



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 25, 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 February 11, 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

2. 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





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

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
February 11, 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 Morrell.

Motion passed 7/0.

APPROVAL OF MINUTES

A motion was made to approve of the minutes from November 26, 2025, regular Planning and Zoning Commission meeting by Commissioner Abel and seconded by Commissioner Morrell.

Motion passed 6/0 with Flores abstaining.

A motion was made to approve of the minutes from January 28, 2026, regular Planning and Zoning Commission meeting by Commissioner Abel and seconded by Commissioner Sapp.

Motion passed 7/0

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

Mr. Hatfield asked about a proposed 70-foot communication tower near Ledge Rock, south of the church, associated with a Verizon project, and whether the Town of Johnstown has authority over it. Staff and commissioners explained the property is under Weld County jurisdiction, so the Town does not have approval power but may provide referral comments or suggest mitigation; Mr. Hatfield noted concerns about limited public notice and that he had already contacted county officials.

He also encouraged the Town to consider future regulations for potential data center development, referencing discussions occurring in Windsor and raising concerns about water and power demand, appropriate siting, and the need for thorough review if such a use were proposed. Commissioners acknowledged the concerns and noted no specific framework currently exists, but any proposal would be evaluated under existing codes and utility requirements.

No formal action was taken during public comment.

NEW BUSINESS

The Community that Cares

PUBLIC HEARING

A motion was made by Commissioner Flores to table Subdivision Case No. SUB26-0001, Granary Preliminary Plat, until the next Planning and Zoning Commission meeting on February 25, 2026 and was seconded by Sapp.

Motion passes 7/0.

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

The meeting was adjourned at 6:12 p.m.

Approved and reviewed by:

Jennifer Simmons, Planning Director

Jason Greutz - Planning & Zoning Commission Chair



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

Planning and Zoning Commission Agenda Communication

Agenda Date: February 25, 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

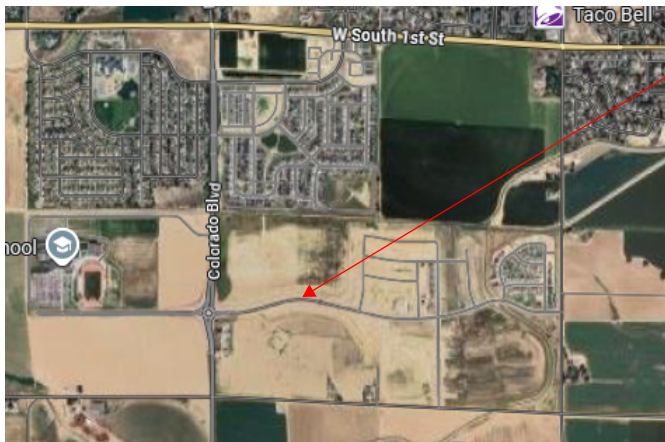
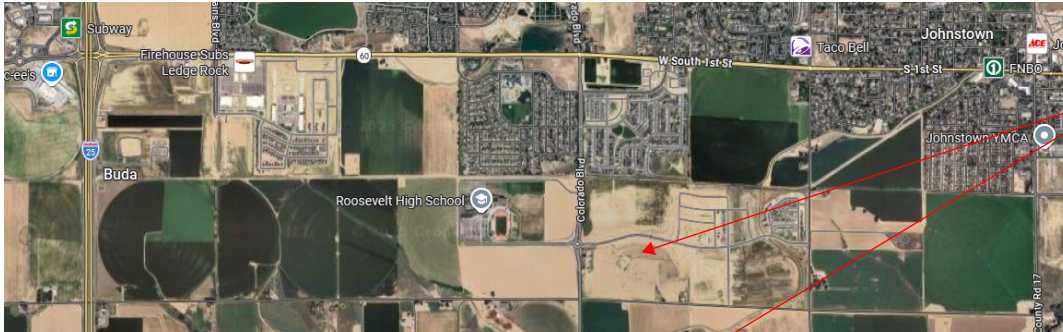
recommendations; Town staff and consultants have reviewed and provided approval within their scope of the review process. All issues identified by Town staff, Town consultants, and review agencies have been adequately addressed.

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 GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, 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
5235 RONALD REAGAN BLVD., SUITE 200
JOHNSTOWN, CO 80534

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



THE GRANARY FILING
THREE AMENDMENT NO. 1

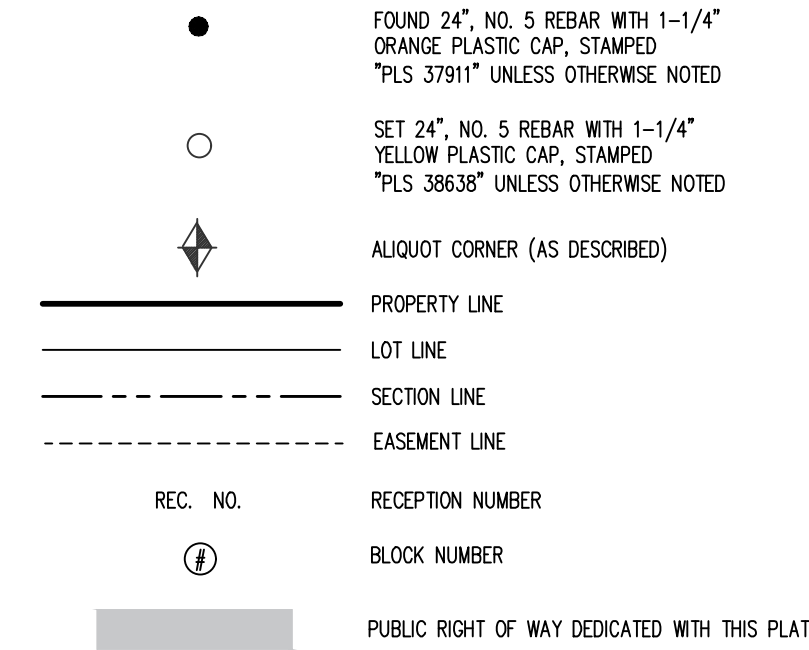
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH; RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO.

[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



PARCEL CURVE SEGMENT TABLE					
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	3°52'26"	34.48	510.00	S04°57'35"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°09'03"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	N83°48'04"W	258.97
C11	87°41'13"	30.61	20.00	N47°15'03"E	27.71
C12	86°48'06"	30.30	20.00	S39°58'36"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	11°34'58"	202.16	1000.00	S80°37'29"W	201.81
C19	91°04'46"	31.83	20.00	N45°54'01"W	28.57
C20	90°00'00"	31.42	20.00	S44°41'22"W	28.28
C21	44°28'06"	77.55	100.00	N67°47'54"W	75.63
C22	14°52'37"	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"E	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°3'56"	10.25	2530.00	S84°53'28"W	10.25

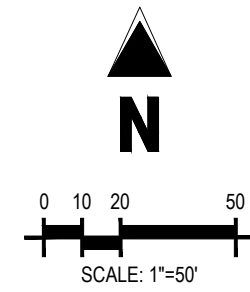
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

