TOWN COUNCIL

MEETING

PACKET

February 1, 2016

Town of Johnstown

Town Council

Agenda
Monday, February 1, 2016
Town Hall, Council Chambers
450 So. Parish Avenue
7:00 PM

MISSION STATEMENT-"The mission of the government of the Town of Johnstown is to provide leadership based upon trust and integrity, commitment directed toward responsive service delivery, and vision for enhancing the quality of life in our community.

Members of the audience are invited to speak at the Council meeting. Public Comment (item No. 5) is reserved for citizen comments on items not contained on the printed agenda. Citizen comments are limited to three (3) 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. If you wish to speak at the Town Council meeting, please fill out a sign-up sheet and present it to the Town Clerk.

1) **CALL TO ORDER**
   A) Pledge of Allegiance

2) **ROLL CALL**

3) **AGENDA APPROVAL**

4) **RECOGNITIONS AND PROCLAMATIONS**

5) **PUBLIC COMMENT (three-minute limit per speaker)**

The "Consent Agenda" is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any Council member wishes to have an item discussed or if there is public comment on those ordinances marked with an *asterisk. The Council member may then move to have the subject item removed from the Consent Agenda for discussion separately.

6) **CONSENT AGENDA**
   A) Town Council Meeting –January 20, 2016

7) **STAFF REPORTS**

8) **OLD BUSINESS**

9) **NEW BUSINESS**
   A) Water and Sewer Service Agreement - Clearview PUD, Filing No. 5
   B) ***Public Hearing** – Clearview PUD, Multi-Family Final Site Development Plan, Filing No. 5

10) **COUNCIL REPORTS AND COMMENTS**

11) **MAYOR'S COMMENTS**

12) **ADJOURN**

WORKSESSION

1) Discussion of Lodging Tax Ordinance

NOTICE OF ACCOMODATION

If you need special assistance to participate in the meeting, please contact the Town Clerk at (970) 587-4664. Notification at least 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

AGENDA ITEM 6A

CONSENT

AGENDA

- **Council Minutes –January 20, 2016**

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: February 1, 2016

ITEM NUMBER: 6A

SUBJECT: Consent Agenda

ACTION PROPOSED: Approve Consent Agenda

PRESENTED BY: Town Clerk

AGENDA ITEM DESCRIPTION: The following items are included on the Consent Agenda, which may be approved by a single motion approving the Consent Agenda:

A) Town Council Minutes-January 20, 2016

LEGAL ADVICE: The entire Consent Agenda may be approved by a motion of the Town Council approving the Consent Agenda, which automatically approves each and every item listed on the Consent Agenda. If a Council member wishes to have a specific discussion on an individual item included with the Consent Agenda, they may move to remove the item from the Consent Agenda for discussion.

FINANCIAL ADVICE: N/A

RECOMMENDED ACTION: Approve Consent Agenda.

SUGGESTED MOTION:

For Approval: I move to approve the Consent Agenda.

For Denial:

Reviewed:

Town Manager

COUNCIL

MINUTES

The Town Council of the Town of Johnstown met on Wednesday, January 20, 2016 at 7:00 p.m. in the Council Chambers at 450 S. Parish Avenue, Johnstown.

Mayor Romanowski led the Pledge of Allegiance.

Roll Call:
Those present were: Councilmembers James, Lebsack, Mellon, Mitchell, Molinar Jr. and Young

Also present: Avi Rocklin, Town Attorney, Roy Lauricello, Town Manager John Franklin, Town Planner, Tom Hellen, Public Works Director and Brian Phillips, Police Chief, Diana Seele, Town Clerk/Treasurer

Agenda Approval

Councilmember Mellon made a motion seconded by Councilmember Lebsack to amend the Agenda to remove Item 9.C. and add Item 9.D. Executive Session. Motion carried with a unanimous vote.

Recognitions and Proclamations

The Roosevelt High School Football Team was recognized for their accomplishment in the State Football Championship Game.

Consent Agenda

Councilmember Lebsack made a motion seconded by Councilmember James to approve the Consent Agenda with the following items included:

- December January 4, 2016- Town Council Meeting Minutes
- Payment of Bills
- December Financial Statements
- 2nd Reading – Ordinance No. 2016-141, An Ordinance Amending the Town of Johnstown Municipal Code Concerning Sales Taxes to Provide a Credit Against Sales Tax if a Certain Public Improvements Fee has been Paid in Connection With the Development Known as Johnstown Plaza
- Professional Services Agreement for Traffic Signal Warrant Study (US 34 and Larimer Parkway) Felsburg, Holt & Ullevig
- Low Point Screw Pump – Change Order #2

Motion carried with a unanimous vote.

New Business

A. Consider 3.2% Beer Retail License (Off Premises) Renewal for 7-Eleven Store 34238A – Councilmember James made a motion seconded by Councilmember Molinar Jr. to approve the 3.2% Beer Retail License (Off Premises) renewal for 7-Eleven Store 34238A. Motion carried with a unanimous vote.

B. Consider 3.2% Beer Retail License (Off Premises) Renewal for Loaf N' Jug #12 – Councilmember Molinar Jr. made a motion seconded by Councilmember Young to approve the 3.2% Beer Retail License (Off Premises) renewal for Loaf N Jug #12. Motion carried with a unanimous vote.

C. Consider Comprehensive Development Agreement, Funding Plan and Intergovernmental Agreement for Johnstown Plaza – Johnstown Plaza, LLC ("Developer") has requested that the Town cooperate in the development of Johnstown Plaza by providing a two-percent sales tax credit against taxable transactions occurring within the property to be used to repay bonds that will be issued by the Johnstown Plaza Metropolitan District ("District") to finance public improvements. The terms and obligations related to the tax credit are set out in the Comprehensive Development Agreement, Funding Plan and Intergovernmental Agreement ("Agreement"). The Agreement also contains provisions regarding the design and performance standards related to the development. Councilmember Lebsack made a motion seconded by Councilmember Mitchell to approve the Comprehensive Development Agreement, Funding Plan and Intergovernmental Agreement for Johnstown Plaza and authorize the Mayor to sign it. Motion carried with a unanimous vote.

D. Consider Executive Session – Mayor Romanowski recessed the meeting at 7:45 p.m. for discussion of a personnel matter under C.R.S. Section 24-6-402 (4) (f).
Mayor Romanowski reopened the meeting at 8:26 p.m. and stated nothing was discussed beyond what was originally stated.

There being no further business to come before Council the meeting adjourned at 8:36 p.m.

Mayor

Town Clerk/Treasurer

NOTES

DATE: 02/01/16

AGENDA ITEM 9A

WATER

AND

SEWER

SERVICE AGREEMENT

(Clearview PUD, 5th Filing)

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: February 1, 2016

ITEM NUMBER: 9A

SUBJECT: Consider Water and Sewer Service Agreement for Clearview PUD, 5th Filing

ACTION PROPOSED: Consider Approval of Water and Sewer Service Agreement for Clearview PUD, 5th Filing

PRESENTED BY: Town Attorney

AGENDA ITEM DESCRIPTION: In compliance with the Town's water rights dedication ordinance the owner, Clearview Holdings, LLC, submitted to the Town a revised Water and Sewer Demand Analysis on or about November 12, 2015, and it has been accepted by the Town upon a review by the Town's Water Resources Engineer. Based upon the analysis with the proposed construction of 8 multi-family buildings and 56 dwellings with 2.2± acres of irrigated landscaping, the water demand is calculated to be 21.73 acre feet per year. Landscaping irrigation demand is 5.49 acre feet per year. Non-potable landscape irrigation is proposed.

The domestic water requirement for this project is 21.73 acre-feet per year. Home Supply water rights are to be dedicated and water court transfer fees paid to the Town.

*Originally scheduled for the January 20th Council meeting, the applicant's attorney requested this matter be rescheduled for the February 1st meeting along with the Clearview PUD, Multi-Family Final Site Development Plan.

LEGAL ADVICE: The attached Water and Sewer Service Agreement was drafted by the Town's Water Attorney, Peter Ampe.

FINANCIAL ADVICE: N/A

RECOMMENDED ACTION: Approve the Water and Sewer Service Agreement as drafted.

SUGGESTED MOTIONS:
For Approval: I move to approve the Water and Sewer Service Agreement for Clearview PUD, 5th Filing and authorize the Mayor to sign it.
For Denial: I move to deny approval of the Water and Sewer Service Agreement for Clearview PUD, 5th Filing.

Reviewed:

Town Manager

AGREEMENT

WATER AND SEWER SERVICE AGREEMENT

THIS WATER AND SEWER SERVICE AGREEMENT is made and entered into this ____ day of _____, 2016, by and between **CLEARVIEW HOLDINGS, LLC** a Colorado limited liability company ("Developer") and **THE TOWN OF JOHNSTOWN**, a Colorado municipal corporation, ("Town"), sometimes collectively referred to as "Parties" or singularly as "Party",

WITNESSETH:

WHEREAS, Developer is the owner of a portion of approximately 160.9 acres of land located in the NE1/4 of Section 12, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, including 4.249 acres More or Less to be served under this Agreement and described more particularly in Exhibit "A", attached hereto and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Subject Property has been annexed to the Town and was the subject of an Annexation Agreement between Michael Harroun, as Owner, and the Town dated May 1, 2000; and

WHEREAS, a portion of the Subject Property is being developed as Clearview PUD Fifth Filing ("Filing 5"); and

WHEREAS, Developer and the Town desire to set forth their agreement concerning water rights dedication, preliminary projections of water demand and sewer demand, a current commitment by the Town for water and sewer service for Filing 5 of the Subject Property.

