



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

**Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday, February 11, 2026, at 6:00 PM**

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

Agenda

Call to Order

Roll Call

Agenda Approval

Approval of Minutes

1. Approval of November 26, 2025, Regular Meeting Minutes.
2. Approval of January 28, 2026, Regular Meeting Minutes.

Public Comment

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

New Business

3. Recommendation to the Town Council regarding Subdivision Case No. SUB26-0001, Granary Preliminary Plat

Departmental Report

Commissioner Reports and Comments

Adjourn

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall

at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES





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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
November 26, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Bailey, Abel, Sapp, Morrell, Campbell, and Chair Grentz were all present. Commissioner Flores was absent.

APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Bailey and seconded by Commissioner Morrell. Motion passed 6/0.

APPROVAL OF MINUTES

A motion to approve October 22, 2025, minutes was made by Commissioner Abel and seconded by Commissioner Sapp.

Motion passed 5/0, with Commissioner Bailey recused due to absence.

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

Laura Chase expressed concerns and frustration regarding impacts from the Great Plains Village development. She stated that drainage and irrigation infrastructure failures caused flooding on her property, damaging hay fields, gravel driveway, outbuildings, and disrupting her business operations. Ms. Chase also cited concerns about access roads and lighting installed near her home, alleging they negatively affect her quality of life. Ms. Chase requested corrective actions related to drainage, lighting, access, and restoration of her property.

NEW BUSINESS

PUBLIC HEARING

1. Resolution 2025-38 for the Findings of Fact for J Farms Annexation No. ANX25-0002

JT Stewart, Planner III, presented the J Farms project to the Commissioners and the public. The request is for annexation and I-1 (Light Industrial) zoning of approximately 112 acres of land in Weld County.

Commissioner Sapp inquired about the change of zoning when it appears that the citizens of the town prioritize open space. Mr. Stewart referred to the Johnstown Comprehensive Plan.

Commissioner Campbell asked what sort of development would be planned in this area and what would happen if the town did not annex it. (Mr. Stewart) explained that annexation allows the Town to guide

The Community that Cares

land use decisions rather than leaving them to the County. The proposed I-1 (Light Industrial) zoning was identified as appropriate due to the site's location along I-25, surrounding land uses, and infrastructure limitations that make residential development less suitable.

Mr. Stewart confirmed that a community meeting was held earlier in the month and described it as positive, with nearby property owners in attendance and interested in remaining informed about future development. Commissioners raised questions regarding preservation of agricultural land and whether zoning the entire 112-acre site was necessary. Mr. Stewart responded that zoning the full property is consistent with the Comprehensive Plan, Strategic Plan, and Growth Management Boundary, which designate the interstate corridor for higher intensity uses. He noted that opportunities for open space or green areas could still be considered during future subdivision or land acquisition processes.

PUBLIC COMMENT

Chair Grentz opened the floor for public comment.

Jo Buckley, a neighboring property owner, expressed concerns about the proposed annexation. He noted uncertainty regarding the property buyer and expressed hesitation about industrial development due to potential noise and bright lighting. He also emphasized the importance of protecting wildlife in the area.

Chair Grentz closed the floor for public comment.

Commissioner Bailey made a motion to approve Resolution 2025-38 for the Findings of Fact for J Farms Annexation No. ANX25-0002. Commissioner Morrell seconded the motion.

Motion Passed 5/1 with Commissioner Campbell opposing due to environmental impact.

2. Case No. AMD25-0007 (SUB24-0004) - Consideration of an Amendment to the Great Plains Village Outline Development Plan.

James Shrout, Planner II, introduced the project to the Commissioners and public. He explained that the proposal amends the Great Plains Village ODP to reduce acreage from 502 to 373 acres, update overlay zoning, adjust residential unit transfers, and reflect street layout changes including High Plains Boulevard and a roundabout. The amendment maintains the mixed-use vision and aligns with approved Final Development Plans and Water/Sewer Agreements, superseding Ordinance 2020-168.

PUBLIC COMMENT

Chair Grentz opened the floor for public comment

Laura Chase spoke again at the meeting expressing her concerns regarding the impacts of Great Plains Village development on her property and daily life. She reported that drainage and irrigation issues associated with the project resulted in flooding on her land, affecting hay fields, her gravel driveway, and outbuildings, and impacting her ability to operate her business. She described challenges related to pets and personal property during these events.

Ms. Chase also raised concerns about access roads and exterior lighting installed near her home, stating that the lights illuminate her bedroom at night and that nearby road construction has affected her property. She requested consideration of measures to address drainage, lighting, access, and restoration of her land. Additionally, she expressed broader concerns about potential effects on wildlife and the surrounding environment. Her comments were provided for the record to inform the Commissioners as they review the project. The Commissioners acknowledged her remarks and indicated they would consider her concerns in the context of the ongoing review and potential approvals.

Mario Hervera expressed a desire for increased communication with the developer regarding the project. He raised concerns about the recently sold property and its readiness for development and inquired whether the southwest portion of the site had been platted.

Chair Grentz closed the floor for public comment.

Commissioner Campbell made a motion to approve Case No. AMD25-0007 (SUB24-0004) - Consideration of an Amendment to the Great Plains Village Outline Development Plan. Commissioner Abel seconded the motion.

Motion Passed 5/1 with Commissioner Morrell recused.

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

The meeting was adjourned at 7:23 p.m.

Approved and reviewed by:

Aubree Flores, Planner I

Jason Greutz - Planning & Zoning Commission Chair



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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
January 28, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Bailey, Abel, Sapp, Flores, Morrell, Campbell, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Flores and seconded by Commissioner Bailey. Motion passed 7/0.

APPROVAL OF MINUTES

A motion was made to strike the approval of the minutes from the agenda. Motion by Commissioner Flores, seconded by Commissioner Bailey.

Motion passed 7/0.

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

Walter Brink, spoke in support of including a disc golf course in Centennial Park development. He stated that disc golf courses are low cost, can integrate with existing park uses, are accessible to all ages and abilities, and can increase park use, community engagement, and volunteer stewardship.

Wes Dean, 2151 Country Club Parkway, spoke in support of including a disc golf course in the development of Centennial Park. He stated that while the community currently has smaller, limited-use courses, residents often travel to surrounding communities to play full courses, resulting in spending money outside the community. He noted that providing a course locally could help retain both recreational activity and associated economic benefits.

Mr. Dean echoed previous comments regarding the low cost of installation and emphasized that the disc golf community is often willing to contribute financially through donations of baskets, signage, tee pads, and other amenities. He cited examples of temporary or “pop-up” courses and fundraising tournaments used by other communities to demonstrate feasibility and raise funds prior to permanent installation. He concluded by stating that the Northern Colorado disc golf community would be willing to support and contribute to the park.

NEW BUSINESS

PUBLIC HEARING

1. North Ridge Subdivision Filing Number 2

Planner III, JT Stewart presented the North Ridge Subdivision Filing 2 projects to the Commissioners and the public. Mr. Stewart explained that the applicant submitted concurrent applications for a Major Subdivision and a Site Development Plan for a proposed 7-Eleven.

The Major Subdivision involves dividing a larger lot into six lots, requiring Planning & Zoning Commission review and recommendation to the Town Council. The Site Development Plan is administrative and will not be reviewed by the Commission or Council. Staff noted that the subdivision is consistent with the approved preliminary plat that utilities and infrastructure are addressed through a development agreement, and that there are no significant deviations requiring a revised preliminary plat.

Commissioners Flores asked if there is potential for any other businesses in the area aside from 7-Eleven. Mr. Stewart explained that as of now, nothing has been confirmed.

The developer, Roy Bade, from Caliber Wealth Development also answered Commissioner Flores stating that the Caliber Company has a lot that is under escrow for farm and feed on the northern end of the property. Mr. Bade informed the commissioners that while there is nothing under contract as of yet, he has had interest in a variety of businesses.

PUBLIC COMMENT

Chair Grentz opened the floor for public comment.

There was no public comment.

Chair Grentz closed the floor for public comment.

Commissioner Flores made a motion to approve North Ridge Subdivision Filing Number 2.

Commissioner Morrell seconded the motion.

Motion Passed 7/0.

2. Rezone of Rieder Farms Property from H-A Zoning to MU-DT and R-3 Zoning.

James Shrout, Planner II, introduced the project to the Commissioners and public. He explained that the proposal amends the Rieder reduce acreage from 502 to 373 acres, update overlay zoning, adjust residential unit transfers, and reflect street layout changes including High Plains Boulevard and roundabout. The amendment maintains the mixed-use vision and aligns with approved Final Development Plans and Water/Sewer Agreements, superseding Ordinance 2020-168.

Commissioner Sapp inquired about why R3 Zoning was being used at this location when other locations allow different zonings in other parts of town. Mr. Shrout and the applicant explained that this falls within the Downtown Master plan.

Commissioner Campbell requested a buffer greater than 800 feet and referenced Commissioner Sapp's inquiry regarding R3 zoning. She provided comments on the proposed zoning and development plans for the historic downtown area, noting the presence of bungalows and single-level homes. Commissioner Campbell described R3 zoning as allowing flexibility in housing types and density but not requiring multi-level or apartment-style units; the land could still develop as single-family or senior housing. She noted public concerns regarding loss of agricultural land, traffic congestion, and changes in community character, and referenced the Parish Avenue Corridor Study as a resource for mobility and infrastructure planning.