[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

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

TRACT F
JOHNSTOWN VILLAGE FILING NO. 1
REC. NO. 4948367
OWNER: JOHNSTOWN VILLAGE
METROPOLITAN DISTRICT NO. 2



5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

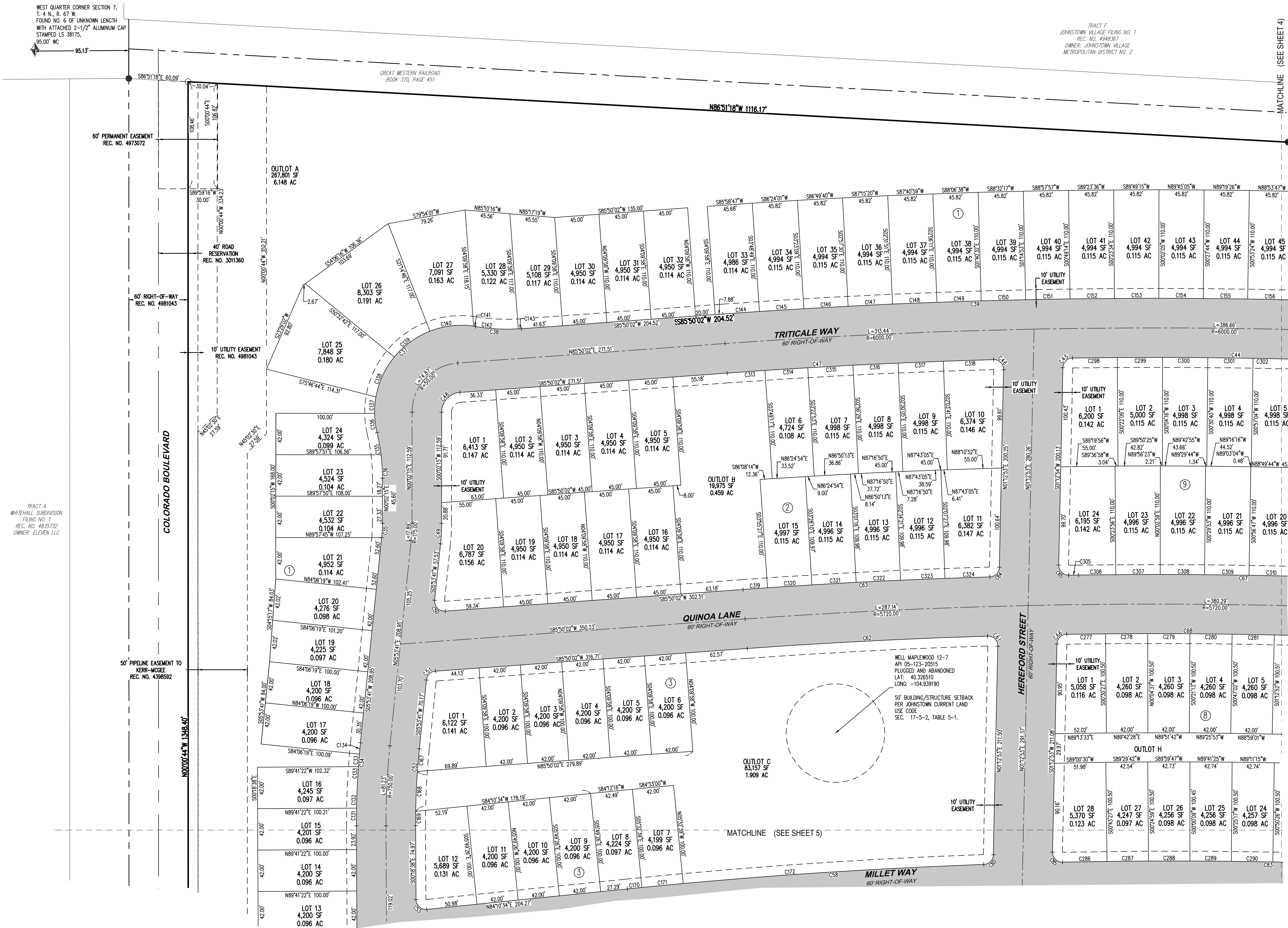
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



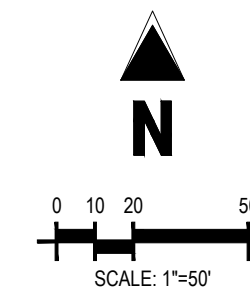
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

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

Page 11 of 26



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



5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



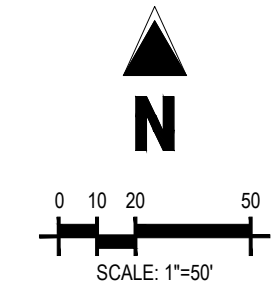
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO.

Project No:	HFH000075.1C
Drawn By:	AN
Checked By:	JJM
Date:	12/24/2023

Page 12 of 20

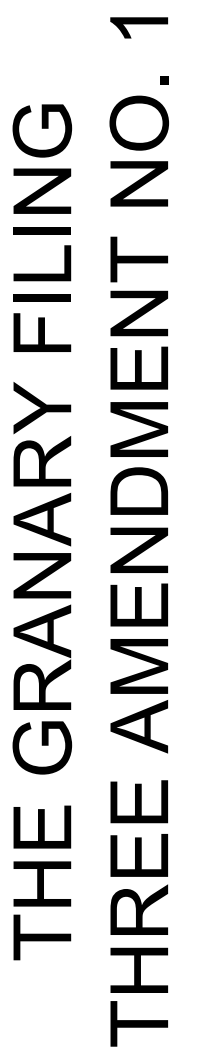


TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



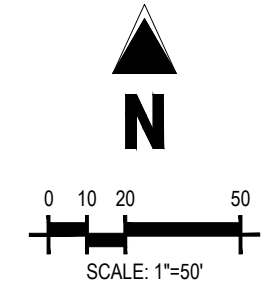
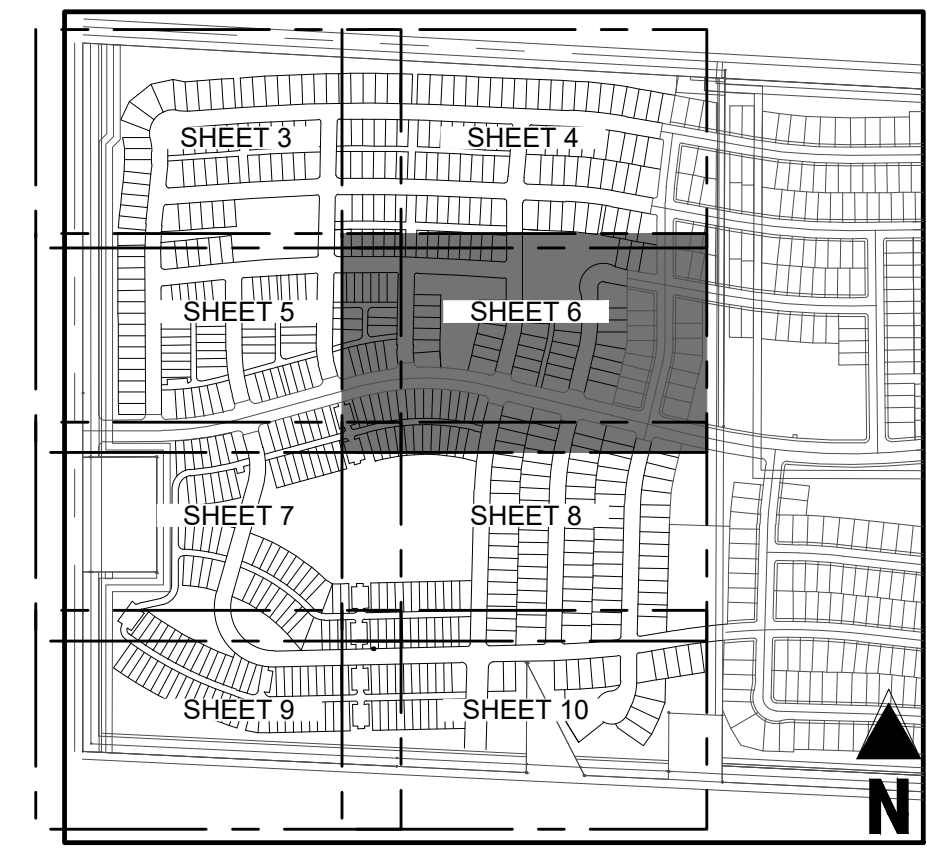
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