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. **Water and Sewer Demand Studies.** In compliance with the Town Water Rights Dedication Ordinance, as amended, Chapter 13, Sections 13-61 through 13-72, inclusive, of the Johnstown Municipal Code ("Ordinance"), Developer has submitted to the Town a revised preliminary Water and Sewer Demand Analysis. Said revised analysis was received by the Town on or about November 12, 2015, is on file with the Town and is hereby accepted by the Developer and Town as revised upon review by the Town's water resources engineer. The analysis addresses the projected water and sewer demands for Clearview PUD, Fifth Filing as follows:

Development Component	Demand (AF/YR)	Consumption (AF/YR)
56 Multi-Family Homes (in-house only)	16.24	0.81
Common Areas and Landscape Irrigation (2.2035 acres)	5.49	4.67
Total	**21.73**	**5.48**

B

2. **Water Rights Dedication.** The water requirement for Filing 5, is approximately 21.73 acre-feet per year. In Developer's previous Water and Sewer Service Agreement regarding Clearview PUD, Fourth Filing, Developer used its previous surplus dedication credit and has no further credit to apply to this Agreement. Within thirty (30) days following execution of this Agreement, Developer must dedicate to the Town three (3) shares of stock in the Consolidated Home Supply Ditch and Reservoir Company ("Water Stock") that have been changed by the Water Court for Water Division No. 1 and decreed for municipal and other purposes within the present or future boundaries of the Town. The dedication must be in accordance with the Town's Ordinance and all documents shall be satisfactory to the Town Attorney. The dedication will be by delivery to the Town Attorney of a valid stock certificate for the Water Stock or Water Units, as applicable, together with an executed stock assignment accompanied by an attorney's title opinion, on which the Town can rely, stating that the Developer owns good and marketable title to the water rights proposed for dedication, free and clear of all encumbrances.

3. **Surplus dedication credit.** The dedication of the Water Stock described in paragraph 2 above will provide to Developer Raw Water Credits in excess of the water demand projected for the Subject Property. As a result of said dedication, the Developer will have a surplus dedication credit with the Town of 2.27 acre-feet. The credit is calculated as follows:

Credit for 3 Changed Home Supply shares:	24.0 acre-feet
LESS: Estimated demand:	21.73 acre-feet
Net current surplus credit:	**2.27 acre-feet**

Upon notice and written approval of the Town, said credit may be utilized anywhere within the Subject Property to offset increased demands, if any, which are not currently projected, or for future development filings, subject to approval by the Town in subsequent agreement(s) in accordance with the requirements of the applicable Town's Ordinance

4. **Commitment to serve.** Subject to Developer's performance of all the covenants contained herein and payment of all required fees, the Town commits to provide to the Subject Property up to 21.73 acre-feet per year of water supply together with the corresponding sewer service.

5. **Future review of water usage and dedication requirements.** In accordance with Section 13-68(h) of the Ordinance, the Town reserves the right to review actual water usage within the Subject Property at a point in time after water usage has been established to confirm the adequacy of the water demand projections made by the Developer, and to require additional water rights dedication and/or cash-in-lieu payments based on actual water usage.

6. **Payment of Water Court Transfer fees.** Upon execution of this Agreement, Developer shall pay to the Town the sum of six-thousand four-hundred and fifty dollars ($6,450.00) as payment of the Water Court Transfer Fees required by Ordinance 2014-135. This payment is only for the required dedication of 21.73 acre-feet per year of estimated water demand and estimated consumptive use of 5.48 acre-feet per year (43 SFE) for the Subject Property. If the actual demand for the Subject Property increases, additional fees will be

required. Further, in accordance with the Ordinance, additional fees will be required in connection with future development of any property to which all or any portion of the surplus dedication credit is subsequently assigned pursuant to a future mutual agreement of the Parties in accordance with the Town's Ordinance. If a downward adjustment in demand for the Subject Property is agreed to in the future, the Water Court Transfer Fee will also be adjusted/credited proportionately. Conversely, if an upward adjustment in demand is warranted based on actual water usage as described in paragraph 5, above, the Water Court Transfer Fee will also be increased proportionately.

7. **Notices.** All notices, demands, or other documents required or desired to be given, made or sent to either Party under this Agreement shall be made in writing, shall be deemed effective upon receipt and shall be personally delivered or mailed postage prepaid, certified mail, return receipt requested, as follows:

TO DEVELOPER:

TO DEVELOPER:

Clearview Holdings, LLC
Attention: Larry S. Buckendorf, J.D.
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072
(970) 350-5357

TO THE TOWN:

Town of Johnstown
c/o Town Clerk
450 S. Parish Ave.
Johnstown, CO 80534

WITH A COPY TO
THE TOWN'S ATTORNEYS:

Avi Rocklin, Esq.
Johnstown Town Attorney
19 Old Town Square, Suite 238
Fort Collins, CO 80524

Peter J. Ampe
Hill & Robbins, P.C.
1660 Lincoln St., Suite 2720
Denver, CO 80264

The addresses for notices may be changed by written notice given to the other Party in the manner provided above.

8. **Default.** In the event of default by either Party hereunder the non-defaulting Party shall notify the defaulting Party in writing of such default(s), specifying the nature and extent thereof. If such default is not cured within thirty (30) days, the non-defaulting Party shall be entitled to such remedies as are provided by law, including the Town's ordinances.

9. **Successors and assigns.** The benefits of this Agreement and the burdens hereunder shall respectively inure to and be binding upon the successors and assigns of the Parties hereto. This agreement shall not be assigned without the prior written consent of the other party, which consent shall not be unreasonably withheld.

10. **Amendment or modification.** No amendment or modification of this Agreement shall be of any force or effect unless in writing and executed by the Parties hereto with the same formality as this Agreement.

11. **Attorney's fees and costs.** If any judicial proceedings may hereafter be brought to enforce any of the provisions hereof, including an action for specific performance and/or damages, the prevailing Party shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

12. **Waiver.** The waiver of any breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party, concerning either the same or any other provision of this Agreement.

13. **Headings for convenience only.** Paragraph headings and titles contained herein are intended for convenience and reference only and are not intended to define, limit or describe the scope or intent of any provision of this Agreement.

14. **Non severability.** Each paragraph of this Agreement is intertwined with the others and is not severable unless by mutual consent of the Parties hereto.

15. **Choice of laws.** This agreement and the rights and obligations of the Parties hereto shall be governed by the laws of the State of Colorado.

16. **Entire agreement.** This Agreement constitutes the entire agreement between the Parties related to water and sewer service for Filing 5 and any prior agreements pertaining thereto whether oral or written have been merged or integrated into this Agreement.

17. **Recordation and Authority.** This Agreement will be recorded by the Town at Developer's expense in the office of the Clerk and Recorder of Weld County, Colorado, shall run with the Subject Property, shall be binding upon the Parties hereto and the permitted successors and assigns of the Developer and shall constitute notice of this Agreement to all persons or entities not parties hereto. Each person signing this agreement represents that he/she has been duly authorized to sign this agreement on behalf of his/her respective entity.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

(Signatures follow on separate pages)

CLEARVIEW HOLDINGS, LLC

By _____
Larry S. Buckendorf, Authorized Agent

STATE OF COLORADO)
) ss
COUNTY OF Weld)

SUBSCRIBED AND SWORN to before me this 4 day of January, 2016 by Larry S. Buckendorf, Authorized Agent of Clearview Holdings, LLC.

Witness my hand and official seal.

LAIRA L ZIEGLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19964000495
MY COMMISSION EXPIRES JANUARY 21, 2020

_____
Notary Public

Laira Ziegler
_____

Ault, CO
_____
Address

9703527072
_____
Telephone

My Commission Expires: 1-21-20

TOWN OF JOHNSTOWN, COLORADO,
a municipal corporation

By: _____
Mark Romanowski, Mayor

ATTEST:

By: _____
Town Clerk

APPROVED AS TO FORM:

_____
Avi Rocklin
Johnstown Town Attorney

13

EXHIBIT A

LEGAL DESCRIPTION:

Tract A Clearview PUD 2nd Filing,
Town of Johnstown,
County of Weld, State of Colorado.

NOTES

DATE: 02/01/16

AGENDA ITEM 9B

CLEARVIEW PUD

MULTI-FAMILY

FINAL SITE DEVELOPMENT PLAN

FILING No. 5

(*Public Hearing)

***PUBLIC HEARING PROCEDURE-Clearview PUD, Multi-Family Final Site Development Plan for Filing No. 5**

1. **Open public hearing.**

2. **Receive information from staff.**

3. **Receive information from applicant.**

4. **Public Comment.**

   Lay ground rules. Public shall: (1) state name and address; (2) offer relevant and non-repetitive comments; (3) be limited to 3 minutes each; and (4) understand that this is not a Q & A session with Council. (While Council may ask questions of the public, the hearing is not an opportunity for the public to question the Council.)

   a. **Ask to hear from anyone who supports the Clearview PUD, Multi-Family Final Site Development Plan for Filing No. 5.**

   b. **Ask to hear from anyone who opposes the Clearview PUD, Multi-Family Final Site Development Plan for Filing No. 5.**

5. **Receive rebuttal from applicant, only if warranted or desired at the time.**

6. **Additional questions from Council, if any. (Council may ask questions at any time until the hearing is closed.)**

7. **Close the public hearing. (No more questions from Council.)**

8. **Ask for discussion.**

9. **Make a decision and/or motion from Council.**

   a. **Need a motion to approve or deny the Clearview PUD, Multi-Family Final Site Development Plan for Filing No. 5.**

   (SUGGESTED MOTIONS);

   For Approval:
   I move to approve the Clearview PUD, Multi-Family Final Site Development Plan for Filing No. 5 (subject to the following conditions ….).

   For Denial:
   I move to deny approval of the Clearview PUD, Mult-Family Final Site Development Plan for Filing No. 5.

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: February 1, 2016

ITEM NUMBER: 9B

SUBJECT: ***Public Hearing** - Clearview PUD, Multi Family Final Site Development Plan for Filing No. 5

ACTION PROPOSED: Consider Approval of Final Site Development Plan

PRESENTED BY: Avi Rocklin, Town Attorney and John Franklin, Town Planner

AGENDA ITEM DESCRIPTION: The applicant, Clearview Holdings, LLC, c/o Journey Homes, LLC, has submitted a request for approval of a final site development plan for land located in the north central part of the Clearview PUD. The property is generally located South of State Hwy 60 and 1200±' west of Colorado Blvd. (CR 13). Surrounding land uses include the following: north – Hwy 60, Corbett Glen single family; south – Carlson Blvd., park; west – private open space, Home Supply ditch, Cornerstone Church and; east – vacant commercial. The parcel slopes to the south and is currently vacant. The zoning for the property is Planned Unit Development (PUD). An overall preliminary plat and development plan for the Clearview PUD was approved in 2001.