Regarding zoning recommendations, Commissioner Campbell compared R2 and R3 zoning, explaining that R2 provides defined density and building types, while R3 allows greater flexibility and site plan review for compliance with the Downtown Master Plan. She noted that the Commission's role is advisory, and that Town Council may approve or modify recommendations. Commissioner Campbell made a motion to recommend Town Council approval of R2 zoning with a Mixed-Use Downtown (MU-DT) overlay for ZON25-001; the motion was seconded and approved unanimously (7-0).

She also noted that downtown roadway capacity is limited and that future development will consider transportation impacts. Commissioner Campbell emphasized that zoning approval does not authorize immediate construction, and that site-specific planning, public engagement, and infrastructure review will occur before development. She concluded by noting the importance of alignment with planning documents, preservation of historic character where feasible, and accompanying infrastructure improvements.

PUBLIC COMMENT

Chair Grentz opened the floor for public comment

Dana Karcher spoke regarding the proposed R3 zoning. She stated that she did not receive notification under the 800-foot requirement and suggested the notification radius be expanded. Ms. Karcher referenced recent reports indicating slower population growth in Colorado and expressed concern that existing planning documents may rely on outdated assumptions. She noted the proximity of the area to the museum and historic residences and requested that the Commission consider lower-density zoning, such as R1, near established neighborhoods. She also raised concerns regarding potential traffic increases and cut-through traffic near the adjacent school

Aaron Seamus, addressed the Commission regarding the proposed zoning, citing concerns related to residential density and traffic impacts. He stated that Parish Avenue currently experiences congestion that limits movement through downtown, including agricultural equipment, and referenced Weld County's agricultural character and right-to-farm considerations. Mr. Seamus expressed concern that comprehensive traffic studies have not been completed to evaluate future impacts on the roadway. He noted that traffic capacity and safety remain primary concerns for residents who may remain in the area as development occurs.

No additional public comments were received.

The public hearing was closed.

Commissioners discussed concerns raised regarding traffic, residential density, neighborhood character, and long-term growth.

Commissioner Campbell noted that Parish Avenue currently experiences congestion and that widening the roadway through the historic downtown area presents significant physical and contextual challenges, stating that transitioning from wider road segments outside of downtown to narrower sections within the historic core creates operational issues and expresses concern about long-term traffic capacity.

Commissioners also discussed demographic trends and housing demand, and Commissioner Campbell noted recent data indicating slower population growth and changing household composition.

Mr. ShROUT emphasized that long-range planning documents are intended to guide development over a multi-decade horizon rather than respond to short-term fluctuations.

Several Commissioners stated that the proposed zoning request is consistent with the Town's adopted Comprehensive Plan and Downtown Master Plan, which were developed with community input and serve as the Town's guiding land-use policies.

Mr. ShROUT clarified that future development proposals would be subject to additional review, including site plans, building design, and infrastructure improvements, and emphasized that approval of the zoning request does not authorize immediate construction. It was also noted that some approved projects may take several years to advance or may not ultimately proceed.

Mr. Stewart reminded the public and Commissioners of the ongoing Parish Avenue Corridor Study and encouraged continued community participation. He explained that the study is intended to evaluate traffic, pedestrian, bicycle, and safety conditions and will help establish roadway design standards that may be required as development occurs.

A motion for Town Council to approve MU-DT Zoning Amendment R-2 made by Commissioner Campbell and Seconded by Morrell.

Motion passes 7/0.

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

The meeting was adjourned at 7:53 p.m.

Approved and reviewed by:

Jennifer Simmons – Planning Director

Jason Greutz - Planning & Zoning Commission Chair



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Planning and Zoning Commission Agenda Communication

Agenda Date: February 11, 2026

Subject: Recommendation to the Town Council regarding Subdivision Case No. SUB26-0001, Granary Preliminary Plat

Action Proposed: Make a recommendation to the Town Council regarding Subdivision Case No. SUB26-0001; Granary Preliminary Plat

Attachments:

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

Presented by: James Shrout, Planner

Background and History:

The applicant, Hartford Homes, LLC, has submitted an application to replat Tracts A and B of The Granary Filing Three. Granary Filing Three was approved by the Town Council on July 1, 2024, via Resolution 2024-30. This preliminary plat complies with the approved Granary Outline Development Plan approved by the Town Council in November 2025, via Ordinance 2025-278.

Information:

SURROUNDING ZONING & LAND USE

North: PUD – Residential
South: Agricultural
East: PUD – Residential
West: PUD – Residential

COMPREHENSIVE PLAN ALIGNMENT

- Goal L1 – Ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environment
 1. *Guide growth in the community through appropriate annexation, zoning,*

planning, and land use development.

Neighborhood Meeting:

A neighborhood meeting was held at the Johnstown YMCA on February 4, 2026, at 6:00 P.M. Notice of this neighborhood meeting was provided to all property owners of record within 800' of the subject property pursuant to Land Use and Development Code (LUDC) 17-2-1.F.3. A public hearing notice sign was placed on the property in advance of the neighborhood meeting, in compliance with LUDC 17-2-1.F.2. Three members of the public attended this neighborhood meeting. Those in attendance at this meeting asked questions about property access, public improvements, public amenities, and easements.

Process:

Recommended Action:

Staff recommends approval of this preliminary plat pursuant to the findings of fact listed below:

Preliminary Plat

Pursuant to Section 17-2-2(E)(1), A preliminary plat shall be reviewed according to the following criteria:

a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan; The Johnstown Comprehensive Plan designates the property as Medium Density/Intensity. The recommended density range for this land use designation is 5-16 dwelling units per acre. The full build-out of this subdivision is anticipated to have an approximate density of 4 dwelling units per acre, which is within the approved development plan density as approved by the Town Council.

b. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land; This project has been reviewed and found to be in conformance with the Town of Johnstown development standards for infrastructure placement.

c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of this code and are coordinated with existing or potential development on adjacent property; This property is governed by The Granary PUD and has been reviewed to be in conformance with the PUD and applicable design standards of the current Land Use and Development Code.

d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district; The property is governed by The Granary PUD; the design standards set forth in the PUD design guidelines supersede those of the Land Use and Development Code. The blocks and lots have been found to be in conformance with the design guidelines.

e. The application demonstrates preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements; this project has been reviewed by Town staff for adherence to standards set for the construction, performance, and maintenance for all required improvements.

f. Phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases; Amenities in the preliminary plat include open space, neighborhood

parks, trails, and playgrounds. Phasing of this project will be completed through approved final plats. Development Agreements will determine public improvements to be completed during certain phases of the project.

g. Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal

investments; The project has been thoroughly reviewed, and no impacts have been identified at the time of this preliminary plat review process. Further review will be completed through the final plat process. Any impacts found during subsequent applications will be reviewed and mitigated to reflect long-term solutions that are fiscally sound.

h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area; No planned future public infrastructure has been identified at the time of this request for approval of this preliminary plat.

i. The plat has addressed issues of professional staff or any other public entity or review agencies asked to officially review the preliminary plat and received positive

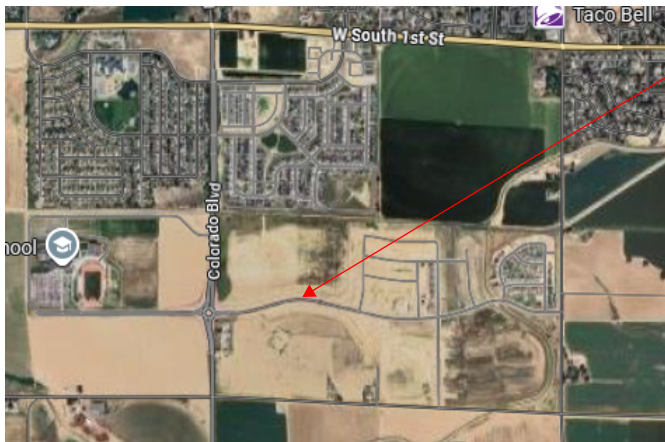
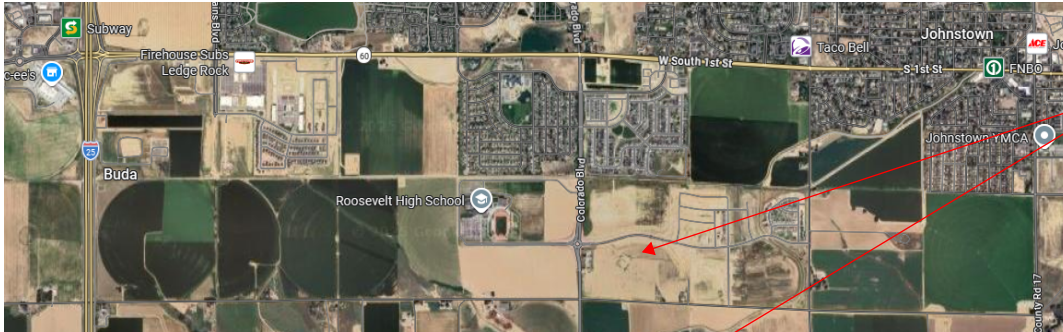
recommendations; Town staff and consultants have reviewed and provided approval within their scope of the review process. All issues identified by Town staff, Town consultants, and review agencies have been adequately addressed.

SUGGESTED MOTIONS:

For Approval: I move that the Planning & Zoning Commission recommends that the Town Council approve the preliminary plat pursuant to Zoning Case No. SUB26-0001.

For Denial: I move that the Planning & Zoning Commission recommends that the Town Council deny the preliminary plat pursuant to Zoning Case No. SUB26-0001, because...

East of the roundabout at the intersection of Colorado Boulevard and Roosevelt Parkway. Property subject to the preliminary plat is bisected by Roosevelt Parkway.



TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

KNOW ALL PERSONS BY THESE PRESENTS THAT GRANARY DEVELOPMENT II, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT A AND B, THE GRANARY FILING THREE RECORDED AT RECEPTION NO. 4981043 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, EXCEPT THAT PORTION DESCRIBED IN DEED OF DEDICATION RECORDED MAY 16, 2025 AT RECEPTION NO. 5029945, LOCATED IN PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL CONTAINS 5,183,911 SQUARE FEET OR 118.777 ACRES.

DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, TRACTS AND STREET RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **THE GRANARY FILING THREE AMENDMENT NO. 1** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL STREET RIGHT-OF-WAY TO THE TOWN OF JOHNSTOWN AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, IS ASSUMED TO BEAR S 87°14'19" E AND DISTANCE OF 2626.11', MONUMENTED AT THE WEST BY 2-1/2" ALUMINUM CAP, STAMPED LS 24657 AND AT THE EAST BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED PLS 38638 WITH ALL OTHER BEARINGS RELATIVE THERETO.

GRANARY DEVELOPMENT II, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: HARTFORD HOMES, LLC,
A COLORADO LIMITED LIABILITY COMPANY
ITS: MANAGER

BY:

NAME: _____

TITLE:

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026 BY _____, AS _____ OF HARTFORD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF HARTFORD INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC

THIS PLAT, TO BE KNOWN AS **THE GRANARY FILING THREE AMENDMENT NO. 1**, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2026.

BY: MICHAEL P. DUNCAN ATTEST: MEGHAN MARTINEZ

- 1) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 2) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 4) OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE REPORT FCIF2518712, DATED AUGUST 1, 2025 AT 5:00 P.M. AND WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT.
- 5) THE UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF JOHNSTOWN FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



HARTFORD INVESTMENTS, LLC
PATRICK MCMEEKIN
4801 GOODMAN ST.
TIMNATH, CO 80547

GALLOWAY & COMPANY, LLC
JAMES PRELOG
5235 RONALD REAGAN BLVD., SUITE 200
JOHNSTOWN, CO 80534

GALLOWAY & COMPANY, LLC
JOSHUA J. MCCABE
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THE GRANARY FILING
THREE AMENDMENT NO. 1

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH; RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO.

[illegible]

Project No:	HFH000075.10
Drawn By:	AN
Checked By:	JJM
Date:	12/24/2023

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



- Diagram illustrating a survey plat with the following features and labels:

 - Top Section:**
 - FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
 - Middle Section:**
 - SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
 - Bottom Section:**
 - AUGUST CORNER (AS DESCRIBED)
 - Left Side Labels:**
 - PROPERTY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - Bottom Left:**
 - REC. NO.
 - (1)
 - Bottom Right:**
 - RECEPTION NUMBER
 - BLOCK NUMBER
 - Bottom Edge:** PUBLIC RIGHT OF WAY DEDICATED TO THIS PLAT

LINE TAG #	BEARING	LENGTH (FT)
L1	N79°50'57"W	27.58
L2	S10°09'03"W	60.00
L3	S79°50'57"E	6.37
L4	N79°50'57"W	4.18
L5	S10°09'03"W	60.00
L6	S79°50'57"E	17.82
L7	N79°50'57"W	99.78
L8	S03°03'3"W	60.93
L9	S91°38'3"W	45.00
L10	N76°30'29"W	93.73
L11	N76°30'29"W	60.00
L12	N76°30'29"W	180.00
L13	N76°30'29"W	60.00
L14	N76°30'29"W	1.46
L15	S85°51'18"W	60.00
L16	S74°38'28"W	28.44
L17	S74°38'28"W	60.00
L18	S74°38'28"W	238.91
L19	S74°38'47"W	60.00
L20	S89°29'28"W	60.00
L21	S89°41'22"W	43.71
L22	N03°48'E	22.59
L23	S89°59'00"W	40.11
L24	N89°41'22"E	124.07
L25	S74°38'30"W	60.00
L26	N74°38'28"E	368.35
L27	S76°30'29"E	1.46
L28	N76°30'29"W	60.00
L29	S76°30'29"E	180.00
L30	N76°30'29"W	60.00
L31	S76°30'29"E	187.45
L32	N76°30'29"W	60.00
L33	S76°30'29"E	90.00
L34	S132°9'31"W	125.00
L35	N10°41'35"E	54.97
L36	N4°35'25"E	53.75
L37	S1°34'12"W	72.57
L38	S88°25'48"E	224.58
L39	S01°30'0"W	78.24
L40	S22°59'50"W	19.70
L41	N87°15'06"W	198.97
L42	S01°30'0"W	187.94
L43	S89°58'34"W	50.98
L44	N03°22'E	174.36

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	86°44'45"	15.14	10.00	S36°28'32"E	13.73
C2	352°28"	34.48	510.00	S04°53'35"W	34.47
C3	97°07'40"	16.95	10.00	S51°35'11"W	14.99
C4	80°00'00"	13.96	10.00	S39°50'57"E	12.86
C5	100°00'00"	17.45	10.00	S50°08'03"W	15.32
C6	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C7	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C8	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C9	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C10	143°51'0"	259.67	1020.00	N63°48'04"W	258.97
C11	87°41'13"	30.61	20.00	N47°15'03"W	27.71
C12	86°48'06"	30.30	20.00	S39°59'36"W	27.48
C13	8°45'11"	155.83	1020.00	S79°01'04"W	155.67
C14	90°00'00"	31.42	20.00	N60°21'32"W	28.28
C15	90°00'00"	31.42	20.00	S29°38'28"W	28.28
C16	90°00'00"	31.42	20.00	N60°21'32"W	28.28
C17	90°11'32"	31.48	20.00	S29°44'14"W	28.33
C18	113°54'38"	202.16	1000.00	S80°37'29"W	201.81
C19	91°10'46"	31.00	20.00	N45°54'01"W	28.57
C20	90°00'00"	31.42	20.00	S44°41'22"W	28.28
C21	44°28'08"	77.55	100.00	N67°47'54"W	75.63
C22	145°23'37"	280.42	1080.00	N82°15'03"E	279.64
C23	89°49'43"	31.36	20.00	S60°16'24"E	28.24
C24	89°59'14"	31.41	20.00	N29°38'51"W	28.28
C25	28°51'03"	473.33	940.00	N89°04'00"E	468.34
C26	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C27	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C28	90°00'00"	31.42	20.00	S31°30'24"E	28.28
C29	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C30	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C31	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C32	01°36"	10.25	2530.00	S84°53'28"W	10.25

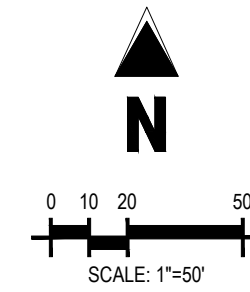
THE GRANARY FILING
THREE AMENDMENT NO. 1

TRACT A AND B, THE GRAINARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

[illegible]

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

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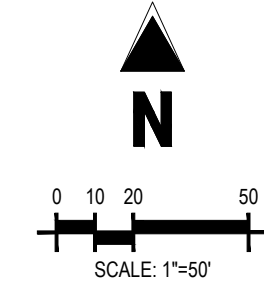
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

