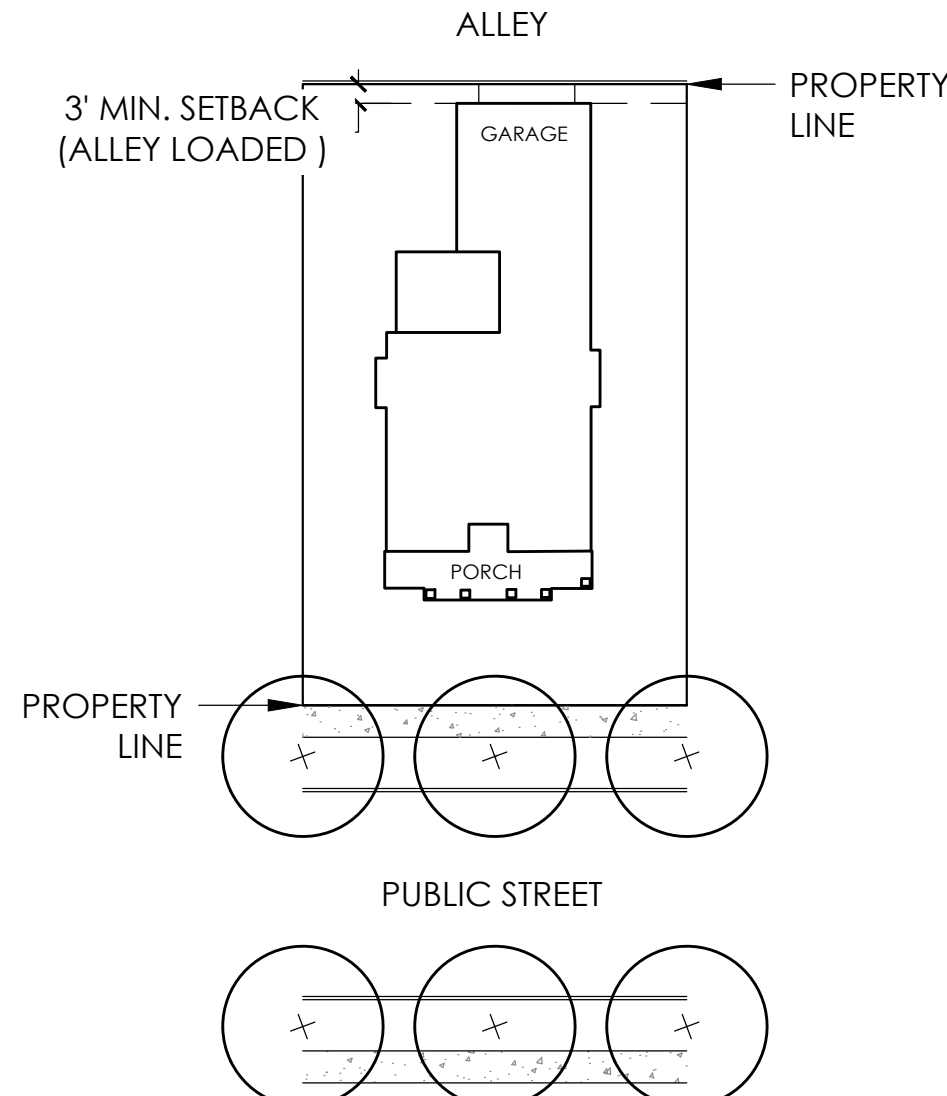
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT 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.



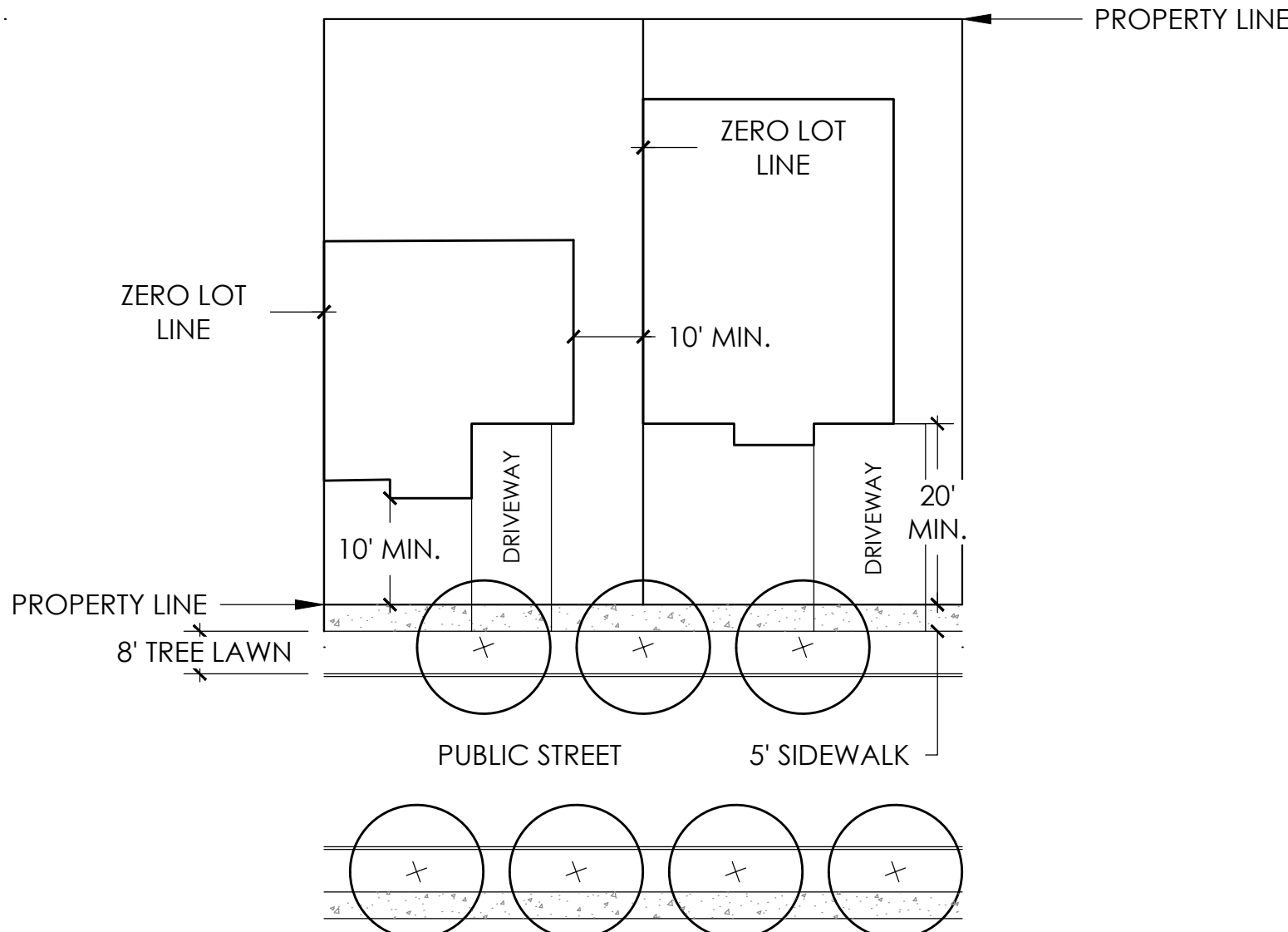
CLUSTER HOME EXAMPLE A - GREEN COURT



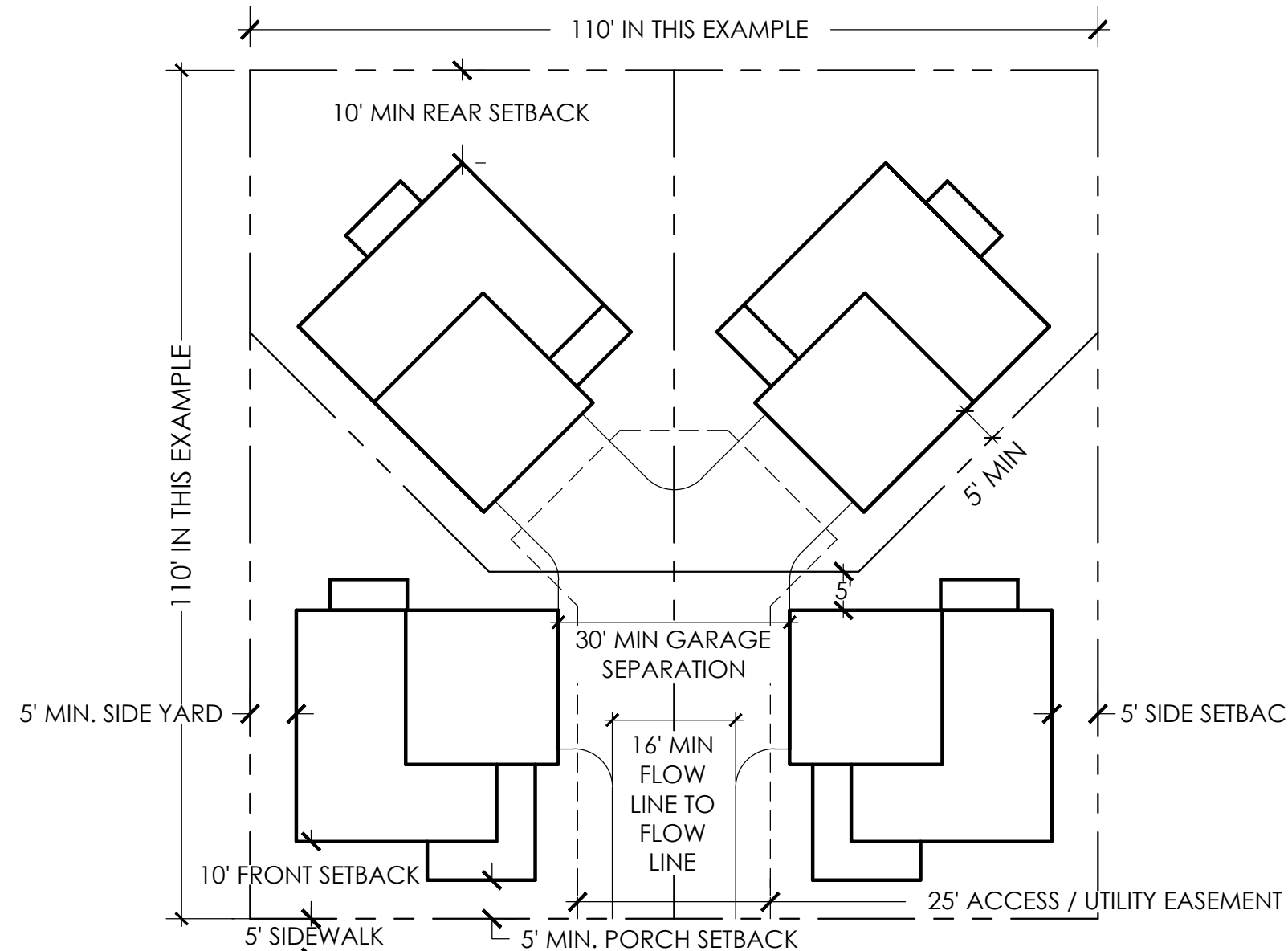
FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



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 - CDR\CPV-CDP-DESIGN GUIDELINES.DWG

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

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

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

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

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

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

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

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

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

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

2.2.2 STREETSCAPE DESIGN

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

COLLECTOR & ARTERIAL STREETS:

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

ARTERIAL LANDSCAPE BUFFER:

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

SIGHT DISTANCE LINES:

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

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

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

2.4 SITE SIGNAGE

2.4.1 PURPOSE

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

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

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

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

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

2.5 FENCING & WALLS

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

2.6 DRIVE-THROUGH FACILITIES

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

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

PART 3 - RESIDENTIAL DISTRICTS

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

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

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

3.1.2 EXTERIOR CHANGES

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

3.1.3 GARAGES

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

3.1.4 PRODUCT VARIATION

APPLICABILITY:

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

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

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

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

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

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

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

3.2.2 ACCESS

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

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

3.1.3 FAÇADES

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

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

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

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

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

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

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

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

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

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

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

TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING 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.

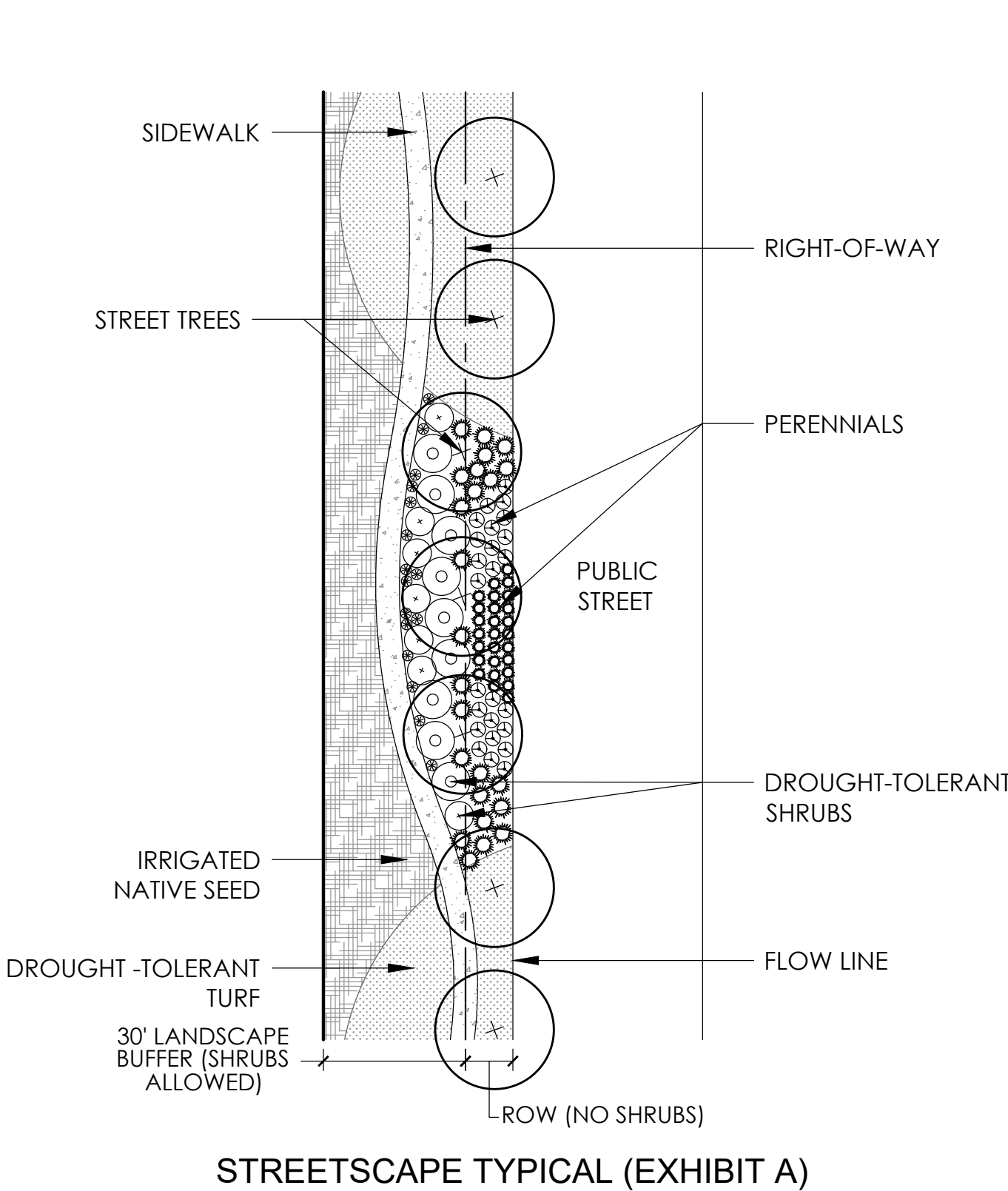
4.1.5 FENCES

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.

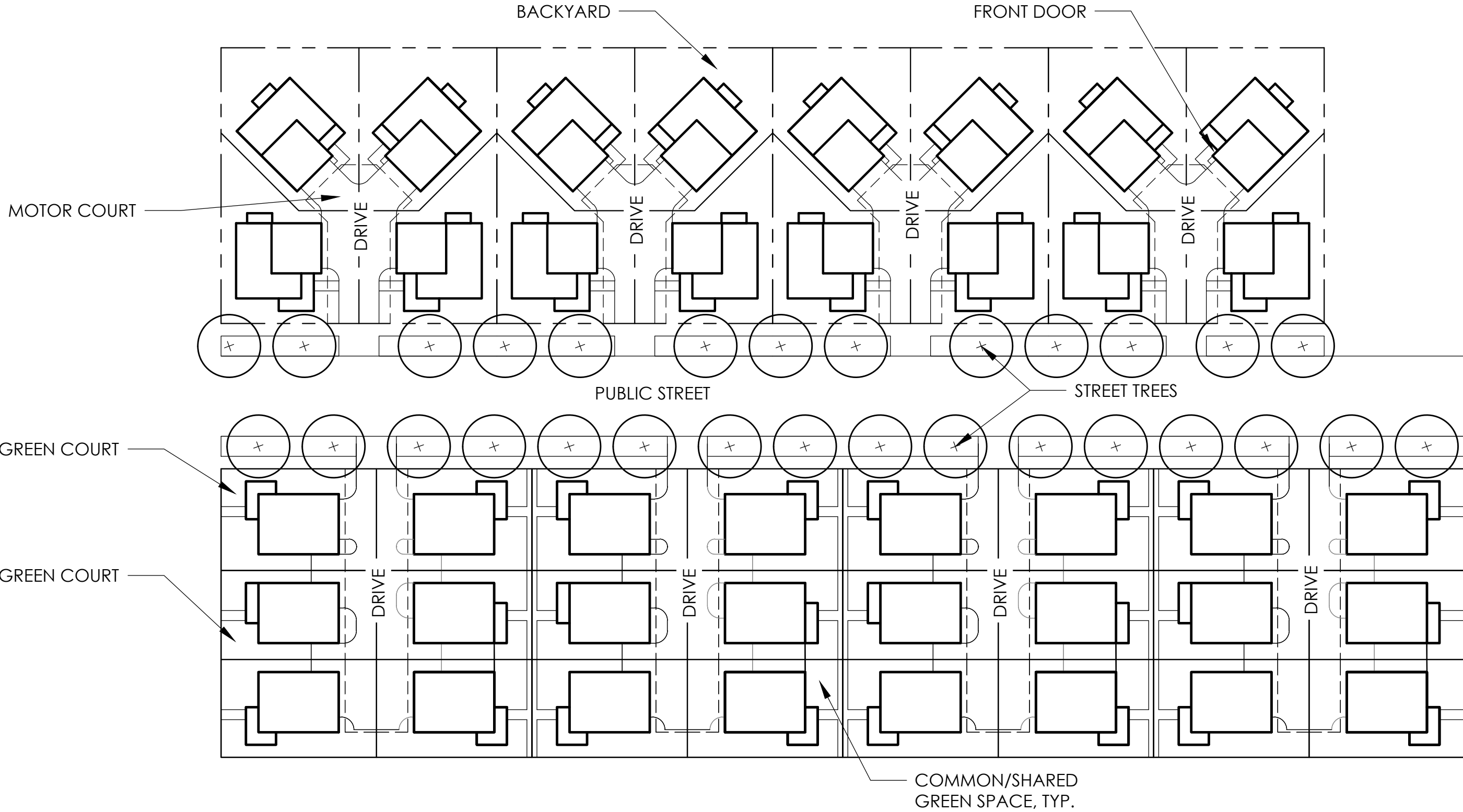
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

