



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

**Planning and Zoning Commission  
Regular Meeting  
450 S. Parish, Johnstown, CO  
Wednesday, July 08, 2026 at 6:00 PM**

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

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**Agenda**

**Call to Order**

**Roll Call**

**Agenda Approval**

**Approval of Minutes**

1. Approval of the April 22, 2026, Regular Planning and Zoning Commission 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. Whitehall Filing No. 2 Rezone and Preliminary Plat

**Departmental Report**

**Commissioner Reports and Comments**

**Adjourn**

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**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

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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.

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**THE COMMUNITY THAT CARES**





450 S. Parish Avenue  
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## PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO

April 22, 2026, at 6:00 PM

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### MINUTES

#### CALL TO ORDER

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

#### ROLL CALL

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

#### APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Flores and seconded by Commissioner Abel.

Motion passed 7/0.

#### APPROVAL OF MINUTES

A motion was made to approve of the minutes from April 8, 2026, regular Planning and Zoning Commission meeting by Commissioner Abel and seconded by Commissioner Morrel and Commissioner Flores abstaining.

Motion passed 6/0.

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

No Public Comment.

#### NEW BUSINESS

#### PUBLIC HEARING

##### Use By Special Review USR25-0001

- Commissioner Sapp moved to approve Use by Special Review USR25-0001, Carnation. The motion was seconded by Commissioner Abel.

Motion passes 5/2

##### Commissioner Appointment

- Chair Grentz moved to appoint Jim Hatfield to the Planning and Zoning Commission. The motion was seconded by Commissioner Sapp with Commissioner Lingle and Flores abstaining.

Motion passes 5/0

*The Community that Cares*

### **Vise Chair Appointment**

- Commissioner Abel moved to appoint Commissioner Bailey as Vice Chair of the Planning and Zoning Commission. The motion was seconded by Commissioner Morrell.

Motion passed 6/0

### **DEPARTMENTAL REPORT**

### **COMMISSIONER REPORTS AND COMMENTS**

### **ADJOURN**

The meeting was adjourned at 7:20 p.m.

### **Approved and reviewed by:**

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Jennifer Simmons, Planning Director

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Jason Greutz - Planning & Zoning Commission Chair



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## Planning and Zoning Commission Agenda Communication

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**Agenda Date:** July 8, 2026

**Project Name:** Whitehall Filing No. 2 Rezone and Preliminary Plat

**Action Proposed:** Consideration of a Rezone request for the property known as Whitehall from PUD-MU (Planned Unit Development–Mixed Use) to R-2 (Mixed-Density Neighborhood), R-3 (High-Density Neighborhood), MU-NC (Mixed Use Neighborhood Commercial), and MU-RC (Mixed Use Regional Commercial) and a Preliminary Plat.

**Attachments:**

1. Vicinity Map for Whitehall Filing No.
2. Preliminary Plat for Whitehall Filing No. 2
3. Rezone Plat for Whitehall Filing No. 2

**Presented by:** Aubree Flores, Planner

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### Project Type:

The Rezone and Preliminary Plat applications were applied for concurrently and reviewed for compliance with the Town of Johnstown Land Use and Development Code. The process outlined below is consistent with the requirements for both the Rezone and the Preliminary Plat in Article 2 of the Land Use and Development Code.

- Pre-application meeting: August 2025
- Application submittal: November 3, 2025  
The following public hearings will concern both the Rezone and Preliminary Plat applications.
- Planning and Zoning Commission hearing: July 8, 2026
- Town Council hearing: July 20, 2026

Public notice for the Planning and Zoning Commission hearing was published in the Johnstown Breeze on June 25, 2026. Mailed notice was also provided to all property owners within 800 feet of the subject property, including a project map and hearing information.

## **Background and History:**

The subject property was annexed into the Town of Johnstown through the Whitehall Annexation in 2021 (Ordinance No. 2021-209; Weld County Reception No. 4827097). At the time of annexation, Ordinance No. 2021-210 zoned the property Planned Unit Development - Mixed Use (PUD-MU).