Project No:	HFH000075.10
Drawn By:	AN
Checked By:	JJM
Date:	12/24/2025

Page 16 of 31



TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

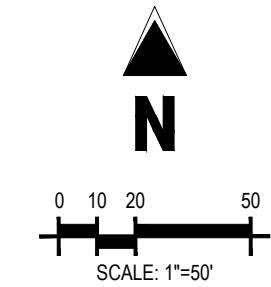


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4 of 11

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



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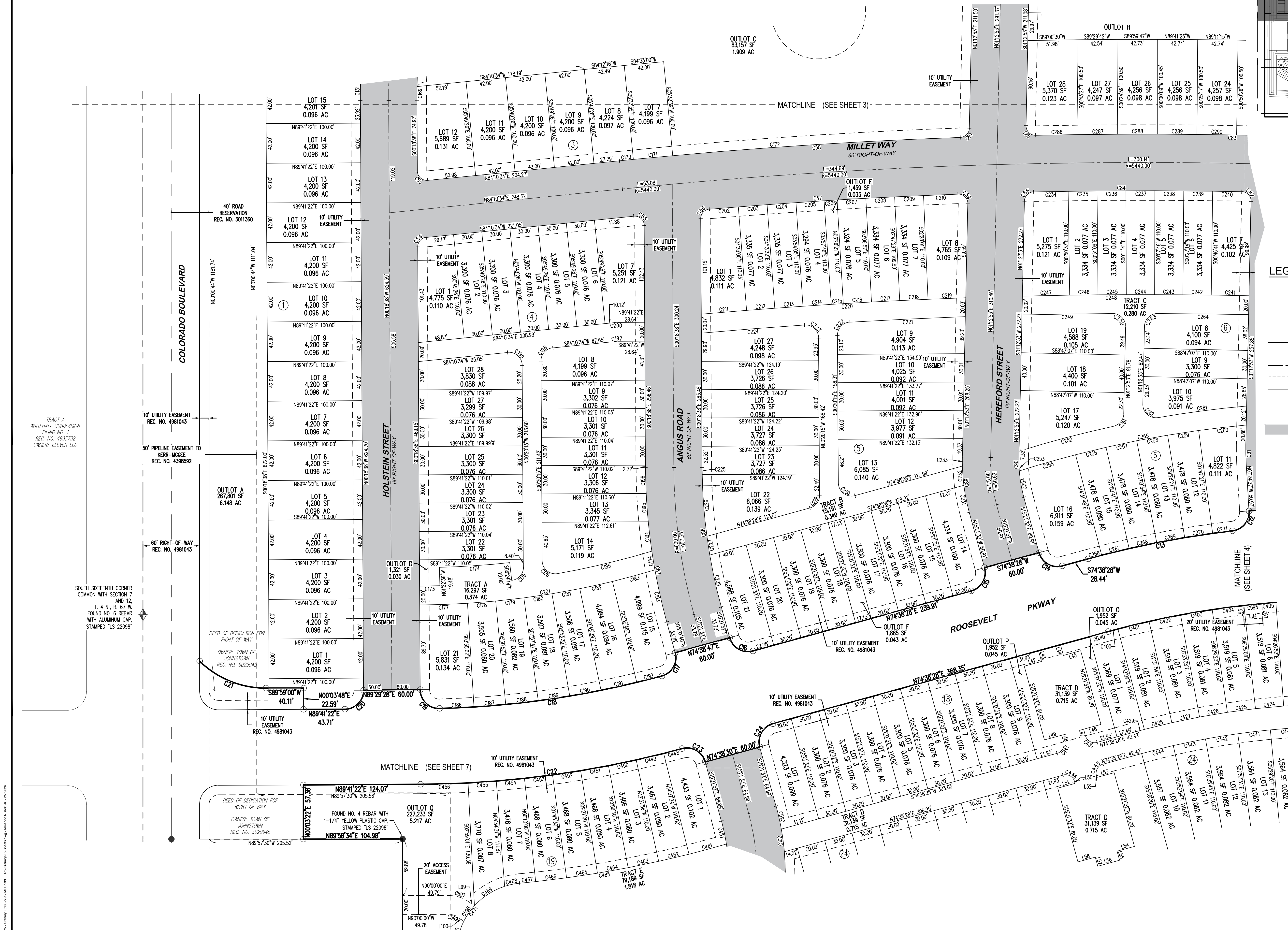
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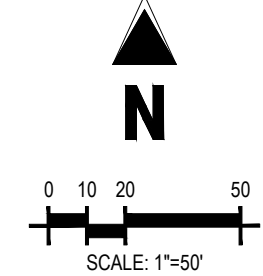
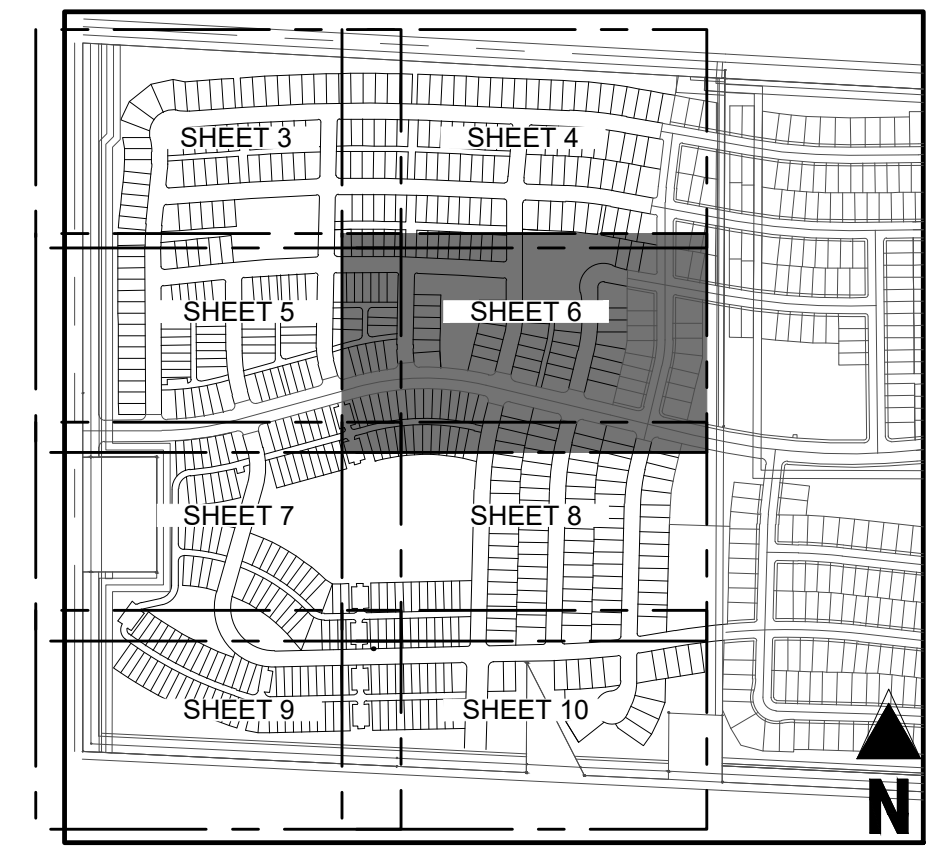
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

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Project No:	HFH000075.10
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TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



 	FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38630" UNLESS OTHERWISE NOTED ALLOUT CORNER (AS DESCRIBED) PROPERTY LINE LOT LINE SECTION LINE EASEMENT LINE RIGHT-OF-WAY LINE REC. NO. _____ ① BLOCK NUMBER _____ PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
---	---

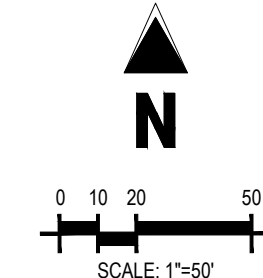
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TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

[illegible]

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
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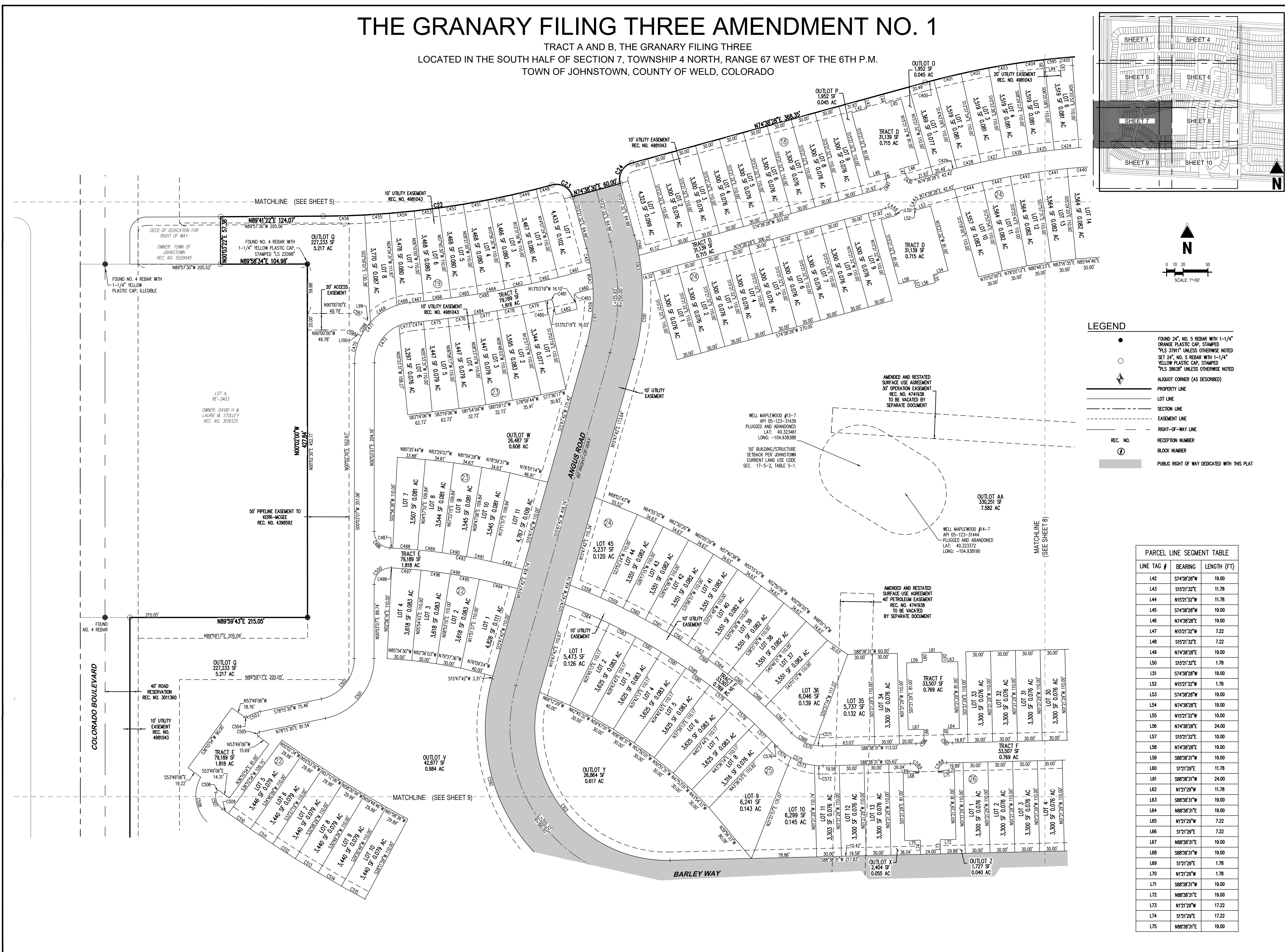


TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

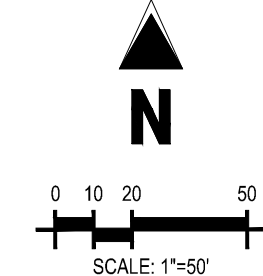
PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L42	S74°38'28"W	19.00
L43	S15°21'32"E	11.78
L44	N15°21'32"W	11.78
L45	S74°38'28"W	19.00
L46	N74°38'28"E	19.00
L47	N15°21'32"W	7.22
L48	S15°21'32"E	7.22
L49	N74°38'28"E	19.00
L50	S15°21'32"E	1.78
L51	S74°38'28"W	19.00
L52	N15°21'32"W	1.78
L53	S74°38'28"W	19.00
L54	N74°38'28"E	19.00
L55	N15°21'32"W	10.00
L56	N74°38'28"E	24.00
L57	S15°21'32"E	10.00
L58	N74°38'28"E	19.00
L59	S88°38'31"W	19.00
L60	S121°29"E	11.78
L61	S88°38'31"W	24.00
L62	N121°29"W	11.78
L63	S88°38'31"W	19.00
L64	N88°38'31"E	19.00
L65	N121°29"W	7.22
L66	S121°29"E	7.22
L67	N88°38'31"E	19.00
L68	S88°38'31"W	19.00
L69	S121°29"E	1.78
L70	N121°29"W	1.78
L71	S88°38'31"W	19.00
L72	N88°38'31"E	19.00
L73	N121°29"W	17.22
L74	S121°29"E	17.22
L75	N88°38'31"E	19.00

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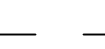
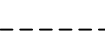
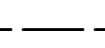
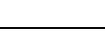
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LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



•



FUND 24*, NO. 5 REBAR WITH 1-1/4"
ORANGE PLASTIC CAP, STAMPED
"PLS 37911" UNLESS OTHERWISE NOTED
SET 24*, NO. 5 REBAR WITH 1-1/4"
YELLOW PLASTIC CAP, STAMPED
"PLS 38636" UNLESS OTHERWISE NOTED
ALJQUOT CORNER (AS DESCRIBED)
PROPERTY LINE
LOT LINE
SECTION LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
RECEPTION NUMBER
BLOCK NUMBER
PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

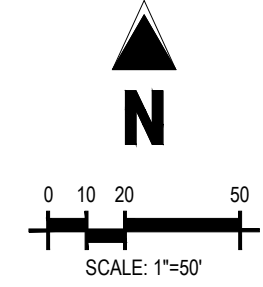
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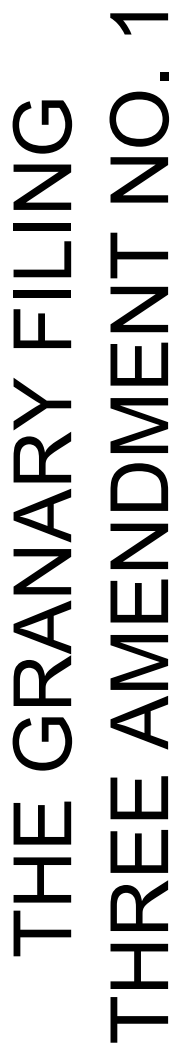
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH; RANGE 67 WEST OF THE 6TH
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

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TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



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TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

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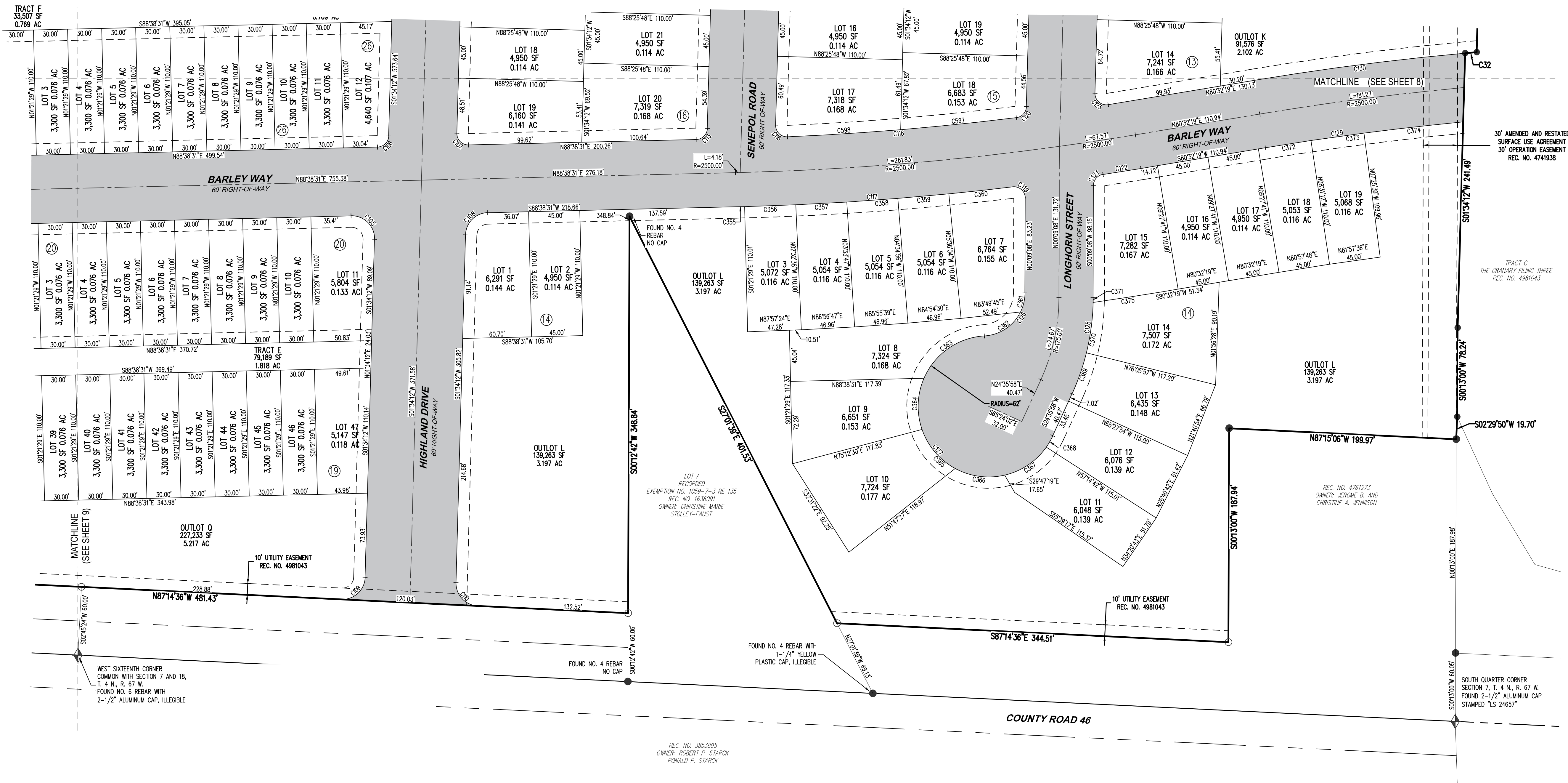
TRACT A AND B, THE GRANARY FILING THREE
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THE GRANARY FILING THREE AMENDMENT NO. 1