When the property was annexed into the Town, the developer anticipated the construction of ninety-six units on approximately 11.25 acres. In the Filing No. 2 Final Development Plan/Plat, the applicant reduced the size of the multi-family area, designating 51 units on approximately 4.25 acres. The designation was consistent with Section 17-133 of the Code, providing that the maximum density of residential units is twelve (12) units per acre. The applicant desires to deviate slightly from the Filing No. 2 plans and construct a 56-unit multi-family residential development in Clearview PUD, consisting of 8 buildings – 4 buildings with 6 dwelling units each and 4 buildings with 8 units each. The 6-unit and 8-unit buildings differ in exterior design. A children's play area, landscaping and parking are also included.

Raw water irrigation supply remains an important issue. The Clearview private open space and neighborhood park draw non-potable water from the Town's raw water line. As water demands grow, and especially if drought conditions occur, the private connection to the raw water line needs to be replaced with direct supply from the Home Supply ditch. The Town has advised the developers of this eventuality since Filing No. 1. The ditch company requires a storage pond to store water during calls on the ditch. Town Council deferred the Filing No. 4 traffic signal share so the developer could build the new system. The HOAs need to agree on the pond location and metering/dividing the non-potable charges.

The Planning and Zoning Commission held a public hearing on September 23, 2015 and voted to recommend approval of the final plat for the Fourth Filing, subject to conditions:
1. That the applicant work with the HOAs to address misunderstandings.
2. The applicant enhance the quality of the overall design of the 6-plex and 8-plex models to a level acceptable to the Town staff.
3. The project use raw water and not treated water for irrigation of all common area landscaping, and the applicant work with the Town and the HOAs to replace the current tie to the Town's raw water line with a buffer pond and pump system satisfactory to the Town and the Home Supply Ditch Company.
4. The development pay a pro rata share of the anticipated cost of the Carlson Blvd. /Hwy 60 signal.
5. Final approval of plans by Town Engineer, landscape review consultant and Fire District.
6. That the applicant furnish evidence of sufficient water rights to the Town so that a Water and Sewer Service Agreement can be prepared by the Town Water Attorney, signed and submitted for Town Council consideration with the application.

Outstanding Issues:
1. The applicant has met with the Clearview 1&2 HOA President and Manager (Town Planner attending) to discuss the raw water irrigation of the property associated with Filing No. 4 and the proposed multi-family contained in this Filing No. 5. Other applicant/HOA meetings have been held. The irrigation system for Filing No. 4 needs to be sub-metered among the HOAs

2. Town staff has reviewed the revised design of the multi-family units and recommends additional stucco or stone and elimination of siding to enhance the overall design quality.
3. The project will use non-potable irrigation, but will need to tie into the existing system until the pond and pump, pipelines can be constructed by the developer.
4. The Town Engineer has completed review of a prior design involving 73 units. If the application is approved, revised civil drawings will need to be approved prior to issuance of building permits.

LEGAL ADVICE: The Johnstown Design Guidelines provide guidance to applicants regarding development standards and emphasize the importance of visual corridors and gateways into the Town. Compliance with the Design Guidelines is a consideration, but not a guarantee, of Town approval. Among other issues, Town Council will be required to determine whether the exterior of the multi-family units is satisfactory. The Design Guidelines provide that "[m]asonry, including stone and brick, should be provided for the entire first floor, or 40% of the overall wall surface, whichever is the greater amount." The proposed exterior contains the amount of masonry set forth in the Design Guidelines. The Resolution approving the Final Development Plan/Plat for Filing No. 2 provides that "[m]ulti-family homes are expected to be of masonry unless Town staff agrees otherwise."

FINANCIAL ADVICE: N/A

RECOMMENDED ACTION: The Planning and Zoning Commission has recommended approval of the Clearview PUD Multi-family Final Site Development Plan subject to conditions.

SUGGESTED MOTIONS:
For Approval: I move we approve the Clearview PUD, Multi-family Final Site Development Plan (subject to the following condition(s)…).
For Denial: I move we deny approval of the Clearview PUD Multi-family Final Site Development Plan

Reviewed:

Town Manager

PLANNING AND ZONING COMMISSION

SUMMARY MINUTES

SUMMARY MINUTES
PLANNING & ZONING COMMISSION
WEDNESDAY, SEPTEMBER 23, 2015
COUNCIL CHAMBERS
450 S. PARISH AVE.

1. CALL TO ORDER: *Chair Longdo opened the meeting at 7:00 p.m.*
2. ROLL CALL: *Present were Commissioners Tepper, Eady, Longdo, Kingsolver, Dowling and Montez.*
3. PUBLIC COMMENTS REGARDING ITEMS NOT ON THE AGENDA: *None*

4. PUBLIC HEARINGS:

A. Continued Public Hearing - Final PUD Site development Plan for Clearview Filing No. 5 Multi-Family: *Chair Longdo opened the hearing at 7:05 p.m. Town Planner Franklin introduced the item and presented the staff recommendation. Presenting the request was Charles Smith Attorney with Brownstein Hyatt Farber and Schreck, representing Clearview Investments and Clearview Holdings, he will refer to as 'Clearview'. Mr. Smith also introduced Carolynne White of his firm and Andy Gerk representing Clearview. Mr. Smith introduced Architect Taylor Meyer of VFLA (Vought Frye Larson) who presented the revised architecture for the 6-unit buildings. Architect Doug Van Lerberghe, Kephart Architects, Inc. presented the revised architecture for the 8-unit buildings. Morgan Kidder, Project Manager with Journey Homes discussed site grading at the tot lot.*

Commissioner questions:
Carlson Blvd. signal
Use of Lot 8? (Landscaped open space)
Tot lot fence openings width? (Less than 6")
Why one end of 8-unit has less stone? (For utilities)
Did applicant have prior meetings with HOA on multi-family? (No)
What are the anticipated rents? ($1300-1700)

Public Comment:
Kendra Larson, 3335 Tupelo Lane:
Opposed to project. Will generate more cars and impact traffic safety. Problems with Carlson Blvd. and Hwy 60 intersection today. Opposed to a fenced off development.

Julia Mavros, 3344 Tupelo Lane:
Opposed to project. Was told by Journey Homes it was to be a school. Traffic and speeding are concerns. School overcrowding. Property values – level of rents?
Other undeveloped land uses?

Lesli, Hillman, 3245 Tupelo Lane:
Opposed to project. Too close to homes. Tot lot is too close to Hwy. Traffic accidents at Hwy 60 and Carlson Blvd. Lack of day care in community. CDOT warrants. What will be route of construction traffic? Why wrought iron vs vinyl fencing? Covenants regarding use of balconies on 6-unit? Where is dog park? Restrooms for tot lot? Location of raw water pump and pond?

Jim Hatfield, 345 Hickory Lane:
Clearview 1&2 HOA President. Knew about Multi-family. Concurs with resident comments. Property is part of Filing 2 – why Filing 5? Detention pond maintenance should be shared. All HOAs should participate in raw water irrigation. Is there a fence on west end? Pro rata share of traffic light? Speeding on Silverbell Drive. Will project pay park fees?

Verniece Thomas, HOA Clearview 1&2 Manager
Agrees with residents comments. Agrees with HOA. Parking standards are too low – potential for on-street parking on Carlson Blvd. and around park. Detention pond maintenance cost sharing. Raw water irrigation issue is taking too long to resolve (4 years). The developer has not yet worked with them regarding installing a sub-meter on the raw water line, and the HOAs have difficulty allocating water usage. As owner of the outlot, liability for a raw water pond is not acceptable. Clearview park expansion and added development may exceed capability of proposed pond.

Chair Longdo call for additional comments. [No other speakers] Charles Smith requested time to discuss the applicant's response to comments and questions. Chair Longdo called for a 10-minute break.

[Secretary's note: the recording was stopped at the break, and re-started, but did not record the remainder of the meeting. The balance of the summary minutes are from handwritten notes.]

Applicant response to comments and questions:
Charles Smith: Use was planned. Reduced density and traffic impacts. Raw water pond and pump in preliminary design – need to finalize. Will share detention pond maintenance costs. School site was dedicated – now owned by Town. Tot lot is 10' below Hwy 60 grade and 30' back from roadway. Fence is only partially around property.

Chair Longdo closed the public hearing at 8:45 pm.

Motion by Kingsolver, seconded by Dowling to recommend approval of the Clearview Multi-family Final PUD Site Development Plan with the following conditions:
1 That the applicant work with the HOAs to address misunderstandings.
2. The applicant shall enhance the quality of the overall design of the 6-plex and 8-plex models to a level acceptable to the Town staff.
3. The project shall use raw water and not treated water for irrigation of all common area landscaping, and the applicant work with the Town and the HOAs to replace the current tie to the Town's raw water line with a buffer pond and pump system satisfactory to the Town and the Home Supply Ditch Company.
4. The development pay a pro rata share of the anticipated cost of the Carlson Blvd. /Hwy 60 signal.
5. Final approval of plans by Town Engineer, landscape review consultant and Fire District.
6. That the applicant furnish evidence of sufficient water rights to the Town so that a Water and Sewer Service Agreement can be prepared by the Town Water Attorney, signed and submitted for Town Council consideration with the application.
Unanimous.

B. Encore Preliminary Site Development Plan and Design Guidelines: *Chair Longdo opened the public hearing at 8:15 pm. Town Planner Franklin introduced the application and presented the staff recommendation. Jim Birdsall, Birdsall Group representing the applicant, presented the request.*
Commissioner questions: None
Public Comment: None
Chair Longdo closed the hearing at 8:35 pm.
Motion by Commissioner Tepper, second by Commissioner Kingsolver to recommend approval of the Design Guidelines and preliminary Plan for Encore.
Unanimous.

5. NEW BUSINESS:

A. Approval of Minutes of August 26, 2015: *Motion by Commissioner Dowling, second by Commissioner Tepper to approve the minutes as presented. Unanimous.*

B. Weld County Referrals: *None.*

6. STAFF REPORT: *Town Planner Franklin referred to the following:*

A. Recent Town Council Actions (Attachment)

B. Applications in Review (Attachment)

C. Project and Program Updates:

7. COMMISSIONERS' ITEMS:

A. Farewell to Commissioner Eric Longdo: *Town Planner Franklin and the Commissioners joined in expressing their appreciation for departing Commissioner/Chair Longdo. Resolution 2015-1 was approved unanimously.*

Town Planner Franklin introduced Larry Storms, who had applied for the vacancy left by Commissioner Terasa. Mr. Storms reviewed his experience. The Commissioners agreed to recommend Mr. Storms appointment by the Town Council.