In 2021, Whitehall Filing No. 1 Final Subdivision Plat was approved via Resolution No. 2021-44 and recorded under Weld County Reception No. 4835732. This subdivision created a separate parcel for Roosevelt High School.

## **Project Summary:**

The applicant is requesting approval of both a Rezone and a Preliminary Plat for the property known as Whitehall. Staff has reviewed both applications for consistency with the Town of Johnstown Land Use and Development Code and the Comprehensive Plan and finds them consistent with the applicable standards.

The Preliminary Plat proposes the subdivision of the 163.34-acre property into seven (7) tracts, two (2) outlots, and the associated public right-of-way. The property is located in the southeast quarter of Section 12, Township 4 North, Range 68 West of the 6th Principal Meridian, generally situated north of Weld County Road 46, west of Colorado Boulevard, south of the Clearview neighborhood, and east of unincorporated Weld County.

The proposed subdivision will establish tracts to be further refined through future Final Plat applications, which will be subject to approval by Town Council. The outlots are intended to accommodate open space, drainage, detention, and utility infrastructure, while the proposed right-of-way will provide permanent access to and through the property.

The Change of Zone request seeks to rezone the property from PUD-MU (Planned Unit Development – Mixed Use) to R-2 (Residential), R-3 (Residential), MU-NC (Mixed Use Neighborhood Commercial), and MU-RC (Mixed Use Regional Commercial), as shown on the Rezone Plat. The proposed zoning framework establishes a mix of residential and commercial districts intended to support future development consistent with the Whitehall property's long-term vision and surrounding land use context.

The proposed zoning designations on the plat include:

- Parcel 1: R-2, Mixed-Density Neighborhood
- Parcel 2: R-3, High-Density Neighborhood
- Parcel 3: MU-NC, Mixed Use Neighborhood Commercial
- Parcel 4: MU-RC, Mixed Use Regional Commercial

### *Parcel 1: R-2, Mixed-Density Neighborhood*

The R-2 zoning district proposed on the western portion of the site is described in the Land Use and Development Code as "provid[ing] residential living (range of small-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to complementary and supporting non-residential uses." This district is well-suited for an area next to Roosevelt High School and future mixed-use

development. The district supports a variety of housing types that can accommodate residents in different stages of life while promoting a pedestrian-oriented environment. Its emphasis on compact development patterns encourages shorter travel distances between homes, schools, parks, and neighborhood amenities, helping create a connected and walkable community.

*Parcel 2: R-3, High-Density Neighborhood*

The R-3 zoning district proposed on the central portion of the site is described in the Land Use and Development Code as "provid[ing] residential living (small- or large-scale residential building types) in a moderate- to high-density pattern in suburban areas or walkable neighborhoods." This district is appropriate for serving as a transition between the lower-density R-2 neighborhood and the mixed-use commercial areas. The increased residential density supports nearby commercial uses by providing a larger customer base within walking distance while also encouraging alternative modes of transportation. Residents will have convenient access to goods, services, and employment opportunities without relying solely on vehicles, supporting the creation of a more connected and walkable neighborhood.

*Parcel 3: MU-NC, Mixed Use Neighborhood Commercial*

The MU-NC district proposed on the southeastern portion of the site is described in the Land Use and Development Code as "provid[ing] for small-scale and low-intensity uses that complement, support, and are integrated into surrounding neighborhoods and other higher-intensity commercial areas." This district is intended to provide neighborhood-serving commercial uses that can be easily accessed by nearby residents. By locating small-scale retail, dining, service, and office uses within close proximity to residential neighborhoods, the district encourages walking and bicycling for daily needs.

*Parcel 4: MU-RC, Mixed Use Regional Commercial*

The MU-RC zoning district proposed on the northeastern portion of the site is described in the Land Use and Development Code as "provid[ing] for small-scale and low-intensity uses that complement, support, and are integrated into surrounding neighborhoods and other higher-intensity commercial areas." The district is intended to accommodate larger-scale commercial development that serves both nearby residents and the broader community. Since it will be located near residential neighborhoods and connected through sidewalks and trails, the district can provide opportunities for residents to access shopping, dining, and services without traveling long distances by vehicle. The proximity of higher-density residential development to commercial destinations supports a walkable mixed-use environment and advances the Town's goal of creating interconnected neighborhoods where daily needs can be met close to home.