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

Page 13 of 2



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 38638" UNLESS OTHERWISE NOTED
	ALIQUOT CORNER (AS DESCRIBED)
	PROPERTY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
REC. NO.	RECEPTION NUMBER
	BLOCK NUMBER
	PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

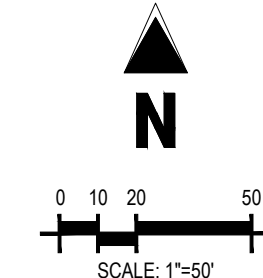
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com



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.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

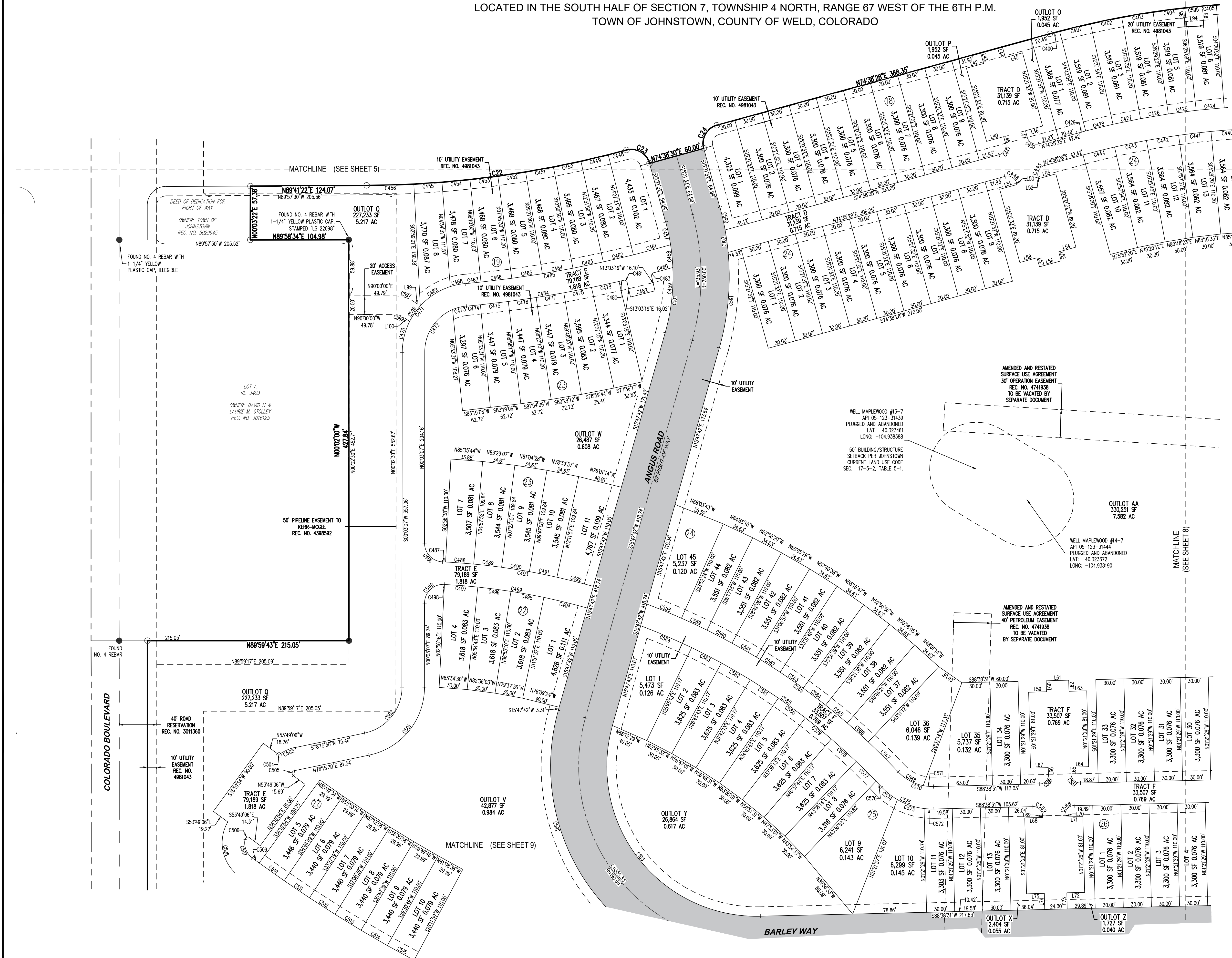
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



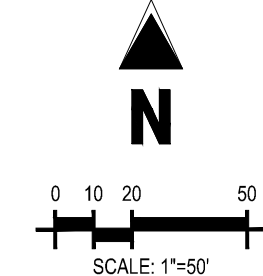
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

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

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



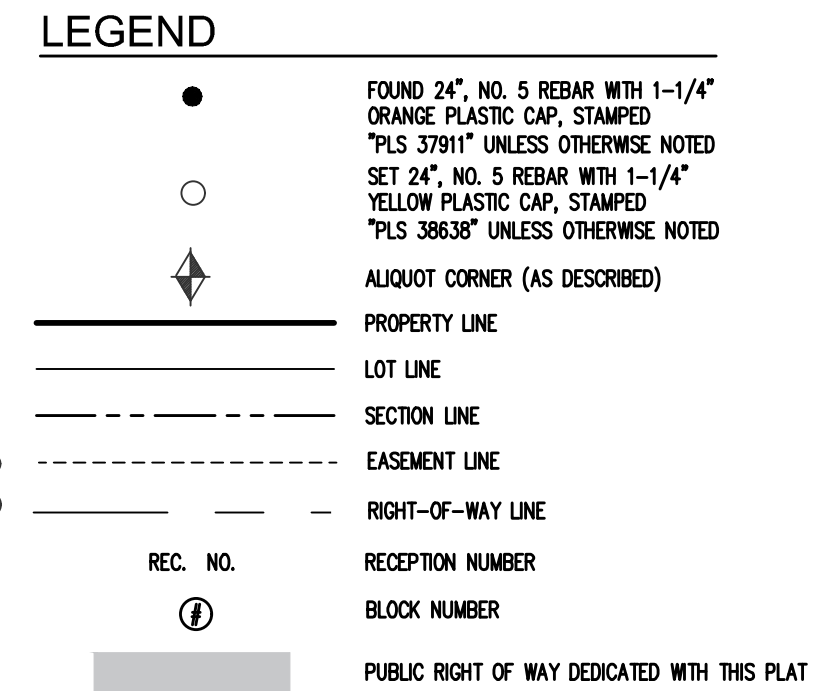
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