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

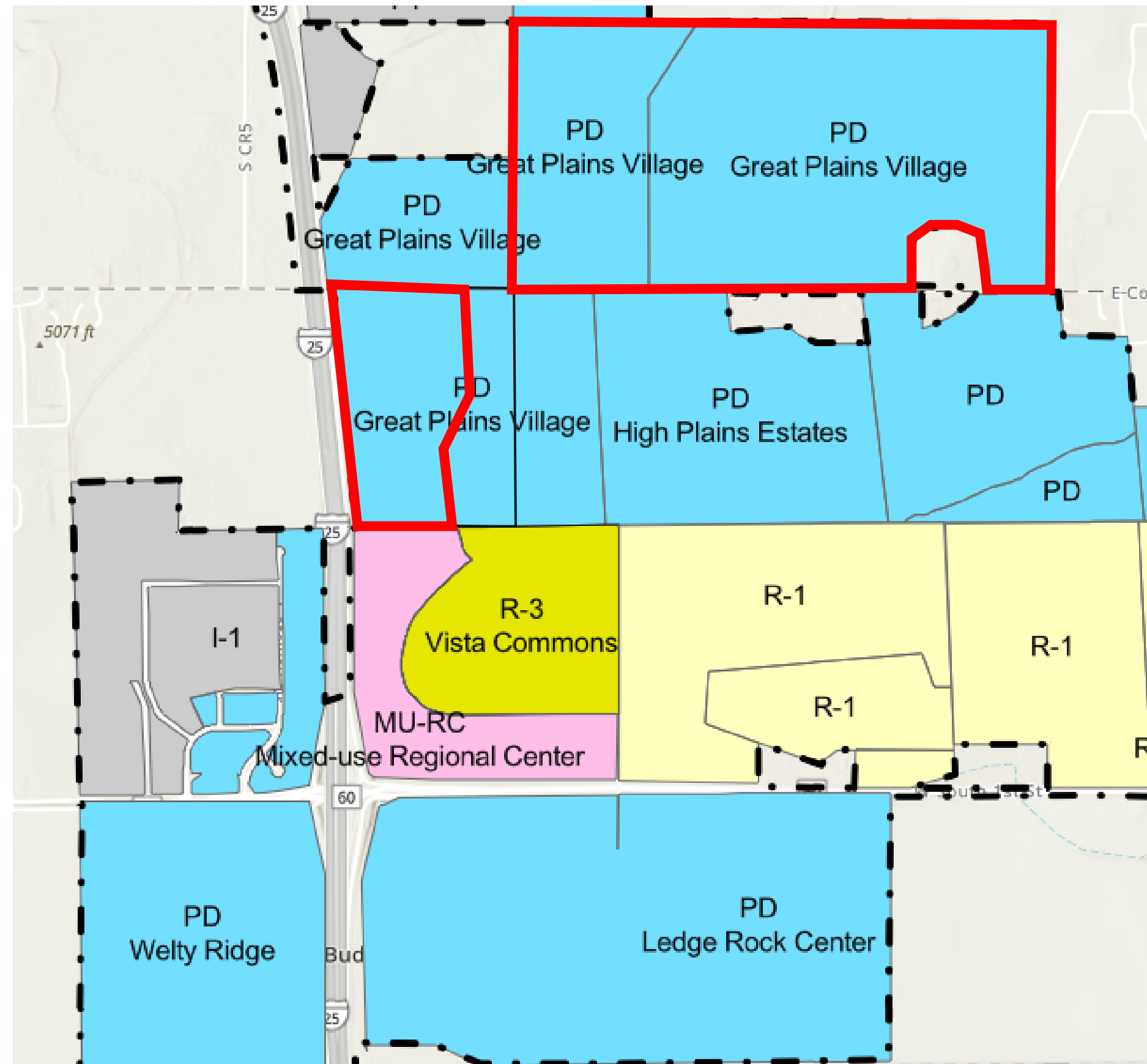


**GREAT PLAINS VILLAGE
OUTLINE DEVELOPMENT PLAN AMENDMENT
CASE NO. AMD 25-0007 (SUB24-0004)
PUBLIC HEARING**

**TOWN COUNCIL
DECEMBER 15, 2025**

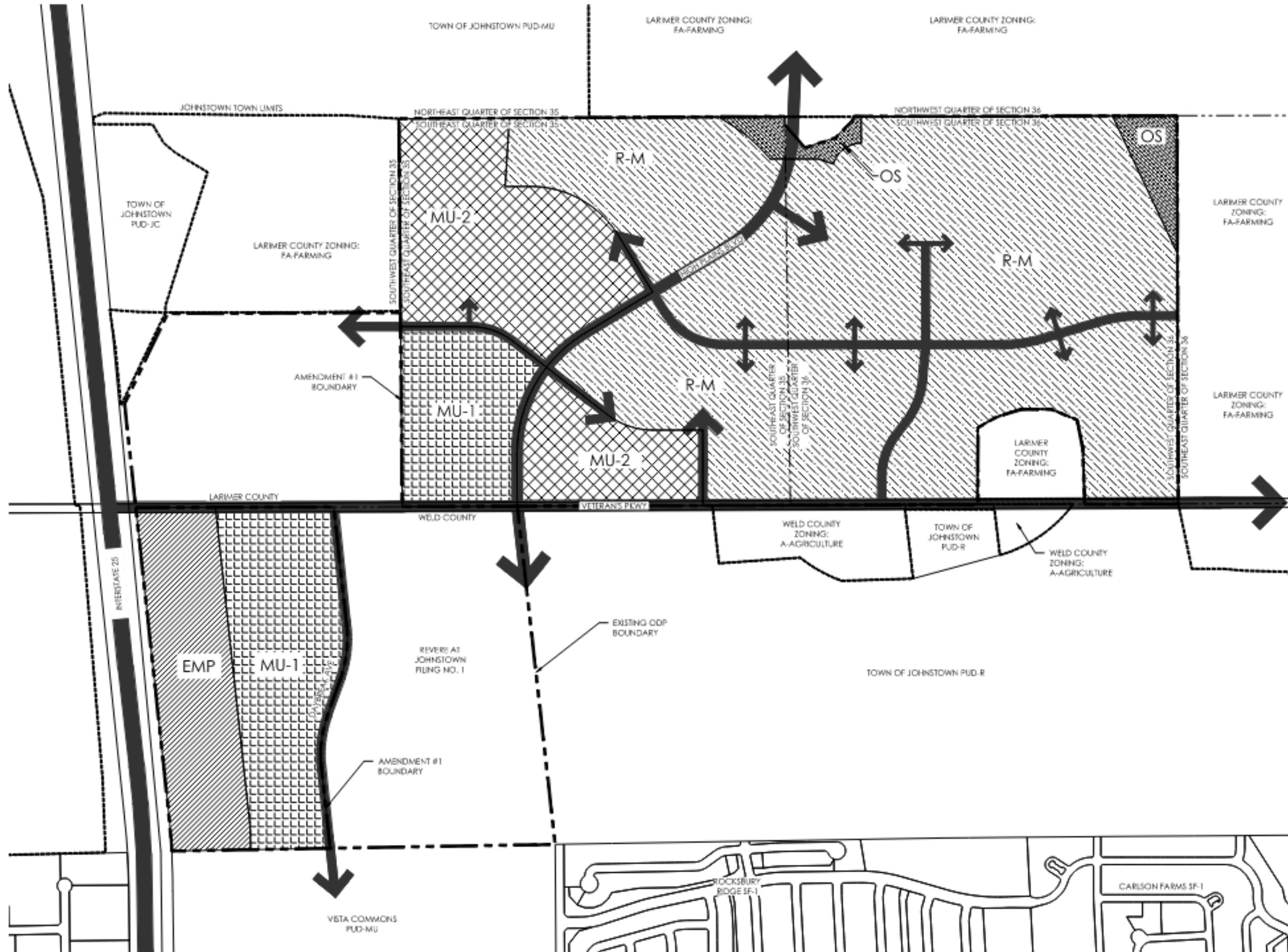


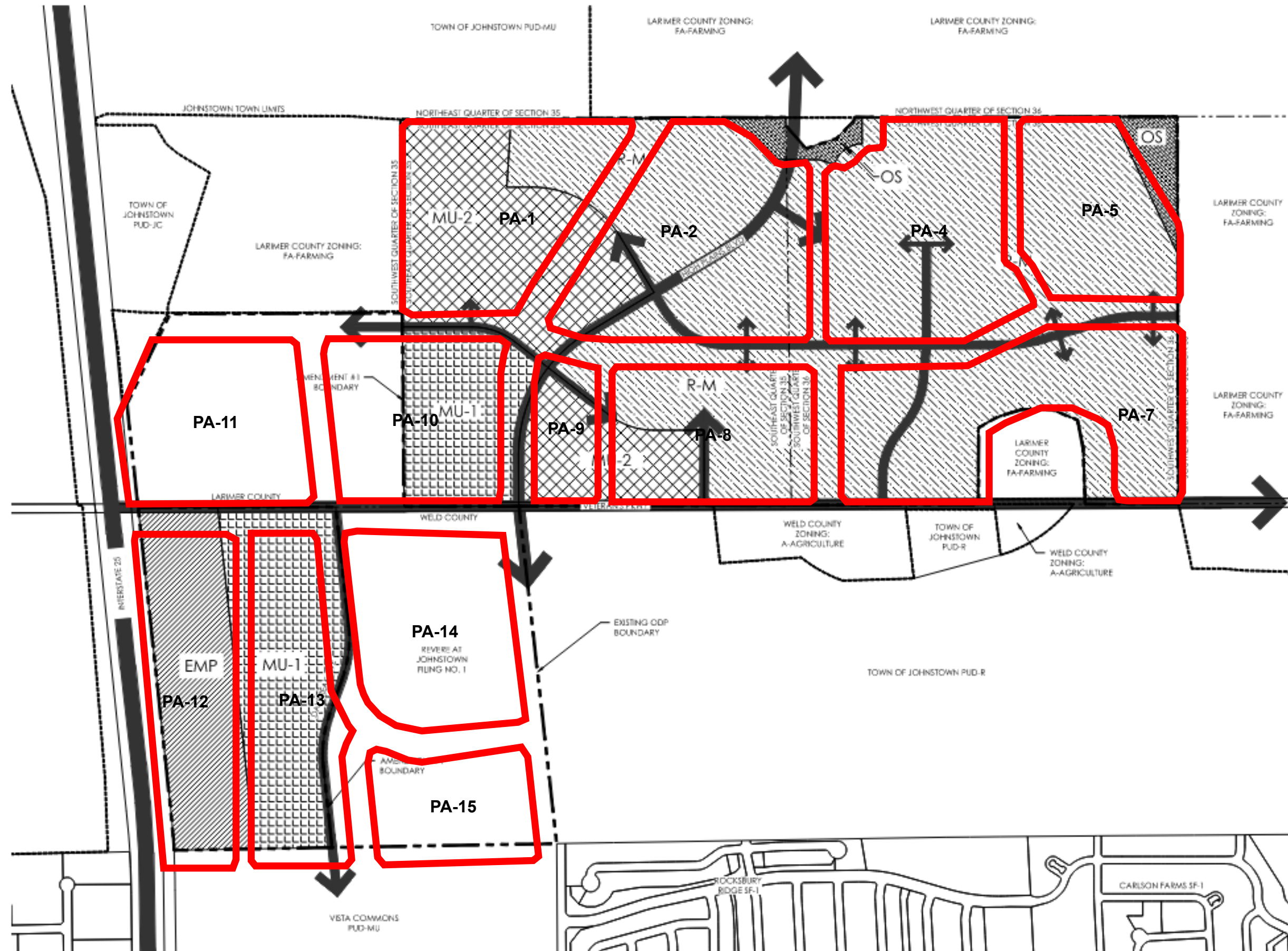


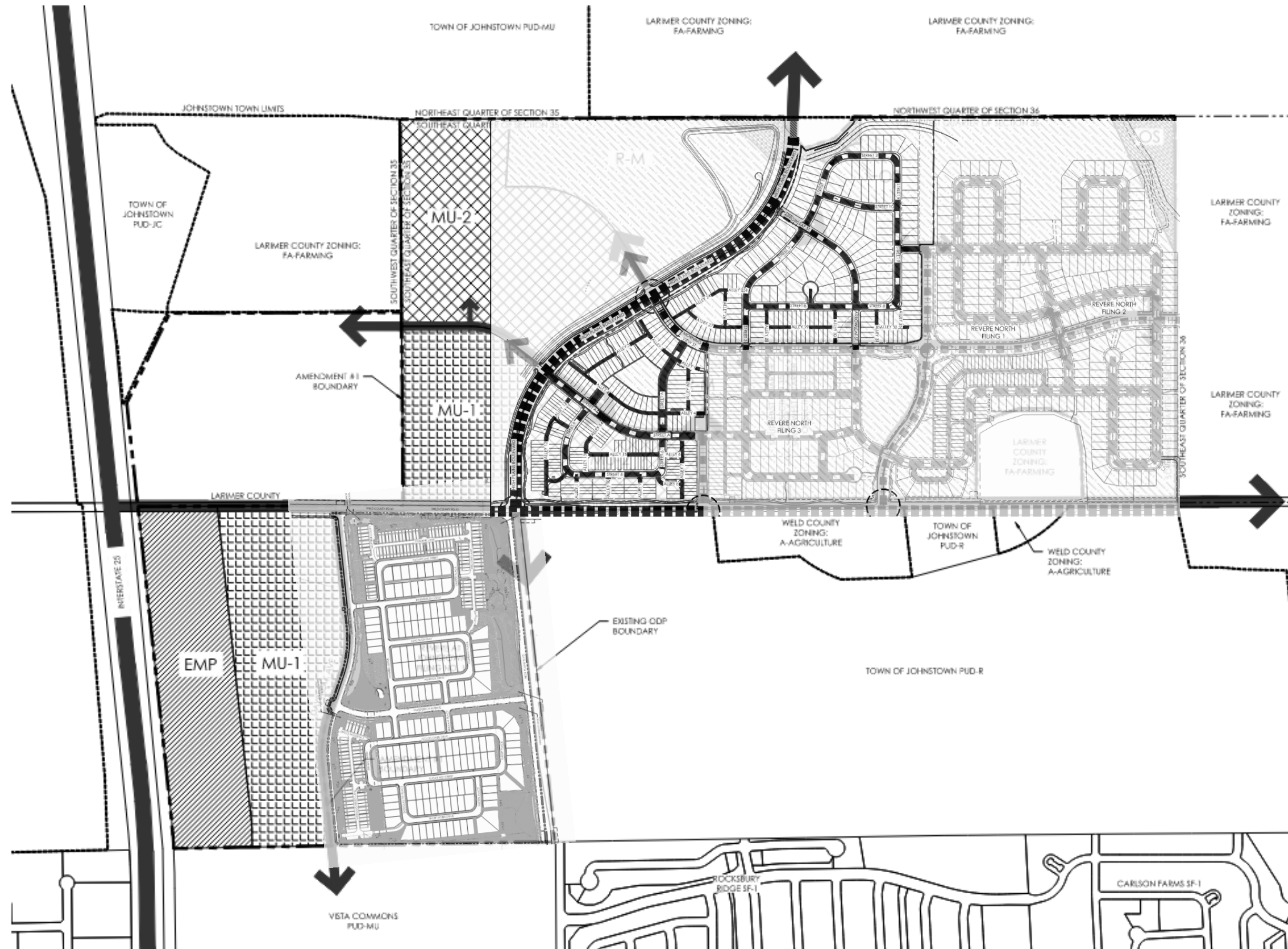


Current ODP









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



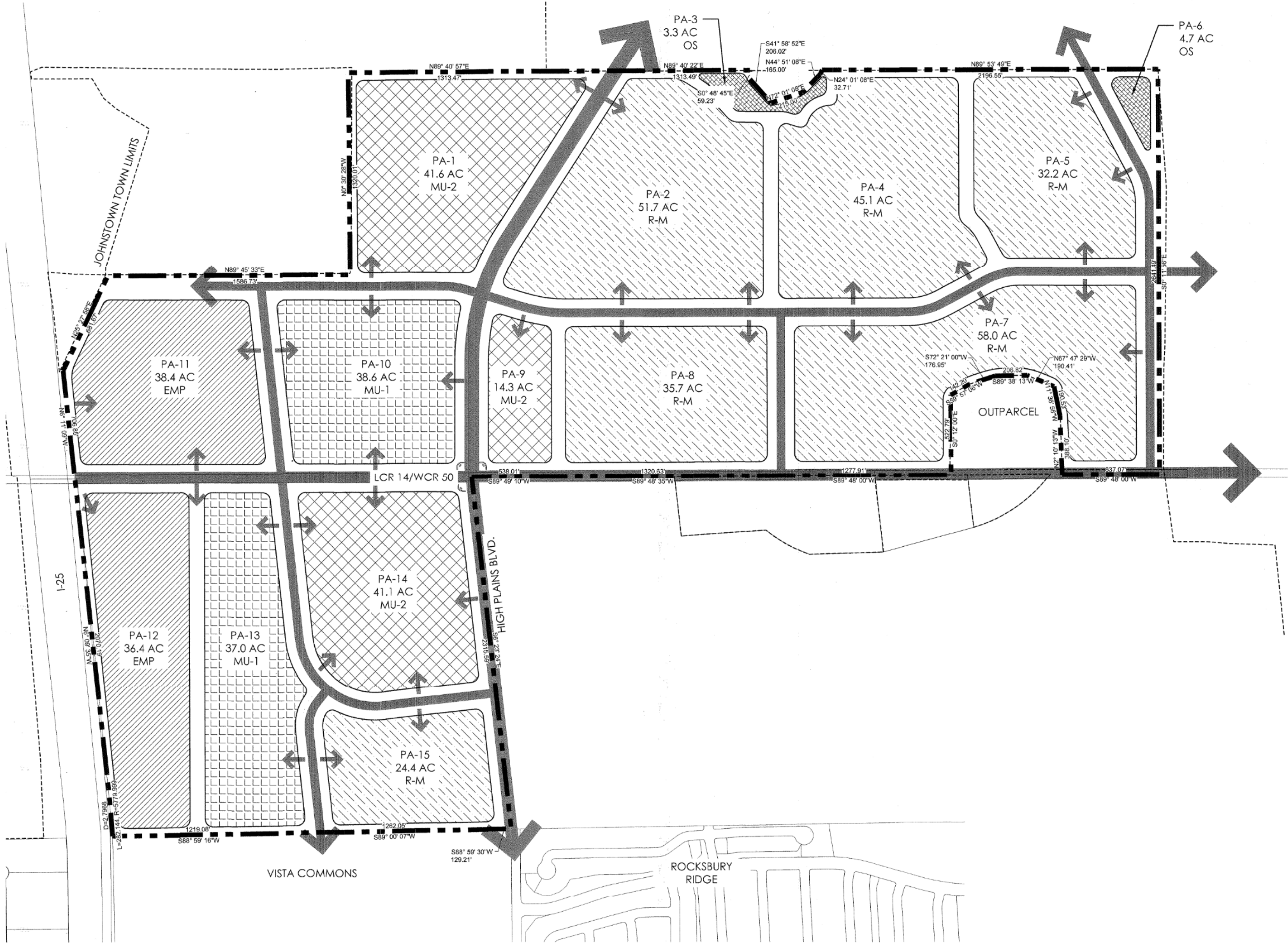
REVERE

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

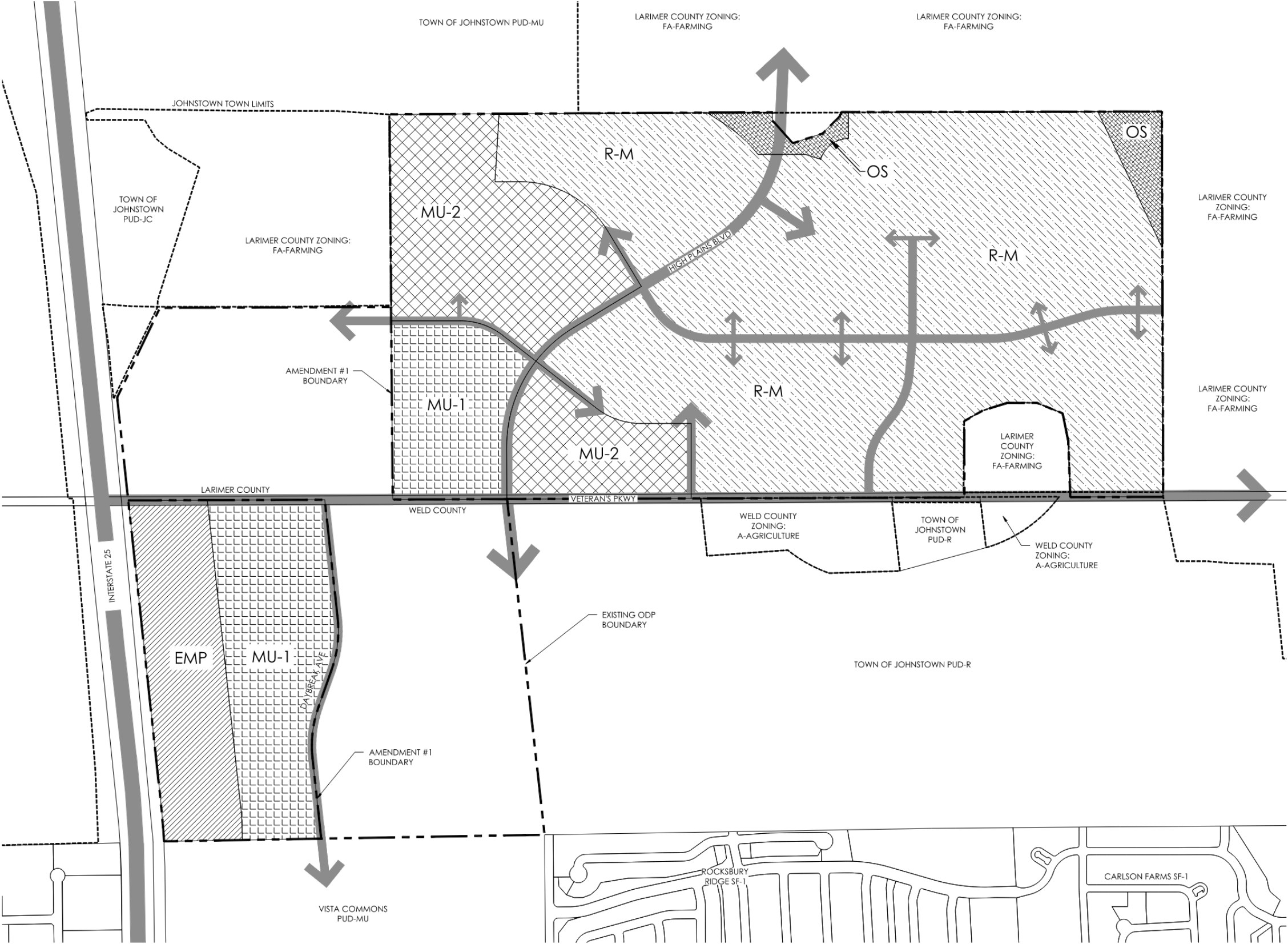
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B. MAXIMUM RESIDENTIAL UNITS PER AREA

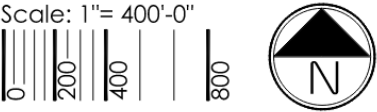
AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD AMENDMENT EXCEED 1,680 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

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

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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

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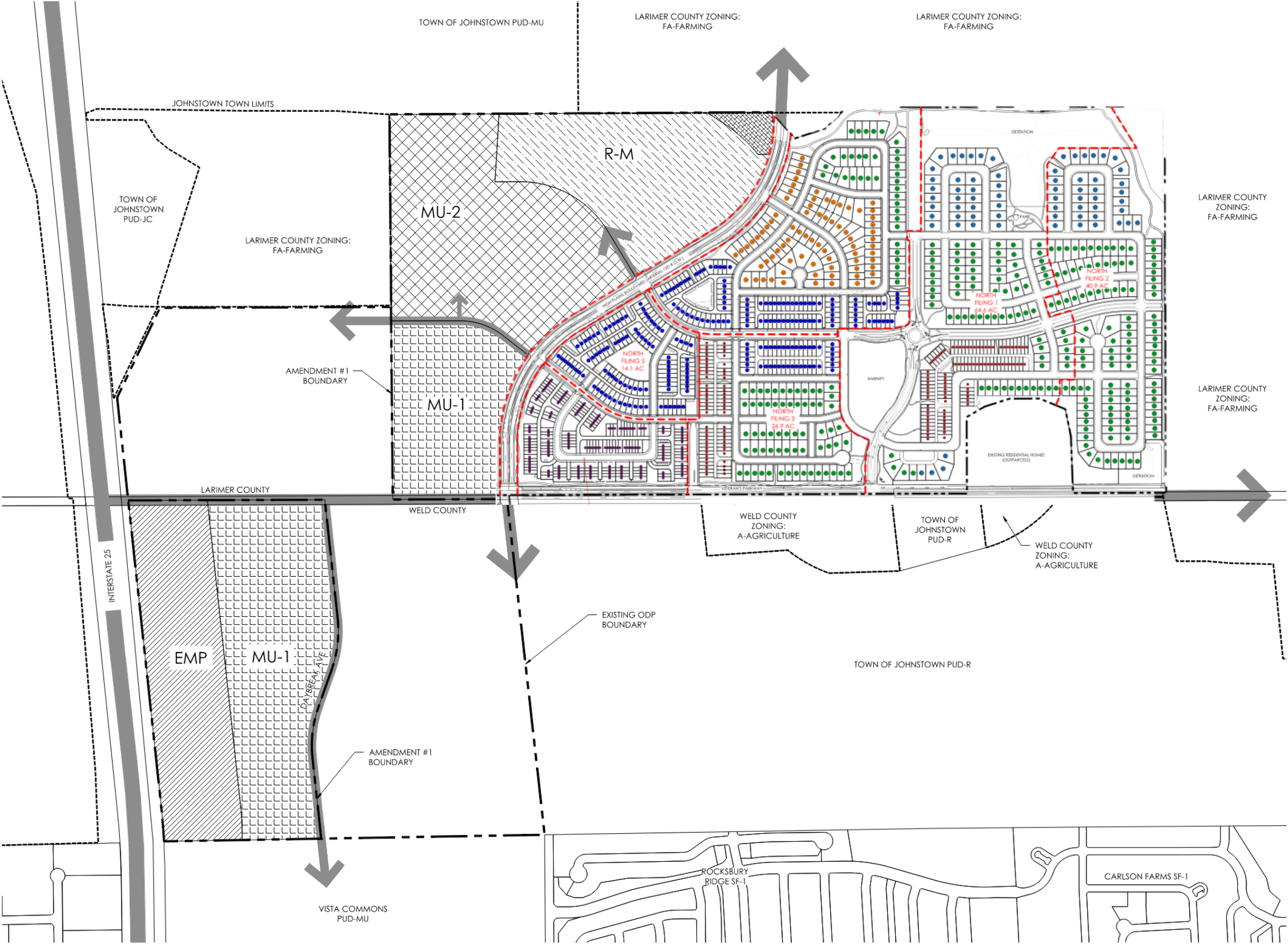
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	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)



#	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

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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

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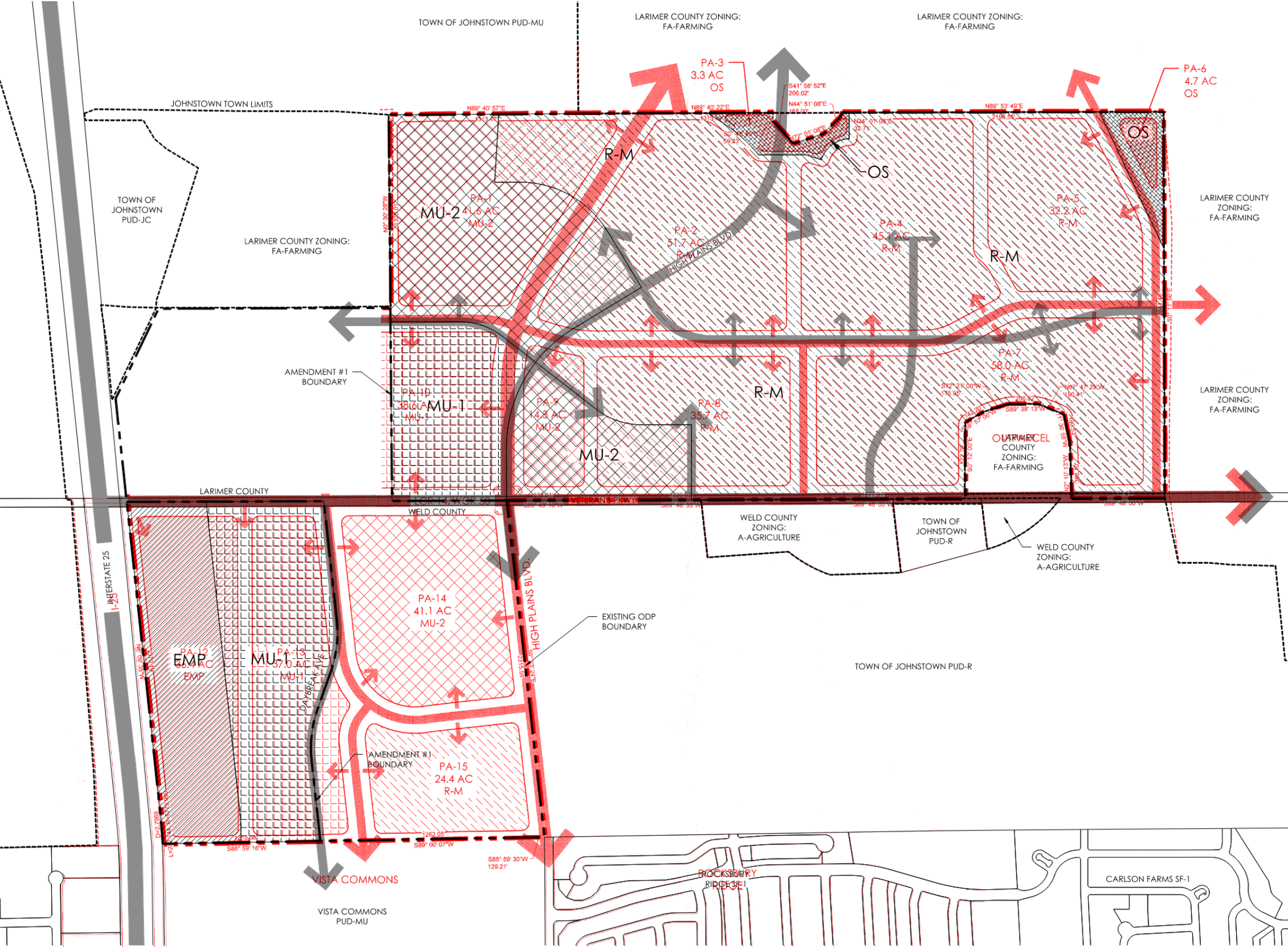
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#	SUBMITTAL NAME	DATE
1	OUTLINE DEVELOPMENT PLAN AMENDMENT #1	APRIL 4, 2025

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

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REVERE
AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN

THANK YOU



Town of Johnstown
List of Bills - November 18, 2025 - December 17, 2025

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
24/7 Networks LLC	Computer equipment	ADM	\$ 2,028.01
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
A Concrete Inc	WCR 19 trail segment	PW	4,548.98
Aardvark	Supplies	PD	5,235.00
AC/DC Electric	Building maintenance	PW	4,314.74
Ace Hardware	Supplies	Various	734.26
Aclara Technologies	Mobile meter programmer	UTIL	4,416.20
All Copy Products	Copier supplies	Various	122.78
All Terrain Landscaping	Christmas lights	PW	15,518.50
American Ramp Company	Skatepark equipment	PW	13,605.04
Aqua Engineering	Central Wastewater Treatment Plant	UTIL	53,225.17
BHA Design Incorporated	Alley project	PW	13,332.50
Big Thompson & Platte River Ditch Co	Water assessment fee	UTIL	1,912.16
Bludot Technologies Inc.	Software	ADM	195.00
Brightly Software Inc	Software	ADM	22,731.85
Browns Hill Engineering & Controls	Electrical maintenance	UTIL	6,176.56
Burns & McDonnell Engineering Co Inc.	Water Treatment Plant expansion	UTIL	49,466.76
CDPHE	Dues	UTIL	4,630.00
Central Weld County Water District	Interconnect	UTIL	703.20
CenturyLink	Phone / internet	PW/UTIL	1,288.64
Cintas	Floor mat service / supplies	PW	222.38
City of Loveland	Facility rental	PD	600.00
Civil Resources	Raw water line project	UTIL	16,463.50
CMC Tire	Vehicle maintenance	PW/UTIL	1,251.60
Collab Architecture, LLC	Senior Center design	ADM	70,060.00
Colorado Analytical Labs	Lab testing	UTIL	2,630.60
Colorado Greenbelt Management	Landscaping services	PW	1,400.00
Colorado Ice Works	Ice sculptures	ADM	3,704.00
Colorado Municipal League	Dues	ADM	12,330.00
Community Center Refund	Community Center refunds	ADM	700.00
Connell Resources, Inc.	Colorado & Roosevelt roundabout / supplies	PW	25,024.98
Consolidated Home Supply Ditch	Legal services	UTIL	1,910.00
Core & Main	Water meters	UTIL	3,501.40
Coren Printing, Inc	Supplies	PD	364.70
Costar Realty	Software	ADM	449.35
Coulson Excavating Co Inc	Town Hall mill & overlay	ADM	46,903.48
Crescent Moon Catering	Holiday party	ADM	3,618.00
Cross Point Solutions LLC	Pre-employment screening	PD	2,250.00
Cummins Sales and Service	Generator maintenance	PW/UTIL	2,387.20
D2C Architects	Development Services Building	ADM	28,919.82
Denali Water Solutions LLC	Sludge removal	UTIL	6,801.73
Desotec	Granular activated carbon changeout	UTIL	119,808.00
Dietze and Davis P.C.	Billback - Legal services	ADM	75.00
Doug's Carpet and Upholstery Care LLC	Floor cleaning	PW	3,766.00
Dream Builders Inc	Maestas Street Drainage	PW	225,147.37
E-470 Public Highway Authority	Tolls	PD	49.75
Eide Bailly LLP	Forensic audit	ADM	35,000.00
EJ USA, Inc	Colorado & Roosevelt roundabout	PW	4,066.40
Employee reimbursement	Supplies / training	ADM	1,860.68
Entenmann-Rovin Co.	Supplies	PD	502.95
Environmental Operating Solutions, Inc.	Chemicals	PW	3,039.55
Ergomed	Pre-employment screening	PD	745.00
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	3,580.00
Felsburg Holt & Ullevig Inc	Engineering services	ADM	595.00
Ferguson Waterworks	Supplies	PW	1,785.00
First Class Security Systems	Fire system monitoring	PW	148.80
First National Bank	Custodial services	ADM	823.91