The following provides staff findings addressing the criteria for a Rezone pursuant to 17-2-3.B of the Land Use and Development Code.

1. *The rezone furthers one or more of the purposes of these regulations in § 17-1-3, and on balance any purposes that may be undermined are outweighed by the benefits of those purposes it furthers.*

The proposed rezoning from PUD-MU to R-2, R-3, MU-NC, and MU-RC replaces a PUD designation that does not include specific development standards. The proposed zoning

districts establish clear, enforceable development regulations consistent with the Land Use and Development Code and support predictable long-term land use outcomes.

2. *The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.*

The subject property is designated Medium Density and Low Density within the Comprehensive Plan Future Land Use Map. The proposed R-3, MU-NC, and MU-RC districts are consistent with the Medium Density designation, which contemplates a mix of residential densities and neighborhood-serving commercial uses. The proposed R-2 district is consistent with the Low Density designation. Overall, the proposal is consistent with the goals, policies, and land use framework of the Comprehensive Plan.

3. *The change is consistent with the intent of the proposed zoning district, specifically considering: a. The design of streets, civic spaces and other open space; b. The pattern, scale, and format of buildings and sites; and c. The compatibility and transition with other complementary uses and development in the vicinity.*

The proposed rezoning is consistent with the intent of the applicable zoning districts as follows:

- a. The proposal incorporates planned circulation improvements and an east–west trail corridor, including a ditch alignment intended for future multi-use trail integration.
- b. The zoning framework establishes a logical progression of intensity from residential to commercial uses across the site.
- c. The proposed districts provide appropriate transitions between Roosevelt High School, the Clearview neighborhood, the Colorado Boulevard corridor, and adjacent unincorporated Weld County lands.

4. *The change is necessary for at least one of the following reasons: a. There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest. B. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.*

Since annexation, the surrounding area has experienced change, including the development of Roosevelt High School and continued residential growth. These conditions support implementation of standard zoning districts. The proposed rezoning provides greater regulatory clarity and improved alignment with the Comprehensive Plan compared to the existing PUD designation.

5. *The Town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.*

The Town of Johnstown and utility providers have the ability to serve the subject property. Service capacity and infrastructure have been evaluated through the review process and coordination with referral agencies.

6. *Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community.*

Potential impacts associated with future development, including traffic, infrastructure demand, and land use compatibility, are addressed through zoning standards and engineering requirements. Planned roadway and trail improvements further support

mitigation. Any remaining impacts are outweighed by the broader public benefits of the proposed development framework.

7. *If owner-initiated, at least two-thirds of the subject property owners within the change of zone boundary have signed the application.*

The application is owner-initiated and meets the ownership requirements in this section of the Land Use and Development Code.

8. *If owner-initiated, the subject property has not been included in a rezone action in the prior 12 months, with the exception of property in the H-A zoning district which was established concurrent with annexation.*

The subject property has not been included in a rezoning action within the previous twelve (12) months.

9. *The recommendations of any professional staff and advisory review bodies have been considered.*

The application has gone through three technical review cycles with Town staff, referral agencies, utilities, and ditch companies. All comments related to the Rezone and Preliminary Plat have been addressed through revised submittals.

The following provides staff findings addressing the criteria for a Preliminary Plat pursuant to 17-2-2.D of the Land Use and Development Code.

- a. *The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.*

The application is in compliance with the Town of Johnstown Comprehensive Plan, particularly the development patterns and concepts related to planned residential and mixed-use development, transportation connectivity, and neighborhood-scale design.

- 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.*

The development and infrastructure are arranged to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, and other natural features to the extent applicable to the site. No significant constraints have been identified that would prevent development in the proposed configuration.

- 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.*

The arrangement and proposed design of streets, open space, and blocks meet applicable development and design standards and are coordinated with existing and future development on adjacent properties, including connections to surrounding residential and agricultural areas.