8. ADJOURN: *Chair Longdo adjourned the meeting at 9:35 p.m.*

Respectfully submitted by John Franklin, Town Planner, as Secretary to the Commission.

APPLICANT'S PRESENTATION
TO
PLANNING AND ZONING
COMMISSION

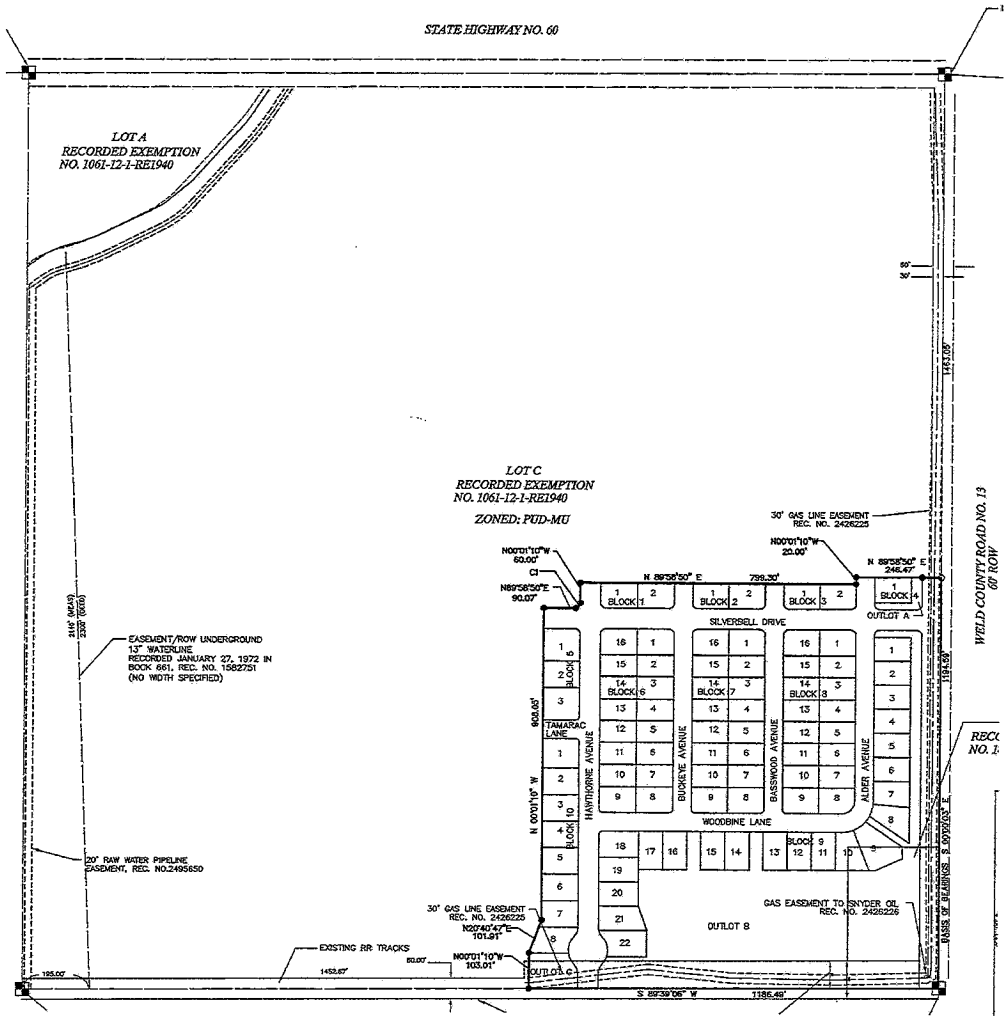
Clearview 5th Filing

Planning and Zoning Meeting

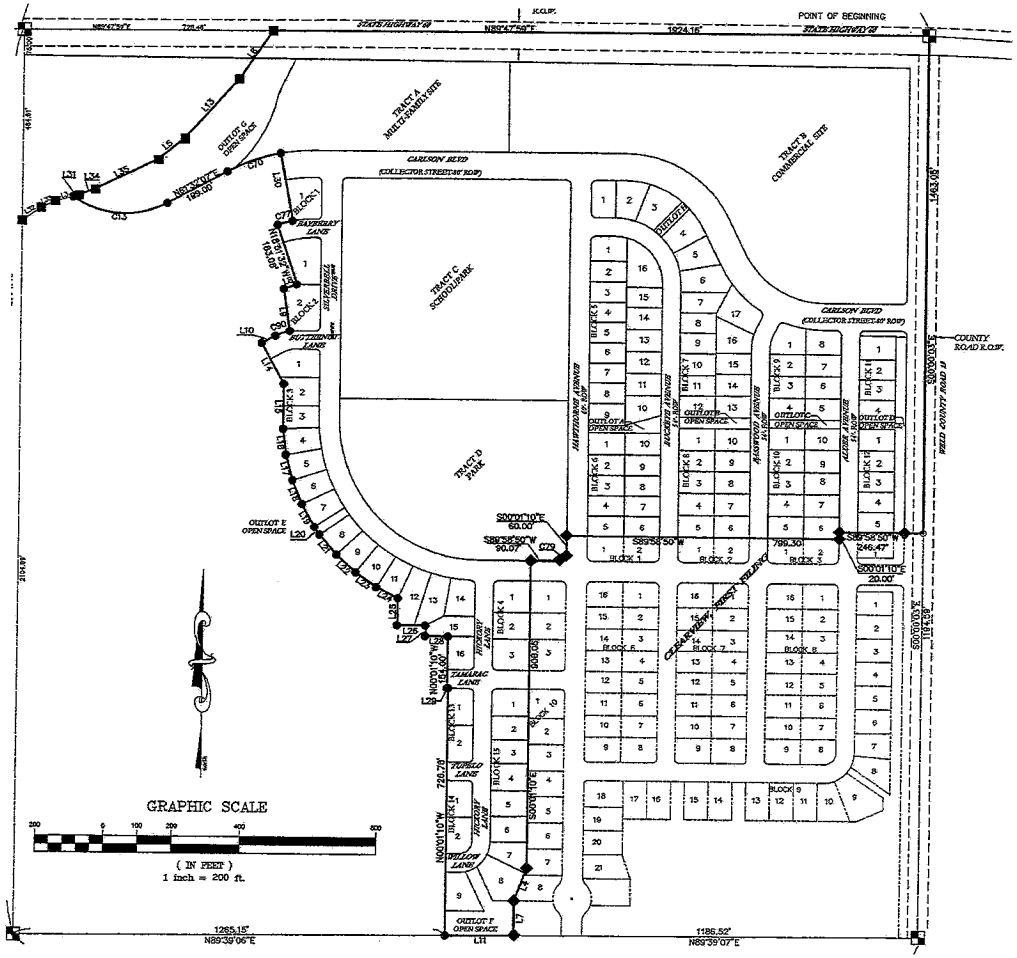
September 23, 2015

7:00 PM

[redacted]