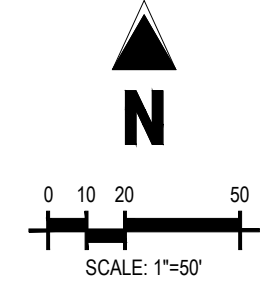
[illegible]

8 of 11

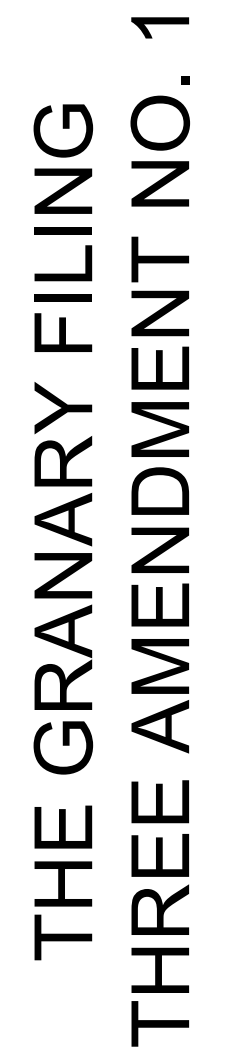


©2014 Hartford Homes/CO Johnsons HEN75 • Gary 15655V11-CADPH14HEN75-Gary4-F5-Streets.jpg • Armando Nunez, Jr. • 2/2/2016

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



THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

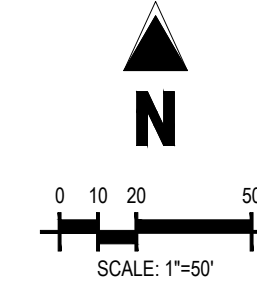


TRACT A AND B, THE GRANARY FILING THREE, LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

[illegible]

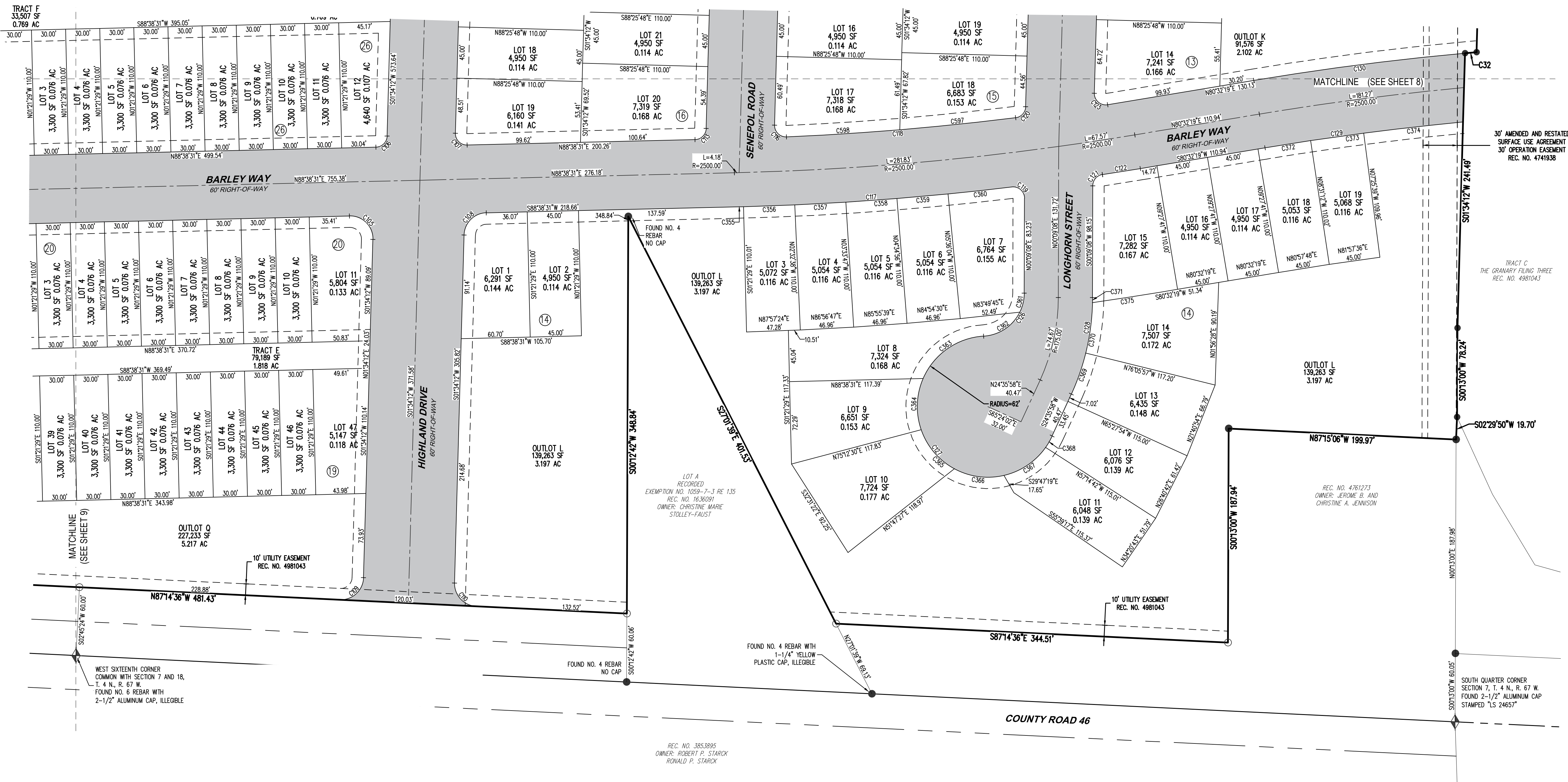
Project No:	HFH000075.10
Drawn By:	AN
Checked By:	JJM
Date:	12/24/2025