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

PARCEL CURVE SEGMENT TABLE				
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING
C33	0°55'55"	12.69	780.00	S04°34'22"W
C34	6°12'19"	84.48	780.00	N02°47'31"E
C35	5°51'26"	14.82	145.00	N02°25'59"E
C36	1°37'10"	46.71	196.50	N06°46'20"W
C37	11°30'08"	173.61	88.00	N42°56'08"E
C38	1°37'10"	46.71	196.50	S87°21'23"E
C39	6°41'08"	703.60	6030.00	N89°10'36"E
C40	7°57'53"	214.44	1610.00	S83°39'54"E
C41	7°57'53"	206.45	1550.00	N83°39'54"W
C42	87°03'06"	15.19	10.00	S48°59'37"W
C43	82°56'54"	16.22	10.00	N41°00'23"W
C44	37°19'25"	346.30	5970.00	N89°08'33"W
C45	87°58'51"	15.36	10.00	S45°12'19"W
C46	82°47'20"	16.19	10.00	N41°00'23"W
C47	2°35'32"	270.09	5970.00	S87°07'48"W
C48	85°47'47"	29.95	20.00	S42°56'08"W
C49	5°51'26"	20.96	205.00	S02°57'59"W
C50	100°03'39"	17.46	10.00	S44°08'09"E
C51	79°56'21"	13.95	10.00	S45°51'51"W
C52	6°12'19"	77.98	720.00	S02°47'31"W
C53	95°30'48"	16.67	10.00	S48°04'02"E
C54	84°29'12"	14.75	10.00	S41°55'58"W
C55	95°30'48"	16.67	10.00	N48°04'02"W
C56	85°23'42"	14.90	10.00	S42°23'15"W
C57	2°45'31"	263.92	5481.70	S86°31'51"W
C58	3°47'29"	361.97	5470.00	N86°04'18"E
C59	93°17'44"	16.28	10.00	N45°25'59"W
C60	86°45'10"	15.14	10.00	N44°35'28"E
C61	92°55'35"	16.22	10.00	N45°14'54"W
C62	22°17'16"	243.76	5690.00	S87°03'40"W
C63	22°9'43"	250.42	5750.00	N87°04'53"E
C64	87°06'51"	15.20	10.00	N44°46'19"E
C65	92°05'21"	16.07	10.00	S44°49'47"E
C66	87°52'53"	15.34	10.00	S45°09'20"W
C67	37°17'39"	330.59	5750.00	S89°07'40"E
C68	32°52'33"	339.95	5690.00	N89°11'32"E
C69	87°51'43"	15.33	10.00	N48°35'18"E
C70	0°48'37"	15.13	1070.00	N05°03'45"E
C71	0°36'31"	11.27	1010.00	S05°08'53"W
C72	92°18'34"	16.11	10.00	S41°19'34"E
C73	87°57'53"	15.29	10.00	N43°39'54"W
C74	0°05'35"	1.64	1010.00	S00°11'50"W
C75	16°16'32"	16.11	10.00	S46°22'54"W
C76	7°57'53"	169.16	1270.00	N83°39'54"W
C77	7°57'53"	177.15	1330.00	S83°39'54"E
C78	93°30'00"	16.32	10.00	N46°54'03"E
C79	86°30'00"	15.10	10.00	N43°05'57"W
C80	1°41'51"	160.28	5410.00	N87°11'53"W
C81	90°44'19"	15.84	10.00	S46°35'03"W
C82	90°06'37"	15.73	10.00	N43°50'25"W
C83	4°50'45"	462.63	5470.00	S88°46'20"E
C84	22°07'07"	220.50	5410.00	S89°56'13"W
C85	92°24'36"	16.13	10.00	S44°59'24"E
C86	87°33'16"	15.28	10.00	S44°59'31"W
C87	15°02'52"	165.46	630.00	N07°50'04"W
C88	15°04'51"	149.70	568.77	S07°50'06"E
C89	16°34'25"	39.30	205.00	N07°04'19"W
C90	16°34'25"	41.94	145.00	S07°04'19"E
C91	4°37'20"	19.36	240.00	N01°05'47"W
C92	4°37'20"	14.52	180.00	S01°05'47"E
C93	13°20'28"	55.88	240.00	N06°49'17"E
C94	13°20'28"	69.85	300.00	S06°49'17"W
C95	13°20'28"	121.08	520.00	N06°49'17"E
C96	13°20'28"	135.05	580.00	S06°49'17"W
C97	1°37'10"	46.71	196.50	N06°39'32"W
C98	12°14'21"	195.43	88.00	N50°09'03"E
C99	1°37'10"	46.71	196.50	S73°02'22"E
C100	100°00'00"	34.91	20.00	S50°09'03"W
C101	31°09'14"	119.62	220.00	N00°13'05"E
C102	31°09'14"	259.25	280.00	S00°13'05"W
C103	107°09'11"	192.20	60.00	S37°46'54"E
C104	107°09'11"	411.44	220.00	N37°46'54"W
C105	92°55'41"	32.44	20.00	S44°53'38"E
C106	87°04'19"	15.20	10.00	N45°06'22"E
C107	92°55'41"	16.22	10.00	S44°53'38"E
C108	87°04'19"	30.39	20.00	S45°06'22"W
C109	91°11'12"	31.83	20.00	N47°09'48"E
C110	88°48'48"	31.00	20.00	S42°50'12"E
C111	11°55'19"	255.94	1230.00	N07°31'51"E
C112	11°55'19"	243.45	1170.00	S07°31'51"W
C113	87°04'19"	15.20	10.00	N45°06'22"E

PARCEL CURVE SEGMENT TABLE				
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING
C114	11°55'19"	197.67	950.00	N07°31'51"E
C115	11°55'19"	185.19	890.00	S07°31'51"W
C116	94°00'23"	16.41	10.00	S45°28'00"E
C117	5°30'59"	243.59	2530.00	S85°53'02"W
C118	4°41'18"	202.11	2470.00	N85°13'10"E
C119	97°01'36"	16.93	10.00	N48°21'40"W
C120	81°18'19"	14.19	10.00	N42°13'21"E
C121	81°09'04"	14.16	10.00	S40°43'40"W
C122	0°45'53"	33.77	2530.00	S80°55'16"W
C123	101°01'53"	17.63	10.00	S48°56'44"E
C124	11°55'19"	141.49	680.00	N07°31'51"E
C125	11°55'19"	129.01	620.00	S07°31'51"W
C126	86°18'50"	57.25	36.00	N43°18'33"E
C127	241°52'01"	281.73	62.00	N34°28'02"W
C128	24°26'50"	87.47	205.00	S12°22'33"W
C129	47°04'14"	175.48	2470.00	S82°34'26"W
C130	47°04'11"	187.06	2530.00	N82°39'26"E
C131	1°19'41"	18.08	780.00	N00°21'12"E
C132	37°05'22"	42.06	780.00	S02°33'44"W
C133	37°05'22"	42.06	780.00	N02°33'44"E
C134	0°51'22"	11.65	780.00	S05°28'00"W
C135	6°41'04"	22.92	196.50	S10°14'24"E
C136	12°47'43"	19.65	88.00	S07°11'04"E
C137	10°56'34"	16.81	88.00	N04°41'04"E
C138	29°17'56"	45.00	88.00	S24°48'19"W
C139	29°17'56"	45.00	88.00	S54°16'16"W
C140	29°17'56"	45.00	88.00	S83°24'12"W
C141	12°47'02"	2.15	88.00	N81°14'49"W
C142	12°38'16"	43.34	196.50	S86°51'56"E
C143	0°58'55"	3.37	196.50	S86°19'29"W
C144	0°21'10"	37.12	6030.00	S86°00'37"W
C145	0°25'39"	45.00	6030.00	S86°24'01"W
C146	0°25'39"	45.00	6030.00	S86°49'47"W
C147	0°25'39"	45.00	6030.00	S87°15'20"W
C148	0°25'39"	45.00	6030.00	S87°40'59"W
C149	0°25'39"	45.00	6030.00	S88°06'38"W
C150	0°25'39"	45.00	6030.00	S88°32'17"W
C151	0°25'39"	45.00	6030.00	S88°57'57"W
C152	0°25'39"	45.00	6030.00	S89°23'36"W
C153	0°25'39"	45.00	6030.00	S89°49'15"W
C154	0°25'39"	45.00	6030.00	S89°45'05"W
C155	0°25'39"	45.00	6030.00	S89°19'26"W
C156	0°25'39"	45.00	6030.00	S89°53'47"W
C157	0°25'39"	45.00	6030.00	S89°28'08"W
C158	01°12'24"	19.99	6030.00	S89°09'36"E
C159	0°25'39"	45.00	6030.00	N87°51'04"W
C160	0°09'24"	16.49	6030.00	N87°33'33"W
C161	03°59'07"	16.46	1610.00	N87°11'16"W
C162	1°36'05"	45.00	1610.00	N86°05'39"W
C163	1°36'05"	45.00	1610.00	N84°29'34"W
C164	1°36'05"	45.00	1610.00	N82°53'29"W
C165	1°36'05"	45.00	1610.00	N81°17'24"W
C166	0°38'24"	17.98	1610.00	N80°10'09"W
C167	1°49'33"	22.95	720.00	N04°58'54"E
C168	31°53'33"	40.54	720.00	N02°27'21"E
C169	17°09'13"	14.50	720.00	N00°15'58"E
C170	0°09'15"	14.71	5470.00	S84°15'11"W
C171	0°26'24"	42.00	5470.00	S84°33'00"W
C172	31°51'51"	305.28	5470.00	N86°22'08"E
C173	1°24'52"	21.48	870.00	S88°58'15"W
C174	57°01'36"	74.67	851.00	N86°06'35"E
C175	83°34'20"	20.42	14.00	N41°28'55"E
C176	99°40'23"	24.35	14.00	S50°10'26"E
C177	31°51'43"	50.67	880.00	N88°02'50"E
C178	1°55'55"	30.01	890.00	N85°27'00"E
C179	1°55'57"	30.02	890.00	N83°31'04"E
C180	1°56'00"	30.03	890.00	N81°35'05"E
C181	1°56'02"	30.04	890.00	S79°39'05"W
C182	2°16'50"	35.43	890.00	N77°32'39"E
C183	37°00'06"	46.62	890.00	N74°54'11"E
C184	1°50'03"	20.17	630.00	S08°18'21"E
C185	6°45'21"	102.58	870.00	N76°36'42"E
C186	27°05'37"	36.54	1000.00	S87°27'47"W
C187	1°55'19"	33.72	1000.00	S85°27'00"W
C188	1°59'21"	34.72	1000.00	S83°29'22"W
C189	1°55'59"	33.74	1000.00	S81°31'43"W
C190	1°56'01"	33.75	1000.00	S79°35'43"W
C191	21°52'29"	38.83	1000.00	S77°30'58"W
C192	1°34'14"	27.41	1000.00	S75°57'07"W
C193	57°08'18"	56.50	630.00	S12°47'22"E
C194	2°51'33"	31.44	630.00	S06°57'23"E