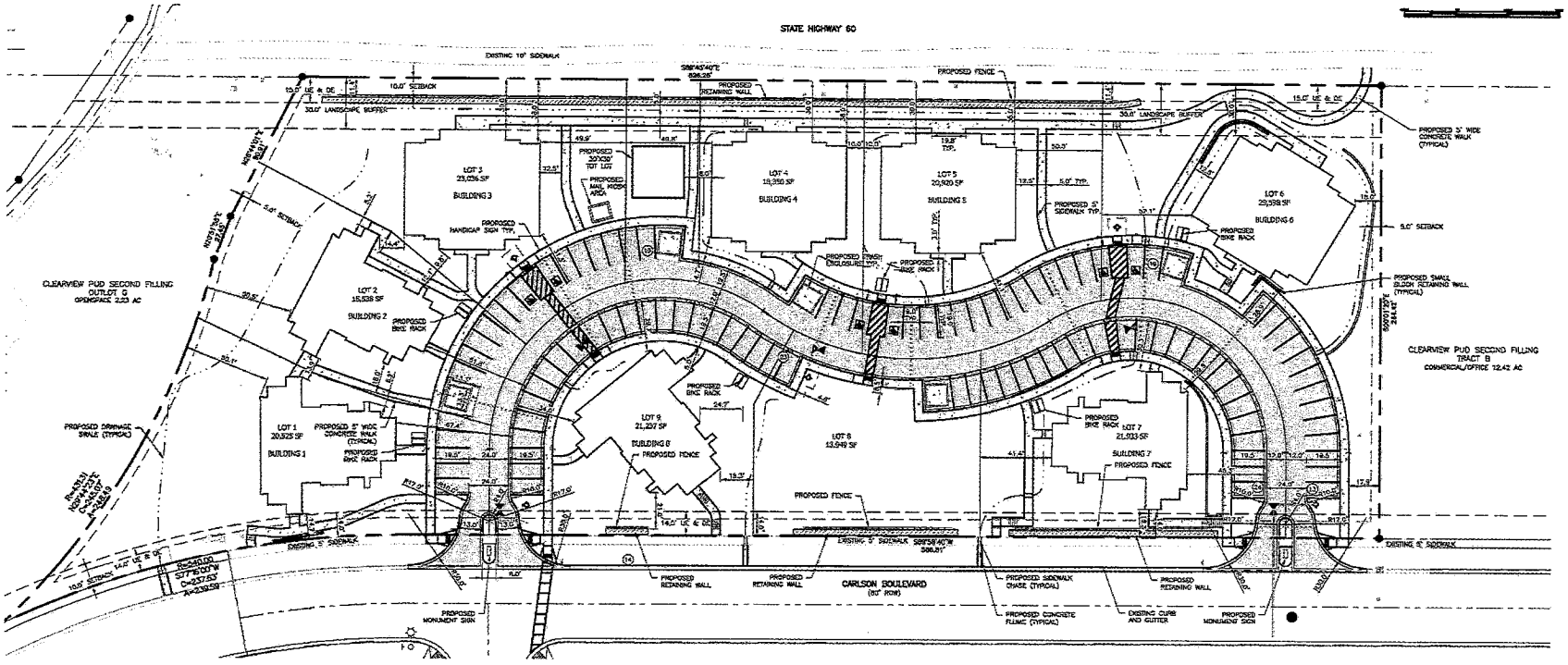
Clearview PUD, 2000



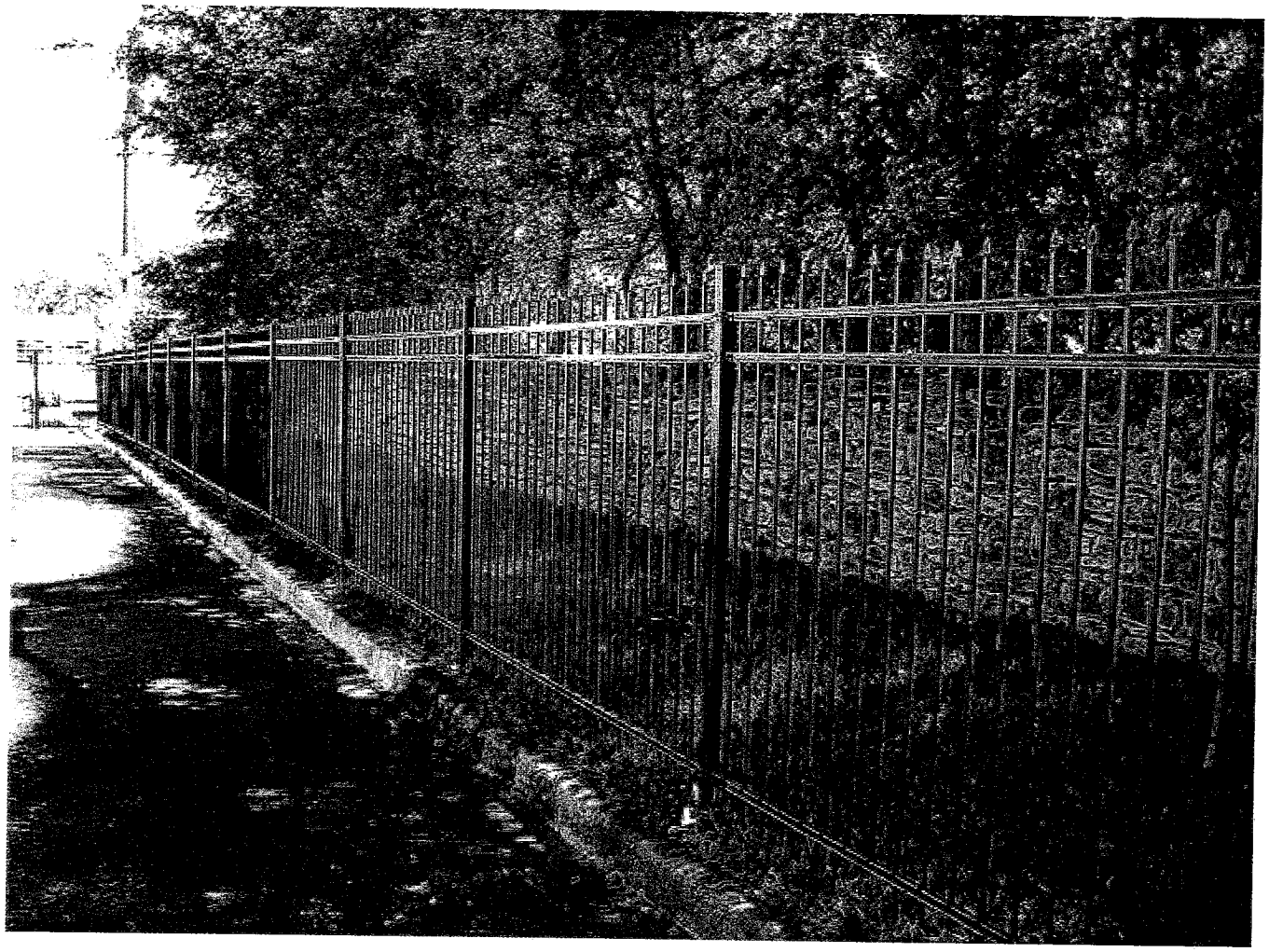
Clearview PUD 2nd Filing, 2003

[redacted]

Aerial of Subject Property



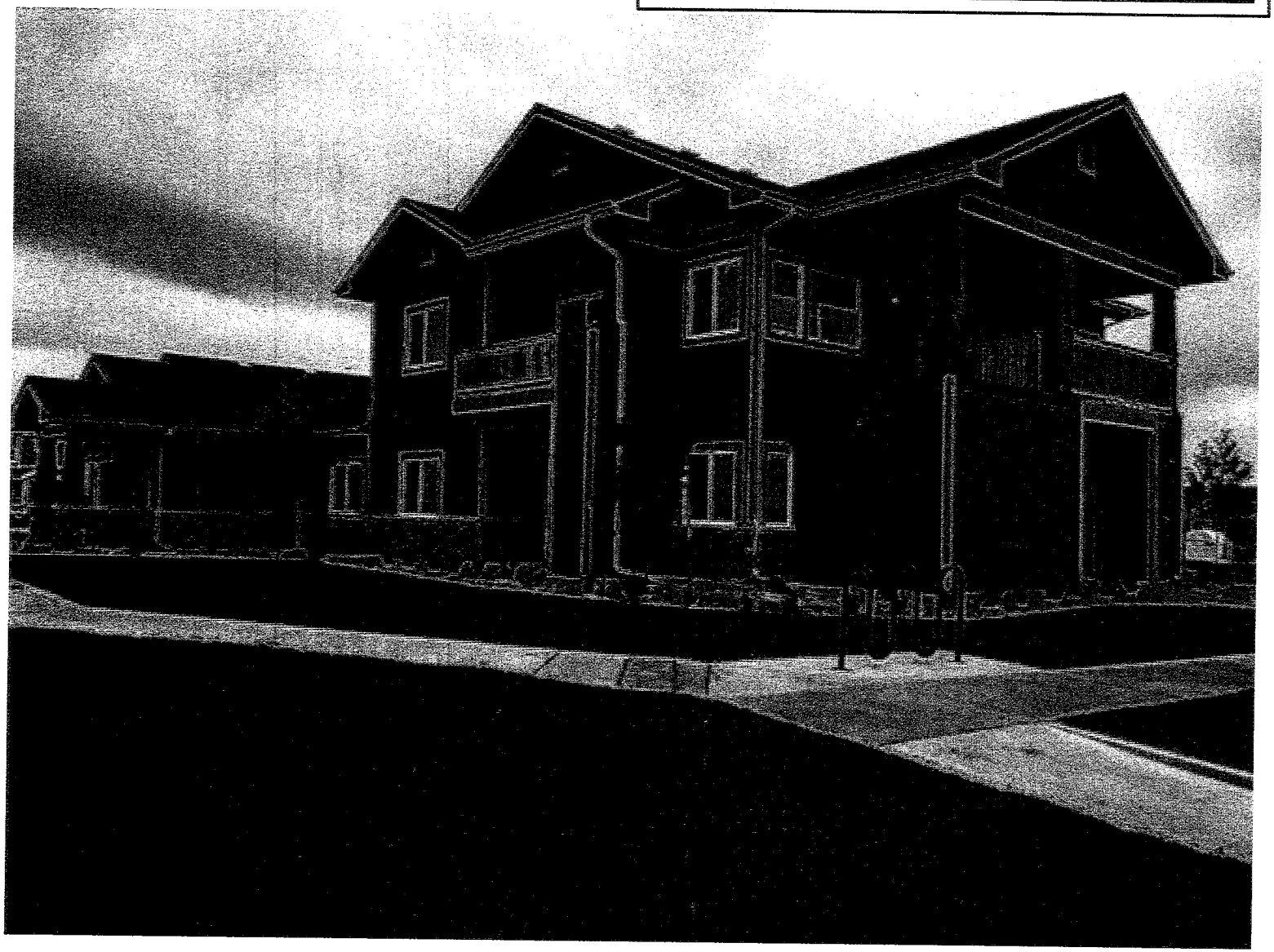
5th Fling Site Plan



Proposed Fence along Highway 60

Required Parking

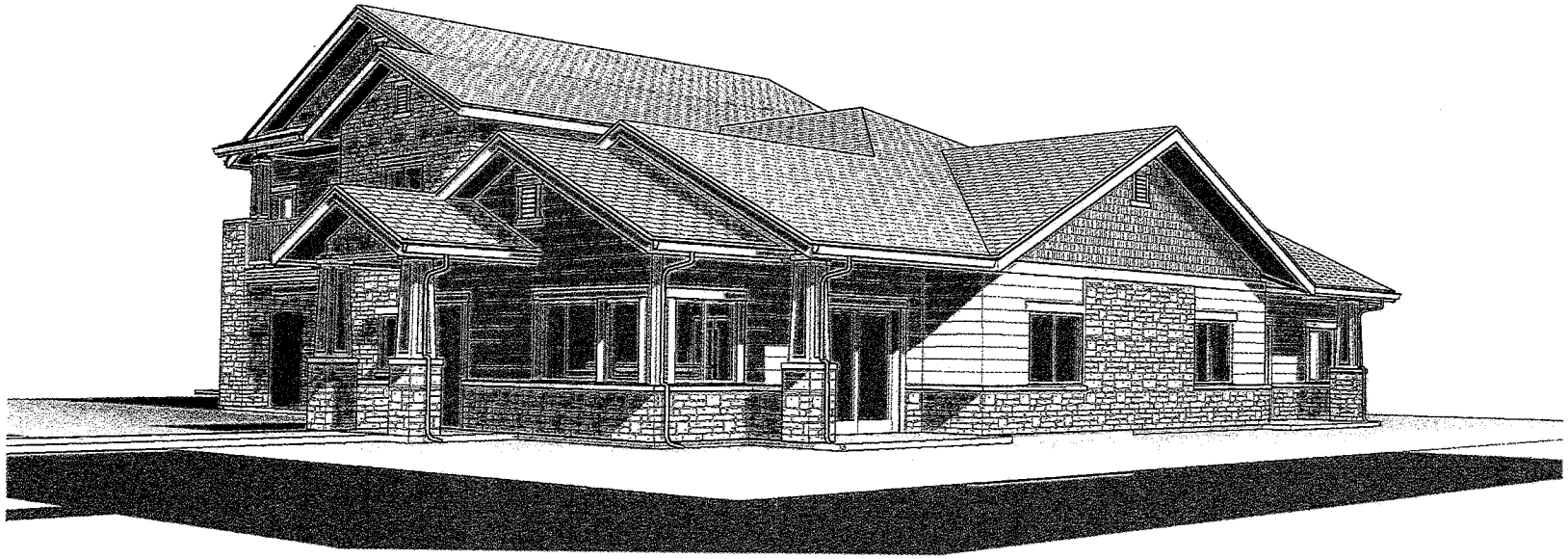
	Requirement	Total Spaces	Provided Spaces
Total Parking	1.5 Spaces Per Unit	84	98
Handicap Parking	5 Spaces per 101-150 Units	5	6