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



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,

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



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	CHORD LENGTH
C33	0°55'55"	12.69	780.00	S04°34'22"W	12.69
C34	6°12'19"	84.48	780.00	N02°47'31"E	84.44
C35	5°51'26"	14.82	145.00	N02°25'59"E	14.82
C36	1°37'10"	46.71	196.50	N06°46'20"W	46.60
C37	11°02'08"	173.61	88.00	N42°56'08"E	146.79
C38	1°37'10"	46.71	196.50	S87°21'23"E	46.60
C39	6°41'08"	703.60	6030.00	N89°10'36"E	703.21
C40	7°57'53"	214.44	1610.00	S83°39'54"W	214.28
C41	7°57'53"	206.45	1550.00	N83°39'54"W	206.30
C42	8°03'06"	15.19	10.00	S48°59'37"W	13.77
C43	8°26'54"	16.22	10.00	N41°00'23"W	14.50
C44	3°19'25"	346.30	5970.00	N89°08'33"W	346.25
C45	8°58'51"	15.36	10.00	S45°12'19"W	13.89
C46	8°247'20"	16.19	10.00	N41°00'23"W	14.48
C47	2°35'32"	270.09	5970.00	S87°07'48"W	270.07
C48	85°47'47"	29.95	20.00	S42°56'08"W	27.23
C49	5°51'26"	20.96	205.00	S02°57'59"W	20.95
C50	10°03'39"	17.46	10.00	S44°08'09"E	15.33
C51	7°56'21"	13.95	10.00	S45°51'51"W	12.85
C52	6°12'19"	77.98	720.00	S02°47'31"W	77.94
C53	95°30'48"	16.67	10.00	S48°04'02"E	14.81
C54	84°29'12"	14.75	10.00	S41°55'58"W	13.45
C55	95°30'48"	16.67	10.00	N48°04'02"W	14.81
C56	85°23'42"	14.90	10.00	S42°23'13"W	13.56
C57	2°45'31"	263.92	5481.70	S86°31'51"W	263.90
C58	3°47'29"	361.97	5470.00	N86°04'18"E	361.90
C59	9°37'14"	16.28	10.00	N45°25'59"W	14.54
C60	86°45'10"	15.14	10.00	N44°35'28"E	13.74
C61	9°25'35"	16.22	10.00	N45°14'54"W	14.50
C62	2°27'16"	243.76	5690.00	S87°03'40"W	243.74
C63	2°29'43"	250.42	5750.00	N87°04'53"E	250.40
C64	8°06'51"	15.20	10.00	N44°46'19"E	13.78
C65	9°25'21"	16.07	10.00	S44°49'47"E	14.40
C66	8°52'53"	15.34	10.00	S45°09'20"W	13.88
C67	3°17'39"	330.59	5750.00	S89°07'40"E	330.55
C68	3°25'23"	339.95	5690.00	N89°11'32"E	339.90
C69	8°51'43"	15.33	10.00	N48°35'18"E	13.88
C70	0°48'37"	15.13	1070.00	N05°03'45"E	15.13
C71	0°36'21"	11.27	1010.00	S05°08'53"W	11.27
C72	9°218'34"	16.11	10.00	S41°19'34"E	14.42
C73	8°57'53"	15.29	10.00	N43°39'54"W	13.85
C74	0°05'35"	1.64	1010.00	S00°11'50"W	1.64
C75	1°26'32"	16.11	10.00	S46°22'54"W	14.42
C76	7°57'53"	169.16	1270.00	N83°39'54"W	169.03
C77	7°57'53"	177.15	1330.00	S83°39'54"E	177.02
C78	9°30'00"	16.32	10.00	N46°54'03"E	14.57
C79	86°30'00"	15.10	10.00	N43°05'57"W	13.70
C80	1°41'51"	160.28	5410.00	N87°11'53"W	160.27
C81	90°44'19"	15.84	10.00	S46°35'03"W	14.23
C82	90°06'37"	15.73	10.00	N43°50'25"W	14.16
C83	4°50'45"	462.63	5470.00	S88°46'20"E	462.49
C84	2°20'07"	220.50	5410.00	S89°56'13"W	220.48
C85	9°22'43"	16.13	10.00	S44°59'24"E	14.44
C86	8°73'16"	15.28	10.00	S44°59'31"W	13.84
C87	15°02'52"	165.46	630.00	N07°50'04"W	164.99
C88	15°04'51"	149.70	568.77	S07°50'06"E	149.27
C89	16°34'25"	39.30	205.00	N07°04'19"W	59.09
C90	16°34'25"	41.94	145.00	S07°04'19"E	41.80
C91	4°37'20"	19.36	240.00	N01°05'47"W	19.36
C92	4°37'20"	14.52	180.00	S01°05'47"E	14.52
C93	13°20'28"	55.88	240.00	N06°49'17"E	55.76
C94	13°20'28"	69.85	300.00	S06°49'17"W	69.70
C95	13°20'28"	121.08	520.00	N06°49'17"E	120.81
C96	13°20'28"	135.05	580.00	S06°49'17"W	134.75
C97	1°37'10"	46.71	196.50	N06°39'32"W	46.60
C98	12°14'21"	195.43	88.00	N50°09'03"E	157.67
C99	1°37'10"	46.71	196.50	S73°02'22"E	46.60
C100	10°00'00"	34.91	20.00	S50°09'03"W	30.64
C101	31°09'14"	119.62	220.00	N00°13'05"E	118.15
C102	31°09'14"	159.25	280.00	S00°13'05"W	150.38
C103	10°09'11"	292.20	60.00	S37°46'54"E	257.49
C104	10°09'11"	411.44	220.00	N37°46'54"W	354.05
C105	9°25'41"	32.44	20.00	S44°53'38"E	29.00
C106	8°70'41"	15.20	10.00	N45°06'22"E	13.78
C107	9°25'41"	16.22	10.00	S44°53'38"E	14.50
C108	8°70'41"	30.39	20.00	S45°06'22"W	27.55
C109	9°11'12"	31.83	20.00	N47°09'48"E	28.58
C110	88°48'48"	31.00	20.00	S42°50'12"E	27.99
C111	11°55'19"	255.94	1230.00	N07°31'51"E	255.47
C112	11°55'19"	243.45	1170.00	S07°31'51"W	243.01
C113	8°70'41"	15.20	10.00	N45°06'22"E	13.78