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
First Responder Trauma Counselors	Peer support	PD	1,530.00
Galloway & Company, Inc.	Survey services	PW	7,700.00
Garrison Minerals	Chemicals - wastewater treatment	UTIL	9,432.58
Glenn A. Jones Library	Monthly support	ADM	168,593.68
Go Play Inc.	Playground equipment	PW	762.89
Grainger, Inc.	Supplies	UTIL	2,223.32
Greater Western Fence LLC	Little Thompson Trail fence	PW	12,734.20
Ground Engineering Consultants, Inc.	Development Services Building / WTP expansion	ADM/UTIL	21,891.50
Hays Market Inc	Supplies	ADM	163.01
Helton & Williamsen, P.C.	Water legal	UTIL	3,116.85
Helton & Williamsen, P.C.	Billback - Legal services	ADM	14,204.50
High Country Catering, LLC	Facade grant	ADM	1,300.00
Hill & Robbins, PC	Billback - Engineering services	ADM	1,655.00
Hydrant Meter Deposit Refund	Hydrant meter deposit refund	ADM	2,500.00
IMEG Corp	Billback - Engineering services	ADM	10,465.00
IMEG Corp	Engineering services	ADM	720.00
Indigo Water Group	Dues	UTIL	4,179.00
Insight North America LLC	Investment services	ADM	2,544.26
Iron Mountain Collision	Vehicle maintenance	UTIL	23,328.14
J&S Contractors Supply Co.	Supplies	PW	1,438.22
Bond Refund	Bond refund	ADM	250.00
John Deere Financial	Supplies	PW	1,385.34
J-U-B Engineers, Inc.	Billback - Engineering services	ADM	331.20
J-U-B Engineers, Inc.	SH60 waterline project	UTIL	6,484.90
Kangaroo Express of Longmont, Inc	Lab testing	UTIL	275.00
Kelly Supply Co	Supplies	UTIL	111.41
Kinsco, LLC	Uniforms	PD	501.00
Language Line Services Inc.	Translation services	PD	127.96
Larimer County	2012 Chevrolet Express cargo van	PD	5,000.00
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	887.50
Law Office of Avi Rocklin LLC	Legal services	ADM	1,615.00
Little Thompson Water District	Interconnect	UTIL	325.85
Loveland Barricade LLC	Street striping	PW	2,025.00
Lowe's	Supplies	PW	1,421.21
Mac Equipment, Inc	Supplies	PW	533.95
Matrix Design Group, Inc.	Maestas Street drainage / Stormwater master plan	UTIL	62,730.00
McGeady Becher P.C.	Billback - Legal services	ADM	166.65
Medicine for Business and Industry	Lab testing	PW	52.00
Mission Communications, LLC	Dues	PW	635.40
Moltz Construction Inc.	Central Wastewater Treatment Plant	UTIL	1,633,782.78
Mountain States Lighting	Building maintenance	ADM	308.50
Mr. J's Cleaning Services LLC	Town facilities cleaning	ADM	2,950.00
MWH Constructors	Water Treatment Plant expansion	UTIL	5,776,967.75
Nalco Company LLC	Chemicals - wastewater treatment	UTIL	7,531.18
Napa Auto Parts, Inc	Supplies	Various	5,818.55
Parkland USA Corp	Fuel	Various	6,413.39
Paul's Plumbing & Heating	Jetting services	UTIL	59,331.04
Peak Media, Inc	Council chambers AV upgrades	ADM	970.00
Pioneer Press of Greeley Inc	Printing services	Various	825.00
Pitney Bowes	Postage	ADM	115.11
Pitney Bowes Bank Inc Purchase Power	Postage	ADM	201.00
Poudre Valley REA	Utilities	PW	23,757.02
ProFirst Training and Consulting, LLC	Pre-employment screening	PD	5,255.00
Progressive Urban Management Assoc Inc	Johnstown Downtown Districts project	ADM	16,569.00
Psychological Dimensions	Pre-employment screening	PD	1,700.00
PVS DX, INC	Chemicals - water / wastewater	UTIL	11,127.57
Quality of Life & Safety Designs LLC	Fire system monitoring	PW	50.00
Ramey Environmental Compliance Inc.	Equipment maintenance	UTIL	2,362.86
RC Special Events	Equipment rental	ADM	226.76

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Red Wing	Uniforms	PW	250.00
Redi Services, LLC	Portolet	PW	4,770.00
Revelation Steel LLC	Supplies	PW	29.76
Ricoh USA	Supplies	ADM	32.94
Rise Broadband	Phone / internet	UTIL	112.67
SAFEBuilt LLC	Inspection services	ADM	105,000.00
Sampson Construction Co, Inc.	Development Services Building	ADM	700,097.75
Sam's Club	General supplies	Various	626.71
Security Equipment Corp	Supplies	PD	739.74
Sendas Communications LLC	Translation services	ADM	155.14
Shield Screening LLC	Pre-employment screening	ADM	41.21
SiteOne Landscape Supply	Landscaping supplies	PW	668.50
SKM Engineering	SCADA	UTIL	4,889.80
Specialized Elevator Corp	Elevator maintenance	PW	254.69
Stericycle, Inc.	Shred services	PD/ADM	112.20
Summit Compression LLC	Equipment maintenance	UTIL	1,228.60
Sunbelt Rentals	Equipment rental	PW	1,985.07
TDS	Phone / internet	Various	7,114.58
Terminix	Pest control	ADM	138.44
The Jamar Company	Building maintenance	PW	15,962.00
The Tree Guys LLC	Tree maintenance	PW	5,000.00
Tier One Networking, LLC	Computer equipment	ADM	687.00
Timber Line Electric & Control Corp	Equipment maintenance	UTIL	1,243.76
TimberLAN	IT services	Various	3,316.00
TimeValue Software	Dues	ADM	60.00
TopShelf Printers	Printed marketing supplies	ADM	887.50
Town of Johnstown	Utilities	PW/UTIL	9,073.01
Treatment Technology Holding	Chemicals - water / wastewater	UTIL	15,573.60
U.S. Postal Service	Annual post office box rental	ADM	126.00
ULINE	Safety supplies	UTIL	3,632.09
United Power, Inc	Utilities	PW	835.13
Upper Case Printing Ink	Newsletter / utility bill printing	ADM/UTIL	8,794.27
USA Bluebook	Supplies	PW	498.15
Utility Notification Center of Colorado	Locates	PW	2,349.33
Utility Refund	Utility refunds	ADM	5,697.38
Verizon Connect	Phone / internet	Various	239.25
Verizon Wireless	Phone / internet	Various	6,050.79
Waste Connections of Colorado Inc.	Trash service	PW	106,480.85
Water Technology Group	Equipment rental	UTIL	9,036.35
Weld County Dept of Public Health	Lab services	UTIL	2,250.00
Weld County Information Technology	Supplies	PD	3,900.00
Weld County Sheriff	Jail fees	PD	270.06
Western Plains Construction	Pavement maintenance	PW	1,578,589.52
Western States Land Services LLC	Raw water line project	UTIL	6,701.06
Xcel Energy	Utilities	Various	66,930.56
			\$ 11,452,226.74



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

Town Council Consent Agenda Communication

Agenda Date: January 5, 2026

Subject: First Amendment to the Subdivision Development and Improvement Agreement Between the Town of Johnstown and Encore HoldCo LLC

Attachments: 1. First Amendment to Johnstown-Encore SDIA

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed is the First Amendment to the Subdivision Development Improvement Agreement (SDIA) between Johnstown and Encore HoldCo, LLC. This agreement provides an amendment for an extension of time to construct the High Plains Boulevard Improvements, as defined in the Agreement. The previous agreement provided for the improvements to be completed by December 31, 2025. This extension will permit for the improvements to be completed by December 31, 2026. All other terms of the original SDIA remain in full force and effect.

Strategic Plan Alignment:

Quality Infrastructure & Facilities

- Ensure future viability of infrastructure and facilities

Legal Advice:

The Town Attorney drafted the proposed amendment as presented.

Financial Advice:

Not Applicable

Recommended Action:

Staff recommends approval of the first amendment to the SDIA as presented.

Reviewed and Approved for Presentation

Town Manager

**FIRST AMENDMENT TO
SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT
FOR TOWN OF JOHNSTOWN
(Encore Johnstown)**

THIS FIRST AMENDMENT TO SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT FOR TOWN OF JOHNSTOWN (Encore Johnstown) (“First Amendment”) is made and entered into the _____ day of _____, 2026, by and between the TOWN OF JOHNSTOWN, COLORADO, a Colorado home rule municipality (the “Town”), and ENCORE HOLDCO, LLC, a Colorado limited liability company (the “Developer”).

RECITALS

WHEREAS, the Town and the Developer previously entered into that certain Subdivision Development and Improvement Agreement for Town of Johnstown (Encore Johnstown) dated on or about February 5, 2024, and recorded in the real property records of the Clerk and Recorder for Larimer County, Colorado on March 5, 2024, at Reception No. 20240008386 (the “Agreement”); and

WHEREAS, the Developer seeks an extension of time to construct the High Plains Boulevard Improvements, as defined in the Agreement, and the Town agrees to provide such additional time; and

WHEREAS, to effectuate the foregoing, the Town and the Developer desire to amend the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Developer hereby agree as follows:

1. **Amendment to Paragraph 8 of Exhibit B-3.** Paragraph 8 of **Exhibit B-3** of the Agreement is hereby deleted in its entirety and in its place, inserted the following:

8. Prior to December 31, 2026, Developer or District shall construct the northern leg of High Plains Boulevard as shown in the Approved Plans for the Development and the intersection improvements, including signalization, at US Hwy 34, as provided in the Encore Filing No. 1 Construction Plans approved by the Town and by the Encore Development, US Hwy 34, County Road 3 to County Road 13, US Hwy 34 Access Improvement Plans dated January 27, 2023 approved by CDOT for Developer’s Encore Filing No. 1 Development (the “High Plains Boulevard Improvements”). Upon completion of the construction of the High Plains Boulevard Improvements and acceptance by the Town, at Developer’s request, Developer shall be entitled to partial reimbursement of the costs incurred by Developer for the same and the Town agrees to enter into a reimbursement agreement with Developer wherein the Town will endeavor in good faith to recover

a proportionate share of the certified costs associated with the intersection improvements at US Hwy 34 and High Plains Boulevard and the crossing of the Loveland and Greeley Canal from the benefited property owners within the boundaries of, or that may be annexed to, the Town.

2. **Recording.** This First Amendment shall be recorded, at the Developer's expense, in the real property records of the Clerk and Recorder for Larimer County, Colorado.

3. **Effect of Amendment.** Except as expressly provided in this First Amendment, the Agreement has not been amended, supplemented or altered in any way by this First Amendment and the Agreement shall remain in full force and effect in accordance with its terms. If there is any inconsistency between the terms of the Agreement and the terms of this First Amendment, the provisions of this First Amendment will govern and control.

[signature pages follow this page]

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date and year first set forth above.

DEVELOPER:

ENCORE HOLDCO, LLC, a Colorado limited liability company

By: Encore ManageCo, LLC
an Arizona limited liability company
Its: Manager

By: Caliber Services, LLC
an Arizona limited liability company
Its: Manager

By: Caliber Companies, LLC
an Arizona limited liability company
Its: Managing Member

By: CaliberCos Inc.
a Delaware corporation
Its: Manager

By: _____
Name: Jennifer Schrader
Its: President

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this _____ day of January, 2026, by Jennifer Schrader, authorized signer, Encore HoldCo, LLC.

Witness my hand and official seal.

My commission expires:

Notary Public

DISTRICT:

APPROVED AS TO FORM AND AGREED UPON WITH RESPECT TO THE DISTRICT
OBLIGATIONS CONTAINED THEREIN:

ENCORE ON 34, METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and
political subdivision of the State of Colorado

By: _____,
Officer of the District

ATTEST:

By: _____,
Secretary

TOWN:

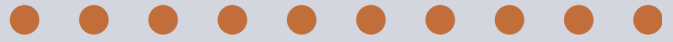
TOWN OF JOHNSTOWN, COLORADO,
a municipal corporation

By: _____,
Michael P. Duncan, Mayor

ATTEST:

Meghan Martinez, Town Clerk

Town of Johnstown

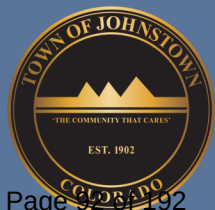


TOWN MANAGER'S REPORT



January 2026

johnstownco.gov



TOWN MANAGER'S REPORT

Administration, Finance, Planning, Human Resources, and Communications

Upcoming Council Meetings & Work Sessions

If there are topics that the Council would like Staff to schedule for discussion, please let me know. The following topics are recommended for Council discussion (all meetings will be held in the Town Council Chambers unless otherwise indicated).

- 01/05/2026 - Regular Council Meeting
- 01/12/2026 - Work Session - 6:00pm
- 01/12/2026 - Regular Council Meeting

Regular Municipal Election

The Regular Municipal Election will be held on April 7, 2026. Nomination petitions will be available beginning on January 6, 2026, and must be returned to the Clerk's Office no later than 5:00 pm on January 26, 2026.

2025 Fiscal Year-end

The Finance Department is well underway with closing out the 2025 fiscal year, and the 2025 external financial audit has kicked off. Hinkle & Company staff will conduct interim fieldwork remotely the week of January 5, 2026, and final fieldwork on-site the week of March 23, 2026.

2025 Mill Levy Certifications

The 2025 Mill Levy Certifications were submitted to Weld and Larimer counties on December 3, 2025.

Planning & Development Director

The Town provided an offer to Jenn Simmons as the Town's new Planning & Development Director. She has over 20 years' experience in Planning & Development, including 16 years as a Director and will start on January 5. We hope she is able to attend this meeting to be part of the regular introduction of new Staff members.

Public Art Master Plan

As part of the Town's Public Art Master Plan effort, our public art consultants attended the Johnstown Jingle to connect with residents and gather input. Community members stopped by to share their ideas and feedback on types of public art they would like to see in Johnstown – ranging from murals and sculptures to functional and interactive pieces. The conversations and input collected from these public engagement sessions, the online survey, and charettes will help shape a plan that reflects our community's character, creativity and vision.

Senior Center Luncheon

Thanks to those Town Councilmembers who were available to serve lunch to the Seniors at the Senior Center. We appreciate your time to support and recognize our senior community.

Open Records Requests

The Clerk's office processed 14 requests for public records in November.

TOWN MANAGER'S REPORT

Finance Department Professional Education

Several members of the Finance Department attended the 2025 Colorado Government Finance Officers Association annual conference, hosted by the City of Loveland this year. The conference was held over three days and included sessions on technical accounting/budgeting, grant/tax management, leadership, and economic/legislative updates.

Downtown Development Authority (DDA) Project

Town Staff continues to work closely with our consultants at PUMA and the DDA Working Group; comprised of downtown business owners, property owners, residents, and members of the JDDA Executive Board. The Town is still targeting an April election date for the DDA with the anticipated ordinance presented to Council in January. Town Staff has also emailed all taxing entities within the proposed downtown boundary regarding the DDA and Tax Increment Financing (TIF) impacts. In the email notice the Town has extended the opportunity to meet with the taxing entities to discuss the project and has so far met with Weld County RE-5J and Front Range Fire District. Northern Water has requested a meeting in January and Town Staff will work on getting that meeting scheduled.

Utility Billing Stats

November 2025

- Statements Mailed: 8,393
- New Resident Letters: 126
- New Builds: 38
- Service Orders: 64

Municipal Court

December 2025 Court data is shown below for Council's review, with a total of 83 cases being closed.

- Code Violations: 1
- Traffic Violations: 60
- Theft: 14
- Other Criminal Cases: 3
- Parking: 5

Senior Center

Fall and winter have been especially exciting at the Senior Center! Participants enjoyed a wide variety of engaging classes, outings and events, including the introduction of Brothers Brewing, Chats and Crafts, and the ever-popular Friendly Fork Prime Rib Dinner. The annual Christmas Boutique on December 6 was a big hit with the community and fun was had by all. Best of all, attendance continues to soar – by November 2026, participation was up more than 51% compared to the same time last year, highlighting the growing energy and connection at the center.

JDDA Connect

The JDDA is resuming hosting their monthly Business 2 Business (B2B) networking events starting January with the first event on January 15 at the Johnstown Senior Center. The JDDA Connect event will focus on sharing key updates with local businesses and providing additional information regarding the Downtown Development Authority (DDA) project.

TOWN MANAGER'S REPORT

Police Department

Stats: November 1-30, 2025

- Officers responded to 1144 calls for service.
- Officers took 34 traffic accidents reports.
- Officers conducted 114 traffic stops.
- Incident summary:
 - Suspicious Activity (99)
 - Code Violations (68)
 - Code Tickets (6)
 - Thefts (43)
 - Check Wellbeing (53)
 - Burglar Alarms (20)
 - Animal Complaints (50)
 - Disturbances (14)
 - Vandalisms (5)
 - Trespass (5)
- Traffic Citations (63)
- Physical Arrest (21)

Case of Interest

In mid-October, officers initiated an investigation into a sexual assault case involving incidents that occurred over several years. During the investigation, officers identified the suspect and discovered that the suspect was a registered sex offender. Investigators also learned that the suspect had expressed suicidal intentions and had left suicide notes with family members. Officers located the suspect, who was armed with a handgun, and safely took him into custody without incident. The suspect was charged with nine counts of Sexual Assault on a Child by a Person in a Position of Trust, along with multiple additional charges related to child abuse and sexual contact.

Training

- Academy Graduation – Officer Gomez graduated from Front Range Police Academy and has started the FTO program. Officer Gomez started with the Johnstown Police Department as a CSO prior to attending the Police Academy. We are very excited to have him as a member of the patrol division.
- Field Evidence Technician (FET) – Officer Cushman and Detective Cummings completed FET training held at Windsor PD.
- CIT Training – Officer Perlas graduated from Crisis Intervention Training. Officer Kelley helped instruct the demanding course.

Community Policing, Outreach, & Miscellaneous Items

- Johnstown Jingle – Officers made sure everyone was safe at another successful Johnstown Jingle event in downtown Johnstown.



Johnstown Jingle 2025

TOWN MANAGER'S REPORT

Public Works

A total of 115 work orders were completed this month consisting of various activities including pothole patching, hot asphalt street patching, right-of-way mowing and trimming, street sweeping, gravel road grading, road sign repair, funerals, park shelter reservations, and a variety of other street and park related work. The snow event on December 2-3 and holiday lights installation also contributed to the work order total this month.

Townwide Street Sweeping

All streets in the Town have been swept to pick up the fall leaves and debris. The recent windstorm caused a few more leaves to fall in certain areas and those have been revisited and touched up as well. Over 200 cubic yards of material were removed from the Town's streets.

Crack Sealing

The asphalt crack seal program is in full swing. Pioneer Ridge has recently been completed. The crews will be working in the Thompson Crossing area just south of the 25/34 area. After that they will move over to the Rolling Hills, Corbett Glen, and then Carlson Farms Subdivision.

Parks Cleanup

Parks crews continue working to remove leaves and clean up the planting beds at the Town's parks.

Pavement Condition Index Study

A Request for Proposals has recently been issued to update the Town's pavement condition index. This index rates each street condition on a scale of 0-100 based on a number of different pavement condition factors and will be used to prioritize pavement maintenance in future years. The last pavement condition index study was completed around 2019.

Utilities

Water Treatment Plant Highlights

- John Murawski passed the Water Treatment D and C exams
- DAF Basin #2 maintenance completed and brought back on-line. Staff drained and cleaned DAF basin #1 and the contractor began sandblasting the skimmer basin.
- Operations successfully ran the plant on generator power for about 4 hours during the high wind outage.

Water Treatment Plant Through December 21

- Maximum Daily Flow: 2.195 MGD out of 6 MGD
- Average Daily Plant Influent flow: 1.641 MGD
- Average Daily Plant Effluent flow to distribution: 1.587 MGD
- Average Daily system demand: 1.571 MGD
- Totalized Monthly distribution flow: 33.317 MG
- Totalized Utilization of Little Thompson interconnect: 0.00 MG; Average daily 0.00 MGD

TOWN MANAGER'S REPORT

Low Point

- Average Daily Flows: 0.453 MGD
- Facilities Upgrade – A roof leak was discovered by Facilities Maintenance. Significant damage was mitigated promptly and is being scheduled for repairs.
- Storm Impacts – Minor roof damage occurred following recent windstorms and we are working to have this repaired.
- Treatment Performance – Achieving 99.4% solids removal, equal to approximately 83,000 pounds of waste removed.

Central

- Average Daily Flows: 0.927 MGD
- Process Upgrades: Removal of old chemical tanks completed
- System Transition: Motz continues pumping down the old water lagoon in preparation for decommissioning in the Spring.
- Facility Modifications:
 - Old contact chamber removed and stormwater mitigation pond excavated
 - Locker room construction inside the former administration building has begun.
- Treatment Performance: Effluent contains such a minimal amount of solids that it is not detectable by laboratory methods, equating to approximately 92,280 pounds of waste removed.

Sewer Collections & Water Distribution Systems (C&D)

- Issues Reported: 5
- Work Orders Completed: 144
- Locates: 466

Collections

- Replaced broken isolation valve at central sewer lift station.
- Paul's Anytime is almost finished with annual cleaning of the sanitary sewer main planned for this calendar year.
- Routine checks of sewer trouble areas.

Distribution

- Water Service Shut Offs: 12
- New Meter Installs: 15 and 2 Fails
- Meter Replacements/Reprogram: 43
- Monthly Manual Reads: 14 hydrant and 8 service
- Locate Tickets Completed: 466
- Hydrant Meters: 1 delivered and 3 picked up
- Fire Hydrants Maintained: 5
- Routine PRV Checks: 8 Sites
- Routine system flushes: 9 locations

Engineering Construction Inspections

- 250 feet of water main inspected
- 428 feet sanitary sewer main
- 5,500 feet of sidewalk
- 102 building permit inspections

TOWN MANAGER'S REPORT

Capital Projects

Sandra Drive Storm Drainage

Staff have been working towards an executed crossing agreement with the Hillsborough Ditch Company while also coordinating an easement with private landowners on a re-design of a portion of the drainage improvements to stay further from the ditch. Until these agreements are in place, the bid submission deadline will be extended until later in 2026 following completion of the 2026 irrigation season.

Maestas Street Storm Drainage

The original project schedule had a completion date of October 2025. The contractor encountered unsuitable soil conditions beneath the existing roadways which required extensive mitigation. A significant rainfall event and additional landscape restoration work has now extended the project schedule into 2026. The remaining Molinar Steet storm drain piping and alley storm drainage is now expected to be complete by the middle of February 2026. The concrete alley pavement is anticipated to be complete by the middle of February 2026, weather permitting. The contractor has committed to utilizing weekends as necessary to complete the work as quickly as possible.

Johnstown Reservoir Toe Drain

The contractor has begun construction of the toe drain, starting at the outfall and working back towards the reservoir. Materials are being delivered and there will be closures of the walking paths adjacent to the construction. Communications have been provided to the adjacent residents, the adjacent HOAs, and on social media to inform the community of what sections will be closed. Town staff is working on lowering the level in the reservoir per direction received from the state. Based on the current schedule, the project should be completed in March, prior to irrigation season.

Lone Tree Raw Water Transmission Line

Town Staff are continuing to coordinate with the design engineer and the landman on obtaining all necessary easements. Once easements are obtained, this will allow the construction plans to be finalized and submitted to the appropriate jurisdictions.

TOWN MANAGER'S REPORT

Highway 60 & Colorado Boulevard Intersection

Advertisement for construction of the necessary irrigation pipe relocations in the intersection was published the week of November 17. A contract award recommendation to Council is expected in January. The roadway improvements at the intersection are expected to be advertised for bids in early 2026 once the planned new Xcel Energy electrical feeder line to serve Ledge Rock and the Water Treatment Plant is installed in Hwy 60.

Water Treatment Plant Expansion

The contractor continues to work on the masonry portion of the treatment building and has begun installing the masonry blocks on the exterior of the building. The contractor installed six of the twelve granular activated carbon (GAC) vessels, and the other 6 vessels have been delivered. The contractor will install some internal piping in the building before placing the other 6 vessels. The pre-engineering metal building contractor has started to erect the solids handling and then will move to the distribution pump station. The Town continues to coordinate with Xcel to get power and gas delivered to the site on time. The contractor is also working on modifications in the existing DAF building while demands are low. Overall, the project is still on schedule to be started up in late 2026.

Central Wastewater Treatment Plant

The contractor is continuing to work on miscellaneous yard piping now that the lagoons are no longer operating. This includes grading, stormwater improvements, and some water piping near the lagoons. The contractor is also working on the remodel of the former DAF building, including removal of the old process equipment so that the building can be repurposed.



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

Town Council Agenda Communication

Agenda Date: January 5, 2026

Subject: Professional Services Agreement with Wenk Associates, Inc. for Final Design of Letford Park Improvements

Attachments:

1. Professional Services Agreement Letford Park
2. Letford Park Master Plan Concepts

Presented by: Tim Hoos, Public Works Director

Agenda Item Description:

Council approved the Centennial and Letford Park Master Plans completed by Wenk Associates, Inc. (Wenk) at the April 21, 2025 meeting. The Letford Park plan featured numerous new amenities including a restroom/picnic shelter, large play area, outdoor fitness area, a new playground and a splash pad and embraces the neighborhood park feel that was important to the community during the public outreach process of the Master Plan. Design and construction funding for the Letford Park improvements proposed in the Master Plan was subsequently approved by Council as part of the 2026 budget process.