Current 6-Plex Design

[redacted]

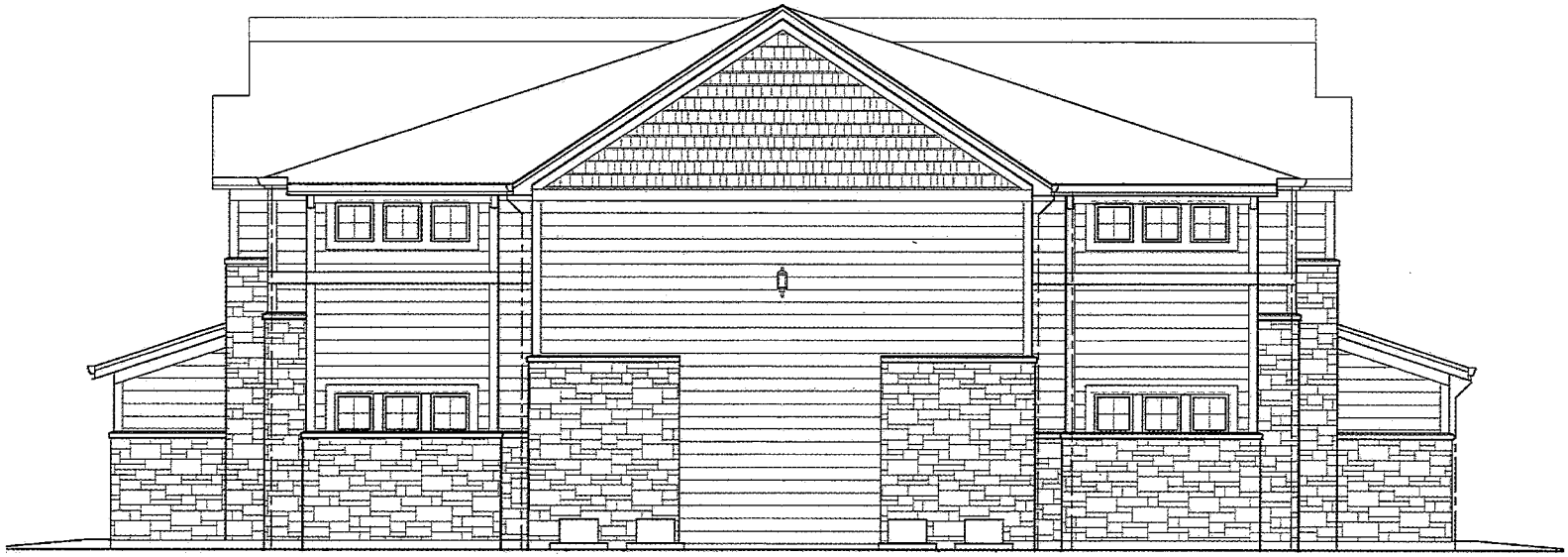
Revised 6-Plex Design



Revised 6-Plex Design

Current 8-Plex Design

Revised 8-Plex Design



Revised 8-Plex Design

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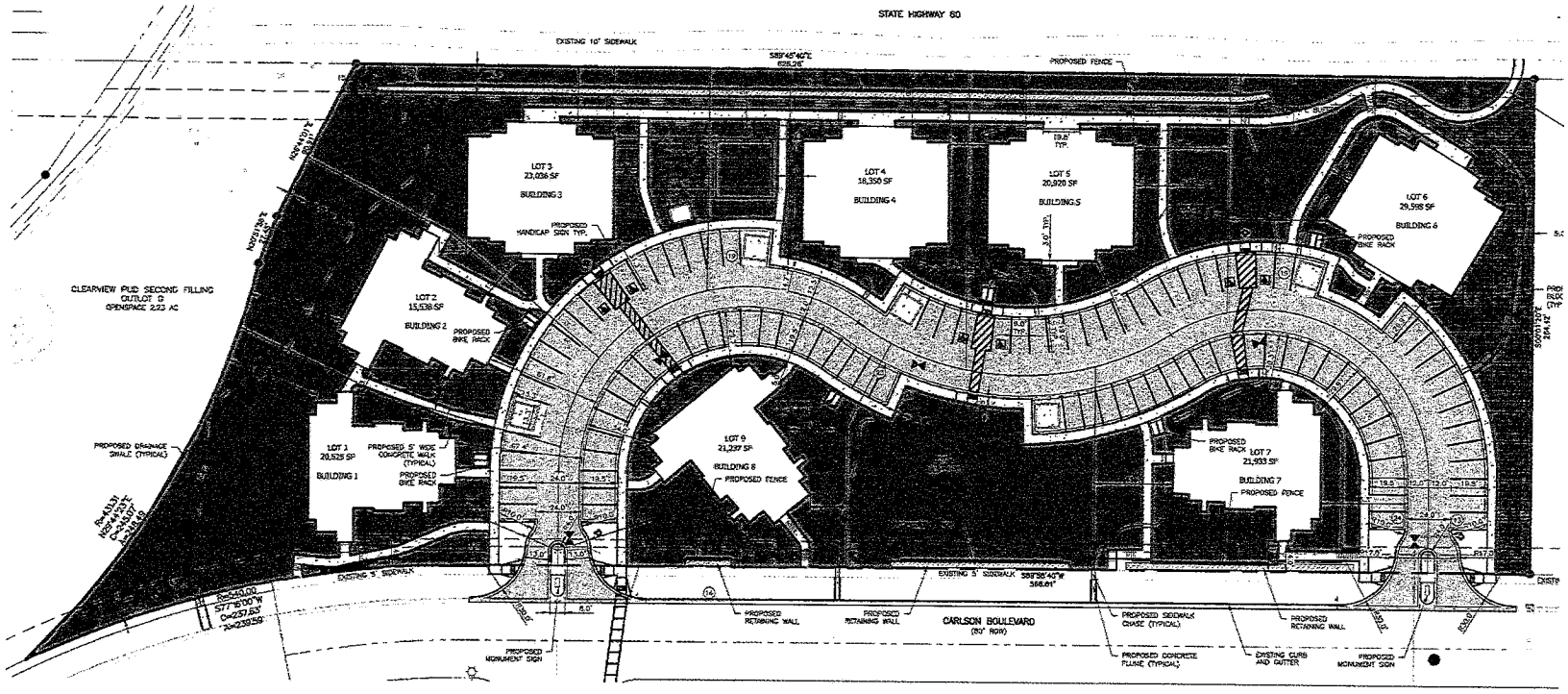
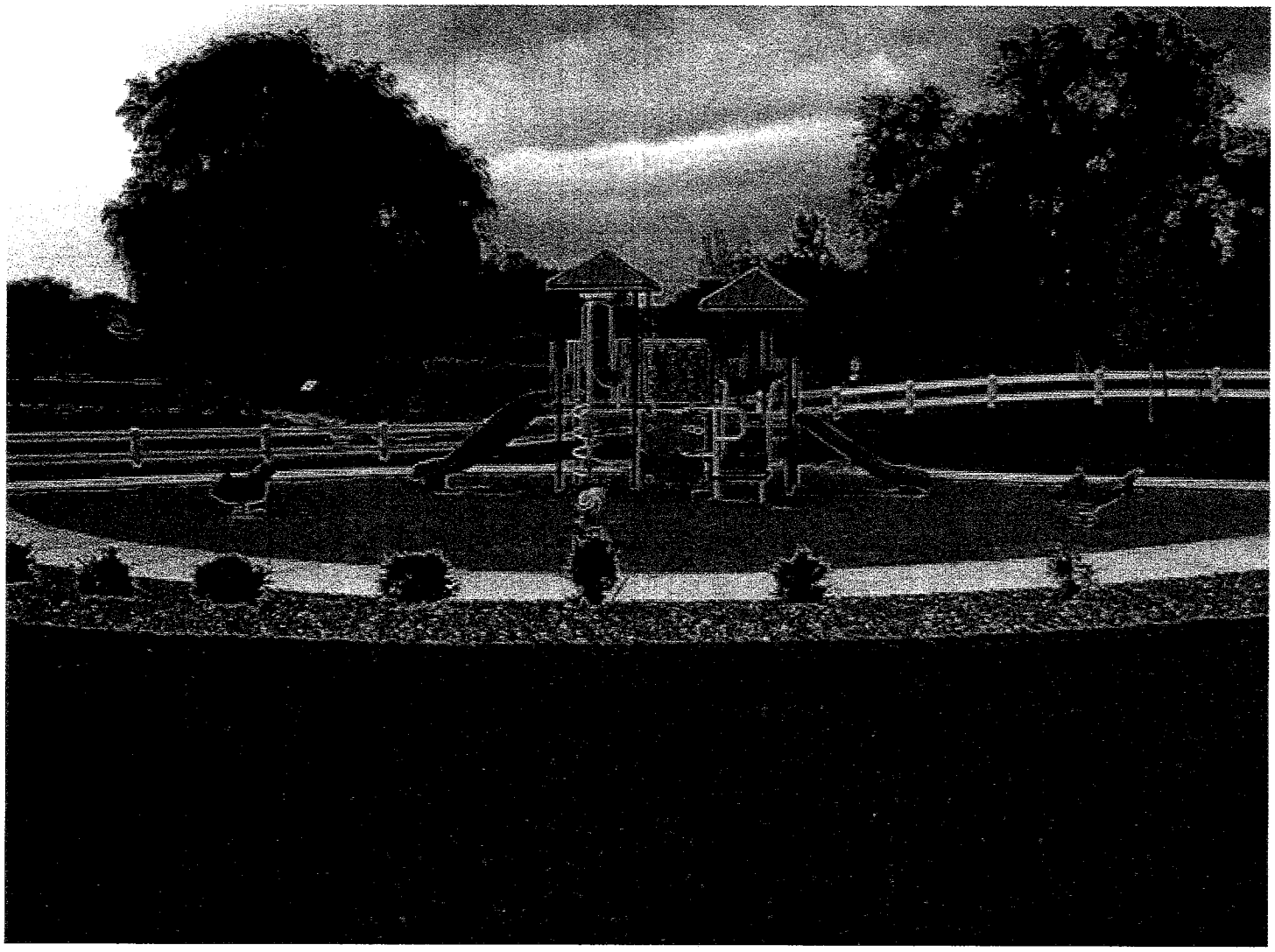


Open Space



Example of Potential Tot Lot

PUD Criteria

- Comprehensive Plan and Code Requirements
- Public Facilities
- Neighborhood Compatibility
- Resource Protection
- Land Use

Comprehensive Plan and Code Requirements

- Staff Repot: the 5th filing complies with the Comprehensive Plan and Code requirements
- Comprehensive Plan designates this site as residential with increased density
- Complies with all applicable setback, height, traffic, parking, and open space requirements

Public Facilities

- Staff Report: there is adequate capacity to serve the proposed development with:
  - Water
  - Streets
  - Sewer
  - Gas
  - Electricity
  - Telephone
  - Storm drainage.