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C114	11°55'19"	197.67	950.00	N07°31'51"E	197.32
C115	11°55'19"	185.19	890.00	S07°31'51"W	184.86
C116	94°00'23"	16.41	10.00	S45°28'00"E	14.63
C117	5°30'59"	243.59	2530.00	S85°53'02"W	243.49
C118	4°41'18"	202.11	2470.00	N85°13'10"E	202.05
C119	9°70'13"	16.93	10.00	N48°21'40"W	14.98
C120	81°18'19"	14.19	10.00	N42°13'21"E	13.03
C121	81°09'04"	14.16	10.00	S40°43'40"W	13.01
C122	0°45'53"	33.77	2530.00	S80°55'16"W	33.77
C123	101°01'53"	17.63	10.00	S48°56'44"E	15.44
C124	11°55'19"	141.49	680.00	N07°31'51"E	141.24
C125	11°55'19"	129.01	620.00	S07°31'51"W	128.78
C126	86°18'50"	57.25	36.00	N43°18'33"E	51.98
C127	241°52'01"	281.73	62.00	N34°28'02"W	106.36
C128	24°26'50"	87.47	205.00	S12°22'33"W	86.81
C129	4704'14"	175.48	2470.00	S82°34'26"W	175.44
C130	474'11"	187.06	2530.00	N82°39'25"E	187.02
C131	1°19'41"	18.08	780.00	N00°21'12"E	18.08
C132	3705'22"	42.06	780.00	S02°33'44"W	42.05
C133	3705'22"	42.06	780.00	N02°33'44"E	42.05
C134	0°51'22"	11.65	780.00	S05°28'00"W	11.65
C135	6°41'04"	22.92	196.50	S10°14'24"E	22.91
C136	12°47'43"	16.65	88.00	S07°11'04"E	19.61
C137	10°56'14"	18.81	88.00	N04°41'04"E	16.78
C138	2917'56"	45.00	88.00	S24°48'19"W	44.51
C139	2917'56"	45.00	88.00	S54°16'16"W	44.51
C140	2917'56"	45.00	88.00	S83°24'12"W	44.51
C141	12°47'02"	2.15	88.00	N81°14'49"W	2.15
C142	12°38'16"	43.34	196.50	S86°51'56"E	43.25
C143	0°58'55"	3.37	196.50	S86°19'29"W	3.37
C144	0°21'10"	37.12	6030.00	S86°00'37"W	37.12
C145	0°25'39"	45.00	6030.00	S86°24'01"W	45.00
C146	0°25'39"	45.00	6030.00	S86°49'47"W	45.00
C147	0°25'39"	45.00	6030.00	S87°15'20"W	45.00
C148	0°25'39"	45.00	6030.00	S87°40'59"W	45.00
C149	0°25'39"	45.00	6030.00	S88°06'38"W	45.00
C150	0°25'39"	45.00	6030.00	S88°32'17"W	45.00
C151	0°25'39"	45.00	6030.00	S88°57'57"W	45.00
C152	0°25'39"	45.00	6030.00	S89°23'36"W	45.00
C153	0°25'39"	45.00	6030.00	S89°49'15"W	45.00
C154	0°25'39"	45.00	6030.00	S89°45'05"W	45.00
C155	0°25'39"	45.00	6030.00	S89°19'26"W	45.00
C156	0°25'39"	45.00	6030.00	S89°53'47"W	45.00
C157	0°25'39"	45.00	6030.00	S89°28'08"W	45.00
C158	01°12'24"	19.99	6030.00	S89°09'36"E	19.99
C159	0°25'39"	45.00	6030.00	N87°51'04"W	45.00
C160	0°09'24"	16.49	6030.00	N87°33'33"W	16.49
C161	0°35'09"	16.46	1610.00	N87°11'16"W	16.46
C162	1°36'05"	45.00	1610.00	N86°05'39"W	45.00
C163	1°36'05"	45.00	1610.00	N84°29'34"W	45.00
C164	1°36'05"	45.00	1610.00	N82°53'29"W	45.00
C165	1°36'05"	45.00	1610.00	N81°17'24"W	45.00
C166	0°38'24"	17.98	1610.00	N80°10'09"W	17.98
C167	1°49'33"	22.95	720.00	N04°58'54"E	22.94
C168	3°13'33"	40.54	720.00	N02°27'21"E	40.53
C169	1°09'13"	14.50	720.00	N00°15'58"E	14.50
C170	0°09'15"	14.71	5470.00	S84°15'11"W	14.71
C171	0°26'24"	42.00	5470.00	S84°33'00"W	42.00
C172	3°11'51"	305.28	5470.00	N86°22'08"E	305.22
C173	1°24'52"	21.48	870.00	S88°58'15"W	21.48
C174	57°01'36"	74.67	851.00	N86°06'35"E	74.64
C175	8°34'20"	20.42	14.00	N41°28'55"E	18.66
C176	99°40'23"	24.35	14.00	S50°10'26"E	21.40
C177	3°15'43"	50.67	880.00	N89°06'17"W	50.66
C178	1°55'55"	30.01	890.00	N85°27'00"E	30.01
C179	1°55'57"	30.02	890.00	N83°31'04"E	30.02
C180	1°56'00"	30.03	890.00	N81°35'05"E	30.03
C181	1°56'00"	30.04	890.00	S79°39'05"W	30.04
C182	2°16'50"	35.43	890.00	N77°32'39"E	35.42
C183	3°00'06"	46.62	890.00	N74°54'11"E	46.62
C184	1°50'03"	20.17	630.00	S08°18'54"E	20.17
C185	6°45'21"	102.58	870.00	N76°36'42"E	102.52
C186	2°05'37"	36.54	1000.00	S87°27'47"W	36.54
C187	1°55'19"	15.20	10.00	S45°06'22"E	13.78
C188	1°59'21"	34.72	1000.00	S83°29'22"W	34.71
C189	1°55'59"	33.74	1000.00	S81°31'43"W	33.74
C190	1°56'01"	33.75	1000.00	S79°35'43"W	33.75
C191	2°13'29"	38.83	1000.00	S77°30'58"W	38.82
C192	1°34'14"	27.41	1000.00	S75°57'07"W	27.41
C193	5°08'18"	56.50	630.00	S12°47'22"E	80.11
C194	2°51'33"	31.44	630.00	S06°57'23"E	31.43

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C195	2°44'05"	30.07	630.00	S04°09'34"E	30.07
C196	2°28'54"	27.29	630.00	S01°33'05"E	27.28
C197	5°30'48"	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	5°30'48"	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	0°19'16"	30.77	5481.70	N85°18'45"E	30.77
C203	0°19'12"	30.62	5481.70	N85°38'05"E	30.62
C204	0°19'12"	30.62	5481.70	N85°57'12"E	30.62
C205	0°18'44"	29.88	5481.70	N86°16'02"E	29.88
C206	0°08'36"	13.76	5481.70	N86°29'15"E	13.76
C207	0°19'09"	30.53	5481.70	N86°43'45"E	30.53
C208	0°19'12"	30.62	5481.70	N87°02'55"E	30.62
C209	0°19'12"	30.62	5481.70	N87°22'08"E	30.62
C210	0°22'53"	36.48	5481.70	N87°43'10"E	36.48
C211	0°31'14"	48.16	5300.00	S85°11'27"W	48.16
C212	0°19'28"	30.00	5300.00	S85°36'44"W	30.00
C213	0°19'28"	30.00	5300.00	S85°56'12"W	30.00
C214	0°19'28"	30.00	5300.00	S86°15'36"W	30.00
C215	0°08'17"	12.76	5300.00	S86°29'31"W	12.76
C216	0°19'24"	29.91	5300.00	N86°43'21"E	29.91
C217	0°19'28"	30.00	5300.00	S87°02'47"W	30.00
C218	0°19'28"	30.00	5300.00	S87°22'15"W	30.00
C219	0°25'57"	40.00	5300.00	S87°44'57"W	40.00
C220	3°02'09"	280.83	5300.00	S86°26'51"W	280.80
C221	1°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°00'76"W	20.40
C224	11°12'21"	109.59	5280.00	S85°30'22"W	109.59
C225	0°46'27"	7.68	568.77	N00°40'54"E	7.68
C226	6°36'22"	65.58	568.77	N04°22'18"W	65.54
C227	2°01'43"	20.14	568.77	N08°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	S13°09'07"E	17.04
C230	106°01'17"	25.66	14.00	S52°50'53"E	22.22
C231	8°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°08'41"E	9.73
C234	0°23'14"	36.57	5410.00	N88°57'48"E	36.57
C235	0°19'28"	30.62	5410.00	N89°19'07"E	30.62
C236	0°19'28"	30.62	5410.00	N89°38'35"E	30.62
C237	0°19'28"	30.62	5410.00	N89°58'02"E	30.62
C238	0°19'28"	30.62	5410.00	S89°42'30"E	30.62
C239	0°19'28"	30.62	5410.00	S89°23'03"E	30.62
C240	0°19'35"	30.62	5410.00	S89°03'31"E	30.62
C241	0°25'57"	40.00	5300.00	N89°00'21"W	40.00
C242	0°19'28"	30.00	5300.00	N89°23'03"W	30.00
C243	0°19'28"	30.00	5300.00	N89°42'30"W	30.00
C244	0°19'28"	30.00	5300.00	S89°58'02"W	30.00
C245	0°19'28"	30.00	5300.00	S89°38'35"W	30.00
C246	0°19'28"	30.00	5300.00	S89°19'07"W	30.00
C247	0°32'30"	50.11	5300.00	S88°53'08"W	50.11
C248	2°35'44"	246.11	5300.00	S89°54'46"W	240.09
C249	1°02'18"	90.58	5280.00	S89°07'27"W	95.68
C250	91°34'18"	22.38	14.00	N44°54'15"W	20.07
C251	76°33'46"	18.71	14.00	N39°29'47"E	17.35
C252	5°08'47"	103.29	1150.00	N75°21'17"E	103.26
C253	5°22'25"	13.60	145.00	N01°28'19"W	13.59
C254	11°12'01"	28.34	145.00	N09°45'31"E	28.30
C255	3°08'45"	62.04	1130.00	N73°53'50"E	62.03
C256	1°41'07"	33.24	1130.00	N76°18'45"E	33.24
C257	1°41'07"	33.24	1130.00	N77°59'52"E	33.24
C258	1°41'07"	33.24	1130.00	S79°40'59"W	33.24
C259	1°41'07"	33.24	1130.00	N81°22'06"E	33.24
C260	2°34'41"	85.05	1130.00	N83°30'00"E	50.84
C261	4°42'17"	94.83	1150.00	N82°32'58"E	94.40
C262	10°01'05"	24.68	14.00	S49°17'39"E	21.67
C263	86°57°04"	21.73	14.00	S45°41'25"W	19.62
C264	1°02'40"	96.26	5280.00	N89°18'42"W	96.26
C265	12°27'53"	245.83	1130.00	S76°33'24"W	245.35
C266	0°49'44"	14.76	1020.00	S75°03'20"W	14.76
C267	1°41'07"	30.00	1020.00	S76°18'45"W	30.00
C268	1°41'07"	30.00	1020.00	S77°59'52"W	30.00
C269	1°41'07"	30.00	1020.00	S79°40'59"W	30.00
C270	1°41'07"	30.00	1020.00	N81°22'06"E	30.00
C271	11°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	5°26'38"	96.92	1020.00	S83°43'51"E	96.88
C274	4°30'03"	80.13	1020.00	N78°45'31"E	80.11
C275	6°19'28"	26.49	240.00	S10°19'47"W	26.48