Given the recent completion of the Master Plan by Wenk, they were asked to provide a proposed scope and fee to complete the final design of the improvements envisioned in the Master Plan.

Given their familiarity with the scope and work needed to complete the design, Wenk is the most suited consultant to complete the final design at the most reasonable cost so that construction bids for the improvements can be solicited. A scope and fee for final design was negotiated with Wenk for a total cost of \$555,010. The final design work is proposed to be completed in 5 phases as follows:

1. Kickoff and Concept Refinement
2. Schematic Design (30% Construction Documents)
3. Design Development (60% Construction Documents)
4. Construction Documents (90% and 100%/For Construction Documents)
5. Bid Assistance

The design schedule anticipates 100% for Construction Documents will be completed by summer 2026. While not determined yet, the Town will either use the CMAR delivery or a public bid for the project in late summer/early fall 2026 pending the grant application to the Great Outdoors Colorado. Coupled with the grant, we anticipated Park Opening in late summer/early fall 2027.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

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

Safe & Welcoming Community

- Create arts and culture opportunities that connect the community

Healthy & Resilient Economy

- Invest in the development of a vibrant and interconnected downtown

Natural & Built Environment

- Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment
- Expect and encourage community-centered design

Quality Infrastructure & Facilities

- Establish and maintain levels of service
- Ensure future viability of infrastructure and facilities
- Repair and maintain existing infrastructure, facilities and equipment

Legal Advice:

The Town's standard Professional Services Agreement has been used as the contract document and has been reviewed and executed by Wenk Associates, Inc.

Financial Advice:

The proposed contract amount is within the amount budgeted for these services in 2026.

Recommended Action:

Staff recommends approval of the Professional Services Agreement with Wenk Associates, Inc.

Suggested Motions:

For Approval: I move to approve the Professional Services Agreement with Wenk Associates, Inc. as presented and authorize the Town Manager to execute the agreement.

For Denial: I move to deny the recommendation 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 Wenk Associates, Inc., a Colorado corporation (“Consultant”) (collectively, the “Parties”).

RECITALS

WHEREAS, the Town desires to engage the services of Consultant and Consultant 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 Consultant. Consultant is a private, independent business entity who will exercise discretion and judgment of an independent Consultant in the performance and exercise of its rights and obligations under this Agreement.

SECTION 2: SERVICES, COMPENSATION AND TERM

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

2.02 Compensation. In consideration of Consultant’s performance of the Services contemplated herein, the Town agrees to pay Consultant the compensation set forth on Exhibit A. Consultant 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 Consultant 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 Consultant of the dispute. Upon delivery of notice, the Town and Consultant shall promptly endeavor to resolve such dispute.

2.03 Expenses: Consultant 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 October 31, 2026 and shall not extend beyond that date absent the written approval of the Town.

SECTION 3: OPERATIONS

3.01 Consultant Status. Consultant avers that it has the background, expertise and education to provide the Services. Consultant shall be responsible for the proper performance of the Services in accordance with the terms hereof. Consultant 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, Consultant shall provide the Services in accordance with the timeline requested by the Town

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance.

A. Consultant understands and agrees that Consultant 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, Consultant 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 Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the Services. In the event that Consultant's insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of Consultant 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. Consultant 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 Consultant 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 Consultant's insurance policies.

C. A certificate of insurance shall be completed by Consultant'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. Consultant assumes full responsibility for any and all damages caused by Consultant's exercise of its activities, or failures to act, under this Agreement. Consultant 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, 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 Consultant or any invitees, guests, agents, employees or contractors of Consultant, 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 Consultant. 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 Consultant effective immediately.

SECTION 6: INDEPENDENT CONTRACTOR

6.01 Independent Contractor. Consultant understands and agrees that Consultant is an independent contractor and not an employee of the Town. The Town shall not provide benefits of any kind to Consultant. The Town shall not be responsible for withholding any portion of Consultant's compensation for the payment of Federal Insurance Contributions Act (FICA) tax, workers' compensation, or other taxes or benefits. CONSULTANT IS NOT ENTITLED TO UNEMPLOYMENT COMPENSATION COVERAGE FROM THE TOWN. CONSULTANT 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, Consultant 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: Tim Hoos, Public Works Director

450 S. Parish Avenue

P.O. Box 609

Johnstown, CO 80534

Email: thoos@johnstownco.gov ; notices@johnstownco.gov

TO CONSULTANT:

Wenk Associates

Attn: Nicole Horst, President

1130 31st Street, Suite 101

Denver, CO 80205

Email: nhorst@wenkla.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, Consultant 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. Consultant 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.

8.05 Amendment. This Agreement may not be amended or modified except by a subsequent written instrument signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement.

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 Consultant is one of employment rather than independent Consultant, 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 Consultant in the performance by Consultant 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 Consultant 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 Consultant 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 Consultant has access to personal identifying information during the term of this Agreement, Consultant 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, Consultant 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 Consultant discovers or is informed of a security breach, Consultant 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. Consultant 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 Consultant 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 Consultant of any of the provisions of this Agreement may cause the Town irreparable injury and damage. Consultant 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 Consultant.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Matt LeCerf, Town Manager

WENK ASSOCIATES, INC.

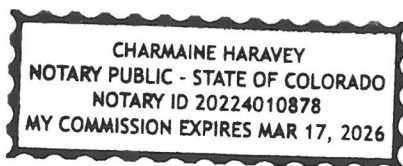
By: Nicole Horst
Name: Nicole Horst
Title: President

STATE OF COLORADO)
COUNTY OF Denver) ss

SUBSCRIBED AND SWORN to before me this 18th day of December 2025, by
Charmaine Haravey as the Business of Wenk Associates, Inc.
manager

WITNESS my hand and official seal.

My commission expires: March 17, 2026



Ch Haravey
Notary Public

EXHIBIT A
SERVICES



Dec. 12, 2025

Matt LaCerf, Town Administrator
Town of Johnstown
450 S. Parish Ave
Johnstown, CO 80534

Re: Letford Park Construction Documents, Bid Assistance, and Construction Observation

Dear Matt,

Wenk Associates is pleased to submit this scope of work for the Letford Park project for design services for Schematic Design, Design Development, Construction Documents, Bid Assistance, and Construction Observation. The following tasks, products, and fees describe the scope of work based on our understanding of the project limits from conversations with you and the program and plan proposed in our Letford & Centennial Parks Master Plans completed earlier this year.

We've assembled a team of qualified consultants to design the multi-faceted park. For a detailed breakdown of sub-consultant's fees, reference Exhibit E: Fees by Phase and Consultant.

- Studiotrope Design Collective (Studiotrope): Studiotrope will design an approximately 1,250 square-foot restroom building. Studiotrope's team and fee includes Martin/Martin Consulting Engineers for structural engineering of the building as well as miscellaneous landscape elements such as retaining walls and light pole footings.
- Martin/Martin Consulting Engineers (M/M): M/M will provide survey services, including Subsurface Utility Engineering (SUE) plans as subcontracted to T2 UES Inc.; and civil engineering services including a drainage study, drainage plans, utility plans, storm sewer design, and final Stormwater Master Plan (SWMP) and report.
- Reese Hackman (RH): RH will provide mechanical, electrical, lighting, and plumbing plans (MEP) for the structures and the site.
- Rocksol Consulting Group (Rocksol): Will provide a geotechnical report and geotechnical engineering, including up to (5) boreholes.
- Hydrosystems KDI (Hydro): Hydro will provide irrigation design for the project.

We are assuming a splash pad will be included based on the Master Plan. We assume a pre-packaged splash pad equipment system, such as an Aquatix AquaSmart product, will be specified. Custom fountain design is not included. We are assuming a non-circulating system.

We are assuming play elements will be pre-manufactured or semi-custom with customization included by the Contractor or Manufacturer. We are assuming we will engage a local play equipment representative for play safety review and are not carrying fee for a third party play safety inspector. If needed, a third party play safety inspector can be added to the team for additional fee after Schematic Design.

We are assuming a construction budget of approximately \$7.8 million based on our cost opinion in the 2025 Master Plan. We are assuming a design schedule that starts immediately, and includes 6 Phases:

1. Kickoff and Concept Refinement, to start immediately.
2. Schematic Design (SD, 30% Construction Documents)
3. Design Development (DD, 60% Construction Documents)
4. Construction Documents (CD, 90% and 100%/For Construction Documents)
5. Bid Assistance (BA)
6. Construction Observation (CO) (*Not included, to be contracted after DD*)

We will start immediately on Notice to Proceed (NTP) and are assuming a SD submittal in the first quarter of 2026 to assist the Town with a potential grant application. We are assuming 100%/For Construction Documents will be completed summer 2026, to bid the project in late summer/early fall 2026, with an anticipated Park Opening late summer/early fall 2027. Duration of phases are further described in Exhibit A Scope of Services.

We are thrilled at the prospect of continuing our work with Johnstown on this important project for the neighborhood and the Town. We hope that our scope is acceptable to you in your consideration of these services. We would be happy to discuss this with you in greater detail, or to make clarifications as needed. Please feel free to contact me should you have any further questions or edits following your review.

A handwritten signature in dark ink, appearing to read 'Tyrel Sturgeon', with a long horizontal flourish extending to the right.

Tyrel Sturgeon
Associate Principal
Wenk Associates, Inc.

CC: Tim Hoos, Nicole Horst

Attachments: Exhibit A: Wenk Associates Scope of Services; Exhibit B: Assumptions & Exclusions; Exhibit C: Project Area, Exhibit D: 2025 Billing Rates; Exhibit E: Fees by Phase and Consultant.

EXHIBIT A: WENK ASSOCIATES SCOPE OF SERVICES:

Phase 1: Startup and Concept Refinement – 3 weeks

TASK 1: Startup

- Refine scope, work products, and schedule with the Town.
- Coordinate design schedule with the Team and the Town PM.
- Attend start-up meeting with Town Staff/Town PM.
- Host kickoff meeting with the design team.
- Mobilize Martin/Martin for site survey.
- Mobilize Rocksol for Geotechnical Exploration.

TASK 2: Concept Plan Refinement

- Refine Master Plan concept based on the site survey, current conditions, input from Town staff, and preliminary architectural concepts/building footprint evolution from StudioTrobe.

Phase1 Meetings:

- Start-up meeting with Town Staff/Town PM.
- Design Team Kickoff Meeting.
- Weekly meetings with the Town PM (up to 3).

Phase 2: Schematic Design (30% Construction Documents) – 8 weeks

TASK 1: Schematic Design Process

- 2 workshops with StudioTrobe and Town PM/Town Staff to establish program for the restroom building, including scale, program, maintenance standards, priorities, and architectural character.
- 2 workshops with selected Splash Pad Manufacturer and Town PM to establish scale, character, maintenance requirements, and other expectations for the splash pad.
- Develop Materials Palette and Planting Palette for Town review/input.
- Prepare an updated illustrative plan to be used for marketing, grants, and public outreach.

TASK 2: Schematic Design (30% CD) Submittal

- Cover Sheet
- Project Description/Narrative
- Layout & Materials Plans
- Grading Plans
- Utility Plans
- Site Sections
- Planting Plans
- Architectural program plan
- Outline of Specifications
- Opinion of Probable Costs

TASK 3: Public Engagement:

- Create and distribute (door to door) fliers for up to 250 residents closest to Letford Park, approximately between S. 1st St. and N. 4th Street/W. Park Ave and Greely Ave. Fliers will announce the next phase of design has started with a QR code and link to the project web page and advertisement for upcoming Open House.
- Provide narrative and graphics to the Town for project web page update.
- Provide narrative and graphics to the Town for social media updates.
- Provide narrative and graphics for utility bill insert.
- Provide narrative for email/text updates to citizens who signed up for email during the master planning process.
- Prepare boards for and staff an Open House, assumed at Town Hall.

Phase 2 Meetings:

- 2 Architecture workshops with Studiotrope and Town PM/Town Staff.
- 2 Splash Pad workshops with selected Splash Pad Manufacturer and Town PM.
- Weekly Meetings with the Town PM (up to 8).
- (1) Submittal Review Meeting with the Town.
- (1) City Council Work session presentation/update.
- (1) Open House

Phase 3: Design Development (60% Construction Documents) - 12 weeks**TASK 1: Design Development (DD, 60% CD) Submittal**

- Cover Sheet and General Notes
- Existing Conditions Plans
- Demolition Plans
- Layout & Materials Plans
- Grading Plans
- Utility Plans
- Site Details and Sections
- Planting Plans and Details
- Irrigation Plans (mainline and sleeving)
- Architectural Floor Plans and Elevations
- Photometric Plan
- Schematic Splash Pad plan and details
- Draft Specifications
- Opinion of Probable Costs
- Value Engineering Recommendations (if needed)
- Written responses to previous submittal comments

TASK 2: Public Engagement (DD)-

- Provide narrative and graphics to the Town for project web page update.

Phase 3 Meetings:

- Bi-weekly Meetings with the District Project Manager (up to 8).
- (1) Submittal Review Meeting with the Town.

Phase 4: Construction Drawings (90% and 100% CDs)- 16 weeks**TASK 1: 90% CD Submittal – 12 weeks**

- Cover Sheet and General Notes
- Existing Conditions Plans
- SUE Plans
- Demolition Plans
- Erosion Control Plans
- Layout & Materials Plans
- Grading Plans
- Utility Plans and details
- Structural plans and details
- Site Details and Sections
- Planting Plans and Details
- Irrigation Plans and Details.
- Architectural Plans and Details
- MEP Plans and Details
- Splash Pad plan and details
- Specifications
- Opinion of Probable Costs
- Draft Drainage Report
- Draft Utility Report
- Written responses to previous submittal comments

TASK 2: 100% CDs/ For Construction Package (stamped) – 4 weeks

- Finalization of plans, details, specifications, and reports as described above.
- Bid Tab
- Written responses to previous submittal comments

Phase 4 Meetings:

- Bi-weekly Meetings with the Town PM (up to 12).
- (1) Submittal Review Meeting with the Town.

Phase 5: Bid Assistance- 4 weeks

TASK 1: Bid Assistance:

- Attend Pre-Bid Meeting
- Respond to Bidder's questions
- Issue addenda
- Attend Bid Opening Meeting

TASK 2: Post-Award:

- Revisions for Value Engineering (if needed)
- Issue final For Construction Set including addenda
- Coordinate Permit-ready drawings
- Review Contractor's schedule and list of subcontractors

Phase 5 Meetings:

- Pre Bid Meeting
- Bid Opening meeting
- Weekly Meetings with the Town PM (up to 4).

Phase 6: Construction Observation- 52 weeks (Not Included)

Construction Observation (CO) services are not included in this proposal; they will be scoped and contracted as a separate/new Task Order at the Town's request after park program and inclusions are established and agreed to after the Design Development phase. We assume Wenk Associates and our team will provide CO services during construction.

Base Design Fees:

Design Phase Services:

• Startup & Concept :	\$83,405
• Schematic Design (SD/30% CD):	\$96,190
• Public Outreach at SD:	\$12,270
• Design Development (DD/60% CD):	\$140,270
• Construction Documents (90% & 100% CD):	\$197,480
• Bid Assistance:	\$22,035
• Reimbursable Expenses:	\$3,360
Total Design Phase Services:	\$555,010

For a breakout of Fees by Phase and Consultant, see Exhibit E.

EXHIBIT B: ASSUMPTIONS & EXCLUSIONS

Exclusions:

Proposal does not include:

- Physical Models.
- Material Testing Services.
- Submittal/Review/Permit Fees.
- Traffic Control Plans.
- Design of improvements and facilities outside of the project site.
- Environmental permitting (404 Permit), Materials Management Plan, Studies, Reports, or other Approvals.
- FEMA reports or submittals.
- Construction Staking.
- Legal Descriptions and easements.
- Wetland Mitigation.
- Major encumbrance permitting assistance.
- Right of way dedication assistance.
- Laboratory analysis or testing.

Assumptions:

- In providing estimates of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's estimates of probable construction cost are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's estimate of probable construction cost.
- The Owner shall prepare Division 1 specifications of the Project Manual and will coordinate and facilitate the bid process including document advertisement, printing, delivery, contractor sign-in/deposit, and pick up.
- Number of submittals and meetings will not exceed those described in this scope of services
- Adequate and timely access to the site to conduct assessments, and reviews is assumed.
- It is assumed that the subject property does not present conditions that are hazardous to the health and safety of consulting team staff. The presence of visible or unknown hazards or contamination may be sufficient cause to stop work immediately and request direction from the Client.
- Client will disclose known conditions that might affect the work of this project and make available any reports, title histories and other information required for environmental and other investigations.
- Client will refer, collect and collate all agency reviews and provide coordinated direction to design team.
- We assume that design services will occur in 2025-2027. Any significant alterations to this schedule may result in additional consultant fees to be negotiated with the Owner.
- We assume no designated Design Review Board for the property. If Design Review Board requirements and submittals are required, additional fees can be provided upon request.
- We assume that Value Engineering will occur prior to Construction Documents. If Value Engineering occurs during the Construction Document phase or there are significant site adjustments for the project budget, a proposal will be written for additional services to accommodate the site adjustments.
- Attendance at meetings beyond those specified above may be subject to additional services as approved by the Client.
- If the project is delayed more than six (6) months from the start of work, it is understood and agreed that the standard hourly rates and the Total Fee may be subject to change requiring a new agreement.
- Significant modifications to the design following approval of the SD Package may result in additional design services.
- Mileage will be reimbursed at the Federal Government allowable rate. Reimbursable expenses are included in the fees listed in this proposal.
- Payment will not be subject to the approval of the project and/or the cash flow status of the project.
- Wenk Associates and our sub-consultants shall not be responsible for any harm to the Client or their successors if documents are utilized in ways that they are not intended.

- Wenk Associates shall not be responsible for information provided by the Client or other project team members not subcontracted by Wenk Associates. Wenk Associates assumes no responsibility for the accuracy of such information or services, and shall not be liable for errors or omissions therein unless specifically contracted to review and verify the accuracy of such information.

PAYMENT OF FEES

Wenk Associates, Inc. (Wenk) will invoice monthly based on client billing instructions. Client agrees to pay Wenk within 31 days of receiving payment from the owner via ACH deposit. Any delay in payment may result in a delay in the deliverables to the client.

CLIENT RESPONSIBILITIES

Project fees and schedules are based on continuous progression of the project. Prompt direction and approval from the Owner regarding project program, elements, layouts, and other Owner sensitive decisions are essential to the project's success. The Owner shall provide written approval of the design at established project milestones within this proposal. Acceptance of this proposal acknowledges this responsibility. In the interest of clear direction and communication, input from any other members or partners of the ownership team should be routed through the client to Wenk Associates.

PROJECT HOLD / PAUSE

If the project is paused or placed on hold for any reason outside of Wenk Associates' control, Wenk Associates will stop work within 7 days. At this time, Wenk Associates will invoice for any outstanding, non-billed work completed prior to the hold. If requested, Wenk Associates can continue to support the client during the project hold as an Additional Service. Any work done during this period will be billed hourly based on the rates listed below.

PROJECT RESTART

During a project hold, the client is to provide Wenk Associates with written directive at least 2 weeks prior to an anticipated project restart date. Upon receipt of the written directive, Wenk Associates will confirm the anticipated project restart date and begin to mobilize the Consultant team.

EXHIBIT C: PROJECT AREA



Charlotte St

S Jay Ave

Lippitt Ave

Madden Ave

W Park Ave

N Park Ave

Jay Ave

PROJECT LIMITS



EXHIBIT D



**2025
Billing Rates**

PERSONNEL CLASSIFICATION	HOURLY BILLING RATE
Founding Principal	\$300
Principal II	\$250
Principal I	\$230
Associate Principal	\$200
Senior Project Manager II	\$175
Senior Project Manager I	\$160
Project Manager II	\$150
Project Manager I	\$130
Landscape Designer / Urban Designer / Landscape Architect - II	\$120
Landscape Designer / Urban Designer - I	\$110
Landscape Design / Urban Design - Intern	\$ 90
Public Engagement Director	\$175
Public Engagement Specialist	\$135
Graphic Designer	\$150

DIRECT REIMBURSABLES

Mileage	Current Government Rates
Plots	\$.50/sf or actual cost if outside vendor
Photocopies	.20/ea
Color photocopies 8.5 x 11	1.00/ea
Color photocopies 11 x 17	1.50/ea
24x36 Graphic Boards	\$20 or actual cost if outside vendor
30x42 Graphic Boards	\$25 or actual cost if outside vendor

Design Phase Services	Wenk Lead Design, LA	Hydrosystems KDI Irrigation Design	Studiotope Architecture	Martin/Martin Survey (includes SUE)	Martin/Martin Structural	Martin/Martin Civil	Rocksol Geotech	Reese Hackman MEP	Total
Startup & Concept Refinement	\$ 6,890	n/a	\$ 1,400	\$ 55,095	\$ 525		\$ 19,495	n/a	\$ 83,405
Schematic Design	\$ 56,740	n/a	\$ 16,800	n/a	\$ 2,100	\$ 8,750	n/a	\$ 11,800	\$ 96,190
Public Engagement at SD	\$ 10,870	n/a	\$ 1,400	n/a		n/a	n/a	n/a	\$ 12,270
Design Development	\$ 52,470	\$ 1,950	\$ 26,800	n/a	\$ 3,500	\$ 43,750	n/a	\$ 11,800	\$ 140,270
Construction Documents	\$ 79,880	\$ 12,950	\$ 42,000	n/a	\$ 7,000	\$ 35,000	n/a	\$ 20,650	\$ 197,480
Reimbursable Expenses	\$ 2,060	\$ 100	\$ 700	n/a	\$ 500	n/a	n/a	n/a	\$ 3,360
Bid Assistance	\$ 10,060	n/a	\$ 3,500	n/a	\$ 525	\$ 5,000	n/a	\$ 2,950	\$ 22,035
Total	\$ 218,970	\$ 15,000	\$ 92,600	\$ 55,095	\$ 14,150	\$ 92,500	\$ 19,495	\$ 47,200	\$ 555,010



LETFORD PARK

LETFORD PARK

Site Analysis + Existing Conditions

Letford Park has a large quantity of mature trees, primarily encircling the property and adjacent to the surrounding streets. The center of the site is wide open and free of above-ground obstructions. The topography of the site peaks in the center of the property, with approximately 7-12 feet of grade change between the edge of streets and the highest point of the site. The slope of this grade change is relatively gradual in most areas of the site, however some areas have noticeably steep slopes. The site is surrounded by single-family homes and is described as a quiet, quaint neighborhood by residents.

Letford Park has several access streets, however some streets (shown on the right with blue arrows) are the primary pedestrian and vehicular routes that most visitors will take. Nearby residents have identified North Park Avenue as having a speeding problem, likely due to the excessively wide profile of the street and its lack of curves. These streets connect to Downtown Johnstown, and the Letford Park Site is located along the existing parade route.

Existing Site Photos



Statue of Liberty Monument



Existing parking lot



Mature deciduous/evergreen trees



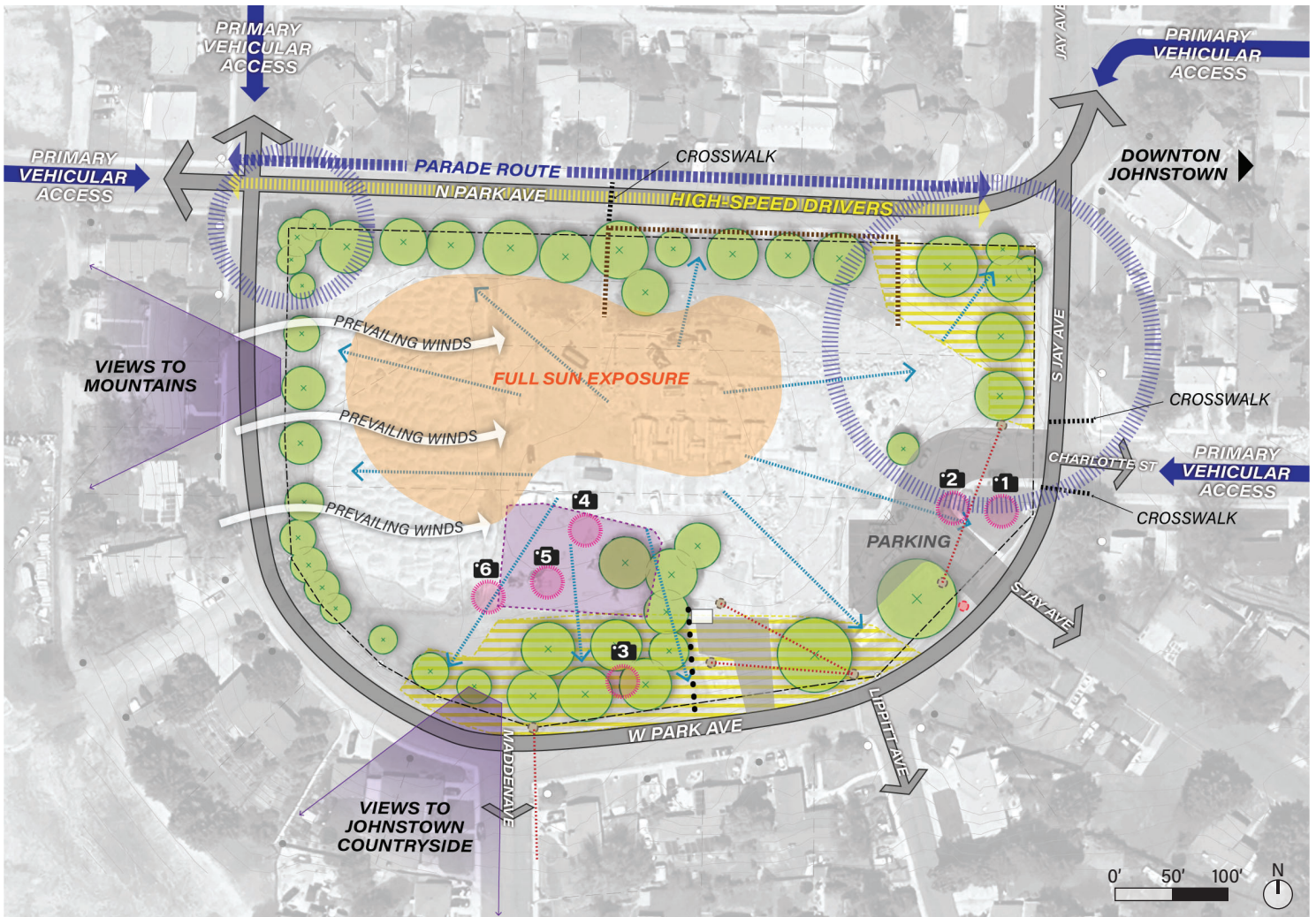
Pea gravel playground



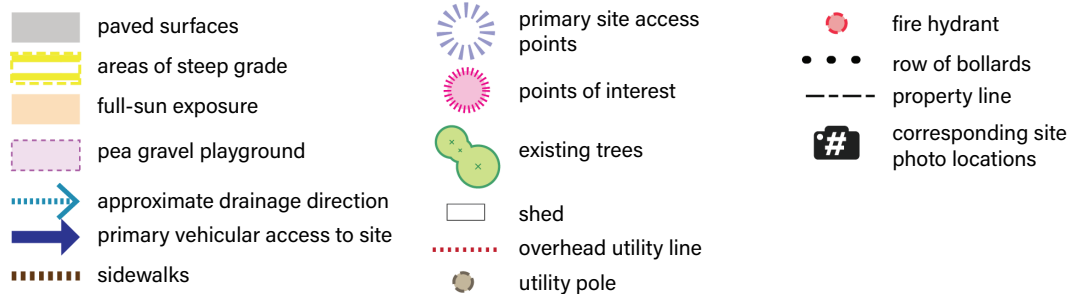
Intermittent scenic views



Wide open space



Site Analysis Map



LETFORD PARK PREFERRED PLAN

Park Narrative

Letford Park is designed as a neighborhood park that responds to community desires for simple, classic park elements applied in a unique-to-Johnstown way that also honors the site's recent history as an elementary school. The park includes opportunities for active recreation and leisure for all ages and pays homage to the school's history in unique ways. Existing trees are preserved wherever possible and enhanced with new plantings to maximize shaded seating areas on benches, walls, tables, or lawns.