Neighborhood Compatibility

- Staff Report: the proposed density, open space, and landscape design all promote compatibility with the surrounding neighborhood

[redacted]

Revised 6-Plex Design

Resource Protection

- Does the project includes design features or facilities to promote energy, water, and other resource conservation?
- The project will use raw water to irrigate the landscaping and open spaces.
- Work with the Town to disconnect from the Towns raw water supply pursuant to previous water and sewer agreement

Land Use

- The Comprehensive Plan designates this area for higher density multi-family residential use.
- Recommends density in excess of 12 units per acre for properties along Highway 60
- Proposed use is appropriate as designated in the Comprehensive Plan

Conclusion

- The FDP is in full compliance with Comprehensive Plan and Code
- The project consists of high quality design
- The project is compatible with the surrounding neighborhood
- The FDP satisfies all criteria for approval
- We respectfully request full approval
- Accept conditions of approval

STAFF REPORT
TO
PLANNING AND ZONING
COMMISSION

Town of Johnstown

MEMORANDUM

TO: **Johnstown Planning and Zoning Commission**
FROM: **John Franklin, Town Planner**
DATE: **For September 23, 2015 (continued from August 26, 2015)**
SUBJECT: **Continued Public Hearing - Clearview Multi-Family Final PUD Site Development Plan**

PROPERTY DATA:

Applicant: Clearview 4 Investments, LLC c/o Journey Homes, LLC
Owner(s): Clearview Holdings, LLC
Location: South of State Hwy 60 and 1200±' west of Colorado Blvd. (CR 13)
Property Size: 4.25± acres
Current Zoning/Land Use(s): Clearview PUD-R/vacant
Surrounding Zoning/Land Uses:

North: SH 60, Corbett Glen PUD-R/residence, vacant
South: Clearview PUD/Carlson Blvd., Park site, single family dwellings
East: Clearview PUD- Commercial/ vacant
West: PUD-R/ Private open space, Home Supply ditch, Cornerstone Church.

Comprehensive Plan Designation: Residential

Summary of Application: The applicant desires to construct a multi-family residential development in Clearview PUD, consisting of 8 buildings – 4 buildings with 6 dwelling units each and 4 buildings with 8 units each for a total of 56 dwelling units. A children's play area, landscaping and parking are also included.

Attachments: Final PUD Development Plan, Comments, Response letters.

Prior Actions: On August 26, 2015 the Commission voted to continue the hearing on the current application to provide the applicant with additional time to respond the review comments.

The property was annexed into Johnstown in the spring of 2000 and zoned Planned Unit Development-Mixed Use (PUD-MU) allowing single and multi-family residential uses, commercial/retail uses, as well as a school and neighborhood park site. A preliminary plat and PUD development plan were approved in 2001. The 4.2 acre multi-family parcel which allows up to 51 multi-family homes, and a 12.234-acre commercial/office site were platted as Tracts in the Second Filing, with the requirement of further site plan review and approval by the Town prior to development.

Municipal Code Review Provisions: PUD Zone District

Technical Analysis

Relationship to Town Vision and Strategic Plan: The development will add to the inventory of housing opportunities in the Town.

Access and Traffic: The site adjoins Carlson Blvd., an improved residential collector street. The development is responsible for the driveways and sidewalk improvements along the property frontage. Anticipated traffic levels for the 51 units are within the planned capacity of Carlson Blvd. A prorata share of the cost of a future traffic signal at Carlson Blvd. is recommended. A CDOT-prepared study for Carlson Blvd. at Hwy 60 indicated that a signal was not yet warranted.

Off-street parking: The minimum required off street parking is 1.5 spaces per dwelling unit. The proposed 56 units requires 84 parking spaces. 98 total spaces are proposed. Handicap-accessible spaces are provided.

Water: Domestic water is from an existing main in Carlson Blvd. and will loop through the property and will also serve fire hydrants. A Water and Sewer Service Agreement must be prepared for Town Council consideration, and sufficient water rights dedicated to the Town prior to development.

Sanitary Sewer: The property is within the Central Wastewater Treatment Plant service area. The sewer service sub-basin – referred to in the Town Master Utility Plan as the Clearview Interceptor basin - is located south of Hwy 60 and extends from the west side of I-25 east to the lift station at CR 461/2 and the Little Thompson River. The Clearview Interceptor is presently constructed to the west side of Clearview PUD and then east approximately ¾ mile to a (temporary) lift station. Recent review of flows indicates restricted capacity where the temporary Clearview lift station force main pumps into a sewer line in the Country Acres neighborhood. The Town is working towards ensuring adequate capacity.

Storm Drainage: Storm water runoff will need to be managed through surface flows, storm sewer to the Clearview detention pond, to be released at historic rate to existing drainages to the Little Thompson River. The Stormwater Development Fee of $1100.00 per acre is due at time of development.

Open Space/Landscaping: Landscape buffer and open-style fence are proposed along the property. The development includes a private playground.

Raw water irrigation: Currently, private open space and street landscaping in Clearview is irrigated by raw water drawn from the Town's main water supply pipe. The Filing 2 and 4 development agreements call for construction of a proposed basin/pump off the Home Supply Ditch, which would remove direct draw from the water supply pipe. The applicant does not proposed raw water irrigation of landscaping.

Parks: Clearview Neighborhood Park serves the neighborhood. A private playground amenity is proposed in the multi-family development.

Architectural Design: The proposed 6-unit and 8-unit buildings have distinctly different elevations. The one- and two-story 6-plex model features highly articulated walls and rooflines. Decks and balconies are provided. Exterior materials include board and batten siding, traditional gable roof, and a minimum amount of stone masonry wainscot plus extended masonry on one wall. The two story 8-plex is a features masonry wainscot on the first story, and stucco and some siding extending to the roof line.

The Town-wide Design Guidelines encourage high-quality architecture and site

development along the Hwy 60 Visual Corridor, which includes this property. The proposed architecture does not achieve this goal. In general, modern multi-family architecture of higher quality and in suburban areas emphasizes the use of masonry and stucco and minimizes the use of siding.

Exterior Lighting: Parking lot and building lighting are proposed. A photometric plan has been submitted. Specifications and design of the parking lot fixtures have been submitted.

Signage: Monument-style entry signs are proposed at each entrance.

Phasing: Projects of this kind are typically constructed in one phase.

Staff Report

Technical Findings:

Reference Johnstown Municipal Code, Sec. 16-303. Declaration of policy; review criteria:

Planned Unit Developments provide a more flexible approach to the physical development of real property, providing an opportunity for creative development planning and building design, to the end that the public health, safety and general welfare will be better served by tailoring development to the unique or special characteristics of the subject property and surrounding area. The Town Administration, Planning and Zoning Commission and the Town Council shall evaluate all Planned Unit Development plans pursuant to the following criteria, which may be applicable to the particular circumstances, balancing and evaluating the implementation of such criteria to maximize, to the greatest practical extent, the community interest and welfare.

(1) Comprehensive Plan and Code requirements:

a. Is the proposed development in accordance with all elements of the Comprehensive Plan including, but not restricted to, park and school sites, street location and classification?

The project is located on a parcel designated as multi-family residential. The neighborhood is presently served by a neighborhood park and by an existing collector street. Project traffic will flow in part to Colorado Blvd. where access to Hwy 60 is signalized. The Town will continue to request warrants for a traffic signal on Hwy 60 at Carlson Blvd. to improve access and safety.

b. Have all applicable provisions of the subdivision and zoning regulations been met? If not, have the exceptions/variances requested been evaluated through the PUD process and found to contribute positively to the PUD design?

The proposed density is slightly above that established in the Clearview PUD for the multi-family area. Provided the architectural quality is enhanced, the increase in density should not negatively impact the overall project design.

c. For PUDs including exceptions to the height standards, have the following been satisfied?

1. Benefit to the Town has been demonstrated, including what considerations the applicant is prepared to offer in exchange for resulting increased structure height.

Not applicable.

2. Proposed structures' effect upon adjacent properties is minimal with respect to compatibility of use and design, alternative energy access, visual access, and rights of

privacy, light and air.

The proposed density is slightly above that established by the Clearview PUD for the multi-family area. Provided the architectural quality is enhanced, the increase in density should not negatively impact the overall project design.

3. Public services can be provided to the site at a level currently enjoyed by the area, or at adequate levels per existing Town policies and regulations.

The property can be served with existing water mains. Sanitary sewer capacity is limited, but will be addressed by the Town.

4. Mix of developed area within the site is appropriate, including building coverage, parking, landscaping, pedestrian area, vehicle area and screening.

When complimented by enhanced quality of architecture and materials, the proposed density and site amenities are appropriate.

5. Project complies with all adopted Fire District regulations and standards.

Fire District comments are pending.

d. Have all material and procedural requirements of the Town Code been met? *Yes.*

(2) Public facilities:

a. Is there present and available adequate capacity to serve the proposed development at appropriate service levels with the following utilities and facilities without negatively impacting the service levels of the surrounding neighborhoods, or have arrangements been made for extension and/or augmentation to adequately serve the proposed development and mitigate negative impacts on surrounding neighborhoods?

(Water Streets/Transportation System Sewer Gas Electric Telephone Storm Drainage)

Yes.

b. Does the proposed development comply with all standards, requirements and specifications for the following services, without a negative impact on existing services, or alternatively have exceptions been evaluated through the PUD process and found to contribute positively to the PUD design?

(Water; Storm Drainage; Sewer; Floodplain; Electricity; Telephone; Gas; Streets/ Pedestrian System; Ditch; Fire Protection; Public Transit; Cable Television; Refuse Collection)

Private irrigation should not be supplied through the Town's raw water supply pipeline, but instead be drawn from the Home Supply ditch.