- d. *The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.*

The proposed blocks are capable of meeting all development and site design standards of the applicable zoning districts, which will be further reviewed at the time of Final Plat and site-specific development applications.

- e. *The application demonstrates preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.*

The application demonstrates preliminary feasibility of meeting design, construction, performance, and maintenance requirements for required improvements, including streets, utilities, drainage, and open space infrastructure.

- 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.*

Future development will continue to be refined through subsequent Final Plat applications, which will establish timing, infrastructure sequencing, and amenities.

- 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.*

Any impacts identified through technical reports, including stormwater analysis, are proposed to be mitigated through engineering review, ensuring long-term function of the development.

- h. *The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.*

The design does not hinder the construction of planned or anticipated public infrastructure, including transportation and trail connections identified in the Town's long-range planning documents.

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

The application has been reviewed by Town staff and applicable review agencies, and the required revisions have been made to ensure compliance with Town standards.

### **Neighborhood Meeting:**

A neighborhood meeting for the Whitehall Rezone and Preliminary Plat was held on May 12, 2026, at the Johnstown YMCA. The meeting began at 6:30 pm and there were 15 participants, including 8 residents, 3 Town staff members, and 4 applicant representatives. The meeting consisted of a presentation on the proposed rezoning, the preliminary plat, transportation improvements, and utility infrastructure. During the question and answer portion of the meeting, residents raised concerns regarding road phasing, traffic impacts, utility extensions, future land uses, football stadium noise, housing projections, and access along CR 46.

Before the neighborhood meeting, notice was mailed to all property owners within 800 feet of the subject property 10 days in advance. The notice included a description of the application and a vicinity map. Notice of the meeting was also published in the Johnstown Breeze and posted on the subject property in three separate locations to provide the public awareness of the development and meeting details.

### **Site Data:**

Within the Town of Johnstown Comprehensive Plan Future Land Use Map, the eastern portion of the site is designated Medium Density, which supports the proposed R-3, MU-NC, and MU-RC zoning districts in that area. The western portion is designated Low Density, which is consistent with the proposed R-2 zoning district.

Surrounding land uses include the Clearview Subdivision and unincorporated Weld County agricultural land to the north, unincorporated Weld County agricultural land to the south and west, and the Granary Planned Unit Development to the east, which is residential.

The proposed zoning and Preliminary Plat are also consistent with the Town's planned transportation and trail network, including an east–west trail through the site that will provide connectivity to Roosevelt High School and surrounding development areas.