Three primary character zones organize the spaces at Letford Park and are designed to be flexible for a variety of events, seasons, and days. The Park Avenue Promenade, The Active Zone, and The Flexible Lawn are described in more detail below.

The Park Avenue Promenade takes advantage of large existing trees on the north side of the park. Design strategies and park elements include:

- **Narrow the street slightly and include bumpouts on both ends of the park** in response to neighborhood concern regarding speeding on North Park Avenue.
- **Supplement the existing trees** with new trees to create a triple row of trees on the north edge. The lawn area under the existing trees adjacent to the road could be used for daily relaxing in the shade, as a comfortable space to watch floats and marchers during a parade, or a place to host small events with pop-up tents.
- **Benches and other amenities** punctuate the pedestrian route under the trees.

The Active Zone consists of classic park elements applied in ways unique to this park and to Johnstown. Park elements include:

- **Full-court basketball court** potentially surfaced in the old Letford school colors.
- **Outdoor fitness area** with a variety of built-in equipment on soft surfacing.
- **Splash pad** with a naturalistic feel, sandstone features, and seating.
- **Hammock Grove** (hammock hangers, bring your own hammock) adjacent to shade/picnic structure.
- **Small lawn** adjacent to the picnic structure, to dry off in the sun after playing in the splash pad, or to play on.
- **Play area** with both classic (slides, swings) and custom/unique play pieces with a naturalistic feel.
- **Restroom and picnic pavilion.**
- **Flexible paved area** for comfortable circulation on busy weekends or parade/festival days; or a place for neighborhood kids to chalk and play school-yard games such as hopscotch and foursquare on quiet days.

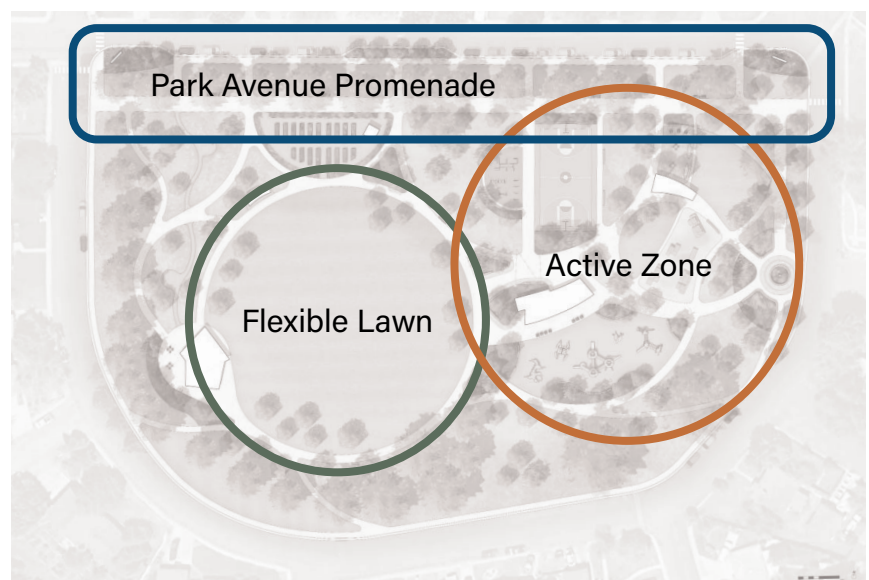
The Flexible Lawn is a flat lawn area that could comfortably seat up to 5,000 people for an event like a concert, movies in the park, or neighborhood gathering, or provide a multi-use field for recreation use; however, the lawn is primarily envisioned as an everyday park space for informal recreation and leisure activities. The Flexible Lawn space features:

- **Multi-use pavilion** on the west side could serve as a bandshell but also provide covered picnicking/seating, opportunity for outdoor education, fitness/yoga classes, or a place to sit and observe activities on the lawn
- **Small shade structure** for seating/picnicking
- **Existing and proposed trees** for shade and organization

Special Areas

- **Liberty Plaza**, located on the east edge of the park, features the Boy Scouts of America Statue of Liberty replica, currently on site, as a center piece placed in approximately its existing location. Liberty Plaza is one of the primary entry points to the park and is highly visible from several streets that dead-end into the park. Surrounded by seat walls and planters, and with a flagpole near where the school's original flagpole was located, Liberty Plaza could have custom pavers or wall inlays that speak to stories important to Johnstown, such as honoring veterans and active service members or other local heroes.
- **The Community Garden**, located north of the flexible event lawn on the western side of the park, is the sunniest spot at Letford Park.
- **The Meadows**, located on the western edge of the park, is a native wildflower and prairie grass area with a narrow trail and two seating areas. The northern seating area provides a peaceful place for Zoe's bench, a re-created yellow memorial bench based on a memorial bench that was at Letford Elementary School for a student who passed away tragically. The southern seating area provides an opportunity for a memorial bench or table to remember another important person or event.

Letford Park Parti Diagram



LETFORD PARK PREFERRED PLAN

Rendered Plan

LEGEND

- ① Event Lawn
- ② Play Area
- ③ Splash Pad
- ④ Basketball Court
- ⑤ Fitness Station
- ⑥ Meadow
- ⑦ Community Garden
- ⑧ Park Avenue Promenade
- ⑨ Liberty Plaza
- ⑩ Parallel Parking
- ⑪ Restroom Pavilion
- ⑫ Central Plaza
- ⑬ Hammock Grove
- ⑭ Large Pavilion
- ⑮ Small Pavilion
- ⑯ Memorial Bench





LETEFORD PARK PREFERRED PLAN

Renderings



2 Play Area



9 Liberty Plaza

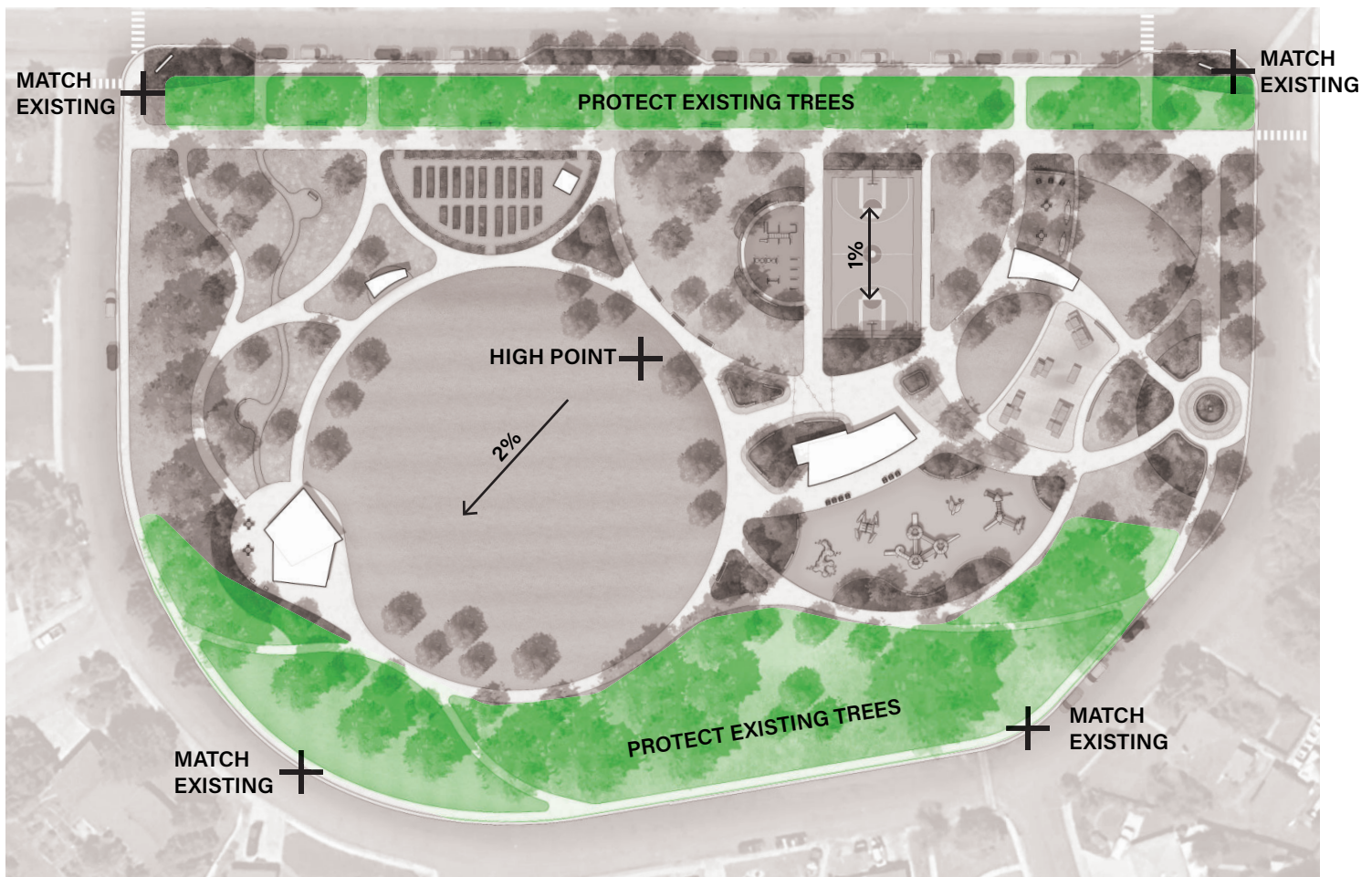


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TOPOGRAPHY STUDY

Over Lot Grading

At Letford Park, the goals is to minimize grade changes. The priority is to preserve the large, mature trees encircling the perimeter and enhance their longevity by avoiding disturbances to the surrounding grades. The park features a natural high point at its center. As indicated below, the event lawn and basketball courts must maintain adequate positive drainage. Additionally, any excess soil excavated during the project will be thoughtfully repurposed in the meadow area to create interesting landforms.





BASKETBALL COURT

FITNESS STATION

COMMUNITY GARDEN

MEMORIAL BENCH

PARK AVENUE PROMENADE

MEADOW



HAMMOCK GROVE

RESTROOM PAVILION

SPLASH PAD

LIBERTY PLAZA

PLAYGROUND

COMMUNITY LAWN

PAVILION

IMPLEMENTATION

Letford Park Summary

Since the demolishing of the old Letford Elementary School in 2023, many of the large existing trees have demonstrated signs of stress. A critical first phase of the park's improvements is simply providing temporary irrigation to the trees and consulting with an arborist to assess the trees for disease and recommend any triage-type pruning or other care that the trees may require to persist and benefit the new park.

Community gardens are relatively low cost. If there is a neighborhood group or person to champion the creation and oversight of the garden, and provide a water tap, fencing, and raised planters, this could be implemented in an early phase and make the site feel active again with little investment.

Most of the Letford Park master plan consists of elements that are a moderate cost and plausible to construct in a single phase. Pieces to consider for phasing could include:

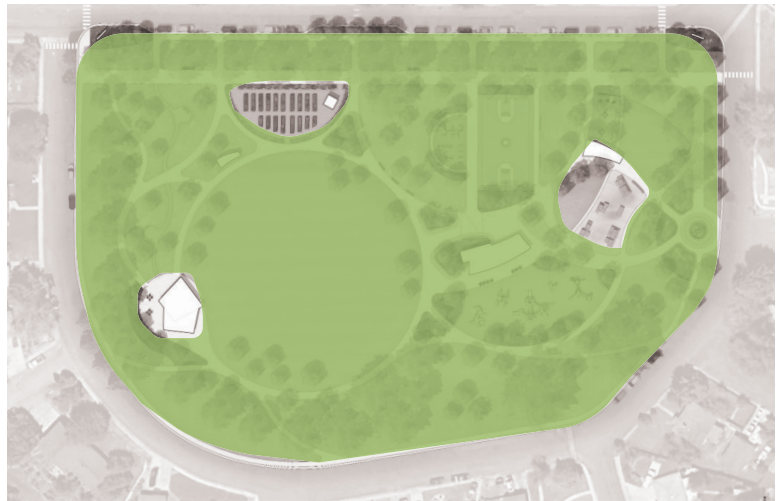
- Splash Pad
- Flexible Pavilion
- Outdoor Fitness Area
- Improvements to North Park Avenue

Total Letford Park Construction Cost Estimate: \$7,816,014

See the following page for phasing and cost breakdown.

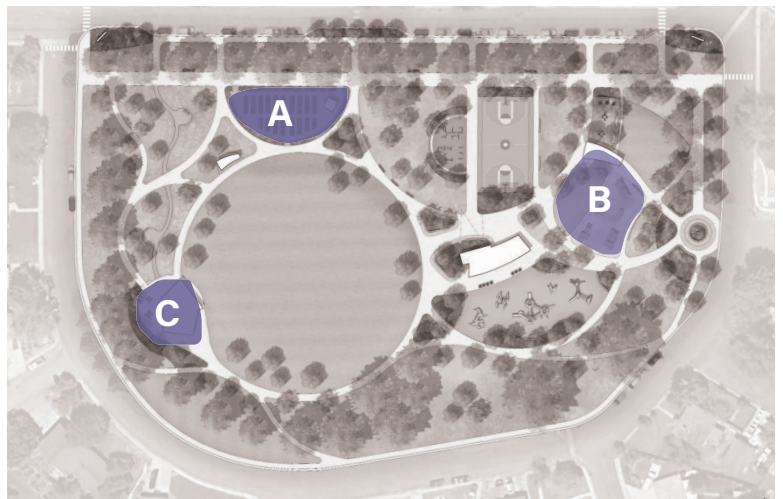
PHASE 1: Cost Estimate

ITEM	TOTAL COST
Park Promenade	\$614,807
Liberty Plaza + Jay Street + W. Park Ave (east and south meadow)	\$474,491
Meadow + Trails + Memorial Bench + Small Pavilion (west side)	\$432,377
Event Lawn	\$531,511
Fitness + Basketball	\$817,056
Restroom Pavilion + Central Plaza + Playground	\$3,434,294
Hammock Grove	\$234,839
PHASE 1 TOTAL	\$6,539,376



PHASE 2: Cost Estimate

ITEM	TOTAL COST
A. Community Garden	\$165,498
B. Splash Pad	\$679,777
C. Large Pavilion	\$431,363
PHASE 2 TOTAL	\$1,276,638







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

Town Council Agenda Communication

Agenda Date: January 5, 2026
Subject: Tower Lease Agreement with Ascent Broadband, LLC
Attachments: 1. Johnstown Tower Lease Agreement
Presented by: Tim Hoos, Public Works Director

Agenda Item Description:

Ascent Broadband (Ascent) is a Fort Collins based company that offers high-speed wireless internet services to homes and businesses throughout Northern Colorado. They provide download speeds up to 1,000 Mbps, making it suitable for streaming, gaming and remote work. Ascent Broadband approached Town Staff about the potential to install broadband antennas on both of the Town's water tanks to increase their service capability in the area. Ascent has similar agreements with the Towns of Milliken, Severance and Eaton to broadcast high-speed wireless internet signal. The Town's north water tower doesn't have sufficient penetrations to install the necessary conduit for the antennas, however, the south tower does have sufficient penetrations for the necessary wiring for the antennas. Ascent has proposed 3.5% of revenue generated from each subscriber on the tower or \$125/month, whichever is greater to be paid to the Town for the ability to utilize the Town's south water tower which is equal or more than previous agreements with neighboring towns.

Strategic Plan Alignment:

Safe & Welcoming Community

- Grow an open, inclusive environment where all residents have the opportunity to flourish

Healthy & Resilient Economy

- Drive projects and initiatives that promote Johnstown as a premier destination for business
- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado

Legal Advice:

The proposed Tower Lease Agreement document was reviewed by the Town Attorney.

Financial Advice:

This agreement will generate a minimum of \$125/month in revenue for the Town.

Recommended Action:

Staff recommends approval of the Tower Lease Agreement with Ascent Broadband.

Suggested Motions:

For Approval: I move to approve the Tower Lease Agreement with Ascent Broadband.

For Denial: I move to deny the Tower Lease Agreement with Ascent Broadband.

Reviewed and Approved for Presentation



Town Manager

TOWER LEASE AGREEMENT

This Tower Lease Agreement ("Lease Agreement") is made and entered into this ____ day of _____, 2026, by and between the Town of Johnstown, a Colorado home-rule municipality ("Landlord"), and Ascent Broadband, LLC, a Colorado Limited Liability Company ("Tenant").

Recitals

- A. Landlord is the owner of a water tower located in the Town of Johnstown, State of Colorado, located generally at 3870 South Parish Avenue, Johnstown, CO 80615 ("Water Tower"); and
- B. Tenant desires to erect and operate transmission and receiving antenna(s) on the Water Tower, in the form and size and in accordance with the plans and specifications set forth on **Exhibit A** attached hereto and incorporated herein by reference ("Subject Equipment"); and
- C. Tenant desires to mount the Subject Equipment and utilize the Water Tower for the purpose of facilitating internet access, availability and service to Landlord's citizens and to citizens of the surrounding areas, with such service provided to customers that are within line-of-site of the Water Tower at a minimum speed of 5mb and in accordance with the service plan selected by customer; and
- D. Landlord desires to grant Tenant a non-exclusive lease for space on the Water Towers for the placement of the Subject Equipment, subject to the terms and conditions set forth in this Lease Agreement, and
- E. To effectuate the foregoing, the parties desire to reduce the terms of their agreement to writing.

Agreement

NOW, THEREFORE, IN CONSIDERATION of the covenants and agreements herein contained, Landlord and Tenant agree as follows:

- 1. **Recitals**. The above recitals are incorporated herein by reference, as though fully set forth herein.
- 2. **Lease of Water Tower**. Landlord hereby leases and demises unto Tenant space on the Water Tower for mounting the Subject Equipment, as set forth and depicted on **Exhibit A**. Tenant shall mount the Subject Equipment on the Water Tower in the location and on the space set forth on **Exhibit A** or as otherwise directed by Landlord. Tenant shall not be permitted to mount any other equipment or use any other space on the Water Tower absent the written consent of Landlord.
- 3. **Rental**. Tenant shall pay to Landlord a monthly rental payment equal to three and one half percent (3.5%) of gross wireless internet subscriber revenue for Internet Service Provider

services invoiced for each subscriber on the Water Towers or One-Hundred Twenty Five Dollars (\$125.00) per Tower on which equipment is installed, whichever is greater. The rental payments shall be due and payable within thirty (30) days of the end of each month. If Landlord has not received the rental payment by the thirty-fifth (35th) day after a given month, a late charge of five-percent (5%) shall be assessed by Landlord and paid by Tenant. Rental payments shall be made to Town of Johnstown, Attention: Town Finance Director, 450 S. Parish Avenue, P.O. Box 609, Johnstown, CO 80615.

On or before June 1 of each calendar year during the term of this Lease Agreement or upon written request of Landlord at any time during the term, Tenant shall provide an accounting of the subscriber revenue invoiced for each subscriber on the Water Tower for the prior twelve month period. In addition, upon request by Landlord, Tenant shall make its financial records available to Landlord and Landlord's agents during regular business hours to verify payment amounts. If a discrepancy exists and Tenant is deemed not to have paid the proper rental payment, Landlord may, in its discretion, terminate this Lease Agreement.

4. **Term.** As long as it is not sooner terminated as otherwise set forth in this Lease Agreement, the initial term of this Lease Agreement shall be for five (5) years, commencing on the date each Exhibit is signed by both parties, and terminating five (5) years from that date, and shall automatically renew for additional five (5) year terms unless either party notifies the other sixty (60) days prior to the end of each term of its intent to terminate the Lease Agreement.
5. **Use and Access.** Tenant may use and occupy the Water Tower for the installation, operation, repair, maintenance and removal of the Subject Equipment, as specified on **Exhibit A**. No structures or other equipment, except as set forth on **Exhibit A**, shall be permitted on the Water Tower. Landlord shall provide Tenant with access to the Water Tower at all times for those purposes. Tenant shall secure all access gates and building locks when entering or leaving the Water Tower site. Tenant agrees to permit only authorized employees of Tenant or persons under Tenant's direct supervision to enter the Water Tower site. In addition and as a part thereof, Tenant may have access to, and use of, one (1) 120v electrical service at the Water Tower. Landlord will pay for the monthly usage of one (1) 120v electrical service used by Tenant at each water tower. If Tenant should require or use additional utilities or electricity, Tenant shall be responsible for obtaining and paying for such. The Water Tower may not be used for any other purpose without the prior written consent of Landlord. Any other use of the Water Tower shall constitute a material breach of this Lease Agreement and may, in Landlord's discretion, result in the termination of the Lease Agreement.
6. **Installation.** Tenant shall not install Subject Equipment until it has received a signed Exhibit from Landlord for the Tower (Exhibit A) The terms of this agreement shall not apply to the Tower until and unless Tenant and Landlord mutually agree upon and execute Exhibit A. Tenant shall install the Subject Equipment at Tenant's sole risk and expense, in a good and workmanlike manner and in such a manner as to do no physical harm to the Water Tower or the surrounding premises. The Subject Equipment shall be firmly anchored to the Water Tower. All tower fastening devices used by Tenant shall be made of stainless steel or galvanized to prevent rusting. The Subject Equipment shall be installed in compliance with all applicable laws, building and electrical codes and regulations. Once installed in

accordance with **Exhibit A**, Tenant shall not alter the Subject Equipment absent written consent of Landlord.

7. **Maintenance.**

A. Tenant shall be solely responsible for the performance of any routine, extraordinary, or emergency repairs and maintenance to the Subject Equipment. Tenant shall maintain the Subject Equipment in a good manner and in accordance with reasonable engineering standards to assure that at all times Tenant and its operation are in conformance with all applicable laws, building and electrical codes and regulations with respect to the operation and maintenance of the Subject Equipment on the Water Towers. Tenant shall properly maintain Landlord's property in the area that is designated by Landlord for Tenant's use.

B. Tenant shall be solely responsible for the performance of any routine or emergency maintenance or repairs to the Water Towers caused by or resulting from Tenant's access or use. In the event the Water Towers need major repairs, maintenance or replacement, Landlord shall be solely responsible for said repairs, maintenance or replacement.

9. **Removal of Subject Equipment.** At the expiration or termination of this Lease Agreement, for any reason, Tenant shall promptly remove the Subject Equipment and other trade fixtures and related fastening equipment, and promptly repair any damage which may be caused to the Water Towers as a result of such removal.

10. **Rights of Landlord.** Landlord reserves the following rights: (a) to have constant access to the Water Tower; (b) to grant to anyone the non-exclusive right to conduct any particular business or undertaking on, in or upon the Water Tower; and (c) to make changes, repairs, alterations, additions, or improvements, whether structural or otherwise, in or to the Water Tower or any part thereof. If any change, alteration or improvement contemplated by Landlord is likely to result in a disruption of service to Tenant, Landlord shall, when possible, give notice to Tenant at least thirty (30) days prior to the anticipated possible disruption. If the Water Tower is damaged by fire or other casualty, Landlord may elect to immediately terminate this Lease or, if Landlord elects, to repair the Water Tower. There shall be no abatement of rent by reason of any portion of the Water Tower being unusable for a period of thirty (30) days or less. Tenant understands and agrees that Landlord's right to use of the Water Tower for its municipal purposes is superior to Tenant's right to access and use the Water Tower. If at any time a conflict arises between the use of the Water Tower, Landlord shall have the right to access and use the Water Tower for its purposes.

11. **Landlord's Right to Require Removal of a Portion of the Subject Equipment.** Notwithstanding any provision to the contrary in this Lease Agreement, on or after one full year of this Lease Agreement, Landlord shall retain the absolute and unfettered right to require Tenant, at its expense, to remove the Subject Equipment or a portion of the Subject Equipment from the Water Tower, , to accommodate Landlord maintenance and operations obligations, such as, but not limited to, painting the Water Tower. Upon receipt of notice, Tenant shall, within sixty (60) days, remove the Subject Equipment. Landlord shall endeavor, at its discretion, to find a suitable location to re-locate the removed equipment during the

period for which Landlord requires removal. Tenant shall remove the equipment in the manner and form otherwise specified in this Lease Agreement.