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C195	224°05'	30.07	630.00	S04°09'34"E	30.07
C196	228°54'	27.29	630.00	S01°33'05"E	27.28
C197	53°0'48"	1.44	15.00	N86°55'58"E	1.44
C198	84°30'48"	20.65	14.00	S41°55'10"W	18.83
C199	95°29'12"	23.33	14.00	N48°04'50"W	20.72
C200	53°0'48"	3.37	35.00	N86°55'58"E	3.37
C201	16°18'33"	252.82	890.00	N81°32'25"E	251.97
C202	01°19'16"	30.77	5481.70	N85°18'45"E	30.77
C203	01°19'12"	30.62	5481.70	N85°38'00"E	30.62
C204	01°19'12"	30.62	5481.70	N85°57'12"E	30.62
C205	07°16'44"	29.88	5481.70	N86°16'10"E	29.88
C206	07°08'38"	13.76	5481.70	N86°29'51"E	13.76
C207	01°09'09"	30.53	5481.70	N86°43'45"E	30.53
C208	01°09'12"	30.62	5481.70	N87°02'55"E	30.62
C209	01°19'12"	30.62	5481.70	N87°22'08"E	30.62
C210	02°22'53"	36.48	5481.70	N87°43'10"E	36.48
C211	03'11"	48.16	5300.00	S85°11'23"W	48.16
C212	01°19'28"	30.00	5300.00	S85°36'44"W	30.00
C213	01°19'28"	30.00	5300.00	S85°56'12"W	30.00
C214	01°19'28"	30.00	5300.00	S86°15'39"W	30.00
C215	07°08'17"	12.76	5300.00	S86°29'31"W	12.76
C216	01°19'24"	29.91	5300.00	N86°43'21"E	29.91
C217	01°19'28"	30.00	5300.00	S87°02'47"W	30.00
C218	01°19'28"	30.00	5300.00	S87°22'15"E	30.00
C219	02°55'17"	40.00	5300.00	S87°44'57"W	40.00
C220	37°02'09"	280.83	5300.00	S86°26'51"W	280.80
C221	11°19'45"	122.50	5280.00	S87°17'18"W	122.50
C222	86°57'40"	21.25	14.00	S43°08'35"W	19.27
C223	93°33'43"	22.86	14.00	N47°07'06"W	20.40
C224	171°12'	109.59	5280.00	S85°30'22"W	109.59
C225	0°46'27"	7.68	568.77	N00°04'54"W	7.68
C226	6°36'22"	65.58	568.77	N04°22'18"W	65.54
C227	27°01'43"	20.14	568.77	N06°41'20"W	20.14
C228	5°40'20"	56.31	568.77	N12°32'22"W	56.28
C229	74°58'43"	18.32	14.00	N37°09'07"E	17.04
C230	105°01'17"	25.66	14.00	S25°05'53"E	22.22
C231	87°09'27"	29.19	205.00	S11°16'48"E	29.16
C232	5°41'49"	20.38	205.00	S04°21'11"E	20.37
C233	2°43'01"	9.73	205.00	S00°08'44"E	9.73
C234	02°31'4"	36.57	5410.00	N88°57'46"E	36.57
C235	01°19'28"	30.62	5410.00	N89°09'07"E	30.62
C236	01°19'28"	30.62	5410.00	N89°38'35"E	30.62
C237	01°19'28"	30.62	5410.00	N89°58'02"E	30.62
C238	01°19'28"	30.62	5410.00	S89°42'30"E	30.62
C239	01°19'28"	30.62	5410.00	S89°23'03"E	30.62
C240	01°19'35"	30.82	5410.00	S89°03'31"E	30.82
C241	02°55'17"	40.00	5300.00	N89°00'21"W	40.00
C242	01°19'28"	30.00	5300.00	N89°23'30"W	30.00
C243	01°19'28"	30.00	5300.00	N89°42'30"W	30.00
C244	01°19'28"	30.00	5300.00	S89°58'02"W	30.00
C245	01°19'28"	30.00	5300.00	S89°38'35"W	30.00
C246	01°19'28"	30.00	5300.00	S89°09'07"W	30.00
C247	03°32'30"	50.11	5300.00	S88°53'08"W	50.11
C248	23°54'4"	240.11	5300.00	S89°54'46"W	240.09
C249	1102'18"	95.68	5280.00	S89°07'27"W	95.68
C250	91°34'18"	22.38	14.00	N44°34'15"W	20.07
C251	76°33'46"	18.71	14.00	N39°29'47"E	17.35
C252	57°06'47"	103.29	1150.00	N75°12'17"E	103.26
C253	52°22'5"	136.60	145.00	N01°28'19"W	135.59
C254	11°12'01"	28.34	145.00	N09°45'31"E	28.30
C255	37°08'45"	62.04	1130.00	N73°33'50"E	62.03
C256	14°10'07"	33.24	1130.00	N76°18'45"E	33.24
C257	14°10'07"	33.24	1130.00	N77°59'52"E	33.24
C258	14°10'07"	33.24	1130.00	S79°40'59"W	33.24
C259	14°10'07"	33.24	1130.00	S81°22'06"E	33.24
C260	23°44'1"	50.85	1130.00	N83°30'00"E	50.84
C261	42°21'7"	94.43	1150.00	N82°32'36"E	94.40
C262	101°01'05"	24.68	14.00	S49°17'39"E	21.61
C263	86°57'04"	21.73	14.00	S45°41'25"W	19.82
C264	102°40"	96.26	5280.00	N89°16'42"W	96.26
C265	122°57'33"	245.83	1130.00	S78°34'24"W	245.35
C266	04°49'44"	14.76	1020.00	S75°03'20"W	14.76
C267	14°10'07"	30.00	1020.00	S76°18'45"W	30.00
C268	14°10'07"	30.00	1020.00	S77°59'52"W	30.00
C269	14°10'07"	30.00	1020.00	S79°40'59"W	30.00
C270	14°10'07"	30.00	1020.00	S81°22'06"W	30.00
C271	17°10'00"	21.07	1020.00	S82°48'09"W	21.07
C272	4°38'29"	82.63	1020.00	N88°46'25"W	82.60
C273	57°26'38"	96.92	1020.00	S83°43'11"E	96.88
C274	4°30'03"	80.13	1020.00	N78°45'31"W	80.11
C275	61°28'28"	26.49	240.00	S10°19'47"W	26.48

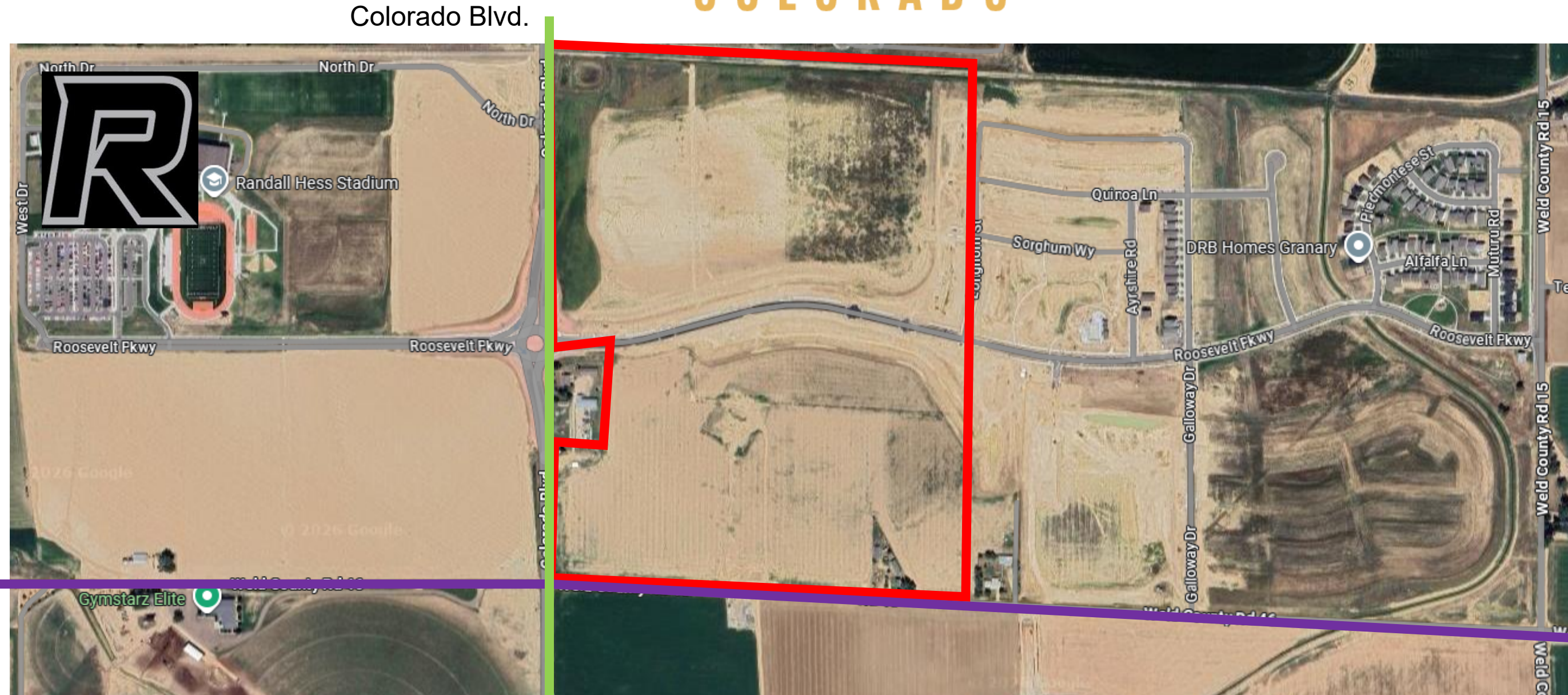


**GRANARY PRELIMINARY PLAT
CASE NO. SUB26-0001
PUBLIC HEARING**

**PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2026**

**TOWN COUNCIL
MARCH 2, 2026**





WCR 46

- Located in the northeast quadrant of Weld County Road 46 and Colorado Boulevard.
- Approximately 118 acres in size.
- Annexed into the Town of Johnstown in 2009 as the Maplewood Acres Annexation
- December 2025 – Ordinance 2025-278 Granary ODP Amendment approved by the Town Council on Second Reading