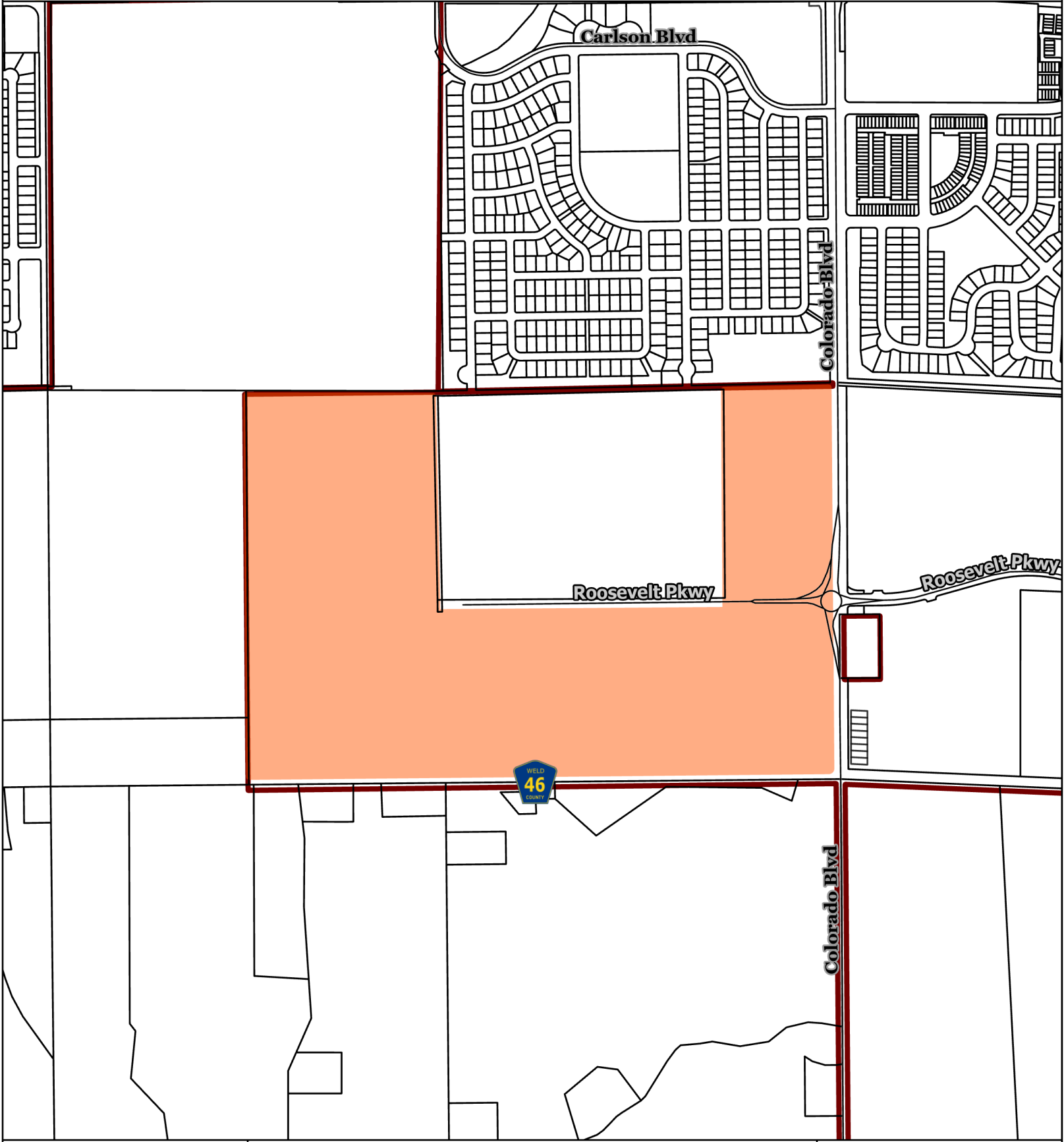
In conclusion, the Rezone and Preliminary Plat applications align with Goal L1 of the Comprehensive Plan, which seeks to ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents.

**Recommended Action:**

**For approval:** The Planning and Zoning Commission recommends that the Town Council approve the Whitehall Preliminary Plat and Rezone.

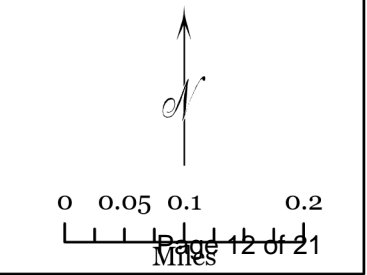
**For denial:** The Planning and Zoning Commission recommends that the Town Council deny the Whitehall Preliminary Plat and Rezone.

**Approval with conditions:** The Planning and Zoning Commission recommends that the Town Council approve the Whitehall Preliminary Plat and Rezone with conditions.



Author: GIS Admin  
Organization Name: Town of Johnstown  
Scale: 1:10,185  
Date Exported: 6/26/2026 8:10 AM  
Map Location: J:  
\\GIS\\ArcGISProProjects\\VicinityMaps  
- See S Drive - GIS  
Credits :

## Whitehall Prelim Plat and Rezone



A north arrow pointing upwards is located above a scale bar. The scale bar is marked with 0, 0.05, 0.1, and 0.2 miles. Below the scale bar, the text 'Page 12 of 21' and 'Miles' are visible.













CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	28.94'	82°54'19"	S41°01'49"W	26.48'
C2	20.00'	31.47'	90°10'01"	N45°29'44"W	28.32'
C3	507.50'	170.49'	19°14'52"	S9°13'20"W	169.69'
C4	475.00'	159.57'	19°14'52"	N9°13'20"E	158.82'
C5	442.50'	148.65'	19°14'52"	N9°13'20"E	147.95'
C6	442.50'	148.65'	19°14'52"	S9°13'20"W	147.95'
C7	475.00'	159.57'	19°14'52"	N9°13'20"E	158.82'
C8	507.50'	170.49'	19°14'52"	N9°13'20"E	169.69'
C9	20.00'	31.41'	89°58'59"	S45°23'27"E	28.28'
C10	20.00'	31.42'	90°01'10"	N44°36'33"E	28.29'
C11	790.00'	275.76'	20°00'00"	N80°22'56"W	274.36'
C12	750.00'	261.80'	20°00'00"	S80°22'56"E	260.47'
C13	710.00'	247.84'	20°00'00"	S80°22'56"E	246.58'
C14	435.00'	151.84'	20°00'00"	N80°22'56"W	151.07'
C15	475.00'	165.81'	20°00'00"	S80°22'56"E	164.97'
C16	515.00'	179.77'	20°00'00"	S80°22'56"E	178.86'
C17	20.00'	31.55'	90°22'59"	S45°11'30"E	28.38'
C18	20.00'	31.28'	89°37'01"	N44°48'30"E	28.19'
C19	442.50'	131.62'	17°02'32"	S8°31'16"W	131.13'
C20	475.00'	141.29'	17°02'32"	S8°31'16"W	140.77'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	507.50'	150.95'	17°02'32"	N8°31'16"E	150.40'
C22	507.50'	154.68'	17°27'48"	S8°18'38"W	154.08'
C23	475.00'	144.78'	17°27'48"	S8°18'38"W	144.22'
C24	442.50'	134.87'	17°27'48"	N8°18'38"E	134.35'
C25	507.50'	78.72'	8°53'16"	S4°01'22"W	78.65'
C26	475.00'	73.68'	8°53'16"	S4°01'22"W	73.61'
C27	442.50'	73.71'	9°32'39"	N4°19'42"E	73.62'
C28	507.50'	78.73'	8°53'18"	S4°01'21"W	78.65'
C29	475.00'	73.69'	8°53'18"	S4°01'21"W	73.61'
C30	442.50'	68.65'	8°53'18"	N4°01'21"E	68.58'
C31	20.00'	31.36'	89°51'11"	S44°30'18"W	28.25'
C32	20.00'	31.47'	90°09'04"	N45°29'50"W	28.32'
C33	20.00'	31.42'	90°00'00"	S44°25'38"W	28.28'
C34	20.00'	31.42'	90°00'00"	N45°34'22"W	28.28'
C35	442.50'	423.91'	54°53'21"	S28°01'03"E	407.89'
C36	475.00'	455.05'	54°53'21"	S28°01'03"E	437.85'
C37	507.50'	486.18'	54°53'21"	N28°01'03"W	467.80'
C38	507.50'	487.87'	55°04'47"	S27°55'20"E	469.30'
C39	475.00'	456.63'	55°04'47"	S27°55'20"E	439.25'
C40	442.50'	425.39'	55°04'47"	N27°55'20"W	409.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	20.00'	31.42'	90°00'03"	S45°22'58"E	28.28'
C42	20.00'	31.42'	89°59'57"	N44°37'02"E	28.28'
C43	20.00'	31.42'	90°00'03"	S45°22'51"E	28.28'
C44	718.88'	6.59'	0°31'31"	N11°37'13"W	6.59'
C45	507.50'	110.36'	12°27'35"	S6°36'43"E	110.15'
C46	475.00'	103.29'	12°27'35"	S6°36'43"E	103.09'
C47	947.50'	168.69'	10°12'02"	N5°28'57"W	168.47'
C48	442.50'	94.72'	12°15'52"	S6°42'35"E	94.54'
C49	475.00'	101.68'	12°15'52"	S6°42'35"E	101.48'