12. **Interference or Damage to the Water Towers or Other Equipment.** Tenant shall be liable for any damages incurred or sustained by Landlord to the Water Towers due to the acts of Tenant, its employees, agents, contractors, or representatives. Tenant further understands and agrees that Landlord has leased space, and may in the future lease additional space, on the Water Tower to third parties. Tenant shall be liable for any damages incurred or sustained by such parties due to the acts of Tenant, its employees, agents, contractors, or representatives.
13. **Liens.** Tenant shall use good faith efforts and undertake all reasonable measures to prevent the filing of any mechanic's lien or any other lien against the Water Tower or the interest of Landlord by reason of any work, labor, services, or material performed or supplied or claimed to have been performed or supplied to Tenant. If any such lien shall at any time be filed, Tenant shall either cause the same to be immediately vacated and canceled of record. If Tenant in good faith determines that such lien should be contested, Tenant shall furnish such security, surety bond or other guarantee as may be necessary or be prescribed by law to release the same as a lien. If Tenant shall fail to vacate or release such lien, Landlord may, but shall not be obligated to, vacate or release the same. Tenant shall repay to Landlord, on demand, all sums disbursed or deposited by Landlord pursuant to the foregoing provisions of this paragraph, including Landlord's costs and expenses and reasonable attorneys' fees incurred in connection therewith.
14. **Nonexclusive Lease and Subordination.** Landlord shall have the right to lease other portions of its Water Tower to other parties during the term of this Lease Agreement. Landlord shall not permit any subsequent user to interfere with the performance of Tenant's Subject Equipment, or to encroach upon the space leased to Tenant hereunder. Unless Landlord shall otherwise elect, this Lease is and shall at all times be subject and subordinate to all covenants, restrictions, easements and encumbrances now or hereafter affecting the fee title to the Water Tower and to all ground and underlying leases and mortgages or financing or refinancing.
15. **Assignment.** Tenant shall not assign or transfer this Lease Agreement without the prior written consent of Landlord, which consent will not be unreasonably withheld.
16. **Indemnity and Waiver.** Landlord shall not be liable for, and Tenant, for itself, its employees, agents, contractors, subcontractors and invitees, agrees to indemnify, defend and hold harmless Landlord, its employees, agents, contractors, elected officials and invitees, against any and all losses, expenses, claims or causes of action of every kind and character on account of damages to or loss of any property or on account of injury to or death of any person or persons directly or indirectly resulting from or arising out of Tenant's acts or omissions, or the actions or omissions of Tenant's employees, agents, contractors and invitees, relating to use of the Water Tower, installation and maintenance of the Subject Equipment on the Water Tower and/or to performance, or failure to comply with, any provision of this Lease Agreement. Tenant shall defend each claim asserted and suit brought involving any matter of which Landlord, its employees, agents, contractors, elected officials and invitees, is indemnified.

hereunder, and shall pay all costs, expenses, and attorney fees incidental thereto, and all judgments resulting therefrom. Except to the extent caused by Landlord's gross negligence or intentional misconduct, Tenant waives and releases Landlord, its employees, agents, contractors, elected officials and invitees, from all claims for any loss, injury, death or damage to persons, property, or to Tenant's business occasioned by theft, act of God, public enemy, injunction, riot, strike, insurrection, wars, court order, requisition, order of governmental body or authority, fire, explosion, falling objects, steam, rain, snow, water, leak or flow of water or any other cause or from any other place or from obstruction of the Water Tower, including electric service facilities.

Landlord shall not be liable to Tenant for any interruption of Tenant's service or for interference with the operation of the Subject Equipment. Landlord shall use its best efforts to resolve interference conflicts as soon as reasonably feasible.

17. **Insurance.** Tenant, and all of Tenant's contractors or subcontractors, prior to the installation of the Subject Equipment and any other permissible equipment, shall secure and maintain throughout the term of this Lease Agreement, a Commercial General Liability policy of insurance as well as an Automobile Liability insurance policy protecting Tenant and Landlord against claims for bodily injury, personal injury, and property damage based upon, involving or arising out of the use, occupancy or maintenance of the Water Towers and all areas appurtenant thereto. Such insurance shall be on a \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate basis. The limits of said insurance required by this Lease Agreement or as carried by Tenant shall not, however, limit the liability of Tenant nor relieve Tenant of any obligation hereunder. All insurance to be carried by Tenant shall be primary to and not contributory with any similar insurance carried by Landlord, whose insurance shall be considered excess insurance only. Landlord shall be shown as an additional insured on Tenant's Insurance Policy, and Tenant shall provide Landlord with a copy of that policy. Tenant's insurance carrier shall be required to provide Landlord with 30-days written notice of policy cancellation. Tenant shall also obtain and keep in force during the Term of this lease sufficient property coverage to repair or replace the Subject Property. The deductible for such property coverage shall be the sole responsibility of Tenant. All insurance policies shall contain a full waiver of subrogation in favor of Landlord.
18. **Waste, Nuisance, Hazardous Substance, or Unlawful Activity.** Tenant shall not create any waste or nuisance on or around the Water Towers or the surrounding premises and shall not use the Water Tower for any unlawful purpose. Tenant agrees to indemnify, defend and hold harmless Landlord, its employees, agents, contractors, elected officials and invitees, from any and all damages, claims, liability, loss, fees, fines or expenses, including but not limited to attorneys' fees and costs, related to the presence, disposal, release or clean-up of any hazardous materials or pollutants affecting the Water Tower or surrounding premises, which are, or have been, placed, released, disposed or otherwise caused to be located on the Water Tower or surrounding premises. Tenants agrees to be responsible for any and all damages, claims and liability caused by Tenant, its employees, agents, contractors or invitees, to the soil, water, air, vegetation, buildings or personal property owned by Landlord, related to any contamination or hazardous materials.

19. **Government Approval.** Tenant shall be responsible for obtaining all applicable permits or licenses required by governmental agencies, as such pertain to the installation, operation, maintenance, repair, replacement, or ownership of the Subject Equipment. If, after execution of this Lease Agreement, Tenant is unable to continue to occupy the Water Towers due to action of any government agency, Tenant may terminate this Lease Agreement by providing thirty (30) days written notice to Landlord.
20. **Compliance with Laws.** Tenant agree to comply with the applicable provisions of all federal, state, or local laws or ordinances and all lawful orders, rules, and regulations issued thereunder; and any provisions, representations or agreements, or contractual clauses required thereby to be included or incorporated by reference or operation of law in this Lease Agreement.
21. **Default.** The occurrence of any of the following shall constitute an event of default: (a) Tenant's failure to pay the monthly rent; (b) Tenant's failure to make any payment required to be made hereunder, where such failure continues for ten (10) days after written notice that such payment is due; or (c) Tenant's failure to observe and perform any other provision of this Lease Agreement, where such failure continues for ten (10) days after written notice thereof by Landlord.

If either party is in default under any of the terms and provisions contained herein, the non-defaulting party shall notify the defaulting party of the default. The defaulting party shall then have ten (10) days after such notice in which to cure any default. If any default is not capable of being cured within the requisite period of time, then so long as the party charged with the default has diligently pursued such cure of the default within the prescribed period and continues to diligently pursue a cure, the defaulting party shall be given the necessary time to cure the default. If the defaulting party is Tenant, and the default continues after the cure period passes, Landlord may, at its election, terminate this Lease Agreement.

No consent or waiver, express or implied, by a party to or of any breach or default by the other party in the performance by the other party 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 non-defaulting party. Failure on the part of any party to complain of any act or failure to act or to declare any other party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights hereunder.

22. **Notice.** Any notice to be given under this Lease Agreement shall either be hand-delivered, with signed receipt, or mailed to the party to be notified at the address set forth below by certified mail, return receipt requested, sent via a recognized national overnight carrier or sent via electronic mail on the condition that the intended recipient acknowledges receipt thereof. Any notice so mailed and any notice served by personal delivery shall be deemed delivered and effective upon receipt or upon attempted delivery.

Any demand or notice to either party shall be given to the other party by addressing the written notice to:

LANDLORD:

Town of Johnstown
Attention: Town Manager
450 S. Parish Avenue
P.O. Box 609
Johnstown, CO 80615
Email: mlecerf@johnstownco.gov and
notices@johnstownco.gov

TENANT:

Ascent Broadband, LLC
2809 E Harmony Rd., Suite 310
Ft. Collins, CO 80528
Email: phartman@ascentbb.com

In an emergency situation, either party may take appropriate action to prevent damage or harm and protect the public health, welfare and safety without first providing written notice to the other party. Such party shall thereafter, as soon as reasonably practicable, notify the other party of the action taken to remedy the emergency.

23. **Applicable Law and Venue**. This Lease Agreement shall be construed according to the laws of the State of Colorado. Venue for any claim, proceeding or action arising out of this Lease Agreement shall be in Weld County, State of Colorado.
24. **Attorney's Fees and Costs**. If any judicial proceedings may hereafter be brought to enforce any of the provisions of this Lease Agreement, Landlord, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.
25. **Entire Agreement - Modifications**. This Lease Agreement contains the entire agreement and understanding between the parties to this Lease Agreement and supersedes any other agreements concerning the subject matter of this transaction, whether oral or written. No modification, amendment, novation, renewal, or other alteration of or to this Lease Agreement shall be deemed valid or of any force or effect whatsoever, unless mutually agreed upon in writing by the undersigned parties.
26. **Severability**. If any term or condition of this Lease Agreement shall be held to be invalid, illegal, or unenforceable, this Lease Agreement shall be construed and enforced without such a provision; to the extent this Lease Agreement is then capable of execution within the original intent of the parties.
27. **Budget Constraints**. Nothing in this Lease Agreement shall be construed to require Landlord to incur any expenses or make any expenditure for which funds have not been budgeted.

28. **No Waiver of Immunities.** Landlord and Tenant agree that Landlord 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., 10 C.R.S., as from time to time amended, or otherwise available to Landlord, its officers or its employees.
29. **No Presumption.** Landlord and Tenant acknowledge that each has carefully read and reviewed the terms of this Lease Agreement. Each party acknowledges that the entry into and execution of this Lease 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 Lease Agreement and with respect to all matters set forth herein. The parties agree that this Lease 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.
30. **No Third Party Enforcement.** It is expressly understood and agreed that enforcement of the terms and conditions of this Lease Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties, and nothing contained in this Lease Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Lease Agreement. It is the express intention of the undersigned parties that any third parties receiving services or benefits under this Lease Agreement shall be deemed an incidental beneficiary only.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement in duplicate originals on the dates shown below our respective signatures.

[Remainder of page intentionally left blank.]

ASCENT BROADBAND, LLC

Philip Hartman
By: Philip Hartman, Managing Member
Date: 12, 19, 2025

STATE OF COLORADO)
) ss.
COUNTY OF Weld)

SUBSCRIBED AND SWORN to before me this 19 day of December,
2025, by Philip Hartman as Managing Member of Ascent Broadband, LLC.

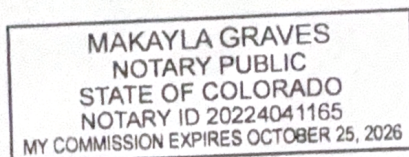
WITNESS my hand and official seal.

My commission expires: 10/25/2026

Makayla Graves
Notary Public

TOWN OF JOHNSTOWN

BY: _____
Michael P. Duncan, Mayor



Date: _____, 2026

ATTEST:

BY: _____
Meghan Martinez, Town Clerk

EXHIBIT A
(Attached)

Exhibit A

- Mounting Points
 - Antenna Mount example shown in Figure E
 - Proposed pipe mounting points reserved for Ascent Broadband shown in Figure A
- Cabinet Location
 - Proposed location shown in Figure C
- Conduit Run
 - 2" Conduit
 - Proposed path shown in Figures A and C
 - Will follow existing conduit runs where not shown in Figures
 - Will use existing penetration marked in Figure B with rain-tight conduit Adapters

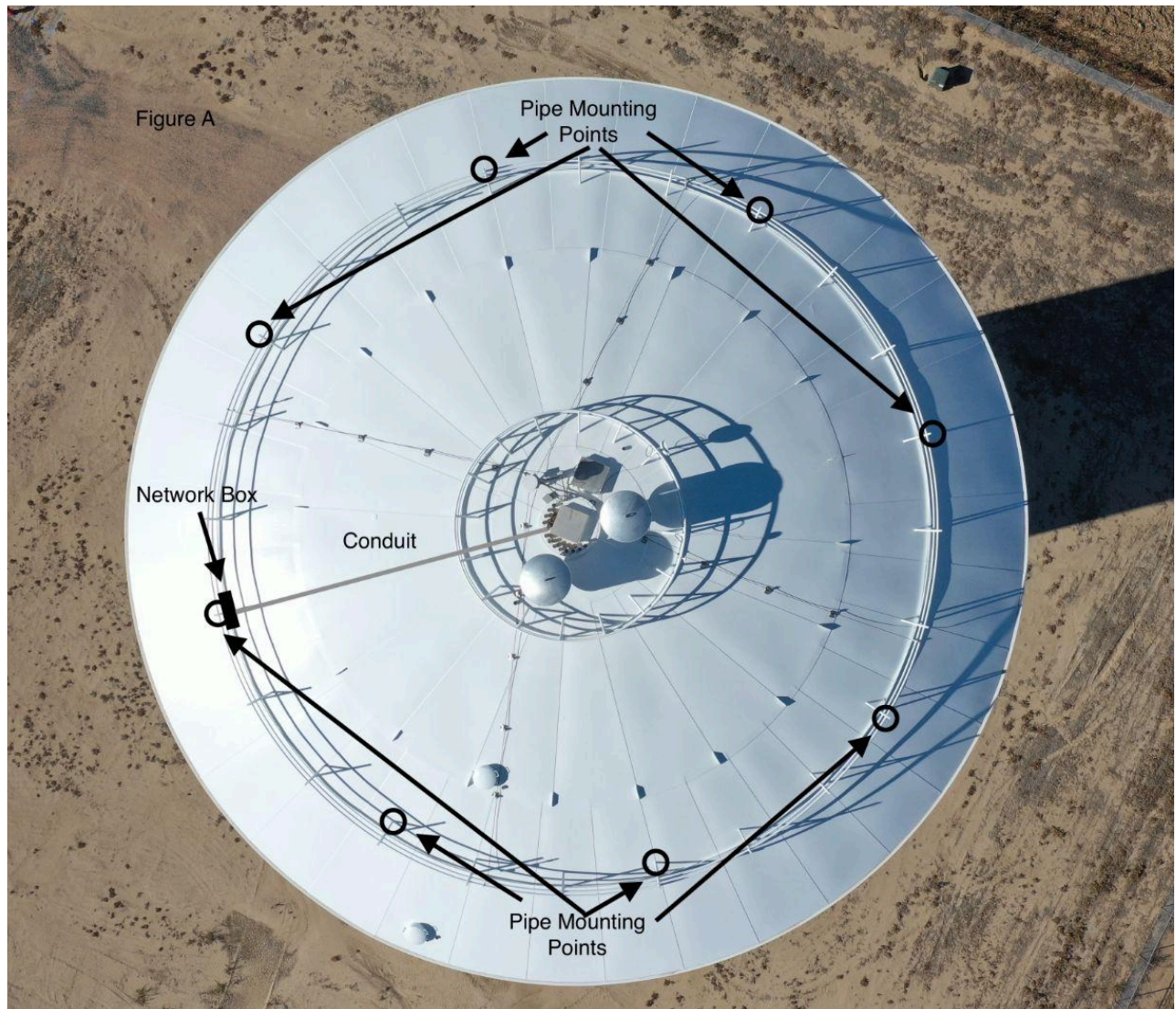
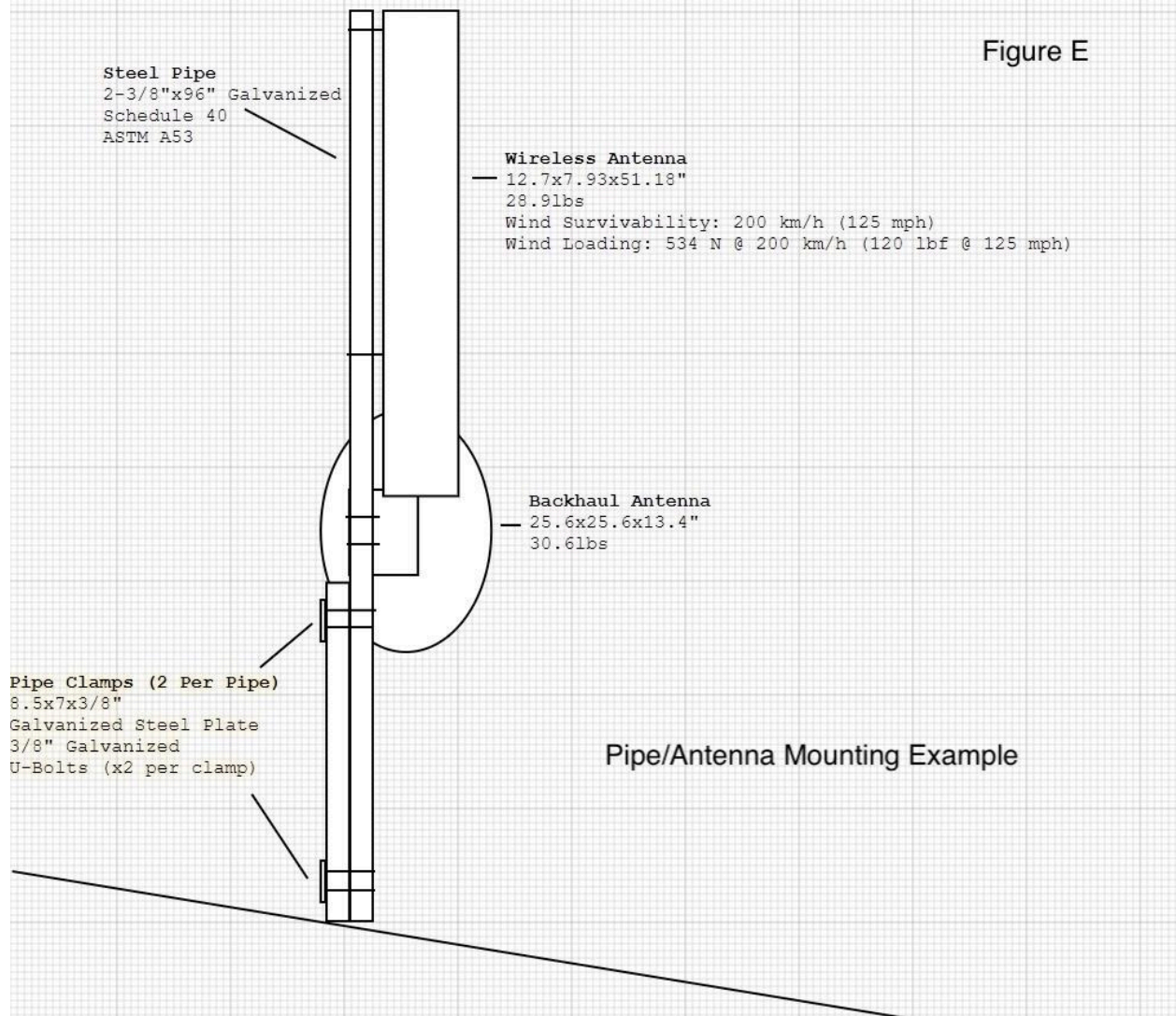




Figure E





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

Town Council Agenda Communication

Agenda Date: January 5, 2026

Subject: Resolution 2026-04: Supporting a Grant Application By the Town of Johnstown to the State Board of The Great Outdoors Trust Fund for the Letford Park Project

Attachments: 1. Resolution 2026-04

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed for your review and consideration is Resolution 2026-04 that would authorize the Town of Johnstown to submit a grant application to the Great Outdoors Colorado (GOCO) for the Letford Park Project. The grant application to GOCO is for the construction of the park and is consequently separate from the design project Council considered this evening with Wenk & Associates. The grant application will consist of a request for \$2 million towards the construction of the project upon completion of the design and this grant application is due to GOCO on January 15 as part of the initial concept paper. In total, the construction project is estimated to be between \$6 - \$7 million based on the preliminary estimate. This estimate will be refined as the design concepts are developed. This construction project concept was approved by Council in 2025 based on comprehensive public outreach effort with special consideration for the adjacent properties benefiting and being impacted directly by the project. Overall, this park site is considered a regional park given the size of the property to be developed and the draw that it will create in and around the community.

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

Quality Infrastructure & Facilities

- Ensure future viability of infrastructure and facilities

Legal Advice:

The Town Attorney reviewed the resolution presented.

Financial Advice:

Funding for this project may need to be allocated by Council pending approval of the grant and the final pricing for the construction project.

Recommended Action:

Staff recommends approval of the Resolution as presented.

Suggested Motions:

For Approval: I recommend approval of Resolution 2026-04 as presented.

For Denial: I recommend denial of Resolution 2026-04 as presented.

Reviewed and Approved for Presentation

Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-04**

**RESOLUTION SUPPORTING A GRANT APPLICATION FROM THE TOWN OF
JOHNSTOWN TO THE STATE BOARD OF THE GREAT OUTDOORS TRUST FUND
FOR THE LETFORD PARK PROJECT**

WHEREAS, the Town of Johnstown, Colorado 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 of Johnstown and supports the completion of the Letford Park Project; and

WHEREAS, the Town of Johnstown is submitting a grant application to Great Outdoors Colorado with a request of \$2,000,000 to fund the Letford Park Project, subject to award and the execution of a grant agreement; and

WHEREAS, the Town of Johnstown is committed to budgeting funds to support the Letford Park Project as matching obligations of the grant; and

WHEREAS, the Town Council finds that the adoption of this Resolution is in the best interests of the citizens of the Town of Johnstown.

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

- Section 1: The Town of Johnstown supports the grant application and if awarded, hereby authorizes Matt LeCerf, Johnstown Town Manager, to sign the grant agreement with Great Outdoors Colorado.
- Section 2: The Town of Johnstown hereby authorizes the expenditure of funds as necessary to meet the terms and obligations of the grant agreement and application.
- Section 3: This Resolution to be in full force and effect from and after its passage and approval.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 5TH day of JANUARY, 2026.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor



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

Town Council Agenda Communication

Agenda Date: January 5, 2026

Subject: Resolution 2026-5: Amending the Consolidated Town Fee Schedule

Attachments: 1. Resolution 2026-5
2. Exhibit A - 2026 Fee Schedule Proposed Changes

Presented by: Kristyn Unrein, Finance Director

Agenda Item Description:

The Town Consolidated Fee Schedule in its present form was adopted by the Town Council on December 2, 2024, in Resolution 2024-53, then amended twice in 2025 (June 2 and July 7).

The fee schedule is a comprehensive fee schedule which includes not only administrative fees, but also utility rates, permitting fees, business licenses, court surcharges, cemetery fees, etc. The fee schedule was created with the intent of decreasing future costs for publishing ordinances, decreasing costs associated with revising the municipal code, creating a document that is easy for people to use and access, and creating a document that encourages an annual review of the fees that the Town is charging. Fines and penalties have not been included in this fee schedule due to the subjective nature of the fine structure.

The proposed changes include the following:

Sec. 2-44 – General Fees

- The addition of Block Party Permit, Live Music Permit, and Private Outdoor Activity fees (for Town owned public spaces) - these new permits reflect increased demand for these activities as the community grows. Establishing a permitting process ensures gatherings can occur in a safe, organized, and well-managed manner.
- The addition of Criminal Justice Records (CCJRA) fees which are intended to cover the time and resources required to process criminal justice records requests, which are separate from Colorado Open Records Act requests.

Sec. 6-174 – Liquor Licensing

- The addition of Temporary and Tasting Liquor Permit fees which reflect increased community interest in hosting these types of events.

Sec. 7-65 - Garbage and Refuse

- Update the year to 2026 - no rate changes have taken place

Sec. 11-25 – Right of Way Permit Fees

- Addition of After Hour fees which are intended to help offset the overtime costs for Town staff who may be required to respond or manage right-of-way permit issues outside of regular business hours.

Sec. 13-53 – Sewer Service Charges

- Removal of 2025 Sewer Service Charges and addition of 2030 Sewer Service Charges reflects the Town's proactive approach to rate planning and maintaining consistency with our sewer utility proforma. The 2030 suggested increase is 5%.

Sec. 13-54 – Sewer Tap Fees

- Removal of 2025 Sewer Tap Fees and addition of 2029 Sewer Tap Fees reflects the Town's proactive approach to rate planning and maintaining consistency with our sewer utility proforma. The 2030 suggested increase is 3%.

Sec. 13-73 – Water Tap and Development Fees

- Removal of 2025 Water Tap and Development Fees and addition of 2029 Water Tap and Development Fees reflects the Town's proactive approach to rate planning and maintaining consistency with our water utility proforma. The 2030 suggested increase is 3%.

Sec. 13-77 – Water Service Charges

- Removal of 2025 Water Service Charges and addition of 2029 Water Service Charges reflects the Town's proactive approach to rate planning and maintaining consistency with our water utility proforma. The 2030 suggested increase is 5%.

Sec. 17-2-1 – Land Use and Development Applications and Fees

- Now that the Town has an established internal Engineering Department, fees have been introduced to support the cost recovery of our processing and managing land use and development applications and will replace much of the Town's existing bill-back process from 3rd party consultants.

Sec. 17-3-5 – Impact Fees Established

- Removal of 2025 Impact Fees
- Correction of naming of Library & Cultural Facilities Development Fee
- Modifications of Loveland Fire Rescue Authority fire and emergency services provider facilities development fees, as approved by Town Council on November 17, 2025

If approved, these fees will go into effect on February 1, 2026, except for Sec. 17-3-5 (Modifications of Loveland Fire Rescue Authority fire and emergency services provider facilities development fees), as approved by Town Council on November 17, 2025, to be effective January 1, 2026.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence

Quality Infrastructure & Facilities

- Ensure future viability of infrastructure and facilities

Legal Advice:

The Town Attorney has reviewed the resolution presented for consideration.

Financial Advice:

N/A

Recommended Action:

Approve Resolution 2026-5.

Suggested Motions:

For Approval: I move to approve Resolution 2026-5 as presented.

For Denial: I move to deny Resolution 2026-5.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-5**

RESOLUTION AMENDING THE CONSOLIDATED TOWN FEE SCHEDULE

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 has authority to establish a schedule of the fees, rates and charges levied and assessed for municipal services in the Town; and

WHEREAS, the Town Council finds that the fees, rates and charges set forth in the Town Fee Schedule, attached hereto and incorporated herein by reference as Exhibit A, are equitable and just; and

WHEREAS, the Town Council desires to amend the Town Fee Schedule.

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

1. The Town Council hereby amends the Town Fee Schedule.
2. This resolution and attached Exhibit A shall become effective immediately, and may, except as provided below, be amended from time to time by resolution of the Town Council.
3. The general fees contained in the Town Fee Schedule that are associated with Section 2-44 of the Johnstown Municipal Code, which are administrative in nature, may be amended from time to time by the Town Manager unless otherwise provided by law.
4. The fees, rates and charges set forth in the Town Fee Schedule shall supersede and replace any fees, rates or charges previously set or adopted by the Town Council for the same purpose. However, the same shall not be deemed to release, extinguish, alter, modify or change in whole or in part any liability which shall have been previously incurred, and the superseded or replaced provisions shall be treated and held as remaining in full force and effect for the purpose of sustaining any judgment, decree, order or lien.
5. The amended fees will be effective February 1, 2026, except for Sec. 17-3-5 (Modifications of Loveland Fire Rescue Authority fire and emergency services provider facilities development fees), as approved by Town Council on November 17, 2025, to be effective January 1, 2026.
6. If any portion of this resolution is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2026.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

Town of Johnstown - 2026 Fee Schedule

Exhibit A
Drafted: 12/29/2025

Chapter 2 - Administration and Personnel

ARTICLE II

Sec 2-44.