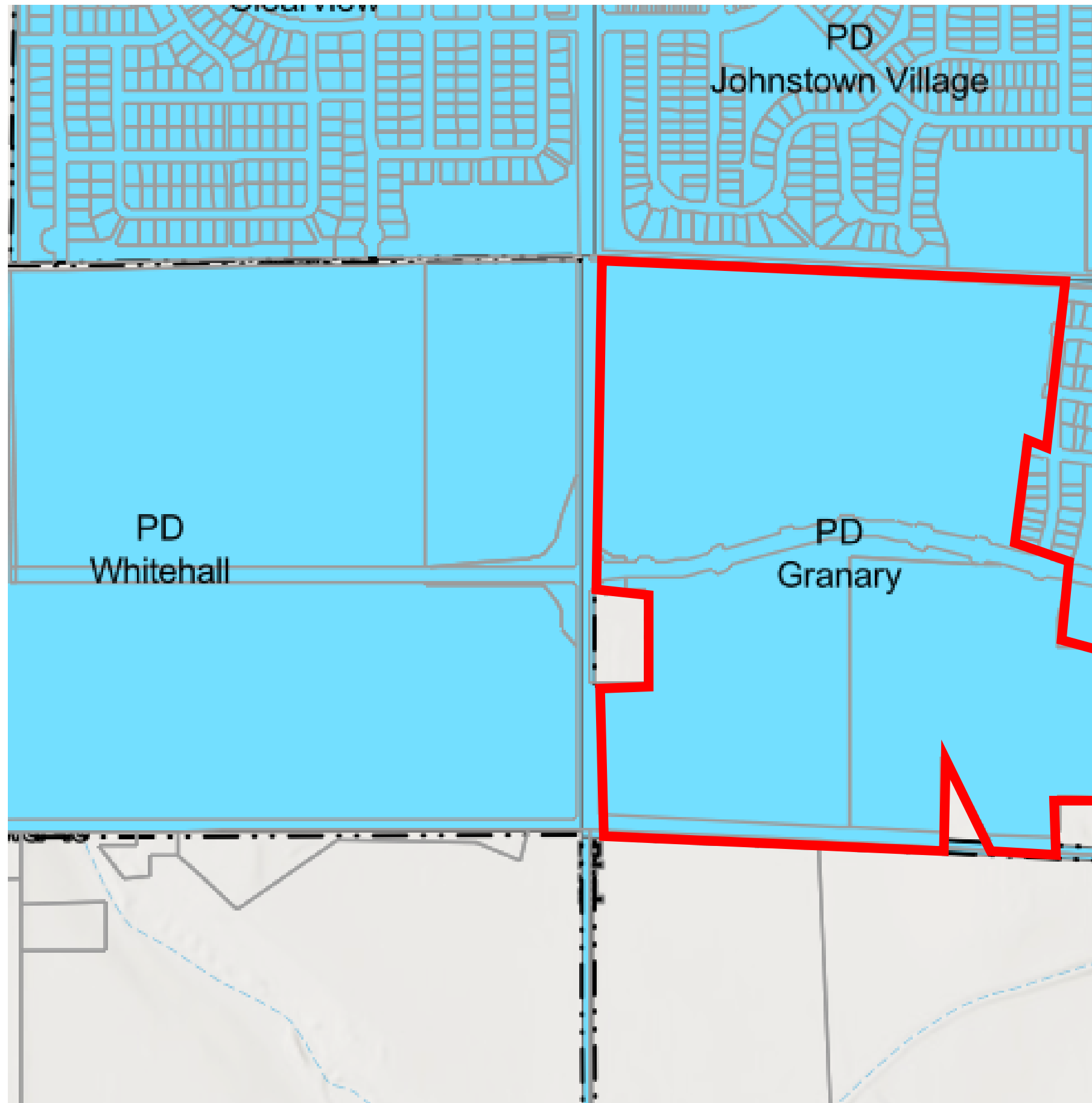


ZONING MAP

Governed by the approved Outline Development Plan, approved via Ordinance 2025-278.

Adjacent zonings and land uses:

North: PUD – Residential
 East: PUD – Residential
 South: Agricultural
 West: PUD – Educational





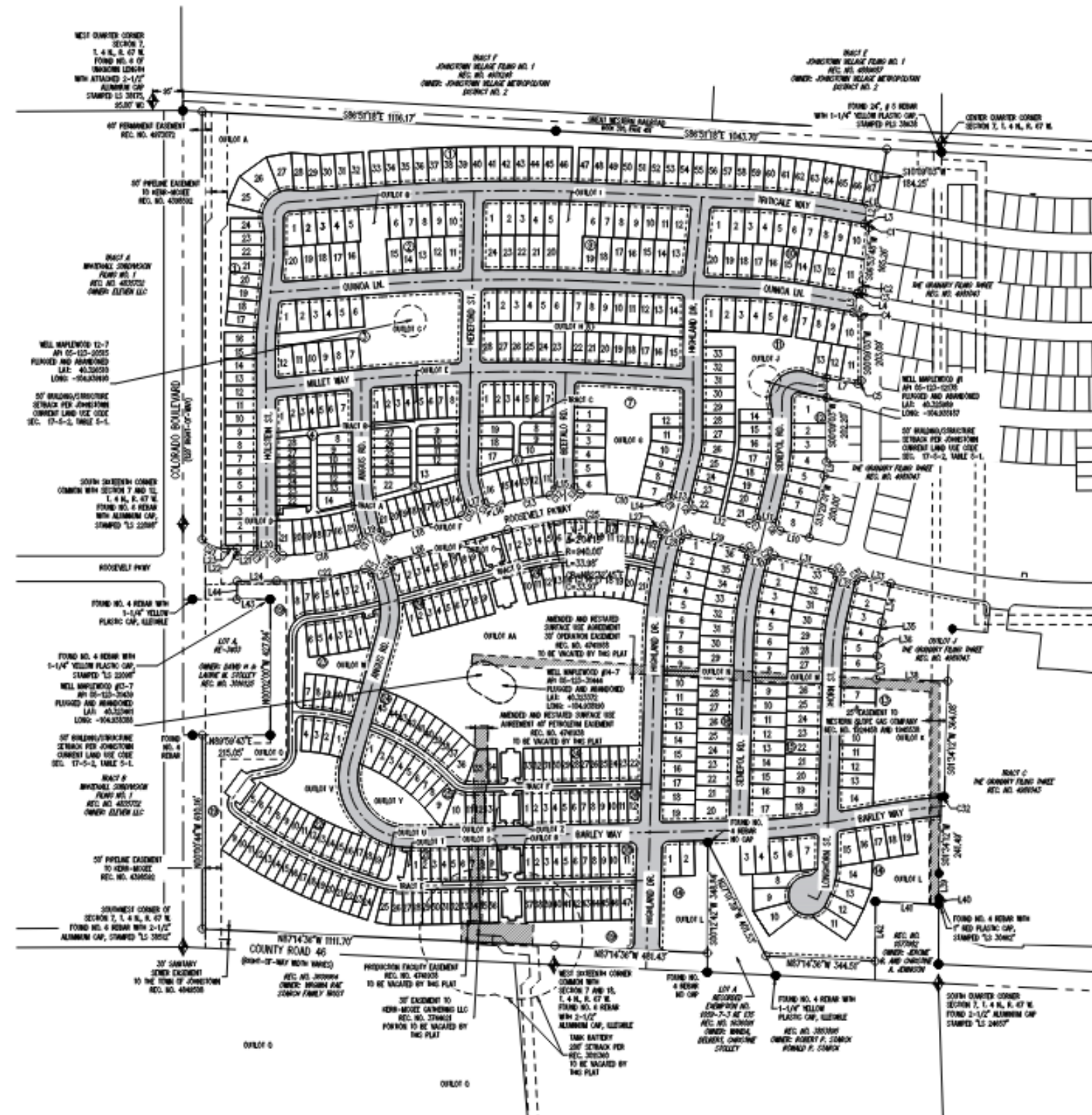
ODP Approved in 2025

- New lot typicals
- New cottage-style housing products
- Additional parks and open space

This preliminary plat includes usable open space, connective trails within the development, and amenity sites for future playgrounds.

This preliminary plat includes a variety of lot sizes to accommodate changing market conditions, in conformance with the approved ODP Amendment. This is reflected here with the smaller lot sizes with rear-loaded single-family detached, cottage-style homes.

5% of this new density (approved via Ordinance 2025-278) is earmarked for affordable housing units, as committed by Hartford Homes, LLC.



Key Points for Land Uses:

- Approximately 118 acres in size
 - 33.5 acres dedicated to open space
 - 265 - 30 x 110 lot sizes for the rear load single-family detached (cottage) and single-family attached (duplex)
 - 148 - 42 x 100 lot sizes for the front load single-family attached (duplex)
 - 186 - 45 x 110 front load single-family detached
-
- The approved ODP shows a maximum of 1,178 total dwelling units for the development project at full build.
 - This preliminary plat, if approved, would bring the total number of dwelling units to 1,100, at full build.
 - The density will be maintained at 4 dwelling units per acre, per the approved ODP amendment.
 - Granary development will maintain the approved minimum of 30% open space required for the overall development.
 - 30.536% total open space for the development project at full build.
-
- During the November 17th, 2025, public hearing for the ODP Amendment, Hartford Homes pledged to dedicate 5% of the new density to affordable housing. This preliminary plat will assist Hartford Homes in making housing more affordable within our community.



Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend to the Town Council approval of SUB26-0001, the Preliminary Plat for Granary Filing 3.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommends that the Town Council _____ SUB26-0001; the Preliminary Plat for Granary Filing 3.

Questions for staff?