C50	40.00'	62.03'	88°50'51"	N43°51'19"E	56.00'
C51	20.00'	31.41'	90°00'00"	S44°25'12"W	28.28'
C52	35.84'	40.35'	64°30'13"	S66°19'26"E	38.26'
C53	20.00'	31.42'	90°00'00"	N44°37'04"E	28.28'
C54	30.42'	37.90'	71°22'29"	N50°28'22"E	35.49'
C55	15.00'	23.57'	90°01'23"	N45°23'38"W	21.22'
C56	20.00'	31.42'	90°00'00"	N44°37'04"E	28.28'
C57	20.00'	31.42'	90°00'00"	N45°22'56"W	28.28'
C58	12.00'	16.84'	80°24'19"	S40°35'05"E	15.49'
C59	40.00'	63.10'	90°23'12"	N45°34'32"W	56.76'
C60	20.00'	31.42'	90°00'00"	S44°37'04"W	28.28'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	20.00'	31.42'	90°00'00"	S45°22'56"E	28.28'
C62	210.00'	118.92'	32°26'47"	N70°09'45"E	117.34'
C63	865.00'	301.94'	20°00'00"	S80°22'56"E	300.41'
C64	57.00'	88.56'	89°01'11"	S46°51'35"E	79.92'
C65	57.00'	42.24'	42°27'16"	S23°34'37"E	41.28'
C66	2.00'	2.40'	68°48'15"	S36°45'07"E	2.26'
C67	111.05'	177.71'	91°41'30"	S34°47'59"E	159.35'
C68	53.20'	38.89'	41°53'08"	S21°18'46"E	38.03'
C69	442.50'	4.84'	0°37'37"	S18°31'58"W	4.84'
C70	34.27'	59.44'	99°22'15"	N45°27'47"E	52.26'
C71	507.50'	4.57'	0°30'58"	S16°47'03"W	4.57'
C72	507.50'	150.11'	16°56'50"	S8°03'09"W	149.56'
C73	45.00'	69.56'	88°33'43"	S76°44'33"W	62.84'
C74	30.00'	47.91'	91°29'51"	S47°29'49"W	42.98'
C75	85.00'	94.51'	63°42'13"	N56°25'38"E	89.71'
C76	442.50'	77.48'	10°01'54"	S12°01'35"W	77.38'
C77	442.50'	57.40'	7°25'54"	S31°7'41"W	57.36'
C78	32.00'	41.57'	74°25'59"	S47°58'29"E	38.71'
C79	617.00'	263.98'	24°30'48"	S1°29'55"W	261.97'
C80	10.00'	7.19'	41°13'03"	S6°51'13"E	7.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	54.70'	61.42'	64°20'05"	S54°51'39"E	58.24'
C82	146.04'	166.11'	65°10'01"	S51°12'42"E	157.30'
C83	356.96'	219.33'	35°12'19"	S19°07'38"E	215.90'
C84	40.16'	60.14'	85°47'51"	S7°37'14"W	54.68'
C85	442.50'	140.63'	18°12'33"	N46°21'27"W	140.04'
C86	442.50'	283.28'	36°40'49"	N18°54'46"W	278.47'
C87	30.00'	48.07'	91°48'56"	S44°40'11"E	43.09'
C88	507.50'	108.63'	12°15'52"	S6°42'35"E	108.42'
C89	442.50'	96.23'	12°27'35"	S6°36'43"E	96.04'
C90	20.00'	31.35'	89°48'34"	S44°31'21"W	28.24'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	60.00	S0°24'06"E
L2	172.60	S18°50'46"W
L3	172.60	N18°50'46"E
L4	172.60	N18°50'46"E
L5	132.97	S0°24'06"E
L6	132.94	N0°24'06"W
L7	107.53	N89°37'04"E
L8	60.00	S0°25'18"E
L9	77.29	S0°25'18"E
L10	97.15	S0°25'18"E
L11	77.01	N0°25'18"W
L12	156.43	S8°28'00"W
L13	161.48	S8°28'00"W
L14	161.47	N8°28'00"E
L15	153.31	S0°25'16"E
L16	158.36	S0°25'16"E
L17	163.41	N0°25'16"W
L18	154.00	S17°02'32"W
L19	154.00	S17°02'32"W
L20	154.00	N17°02'32"E