General Fees

Reproductions:		
Xerox copies (agendas, minutes, etc.) - (per page)		\$0.25
Certified Copies (per page)		\$1.25
Verbatim Transcripts	Cost +	\$15.00
Voice Recorded Audio		\$10.00
CD/DVD (each)		\$20.00
Bound Reports and Publications:		
Any/All items	Cost +	10%
Project Plans and Bid Specifications:		
Small Projects		\$10.00
Large Projects		\$25.00
Town Maps		\$15.00
Black & White Maps - 24x36		\$10.00
Special Services:		
CORA (first hour is free - fee is per hour after)		\$41.37
Postage	Standard Postal Rate	
Non-sufficient funds (return check) fee		\$25.00
Johnstown Honors Banner Fee		\$60.00
Park Reservations:		
No Alcohol:		
All Parks		\$40.00
With Alcohol:		
Hays Park		\$100.00
Damage Deposit with reservation		\$250.00
Fishing License:		
Resident		\$5.00
Non-resident		\$25.00
Special Event Application:		\$100.00
*fee waived if non-profit or otherwise noted in code		

Town of Johnstown - 2026 Fee Schedule

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ARTICLE II

Sec 2-44.

General Fees (cont.)

Event Fees:

BBQ Day Vendor Fee - Staff assigned spot	\$150.00
BBQ Day Vendor Fee - You choose your spot	\$200.00
BBQ Day Vendor Fee - Food Vendors	\$300.00
BBQ Day Non-Profit Fee	\$75.00
Live Music Permit	\$25.00
Private Outdoor Activity Fee (for use of Town-owned property):	\$100.00

Johnstown Community Complex:

Room Rental Fees, Damage Deposits & Equipment Rentals:

- Class I: Government Agency/Schools
- Class II: Non-Profit/Civic and Service Organizations
- Class III: Private Groups - Johnstown Town Limits
- Class IV: Private Groups - Outside Johnstown Town Limits

	<u>Large Room</u>	<u>Small Room</u>
Class I	No Charge/Negotiated	No Charge/Negotiated
Class II	No Charge/Negotiated	No Charge/Negotiated
Class III	\$30.00/hr	\$15.00/hr
Class IV	\$50.00/hr	\$25.00/hr

Damage Deposits

Large Room (No Alcohol) 1 to 50 People (In Johnstown Limits)	\$200.00
Large Room (No Alcohol) 51 to 200 People (In Johnstown Limits)	\$300.00
Large Room (No Alcohol) 1 to 200 People (Outside Johnstown Limits)	\$400.00
Large Room (With Alcohol)	\$500.00

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ARTICLE II

Sec 2-44.

General Fees (cont.)

Criminal Justice Records (CCJRA):

Police Case Report	\$10 per ¼ hour or \$40 per hour
Agency Records Check and Location Searches through CAD	\$10 per ¼ hour or \$40 per hour
Traffic Accident Report	\$5.00
Per page copy of report	\$.25 per standard page (In addition to cost of report)
VIN Verification	Free for residents; \$10 per vehicle non-resident
Digital media storage device (USB, CD/DVD, External hard drive)	\$8.00 minimum dependent on size of the device
Special Searches- Requiring the creation of a new record, of data or expertise of computer systems personnel.*	\$10 per ¼ hour or \$40 per hour
Postage Fee	Actual cost
Body Worn Camera (BWC) Research	\$10 per ¼ hour or \$40 per hour (1 hr. min.)
Body Worn Camera (BWC) Redaction	\$10 per ¼ hour or \$40 per hour
Body Worn Camera (BWC) Storage Media Device	Cost of storage media (min. \$8.00)
Digital Evidence Fee (Non BWC)	\$10 per ¼ hour or \$40 per hour
Sex Offender Registration (initial registration)	\$75.00
Sex Offender Registration (annual or quarterly renewal)	\$25.00
E-911 Call	\$10 per ¼ hour or \$40 per hour (1 hr. min.)
Computer-Aided Dispatch (CAD)	\$10 per ¼ hour or \$40 per hour

* Special requests will only be completed if time and personnel are available.

ARTICLE III Municipal Court

Sec. 2-74. Fees imposed by the Municipal Court

Parking Ticket Surcharge	\$10.00
Continuance Fee	\$20.00
Failure to Appear	\$20.00
Citations - Surcharge	\$25.00
Deferred Judgment	\$150.00
Deferred Prosecution	\$50.00
Show Cause	\$25.00
Warrant	\$50.00
Default Judgment	\$25.00
Court Costs	\$25.00

Chapter 4 - Revenue and Finance

ARTICLE IV Sales Tax

Sec. 4-55 (8). License for retail sale of tangible property

Business License	\$50.00
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ARTICLE VI Development Cost Reimbursement

Sec. 4-91. Funds deposit agreement

Development Deposit	Per cost agreement
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Town of Johnstown - 2026 Fee Schedule

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ARTICLE VIII Lodging Tax

Sec. 4-103. Tax Levied*

Lodging Tax	3%
Late Filing Penalty: 10% or \$15, whichever is greater	

Sec. 4-112. Administrative review; appeals

Docket fee	\$50.00
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* - Taxes are set and changed by voter approval only. They are included in this schedule for convenience only.

Chapter 5 - Franchises and Communication Systems

ARTICLE III Telephone Occupation Tax

Sec. 5-91. Levy of tax; amount*

Per telephone account/monthly	\$.30/month/line
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ARTICLE IV Franchise Expenses

Sec. 5-111. Application

Franchise Deposit	\$5,000.00
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Chapter 6 - Business Licenses and Regulations

ARTICLE I Licenses and Permits Generally

Sec. 6-5. Fees

Business Licenses	\$50.00
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ARTICLE II Solicitors Licenses

Sec. 6-24. License fee

Solicitor's License	\$50/Annual
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ARTICLE III Tree Contractor License

Sec. 6-44. Application and licensing required for tree trimmers

License	\$50.00
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ARTICLE IV Short Term Rental Licenses

Sec. 6-64. Application and licensing required

License	\$50.00
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ARTICLE IX - Liquor Licensing

Sec. 6-174. Application for liquor license; fee.

License fee	state liquor law license fee
	Application fee is equal to maximum amount set by state liquor laws
Temporary permit	\$100.00
Tastings permit	\$50.00

Town of Johnstown - 2026 Fee Schedule

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ARTICLE X Contractor Licenses

Sec. 6-186. Forms; fees; validity

Contractor license - per year \$100.00

Sec. 6-189. Disciplinary procedures, violations and penalties

Docket fee \$50.00

ARTICLE XI Outdoor Vendors

Sec. 6-202. Licenses Required.

Outdoor/Mobile Vendor License \$50.00

Chapter 7 - Health, Sanitation and Animals

ARTICLE III Garbage and Refuse

Sec. 7-51. Accumulation of refuse; abatement

Abatement of property Actual Cost + 10%

Sec 7-65. Persons Served by water taps to receive service...

Refuse Collection (per month):

Standard service - 95/96 gallon tote

Senior service - 64/65 gallon tote

95/96 gallon with recycling

95/96 gallon without recycling

64/65 gallon with recycling

64/65 gallon without recycling

Trash Rate Schedule	
2026	
	14.50
	12.50
	12.50
	10.50

ARTICLE V Brush and Weeds

Sec. 7-83. Abatement by Town; assessment of costs

Abatement of weeds Actual Cost + 5%

ARTICLE VI Trees

Sec. 7-101. Failure to remove trees upon notice; removal by Town; costs to be charged to owner

Tree removal Actual Cost + 5%

Sec. 7-104. Cost for removal of trees on lots or blocks along sidewalk

Tree removal/tree trimming Actual Cost + 5%

Sec. 7-105. Failure to pay assessment; lien created

Lien surcharge Actual Cost + 10%

Town of Johnstown - 2026 Fee Schedule

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ARTICLE VII Animal Control

Sec. 7-128. License Fee

Spayed/Neutered (per year)	\$5.00
Not spayed/neutered (per year)	\$10.00

Sec. 7-131. License; duplicate tags; ownership changes

Duplicate tag	\$1.00
Ownership change:	
Spayed/Neutered	\$5.00
Not spayed/neutered	\$10.00

Chapter 8 - Vehicles and Traffic

ARTICLE VI Golf Cars

Sec. 8-87. Inspection and permitting requirements (every 3 years)	\$20.00
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Chapter 11 - Streets, Sidewalks and Public Property

ARTICLE III Sidewalks, Curbs and Gutters

Sec. 11-25. Right of Way Permit Fees:

Application	\$150.00
After Hour	\$50.00/hr (2-hr minimum)
Permit Extension	\$75.00
Potholing	\$50.00 each
Patching - Residential Roadway	\$150.00
Street Cut - Trenching, Patching, and Bore (Residential Roadways)*	\$150.00
Street Cut - Trenching, Patching, and Bore (Collector or Arterial Roadways)*	\$350.00

*Contractor also responsible for cost and completion of patch, work area, and/or trench repairs.

Sec. 11-42. Notice and order to install sidewalk, curb, gutter or curbwalk...

Improvement work	Actual Cost
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ARTICLE VI Cemetery

Sec. 11-106. Price of burial spaces.

Grave Space:	
Resident - with perpetual care	\$1,700.00
Non resident - with perpetual care	\$3,500.00
Resident - Infant	\$850.00
Non resident - Infant	\$1,750.00
Resident - urn space with perpetual care	\$900.00
Non resident - urn space with perpetual care	\$2,000.00
Resident - Niche in Columbarium (includes opening and engraving)	\$2,000.00
Non-Resident - Niche in Columbarium (includes opening and engraving)	\$4,000.00

Town of Johnstown - 2026 Fee Schedule

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Sec. 11-114. Cemetery fees.

Openings - Regular Grave:	
Weekdays	\$800.00
Weekend or holiday openings	\$1,400.00
Openings - Cremains:	
Weekdays	\$400.00
Weekend or holiday openings	\$800.00
Disinternment charges	\$250.00
Remembrance Brick	\$100.00
Non-Refundable Down Payment	10% of the contracted total on plot or niche only

Chapter 13 - Municipal Utility

ARTICLE I General

Sec. 13-7. Billing procedure

Late fee	\$10.00
NSF check fee	\$25.00
Duplicate bill (per month)	\$2.00
New user account set up fee	\$10.00
County special assessment fee	10% of balance due
Recording Lien on property	Actual cost

Sec. 13-8. Remedies for non payment.

New service connection fee	\$10.00
Restoration fee	\$40.00

Sec. 13-10. Right to Entry

Estimated meter processing fee for failed meter*	\$10.00
*Conditional upon ordinance for Ch. 13 updates being approved	

ARTICLE II Sewer

Sec. 13-44. Private waste water disposal

Permit and inspection fee:	
Residential and Commercial	Set by Council or \$1,000
Industrial	Set by Council or \$1,000

Sec. 13-45. Sanitary sewers, building sewers and connections

Building sewer permits:	
Residential	\$100.00
Commercial	\$500.00

Town of Johnstown - 2026 Fee Schedule

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Sec. 13-51. Administrative review; appeals process

Docket fee

\$50.00

Sec. 13-53. Sewer service charges

Customer Class - In Town:

Residential - Base
Residential - Usage
Multi Family - Base (per unit)
Multi Family Usage
Nonresidential - Base
Nonresidential Usage*
RV facility with disposal station(s)(per pad)

*Usage amount calculated by averaging water use during the months of December, January, and February

Sewer Service Charges - January 1st 2026 - 2030 - In Town					
2026	2027	2028	2029	2030	
\$52.91	\$55.56	\$58.34	\$61.25	\$64.32	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
52.91/unit	55.56/unit	58.34/unit	61.25/unit	64.32/unit	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
\$52.91	\$55.56	\$58.34	\$61.25	\$64.32	
\$6.08/1000g	\$6.38/1000g	\$6.70/1000g	\$7.04/1000g	\$7.39/1000g	
\$21.15	\$22.20	\$23.31	\$24.48	\$25.70	

Customer Class - Outside Town:

Residential - Base
Residential - Usage
Multi Family - Base (per unit)
Multi Family Usage
Nonresidential - Base
Nonresidential Usage*
RV facility with disposal station(s)(per pad)

*Usage amount calculated by averaging water use during the months of December, January, and February

Sewer Service Charges - January 1st 2026 - 2030 - Out of Town					
2026	2027	2028	2029	2030	
\$79.36	\$83.33	\$87.50	\$91.87	\$96.47	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
\$79.36/unit	\$83.33/unit	\$87.50/unit	\$91.87/unit	\$96.47/unit	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
\$79.36	\$83.33	\$87.50	\$91.87	\$96.47	
\$9.12/1000g	\$9.58/1000g	\$10.05/1000g	\$10.56/1000g	\$11.09/1000g	
\$31.73	\$33.31	\$34.98	\$36.73	\$38.56	

Surcharge for solids and irregular concentrations

BOD

\$.0698/lb

Suspended solids

\$.107/lb

Industrial Users - domestic treatment only

Calculation

Town of Johnstown - 2026 Fee Schedule

Exhibit A
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Sec. 13-54. Sewer Tap Fees

Sewer tap fees:

Single Family, Duplex, Town Homes (per unit) - In Town

≤ 3/4"

1"

1.5"

2"

3"

4"

6"

8"

10"

Multi Family (per Unit)

Sewer Tap Fees as of January 1st of each year - In Town			
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
\$9,592	\$9,880	\$10,177	\$10,482
\$16,307	\$16,796	\$17,300	\$17,819
\$31,655	\$32,605	\$33,583	\$34,590
\$50,838	\$52,363	\$53,934	\$55,552
\$112,228	\$115,595	\$119,062	\$122,634
\$201,433	\$207,476	\$213,700	\$220,111
\$415,337	\$427,797	\$440,631	\$453,850
\$894,939	\$921,787	\$949,441	\$977,924
\$1,342,889	\$1,383,176	\$1,424,671	\$1,467,411
\$4,796	\$4,940	\$5,088	\$5,240

Single Family, Duplex, Town Homes (per unit) -

Out of Town Rates

≤ 3/4"

1"

1.5"

2"

3"

4"

6"

8"

10"

Multi Family (per Unit)

Sewer Tap Fees as of January 1st of each year - Out of Town			
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
\$14,389	\$14,821	\$15,265	\$15,723
\$24,460	\$25,194	\$25,950	\$26,729
\$47,483	\$48,907	\$50,375	\$51,886
\$76,257	\$78,545	\$80,901	\$83,328
\$168,342	\$173,392	\$178,594	\$183,952
\$302,149	\$311,214	\$320,550	\$330,167
\$623,006	\$641,696	\$660,947	\$680,775
\$1,342,409	\$1,382,682	\$1,424,162	\$1,466,887
\$2,014,334	\$2,074,764	\$2,137,007	\$2,201,117
\$7,194	\$7,409	\$7,632	\$7,861

Sec. 13-55. Regional Sewer Fee

Sewer Regional Improvement Fee:

Per Single Family Equivalent

Duplex and Triplex (per unit)

Town Homes <12 units/acre (per unit)

Town Homes >12 units/acre (per unit)

Multi-Family (per unit)

Commercial, Industrial and Other (per SFE)

\$9,500.00

\$7,500.00

\$6,500.00

\$6,000.00

\$5,000.00

\$9,500.00

Town of Johnstown - 2026 Fee Schedule

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ARTICLE III Water

Sec. 13-72. Water Meters

Meter Cost*:

5/8" Meter	\$475.00
3/4" Meter	\$505.00
1" Meter	\$695.00
1.5" Meter	\$1,165.00
2.0" Meter	\$1,660.00
2.5" <	To be individually calculated

* Meter yokes, meter pits, meter domes, including lid and inner lid are the responsibility of the contractor. All items must be listed on the approved material list.

Meter Testing fee	\$100.00
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Sec. 13-73(a). Water Tap Fee

Potable water tap fee:

Water Meter Size - In Town Rates

≤ 3/4"

1"

1.5"

2"

3"

4"

6"

8"

10"

Water Tap Fees as of January 1st of each year - In Town			
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
\$7,549	\$7,776	\$8,009	\$8,249
\$12,834	\$13,219	\$13,615	\$14,024
\$24,912	\$25,659	\$26,429	\$27,222
\$40,011	\$41,211	\$42,447	\$43,721
\$88,325	\$90,975	\$93,704	\$96,515
\$158,532	\$163,288	\$168,187	\$173,233
\$326,880	\$336,687	\$346,787	\$357,191
\$704,339	\$725,469	\$747,233	\$769,650
\$1,056,886	\$1,088,592	\$1,121,250	\$1,154,887

Water Meter Size - Out of Town Rates

≤ 3/4"

1"

1.5"

2"

3"

4"

6"

8"

10"

Water Tap Fees as of January 1st of each year - In Town			
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
\$11,324	\$11,664	\$12,014	\$12,374
\$19,251	\$19,828	\$20,423	\$21,036
\$37,368	\$38,489	\$39,644	\$40,833
\$60,016	\$61,817	\$63,671	\$65,581
\$132,488	\$136,462	\$140,556	\$144,773
\$237,799	\$244,933	\$252,281	\$259,849
\$490,320	\$505,030	\$520,181	\$535,786
\$1,056,508	\$1,088,204	\$1,120,850	\$1,154,475
\$1,585,328	\$1,632,888	\$1,681,875	\$1,732,331

Town of Johnstown - 2026 Fee Schedule

Exhibit A
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Sec. 13-73(b). Raw Water Development Fee

Raw Water Development Fee:
Water Meter Size - In Town Rates

≤ 3/4"
1"
1.5"
2"
3"
4"
6"
8"
10"

Raw Water Development Fees as of January 1st of each year - In Town		
<u>2026</u>	<u>2027</u>	<u>2028</u>
\$6,480	\$6,674	\$6,874
\$11,014	\$11,344	\$11,685
\$21,381	\$22,022	\$22,683
\$34,338	\$35,368	\$36,429
\$75,804	\$78,078	\$80,420
\$136,058	\$140,140	\$144,344
\$280,540	\$288,956	\$297,625
\$604,488	\$622,623	\$641,302
\$907,055	\$934,267	\$962,295

Out of Town Rates:

≤ 3/4"
1"
1.5"
2"
3"
4"
6"
8"
10"

Raw Water Development Fees as of January 1st of each year - Out of Town		
<u>2026</u>	<u>2027</u>	<u>2028</u>
\$9,720	\$10,011	\$10,312
\$16,521	\$17,016	\$17,527
\$32,071	\$33,033	\$34,024
\$51,507	\$53,052	\$54,644
\$113,706	\$117,117	\$120,631
\$204,087	\$210,209	\$216,516
\$420,810	\$433,434	\$446,437
\$906,733	\$933,935	\$961,953
\$1,360,583	\$1,401,400	\$1,443,442

Sec. 13-75. Meter obstruction

Meter obstruction fee (per incidence)

\$100.00

Sec. 13-76. Disconnection of Service

Service restoration fee

\$40.00

Town of Johnstown - 2026 Fee Schedule

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Sec. 13-77. Water service charges

Water Usage Rates:

Residential - Single Family Equivalent - In Town:

- Base
- Volume charge is per thousand gallons:
 - Volume charge - 0 - 5,000 gallons
 - Volume charge - 5,001 - 10,000 gallons
 - Volume charge - 10,001 - 15,000 gallons
 - Volume charge - 15,001 - 20,000 gallons
 - Volume charge - 20,001 - 25,000 gallons
 - Volume charge - >25,000 gallons

Residential - Single Family Equivalent - Outside Town:

- Base
- Volume charge is per thousand gallons:
 - Volume charge - 0 - 5,000 gallons
 - Volume charge - 5,001 - 10,000 gallons
 - Volume charge - 10,001 - 15,000 gallons
 - Volume charge - 15,001 - 20,000 gallons
 - Volume charge - 20,001 - 25,000 gallons
 - Volume charge - >25,000 gallons

Residential - Multi-Family - In Town:

- Base (per dwelling unit)
- Volume charge is per thousand gallons:
 - Volume charge - 0 - 100,000 gallons
 - Volume charge - 100,001 ≤

Residential - Multi-Family - Out of Town:

- Base (per dwelling unit)
- Volume charge is per thousand gallons:
 - Volume charge - 0 - 100,000 gallons
 - Volume charge - 100,001 ≤

Water Base and Usage Rates as of January 1st of 2026 - 2029				
2026	2027	2028	2029	
50.18	52.68	55.32	58.09	
6.24	6.55	6.88	7.22	
7.17	7.52	7.90	8.30	
8.60	9.03	9.48	9.96	
10.77	11.30	11.87	12.46	
13.45	14.13	14.83	15.57	
16.82	17.66	18.54	19.47	
75.26	79.03	82.98	87.13	
9.35	9.82	10.31	10.83	
10.75	11.29	11.85	12.44	
12.90	13.55	14.23	14.94	
16.15	16.96	17.80	18.69	
20.18	21.19	22.25	23.36	
25.22	26.48	27.81	29.20	
Water Base and Usage Rates as of January 1st of 2026 - 2029				
2026	2027	2028	2029	
25.08	26.33	27.65	29.03	
6.98	7.33	7.70	8.08	
10.63	11.16	11.72	12.31	
37.62	39.50	41.48	43.55	
10.47	10.99	11.54	12.12	
15.95	16.74	17.58	18.46	

Town of Johnstown - 2026 Fee Schedule

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Sec. 13-77. Water service charges

Nonresidential/Commercial/Industrial - In Town:

By meter size:

Commercial - 5/8"
Commercial - 1"
Commercial - 1.5"
Commercial - 2"
Commercial - 3"
Commercial - 4"
Commercial - 6"
Commercial - 8"
Commercial - 10"

Base

Usage

Commercial - 5/8" (Per 1,000 gallons)
Commercial - 1" (Per 1,000 gallons)
Commercial - 1.5" (Per 1,000 gallons)
Commercial - 2" (Per 1,000 gallons)
Commercial - 3" (Per 1,000 gallons)
Commercial - 4" (Per 1,000 gallons)
Commercial - 6" (Per 1,000 gallons)
Commercial - 8" (Per 1,000 gallons)
Commercial - 10"

Water Base and Usage Rates as of and January 1st 2026 - 2029			
2026	2027	2028	2029
50.18	52.68	55.32	58.09
85.31	89.58	94.06	98.76
165.64	173.92	182.61	191.75
265.99	279.29	293.25	307.92
587.17	616.53	647.36	679.73
1,053.92	1,106.61	1161.94	1,220.04
2,172.88	2,281.53	2395.60	2,515.38
4,681.99	4,916.09	5161.89	5,419.98
7,025.49	7,376.76	7745.60	8,132.88
11.1	11.66	12.24	12.85
11.1	11.66	12.24	12.85
11.1	11.66	12.24	12.85
11.1	11.66	12.24	12.85
11.1	11.66	12.24	12.85
11.1	11.66	12.24	12.85
11.1	11.66	12.24	12.85
11.1	11.66	12.24	12.85

Nonresidential/Commercial/Industrial - Out of Town:

By meter size:

Commercial - 5/8"
Commercial - 1"
Commercial - 1.5"
Commercial - 2"
Commercial - 3"
Commercial - 4"
Commercial - 6"
Commercial - 8"
Commercial - 10"

Base

Usage

Commercial - 5/8"
Commercial - 1"
Commercial - 1.5"
Commercial - 2"
Commercial - 3"
Commercial - 4"
Commercial - 6"
Commercial - 8"
Commercial - 10"

Water Base and Usage Rates as of January 1st 2026 - 2029			
2026	2027	2028	2029
\$75.26	\$79.03	\$82.98	\$87.13
\$127.97	\$134.37	\$141.08	\$148.14
\$248.46	\$260.88	\$273.92	\$287.62
\$398.98	\$418.93	\$439.88	\$461.87
\$880.76	\$924.80	\$971.04	\$1,019.59
\$1,580.88	\$1,659.92	\$1,742.92	\$1,830.06
\$3,259.33	\$3,422.29	\$3,593.41	\$3,773.08
\$7,022.98	\$7,374.13	\$7,742.84	\$8,129.98
\$10,538.23	\$11,065.15	\$11,618.40	\$12,199.32
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27
16.65	17.48	18.36	19.27

Town of Johnstown - 2026 Fee Schedule

Exhibit A
Drafted: 12/29/2025

Sec. 13-77. Water service charges

Raw water use - per 1000 gallons
Bulk Potable Water Station - per 100 gallons

Raw Water Usage Rates as of January 1st of each year			
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
\$4.09	\$4.29	\$4.51	\$4.73
\$2.60	\$2.73	\$2.87	\$3.01

Sec. 13-78. Bulk potable water for construction

Bulk water - per thousand gallons

Bulk Water Usage Rates as of January 1st of each year			
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
\$25.64	\$26.92	\$28.27	\$29.68

Sec. 13-86. West Water Storage Tank Fee

West Water Storage Tank Fee

\$970/SFE

Article IV - Water Rights Dedication

Sec.13-122. Water court transfer fee

Court Fees (water rights decreed for municipal use):

Consolidated Home Supply Ditch \$200/SFE
Colorado Big Thompson \$0.00
Other acceptable water rights \$200/SFE

Court Fees (water rights not decreed for municipal use):

Consolidated Home Supply Ditch \$400/SFE
Colorado Big Thompson \$0.00
Other acceptable water rights \$400/SFE

Article VI - Water Conservation

Sec. 13-151. Levels of drought condition

New grass/sod watering permit \$50.00

Sec. 13-153. Drought surcharge

Drought surcharge To be determined as needed.