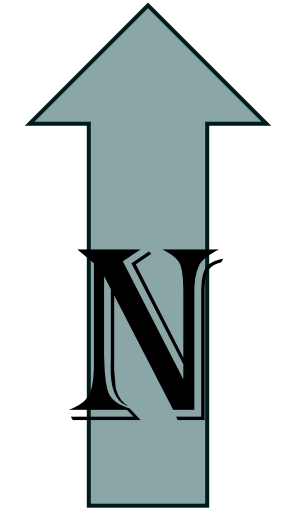
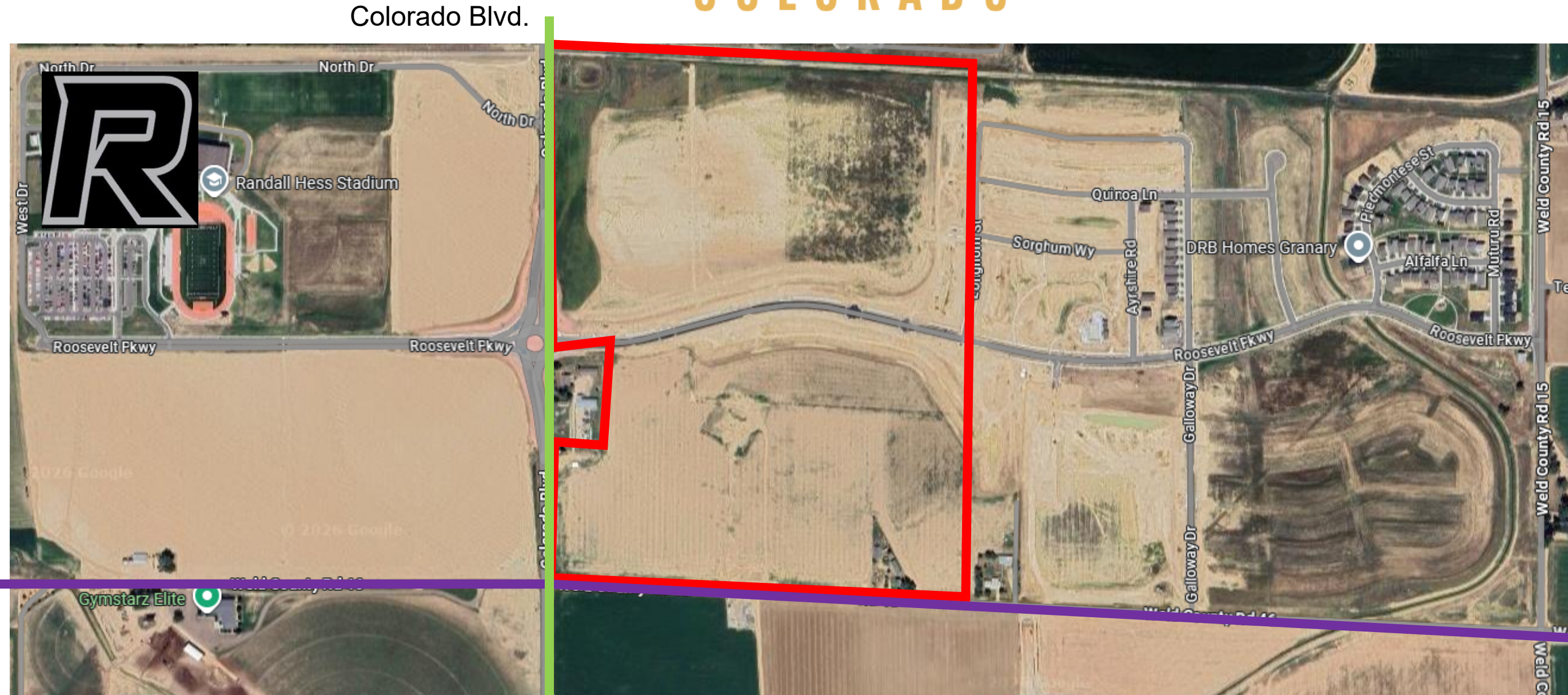