LINE TABLE		
LINE	LENGTH	DIRECTION
L21	89.65	S0°00'00"E
L22	110.00	S0°00'00"E
L23	90.35	N0°00'00"E
L24	40.00	S0°00'00"E
L25	60.00	N0°34'22"W
L26	71.30	S0°34'22"E
L27	91.30	N0°34'22"W
L28	71.30	N0°34'22"W
L29	91.22	S0°22'56"E
L30	111.22	S0°22'56"E
L31	91.22	N0°22'56"W
L32	39.99	S0°22'55"E
L33	60.00	N0°34'33"W
L34	384.03	S0°34'39"E
L35	14.48	N5°05'05"W
L36	10.00	S0°22'59"E
L37	40.00	S0°22'56"E
L38	41.16	N0°22'56"W
L39	10.00	S89°37'04"W
L40	26.28	N0°22'56"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L41	2.23	S89°13'52"W
L42	23.51	N0°22'53"W
L43	25.47	S0°22'58"E
L44	75.10	N89°37'04"E
L45	246.92	S0°24'03"E
L46	41.96	N2°27'34"E
L47	60.00	N89°37'03"E
L48	137.57	S84°17'45"W
L49	186.12	S86°23'11"W
L50	77.33	N37°36'25"E
L51	101.81	N11°11'52"E
L52	153.83	N16°38'20"E
L53	196.71	N0°23'54"W
L54	10.00	S0°22'56"E
L55	12.85	N88°37'50"E
L56	150.36	S2°20'59"E
L57	34.98	S44°39'06"E
L58	6.78	S71°09'14"E
L59	147.87	S2°20'59"E
L60	63.23	N20°39'32"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	8.98	N88°37'50"E
L62	154.54	S81°59'54"E
L63	16.34	N18°50'46"E
L64	116.43	S73°49'55"E
L65	50.20	N0°25'16"W
L66	27.38	S75°09'17"W
L67	137.45	N0°22'56"W
L68	15.32	N86°45'15"W
L69	1.50	S89°37'04"W
L70	103.00	S1°44'54"W
L71	60.95	S85°11'28"E
L72	50.01	S10°45'29"E
L73	42.73	S13°45'18"W
L74	69.40	S89°22'16"E
L75	98.73	S21°19'13"E
L76	55.14	S31°30'39"W
L77	52.52	N58°37'53"W
L78	61.81	S58°16'44"E
L79	97.35	N80°28'03"W
L80	113.44	S78°44'56"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L81	123.33	S89°23'03"W
L82	135.74	S89°28'06"E
L83	149.41	S84°48'47"W
L84	221.92	N86°57'13"E
L85	43.51	S49°31'12"W
L86	61.06	S89°08'23"E
L87	83.69	S70°04'23"E
L88	40.79	N89°25'21"E
L89	112.32	S1°14'16"W
L90	142.45	N85°41'31"E
L91	63.43	N89°37'04"E
L92	21.13	N0°22'56"W
L93	57.00	N89°37'04"E
L94	46.37	S89°37'04"W
L95	502.70	S89°25'38"W
L96	25.07	S89°25'38"W
L97	85.03	N0°34'07"W
L98	43.00	N89°37'04"E
L99	10.00	N0°22'56"W
L100	14.14	N45°34'21"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L101	13.89	S89°37'14"W
L102	2.07	S89°37'14"W
L103	11.21	S44°36'59"W
L104	2.06	S0°22'55"E
L105	64.25	N89°37'04"E
L106	27.06	N72°02'16"E
L107	13.45	S27°45'16"E
L108	10.00	S89°37'04"W
L109	82.32	N0°22'56"W
L110	181.50	N9°06'23"E
L111	26.02	N89°40'37"E
L112	181.07	S9°06'01"E
L113	2.00	N89°37'04"E
L114		

<b>WHITEHALL SUBDIVISION FILING NO. 2</b>	<b>PLAT</b>
 <b>TST, INC.</b> CONSULTING ENGINEERS 748 Walters Way Suite 200 Fort Collins Colorado 80525 Phone: 970.226.0557	
JOB NO. 1295.0001.00	
SCALE N/A	
DATE JUNE 2026	
SHEET 7 of 7	