ARTICLE VII Storm Water Utility

Sec. 13-173. Storm water fees

System development charges \$1,100/acre
Storm water management utility fee (monthly) \$5.00/ERU

Sec. 13-175. Administrative review; appeals process

Docket fee \$50.00

Town of Johnstown - 2026 Fee Schedule

Exhibit A
Drafted: 12/29/2025

Chapter 17 - Land Use and Development

ARTICLE II Applications & Procedures

Sec. 17-2-1 (A.2). Applications & Fees

	Fee	Deposit*
Minor Subdivision	\$1,500.00	\$500.00
Preliminary Plat	\$500.00 \$4,250.00	\$2,000.00
Final Plat	\$500.00 \$4,000.00	\$5,000.00
Rezone	\$3,500.00	\$1,000.00
Planned Development	\$20,000.00	\$2,000.00
Site Development Plan - Minor	\$5,000.00	\$500.00
Site Development Plan - Major	\$10,000.00	\$2,000.00
Alternative Compliance	No Fee	No Deposit
Use by Special Review	\$12,000.00	\$2,000.00
Land Use Code Variance	\$3,500.00	\$500.00
Appeal of Administrative Decision	\$1,500.00	\$500.00
Text Amendment	\$3,500.00	\$500.00
Vested Property Right	No Fee	No Deposit
Annexation & Establishment of Zone District	\$7,500.00	\$2,000.00
Wireless Communication Facility	\$2,500 or Maximum Permitted by FCC	No Deposit
Each filing	\$25.00	
Recording Fee	Actual Cost	
Zoning Verification Letter	\$150.00	No Deposit
Temporary Use Permit	\$750.00	No Deposit
Easement/ROW Vacation	\$1,500.00	\$500.00
Early Grading Permit	\$2,000.00	No Deposit
Floodplain Development Review and Permit	\$5,000.00	\$2,000.00
Civil Engineering Construction Plans and Reports	\$15,000.00	\$10,000.00
Design Standard Variance (each)	\$1,000.00	No Deposit
Phasing Plan Amendment	\$1,000.00	No Deposit
Each review conducted beyond the first three	30% of original application fee	New deposit based on application type
Minor Plan Amendment	\$500.00	No Deposit
Major Plan Amendment	\$2,000.00	50% of deposit based on application type
Construction Inspection Fee - Public Improvements	0.5% of Certified Engineers Cost Estimate	No Deposit

*A cost agreement is required as outlined in the Town of Johnstown Municipal Code Section 4-91. The deposit is an estimate of the cost based on the application. The applicant is responsible for the actual costs incurred by the Town.

Sec. 17-2-1 (A). Payment of Costs

Site specific development plan based on external costs including:	Actual costs
Development Review	Actual costs
Publication and Printing	Actual costs
Public Hearings & Reviewing	Actual costs

Sec. 17-2-1 (I). Administrative review; appeals

Docket fee	\$50.00
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Town of Johnstown - 2026 Fee Schedule

Exhibit A
Drafted: 12/29/2025

ARTICLE II Applications and Procedures

Sec 17-2-10. Text Amendments

Amendment fee	\$25.00
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ARTICLE III - Subdivision, Development, & Community Design

Sec. 17-3-5 (B). Dedication and Reservation of Land

Park Fee	\$500.00/unit
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Sec. 17-3-5 (C) - Impact Fees Established *

Transportation Facilities Development Fee

Residential:

Detached Housing

Attached Housing

Fee per Dwelling Unit (as of Jan 1st of each year)

2026

\$3,544

\$3,016

Fee per square foot (as of Jan 1st of each year)

2026

\$6.28/SF

\$3.80/SF

\$2.45/SF

Nonresidential Development by Type:

Retail

Office

Industrial/Other

Parks and Recreation Facilities Development Fee

Residential:

Detached Housing

Attached Housing

Fee per Dwelling Unit (as of Jan 1st of each year)

2026

\$1,524

\$1,297

Town of Johnstown - 2026 Fee Schedule

Exhibit A
Drafted: 12/29/2025

ARTICLE III - Subdivision, Development, & Community Design

Sec. 17-3-5 (C) - Impact Fees Established * (cont.)

Public Facilities Development Fee

Residential:

- Detached Housing
- Attached Housing

Fee per Dwelling Unit (as of Jan 1st of each year)

2026

\$2,028

\$1,726

Fee per square foot (as of Jan 1st of each year)

2026

\$.94/SF

\$.94/SF

\$.94/SF

Nonresidential Development by Type:

- Retail
- Office
- Industrial/Other

Library & Cultural Facilities Development Fee

Residential:

- Detached Housing
- Attached Housing

Fee per Dwelling Unit (as of Jan 1st of each year)

2026

\$1,465

\$1,247

Fee per square foot (as of Jan 1st of each year)

2026

\$922

\$786

Police Facilities Development Fee

Residential:

- Detached Housing
- Attached Housing

Fee per square foot (as of Jan 1st of each year)

2026

\$.87/SF

\$.32/SF

\$.32/SF

Nonresidential Development by Type:

- Retail
- Office
- Industrial/Other

Town of Johnstown - 2026 Fee Schedule

Exhibit A
Drafted: 12/29/2025

ARTICLE III - Subdivision, Development, & Community Design

Sec. 17-3-5 (C) - Impact Fees Established * (cont.)

Fire and emergency services provider facilities development fee

Loveland Fire Rescue Authority

Residential

	Fee Per Dwelling Unit	
Single Family Dwellings up to 1,200 sq. ft.	1,074.46	986.00
Single Family Dwellings 1,200 to 2,399 sq. ft.		1,735.00
Single Family Dwellings 2,400 to 3,599 sq. ft.		2,836.00
Single Family Dwellings 3,600 to 4,788 sq. ft.		4,075.00
Single Family Dwellings 4,800 sq. ft. and more		5,894.00
Multi Family	743.53	1,219.00

Nonresidential

Commercial & Retail (per square foot)	0.64	1.35
Office (per square foot)		1.83
Public & Institutional (per square foot)		1.30
Industrial (per square foot)	0.13	0.98
Warehouse & Storage (per square foot)		0.22

Front Range Fire Rescue Fire Protection District

Residential

	Fee Per Dwelling Unit	
Single Family or Two-Family	1,372.96	
Multi Family	1,264.46	

Nonresidential (per square foot)

1.55

* Impact fees are set by ordinance but for convenience have been included in this document.

Sec. 17-3-5 (F). Establishment and payment of 402 Interchange Fee

402 Interchange Fee

Single Family Residential
Multi-Family/Units
Office (per 1000 SF)
Retail/Commercial (per 1000 SF)
Industrial (per 1000 SF)

Tier 1 Zone	Tier 2 Zone
\$566	\$283
\$439	\$220
\$584	\$292
\$1,450	\$725
\$298	\$149

ARTICLE IX Signs

Sec 17-9-1(B). Applicability - Permit Required

Sign Permit

Varies based on project valuation

ARTICLE XX - Wireless Communication Facilities

Sec 17-10-1 (D). Review Procedures and Requirements

Application Fee - Maximum allowed by FCC or Town's actual consultant costs

Town of Johnstown - 2026 Fee Schedule

Exhibit A
Drafted: 12/29/2025

Chapter 18 - Building Permit Fees

Sec. 18-121. Fees and Charges

IBC/IRC Building Permit Fee Table:

Total Valuation (in dollars)	Base Fee	Additional fee (or fraction thereof)
1 - 500	23.50	0
500 - 2,000	23.50	\$3.05 per \$100 of value
2,000 - 25,000	69.25	\$14.00 per \$1000 of value
25,000 - 50,000	391.25	\$10.10 per \$1000 of value
50,000 - 100,000	643.75	\$7.00 per \$1000 of value
100,000 - 500,000	993.75	\$5.60 per \$1000 of value
500,000 - 1,000,000	3,233.75	\$4.75 per \$1000 of value
1,000,000 +	5,608.75	\$3.65 per \$1000 of value

Fees will be doubled if construction begins before a building permit has been issued.

Building Plan Submittal/Review Fees:

Non-residential	65% of Permit Fee
Residential	30% of Permit Fee
Residential - new home or new stock plan review	\$500.00
Residential - new stock home, basement, alteration	\$50.00
Residential - addition, detached garage, shed, etc	\$100.00
Residential - miscellaneous, deck, arbor	\$20.00
Plan resubmittal fee	\$50.00
Cost of external consulting reviews	Actual cost

Electrical Fees:

Meter (temporary & permanent) - each	\$38.00
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Commercial, Solar & Non-living Residential spaces:

Total Valuation (in dollars)	Base Fee	Additional fee (or fraction thereof)
≤ \$2,000	77.00	n/a
≥ \$2,000	77.00	\$6.00 per \$1000 of value

Residential Living Space:

Total Valuation (in square feet)	Base Fee	Additional fee (or fraction thereof)
≤ 1,000	77.00	n/a
1,001 - 1,500	116.00	n/a
1,501 - 2,000	155.00	n/a
2,001 +	155.00	\$6.00 per 100 square feet

Development and Other Fees:

Johnstown Use Tax	3.50%
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Sec. 18-121. Fees and Charges (cont.)

Inspection & Miscellaneous Fees:	
Backflow Preventer	\$50.00
Water or Sewer Reinspection Fee	\$50.00
Building Re-inspection, After Hours, Plan Resubmittal (per hour)	\$47.00
Electrical Re-inspection (per hour)	\$50.00
Temporary Certificate of Occupancy (6 month expiration)	\$600.00



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

Town Council Agenda Communication

Agenda Date: January 5, 2026

Subject: Ordinance 2026-285 Amending Section 6-3 of the Johnstown Municipal Code Concerning Annual Business Licenses; Section 6-63 of the Johnstown Municipal Code Concerning Short-Term Rental License; and Sections 6-172 and 6-175 of the Johnstown Municipal Code Concerning Liquor Licensing; Repealing Article III of Chapter 5 Concerning Telephone Occupation Tax

Attachments: 1. Ordinance 2026-285

Presented by: Meghan Martinez, Town Clerk

Agenda Item Description:

This ordinance proposes amendments to Chapters 5 and 6 of the Johnstown Municipal Code. The amendments include updates to business licensing, short-term rental licensing, and liquor licensing administration in Chapter 6, as well as the repeal of outdated telephone occupation tax provisions in Chapter 5.

Amendments to Section 6-3 modify the term of an annual business license so that it expires on the last day of the month one year from the date of issuance, rather than on December 31. This change establishes a rolling renewal system that better aligns license terms with their issuance dates. Section 6-63 is amended to enhance short-term rental compliance by requiring the short-term rental license number to be displayed in a conspicuous location on all print and online advertisements, in addition to being posted within the licensed property.

The ordinance also updates liquor licensing provisions to reflect changes in state law and to improve administrative efficiency. Section 6-172 is amended to reference the correct statutory citation following the State's recodification of liquor laws under Title 44, C.R.S. Section 6-175 expands the Town Clerk's delegated authority to process additional administrative liquor license applications, including transfers of ownership when no hearing is required.

In addition, the ordinance proposes amendments to Chapter 5 to repeal Article III in its entirety. Article III governs telephone occupation taxes, including provisions related to application, payment, nonpayment, purpose, and associated offenses and liabilities. Due to significant technological advancements since the adoption of this article in 1979, these provisions are no longer applicable and do not generate meaningful revenue compared to the administrative oversight.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence

Legal Advice:

The ordinance was drafted by the Town Attorney.

Financial Advice:

N/A

Recommended Action:

Staff recommends approval of Ordinance 2026-285 as presented.

Suggested Motions:

For Approval: I move to approve Ordinance 2025-285 as presented on first reading.

For Denial: I move to deny Ordinance 2025-285.

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-285

AN ORDINANCE AMENDING SECTION 6-3 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING ANNUAL BUSINESS LICENSES; SECTION 6-63 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING SHORT-TERM RENTAL LICENSES; AND SECTIONS 6-172 AND 6-175 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING LIQUOR LICENSING; REPEALING ARTICLE III OF CHAPTER 5 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING THE TELEPHONE OCCUPATION TAX

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, Chapter 6 of the Johnstown Municipal Code regulates business licensing; and

WHEREAS, Article I of Chapter 6 contains general business licensing regulations, and Section 6-3 contained therein addresses the length of business licenses; and

WHEREAS, the Town Clerk recommends that the Town Council amend Section 6-3 to provide that a business license shall terminate on the last day of the month one (1) year from the date of issuance, rather than on December 31 of each calendar year; and

WHEREAS, Article IV of Chapter 6 contains short term rental licensing regulations, and Section 6-63 contained therein addresses, among other provisions, posting requirements concerning the short-term rental license; and

WHEREAS, the Town Clerk recommends that the Town Council amend Section 6-63 to require that the short-term business license number be included in a conspicuous location on all print and online advertising for the short-term rental of the property; and

WHEREAS, Article IX of Chapter 6 contains liquor licensing regulations, and Sections 6-172 and 6-175 contained therein set forth, respectively, relevant definitions and the scope of the delegation of authority to the Town Clerk; and

WHEREAS, the Colorado General Assembly recodified liquor license regulations and the Town Clerk recommends that the Town Council amend Section 6-172 to reflect the correct statutory reference for state law liquor license regulations; and

WHEREAS, the Town Clerk further recommends that the Town Council amend Section 6-175 to delegate additional authority to the Town Clerk to process the transfer of ownership of liquor licenses; and

WHEREAS, based on the recommendations of the Town Clerk, the Town Council desires to amend Sections 6-3, 6-62, 6-172 and 6-175 of the Johnstown Municipal Code; and

WHEREAS, the Town adopted a telephone occupation tax in 1979, codified at Article III of Chapter 5 of the Johnstown Municipal Code, levying on and against each telephone utility company operating within the Town a tax on the occupation and business of maintaining a telephone exchange and lines connected therewith and of supplying local exchange telephone service to the inhabitants of the Town; and

WHEREAS, because the nature of telephone service has changed since adoption of the telephone occupation tax over forty-five (45) years ago and the telephone occupation tax is no longer imposed or collected by the Town and will not likely be subject to imposition or collection in the future, Town Staff recommends that the Town Council repeal the telephone occupation tax; and

WHEREAS, based on Town Staff's recommendation, the Town Council desires to repeal Article III of Chapter 5 of the Johnstown Municipal Code; 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.

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

Section 1. Recitals. The recitals set forth above are affirmed and incorporated herein.

Section 2. Section 6-3. Section 6-3 of the Johnstown Municipal Coder is hereby repealed and reenacted to read as follows:

Sec. 6-3. License required; term.

- (a) Unless exempted by the Town Clerk, the owner of each business within the Town shall obtain an annual business license. A separate business license shall be obtained for each premises, regardless of ownership, wherein business is conducted in the Town.
- (b) It is unlawful for an owner to commence, carry on or establish any business within the Town without first obtaining a business license.
- (c) Each business license shall remain in effect until the earlier of the following: (i) the last day of the month one (1) year from the date of issuance; (ii) the business no longer operates within the Town boundaries; or (iii) the ownership of the business changes. Upon termination, the business license shall, if the business continues to operate in the Town, be renewed upon payment of the business license renewal fee and the receipt of additional information, if any, required by the Town Clerk.

Section 3. Section 6-63. The title of Section 6-63 of the Johnstown Municipal Coder is hereby amended to read "Application for license; posting license," and subsection 6-63(b) is hereby repealed and reenacted to read as follows:

Sec. 6-63. Application for license; posting license.

...

- (b) If the Town Clerk determines that the issuance of the short-term rental license is consistent with this Article, the rules and regulations promulgated hereunder and the Code, the Town Clerk shall issue the short-term rental license. The license must be posted in a conspicuous location within the short-term rental property, and the license number must be included in a conspicuous location in all print and online advertising for the short-term rental of the property.

Section 4. Section 6-172. Section 6-172 of the Johnstown Municipal Coder is hereby amended to repeal and reenact the definition of *state liquor laws*, which shall hereinafter read as follows:

Sec. 6-172. Definitions.

...

State liquor laws means Title 44, Articles 3, 4 and 5, C.R.S., as amended, and the rules and regulations adopted thereunder by the Colorado Liquor Licensing Authority and the Colorado Department of Revenue.

Section 5. Subsection 6-175(a). Subsection 6-175(a) is hereby repealed and reenacted to read as follows:

Sec. 6-175. Administrative application and delegation of authority to Town Clerk.

- (a) *Town Clerk Administrative Authority.* Subject to the applicant's right of appeal to the Local Licensing Authority, the Town Clerk, pursuant to and in compliance with the applicable state liquor laws, is authorized to act as the local licensing authority and process and issue the following administrative applications:
- (1) Annual license renewals required by the state liquor laws, provided that the licensee has no pending actions, is not the subject of any official investigation and has not had any adjudicated violations or stipulations within the preceding year;
 - (2) Changes in shareholders, officers, directors or trade names of a licensee, provided that any investigation conducted by the Town does not reveal information that may reasonably form the basis of a determination that the applicant is not qualified to hold the respective license;
 - (3) Changes in the registered manager of a licensee, provided that any investigation conducted by the Town does not reveal information that may reasonably form the basis of a determination that the proposed manager is not qualified to hold the position;
 - (4) Modification of premises, provided that any investigation conducted by the Town does not reveal information that may reasonably form the basis of a determination that the premises should not be modified;
 - (5) Issuance of special events permits, provided that there are no persons filing a written objection to said permit;
 - (6) Issuance of temporary permits and, unless the Town Clerk determines that a hearing is warranted, transfer of ownership of liquor licenses; and
 - (7) Issuance and renewal of tastings permits.

Section 6. Repeal. Article III of Chapter 5 of the Johnstown Municipal Code (Telephone Occupation Tax) is hereby repealed.

Section 7. 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 8. Repealer. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any ordinance, or part thereof, heretofore repealed.

Section 9. 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 _____, 2026.

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



COLORADO
Department of Public
Health & Environment

December 17, 2025

Via Electronic Mail Only: MLeCerf@johnstownco.gov

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Ave
PO Box 609
Johnstown, CO 80534

**RE: Closure of Notice of Violation/Cease and Desist Order, Number: DO-200123-1,
Notice of Violation/Cease and Desist Order, Number: DO-200123-2, and
Compliance Order on Consent, Number: DC-210630-1**

To Whom It May Concern,

The Colorado Department of Public Health and Environment's Water Quality Control Division ("Division") issued the above-referenced enforcement orders to the Town of Johnstown ("Johnstown") as a result of Johnstown's failure to comply with the Colorado Water Quality Control Act and/or a Colorado Discharge Permit System permit (Permit #: CO0021156 and CO0047058). The Division acknowledges that Johnstown has met its obligations pursuant to these orders. Therefore, the Division is hereby closing its case. No further action is required from Johnstown with regard to these orders.

Please be advised that Johnstown has an ongoing obligation towards compliance with the Colorado Water Quality Control Act and its implementing regulations and permits for Johnstown's Colorado operations and future non-compliance may result in additional enforcement activities.

If you have any questions regarding this matter, please do not hesitate to contact me by phone at (303) 692-2840 or by electronic mail at Jocelyn.brink@state.co.us.

Sincerely,

Jocelyn Brink, Enforcement Specialist
Clean Water Enforcement Unit
WATER QUALITY CONTROL DIVISION

ec: Enforcement File
Philip Barone, Wastewater Treatment Superintendent, Town of Johnstown
Ellen Hilbig, Utilities Director, Town of Johnstown
Veronica Kenkel, Data Management Workgroup, CDPHE
Desiree Santerre, DOLA
Christina Parodi, Interim SEP Coordinator, CDPHE



JONES MEMORIAL LIBRARY CASH FLOW REPORT - OCT2025			Y-T-D	2025 BUDGET		Notes
BEGINNING CHECKING BALANCE		\$ 383,452.74	\$ -	\$ 20,000.00	To Date	
INFLOWS	Donations/Grants	\$ 250.00	\$ 2,025.00	\$ 3,500.00		
	Interest	\$ 444.74	\$ 433,048.08	\$ 500,000.00		
	Misc Income	\$ 28.00	\$ 1,529.56	\$ 10,000.00		
	Investments	\$ -	\$ -	\$ 227,076.00		
	Town of Johnstown	\$ 168,593.68	\$ 1,748,602.28	\$ 2,023,124.00		\$62,665.48 2024 tax dist.
	High Plains Library District	\$ 7,500.00	\$ 1,459,877.79	\$ 1,375,300.00		\$80,000 Wember reimb.
INFLOWS TOTAL		\$ 176,816.42	\$ 3,645,082.71	\$ -		(\$13,000 '24; \$67,000 '25)
TOTAL AVAILABLE FUNDS		\$ 560,269.16		\$ 4,159,000.00		
OUTFLOWS	Advertising/Website	\$ 3,639.30	\$ 25,473.26	\$ 50,000.00		
	Books - 152	\$ 2,103.74	\$ 34,526.92	\$ 80,000.00	2378	
	DVD/Audio -19	\$ 433.31	\$ 1,803.18	\$ 20,000.00	75	
	Library of Things	\$ 38.91	\$ 1,864.08	\$ 15,000.00		
	Collection Fees/Bad Debts	\$ -	\$ -	\$ 2,000.00		
	Computer Expenses	\$ -	\$ 603.09	\$ 5,000.00		
	Equipment & Furniture	\$ 417.27	\$ 14,265.17	\$ 60,000.00		MPL \$3,224.32
	MakerSpace	\$ 64.06	\$ 996.26	\$ 10,000.00		
	Gifts Given	\$ -	\$ 958.34	\$ 5,000.00		
	Investments	\$ -	\$ 1,750,000.00	\$ -		
	Legal Fees/Consulting Fees	\$ -	\$ 6,065.70	\$ 10,000.00		
	Maintenance/Building Exp.	\$ 6,745.82	\$ 72,508.65	\$ 200,000.00		
	Memberships/Licenses	\$ -	\$ 229.00	\$ 2,500.00		
	Milliken Location	\$ 697.69	\$ 5,340.93	\$ 20,000.00		MPL \$57.30
	Outreach	\$ -	\$ 2,810.77	\$ 10,000.00		
	Professional/Enrichment	\$ 1,049.72	\$ 3,053.83	\$ 5,000.00		
	Programming	\$ 4,685.94	\$ 29,534.51	\$ 200,000.00		
	MakerSpace	\$ 683.70	\$ 5,026.06	\$ 15,000.00		
	Salaries/Benefits/Perks	\$ 161,572.28	\$ 505,069.93	\$ 1,000,000.00		
	Health Ins./Retirement	\$ 39,996.83	\$ 110,528.80	\$ 150,000.00		
	Subscriptions, Periodicals	\$ 311.61	\$ 4,062.02	\$ 7,500.00		
	Supplies, Janitorial	\$ 96.16	\$ 1,054.54	\$ 5,000.00		
	Supplies/Expenses, Library	\$ 710.57	\$ 6,412.72	\$ 15,000.00		
	Telephone	\$ 638.46	\$ 6,080.75	\$ 12,000.00		
	Utilities	\$ 5,216.46	\$ 42,172.90	\$ 60,000.00		MPL \$5,468.34
	Capital Improvements-MPL	\$ 126,911.99	\$ 424,692.63	\$ 2,000,000.00		
	Capital Improvements-JT	\$ 9,259.90	\$ 9,259.90	\$ 200,000.00		retainage 2023 landscape
	Transfer to petty cash	\$ -	\$ -	\$ -		
OUTFLOWS TOTAL		\$ 365,273.72	\$ 3,064,393.94	\$ 4,159,000.00		
ENDING CHECKING BALANCE		\$ 194,995.44				
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BEGINNING PETTY CASH BALANCE		\$ 1,861.37				
	Outreach	\$ -				
ENDING PETTY CASH BALANCE		\$ 1,861.37				
	<i>COLORADO TRUST INVESTMENT</i>		Y-T-D			
BEGINNING BALANCE		\$ 12,908,872.31				
	Dividend - 4.2445%	\$ 46,615.26	\$ 428,214.30			
	<i>Contribution</i>	\$ -				
	<i>Withdrawal</i>	\$ -				
ENDING BALANCE		\$ 12,955,487.57		FUNDS IN RESERVE	\$	1,218,500.00

October 21, 2025

The regular meeting of the Glenn A. Jones, M.D. Memorial Library Board was called to order at 6:40 pm. Chad Young, Debi Sauer, Jenna Hall, Heather Farquhar, Sheryl Ballard, Director Kristi Plumb and Executive Team Member Dylann Leal were in attendance.

The September minutes were approved. The September financial report was reviewed, and approved as follows:

September beginning balance	\$ 804,360.67	Petty Cash beginning balance	\$ 1,961.37
Inflow	169,145.87		-0-
Outflow	590,053.80 (500,000.00 to CO Trust)		100.00
Ending balance	\$ 383,452.74		\$ 1,861.37
CO Trust: \$ 12,908,872.31			

Treasurer's Report: After discussion, Heather made a motion to accept the amended 2025 and 2026 budgets. Jenna seconded the motion-which passed. Amended 2025 and 2026 budgets were approved.

Dylann Presents: Roosevelt High School Library at Lunch-proposed Outreach-librarian once a week, remainder student intern, start with 100 books-will test until end of school year and if successful, will ask for partnership with School Board. Digital Calendars needed to facilitate planning between buildings-Jenna motioned to approve purchase of two Skylight Calendars, Debi seconded and motion passed. Milliken Public Library Makerspace additional equipment needs were discussed-Dylann recommends glow forge, Cricut, two 3D printers, 2.25" button maker and two laptops-purchases were approved. Dylann will monitor prices and purchase prudently.

Director's Report: Artist-in-Residence: Milliken Historical Society presents the Life of Richard Mann.

Collections: 20 eyeglasses to Lion's Club. 13 flags to VFW.

Business: Vote by email policy was determined to be useful for emergency situations-keeping subject focused. Chad will consult with Town regarding their protocol before we confirm and add to Policies and Procedures. Updating 2026 IGA with HPLD will include a charge of \$20,000 per library per year to pay for security cameras. Current Milliken location will be closing December 23. Kristi has completed staff reviews-Suzanne and Monica have requested to go full time, looking to hire one more staff this year.

Programming: A successful Civics Day brought the Daughters of the Revolution distributing flags to visiting Pioneer Ridge third graders. Young's Funeral Service will be sponsoring Santa!

Johnstown: Maple tree was treated with chelated Iron by ArborX. Town of Johnstown responded quickly to fallen tree branch blocking the north parking lot. Newell Brothers removed dead branch of same cottonwood tree.

Dee/Becker Property: Resolution for property purchase and resolution to amend budget to purchase this property passes through Town of Johnstown-October 6, 2025. Earnest money submitted by Town Financial Director Krystin Unrein-October 9, 2025. Closing date scheduled for November 7, 2025, 9:30am at Town Hall.

Milliken Public Library: Owner/Architect/Contractor meetings held every Wednesday morning on location. Landscape punch walk-October 22. Kristi spoke with past MMS FAC's teacher Kelsey Sharp regarding kitchen stove/ovens-conclusion: new are needed. Kitchen update will follow once current project commences. Sewing machines need to be

evaluated. Discussion continues regarding mural and old gym flooring placement. Furniture needs and vendors are being explored. 5 book bins are in need of paint.

Meeting was adjourned at 9:05 pm. Next meeting will be November 18, 2025 at 6:30 pm.

September statistics: Johnstown: door count—6950	circulation-- 9065
Milliken: door count—455	circulation—321

Respectfully submitted, Sheryl Ballard - Secretary