**GRANARY PRELIMINARY PLAT
CASE NO. SUB26-0001
PUBLIC HEARING**

**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

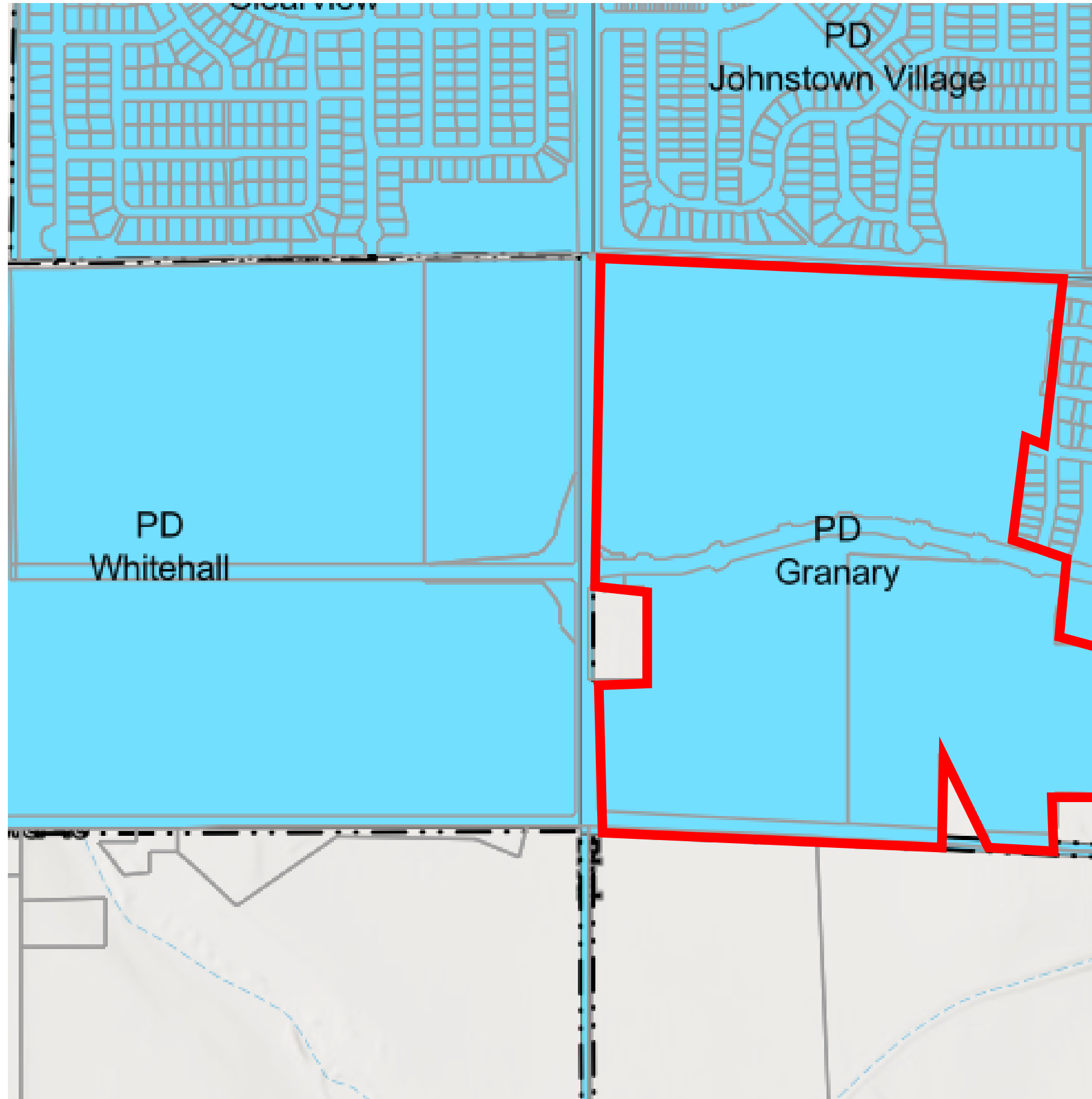


ZONING MAP

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





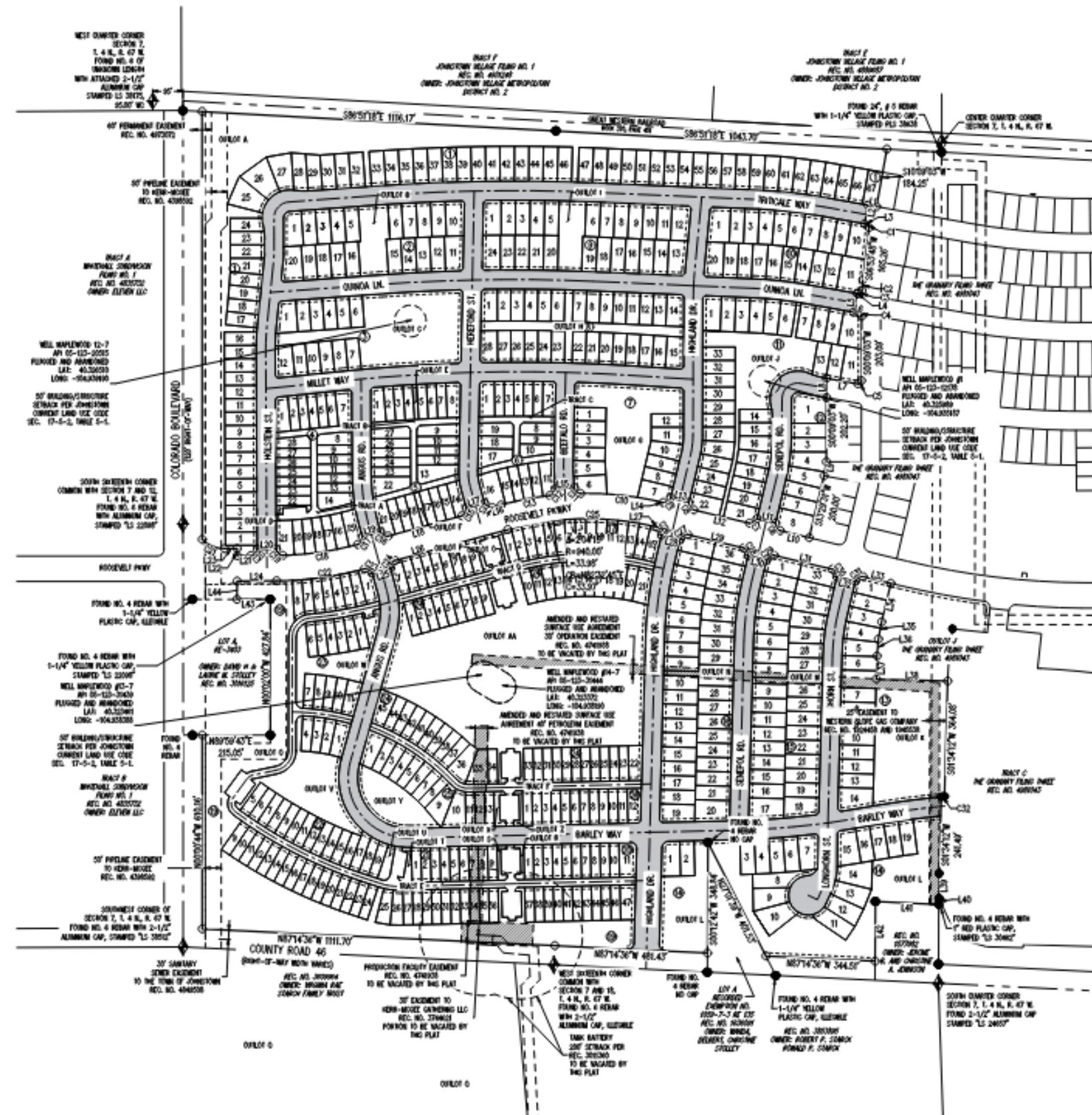
ODP Approved in 2025

- 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?