(3) Neighborhood compatibility:

a. Are the scale, building bulk and orientation, setbacks, landscaping and visual integrity of the proposed development appropriate for the development, sensitive to the immediate area, compatible with the character of the neighborhood and promote the stabilization of the surrounding neighborhood?

The proposed project density, open space and landscape design promote compatibility with the general neighborhood and the desired esthetic character of the Hwy 60 Corridor. However, the quality of architectural design and materials does not rise sufficiently to the level sought in the Town–wide Design Guidelines.

b. Does the design and layout of the proposed development facilitate the

development of adjacent property rather than limit design options for adjacent landowners?

Yes.

(4) Resource protection:

a. Does the proposed development preserve significant existing vegetation (i.e. large trees) and unique features of the site?

Not applicable.

b. If the project contains known areas of natural or geologic hazard, including unstable slopes, flood, high groundwater or soil conditions unfavorable to urban development, are special engineering precautions proposed to be taken to address satisfactorily those limitations, or have these areas been set aside appropriately restricted from development?

Not applicable.

c. Does the proposed development preserve significant scenic views from both on and off the site?

Not applicable.

d. Does the proposed development include design features or facilities to promote energy, water and other resource conservation?

If implemented as recommended, the raw water irrigation will help conserve the raw water supply to the Town's treatment plant, especially during peak periods.

(5) Land use:

a. Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent?

The property is designated for multi-family development.

b. Do the land use specifications of the PUD meet the restrictions for permitted uses and appropriately address conditional use standards, goals and criteria for those uses which are specified in this Chapter as conditional in the underlying zoning district?

The project does meet land development standards – the density is slightly above the maximum permitted in the Clearview PUD.

c. Have the appropriate design standards been satisfied?

No, the architectural character and quality guidelines along the State Hwy 60 Visual Corridor have not been met, primarily in regards to architecture.

d. Are the exceptions to standard requirements warranted by virtue of inclusion in the PUD of design elements and amenities exceeding minimum requirements?

The additional density may be warranted if high quality architecture is proposed.

Staff Recommendation:

Based upon the above, Staff recommends that the Clearview Multi-Family Final PUD Site Development Plan be approved with conditions:

1. The applicant shall enhance the quality of the overall design of the 6-plex and 8-plex models to a level acceptable to the Town including, but not limited to additional masonry (in excess of the minimum net 30%), minimization or elimination of siding,

use of stucco and enhanced trim details.

2. The project shall use raw water and not treated water for irrigation of all common area landscaping, and the applicant work with the Town and the HOAs to replace the current tie to the Town's raw water line with a buffer pond and pump system satisfactory to the Town and the Home Supply Ditch Company.
3. The development pay a pro rata share of the anticipated cost of the Carlson Blvd. /Hwy 60 signal.
4. Final approval of plans by Town Engineer, landscape review consultant and Fire District.
5. That the applicant furnish evidence of sufficient water rights to the Town so that a Water and Sewer Service Agreement can be prepared by the Town Water Attorney, signed and submitted for Town Council consideration with the application.

Planning and Zoning Commission Action

---

1. If the Commission desires to recommend approval:

"I move that the Commission recommend approval of the Clearview Multi-Family Final PUD Site Development Plan"

Or,

2. If the Commission desires to recommend approval with conditions:

"I move that the Commission recommend approval of the Clearview Multi-Family Final PUD Site Development Plan with the following condition(s):

a._____

b._____

etc. "

Or,

3. If the Commission desires to recommend denial:

"I move that the Commission recommend denial of the Clearview Multi-Family Final PUD Site Development Plan for the following reasons:

a._____

b._____

etc. "

Sec. 16-302. Permitted uses.

(a) PUD-R, Planned Unit Development Residential District:

(1) Intent. The PUD-R District is created to support private residential development by providing incentives encouraging the use of innovative design techniques in order to achieve high quality residential development.

(2) Size. There is no minimum size for the PUD-R District.

(3) Uses permitted. Within the PUD-R District, the following uses shall be permitted, subject to meeting all applicable criteria and regulations:

a. Any permitted use, conditional use and accessory use allowed in the SF-1, SF-2 and MF-1 districts.

b. Mobile home parks and subdivisions, provided that they are of not less than fifty (50) spaces and do not exceed a density of seven (7) units per acre.

c. Consumer goods and services including neighborhood commercial, provided such uses are secondary to the permitted uses; satisfy convenience center criteria as identified in the Comprehensive Plan; are designed to serve primarily the residents of the development; and are harmoniously incorporated into the total design of the PUD.

d. Churches, schools and other nonresidential, noncommercial uses provided such uses meet all requirements for lot area, width, height, yards and setbacks prescribed in the underlying district, or the standards of the zoning district which correspond to the land use designation of the Comprehensive Plan.

e. If applicable, any use not identified above, however permitted in the underlying zoning district.

PUD Review Criteria (from Johnstown Municipal Code Sec. 16-303)

(1) Comprehensive Plan and Code requirements:

a. Is the proposed development in accordance with all elements of the Comprehensive Plan including, but not restricted to, park and school sites, street location and classification?

b. Have all applicable provisions of the subdivision and zoning regulations been met? If not, have the exceptions/variances requested been evaluated through the PUD process and found to contribute positively to the PUD design?

c. For PUDs including exceptions to the height standards, have the following been satisfied?

1. Benefit to the Town has been demonstrated, including what considerations the applicant is prepared to offer in exchange for resulting increased structure height.

2. Proposed structures' effect upon adjacent properties is minimal with respect to compatibility of use and design, alternative energy access, visual access, and rights of privacy, light and air.

3. Public services can be provided to the site at a level currently enjoyed by the area, or at adequate levels per existing Town policies and regulations.

4. Mix of developed area within the site is appropriate, including building coverage, parking, landscaping, pedestrian area, vehicle area and screening.

5. Project complies with all adopted Fire District regulations and standards.

d. Have all material and procedural requirements of the Town Code been met?

(2) Public facilities:

a. Is there present and available adequate capacity to serve the proposed development at appropriate service levels with the following utilities and facilities without negatively impacting the service levels of the surrounding neighborhoods, or have arrangements been made for extension and/or augmentation to adequately serve the proposed development and mitigate negative impacts on surrounding neighborhoods?

Water	Streets/Transportation System
Sewer	Gas
Electric	Telephone
Storm Drainage	

b. Does the proposed development comply with all standards, requirements and specifications for the following services, without a negative impact on existing services, or alternatively have exceptions been evaluated through the PUD process and found to contribute positively to the PUD design?

Water	Storm Drainage
Sewer	Floodplain
Electricity	Telephone
Gas	Streets/Pedestrian System
Ditch	Fire Protection
Public Transit	Cable Television
Refuse Collection	

(3) Neighborhood compatibility:

a. Are the scale, building bulk and orientation, setbacks, landscaping and visual integrity of the proposed development appropriate for the development, sensitive to the immediate area, compatible with the character of the neighborhood and promote the stabilization of the surrounding neighborhood?

b. Does the design and layout of the proposed development facilitate the development of adjacent property rather than limit design options for adjacent landowners?

(4) Resource protection:

a. Does the proposed development preserve significant existing vegetation (i.e. large trees) and unique features of the site?

b. If the project contains known areas of natural or geologic hazard, including unstable slopes, flood, high groundwater or soil conditions unfavorable to urban development, are special engineering precautions proposed to be taken to address satisfactorily those limitations, or have these areas been set aside appropriately restricted from development?

c. Does the proposed development preserve significant scenic views from both on and off the site?

d. Does the proposed development include design features or facilities to promote energy, water and other resource conservation?

(5) Land use:

a. Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent?

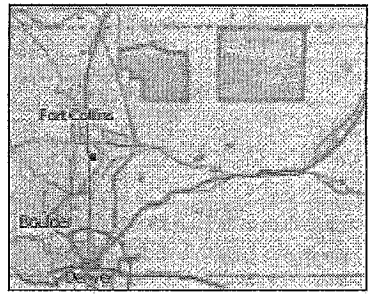
b. Do the land use specifications of the PUD meet the restrictions for permitted uses and appropriately address conditional use standards, goals and criteria for those uses which are specified in this Chapter as conditional in the underlying zoning district?

c. Have the appropriate design standards been satisfied?

Are the exceptions to standard requirements warranted by virtue of inclusion in the PUD of design elements and amenities exceeding minimum requirements?

WELD COUNTY
ONLINE MAPPING

Clearview Multi-Family



Legend

- Parcels
- Highway
- County Boundary

Notes

Vicinity Map

572.0 0 285.98 572.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

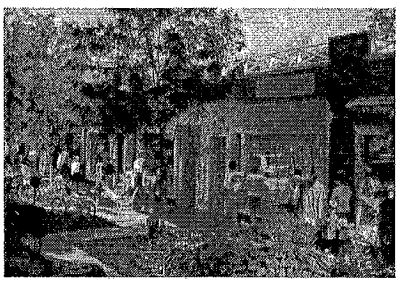
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Excerpts from Town-wide Design Guidelines

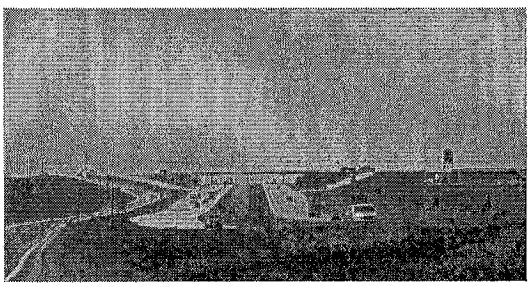
4. Visual Corridors and Gateways

cor·ri·dor From Italian *corridore* a place to run; a passageway.

As rustic villages became formal cities the basic functional street – the passageway - has played a critical part of public open space, becoming a gathering place, a place to view the features and character of the city. While the mode of travel has broadened the passageway, the corridor experience is still important for residents and visitors and remains a visible indicator of a community's image and livability.



Corridors can afford travelers a visual experience which relates to the community and the development, through landscaping, highway and private signs, light fixtures, street furniture, walkways and bikeways, and utilities, as well as the roadways themselves. A corridor image that is deliberately designed for desired appearance becomes a recognizable Town feature while reinforcing the vehicular circulation system and reducing potential safety conflicts.



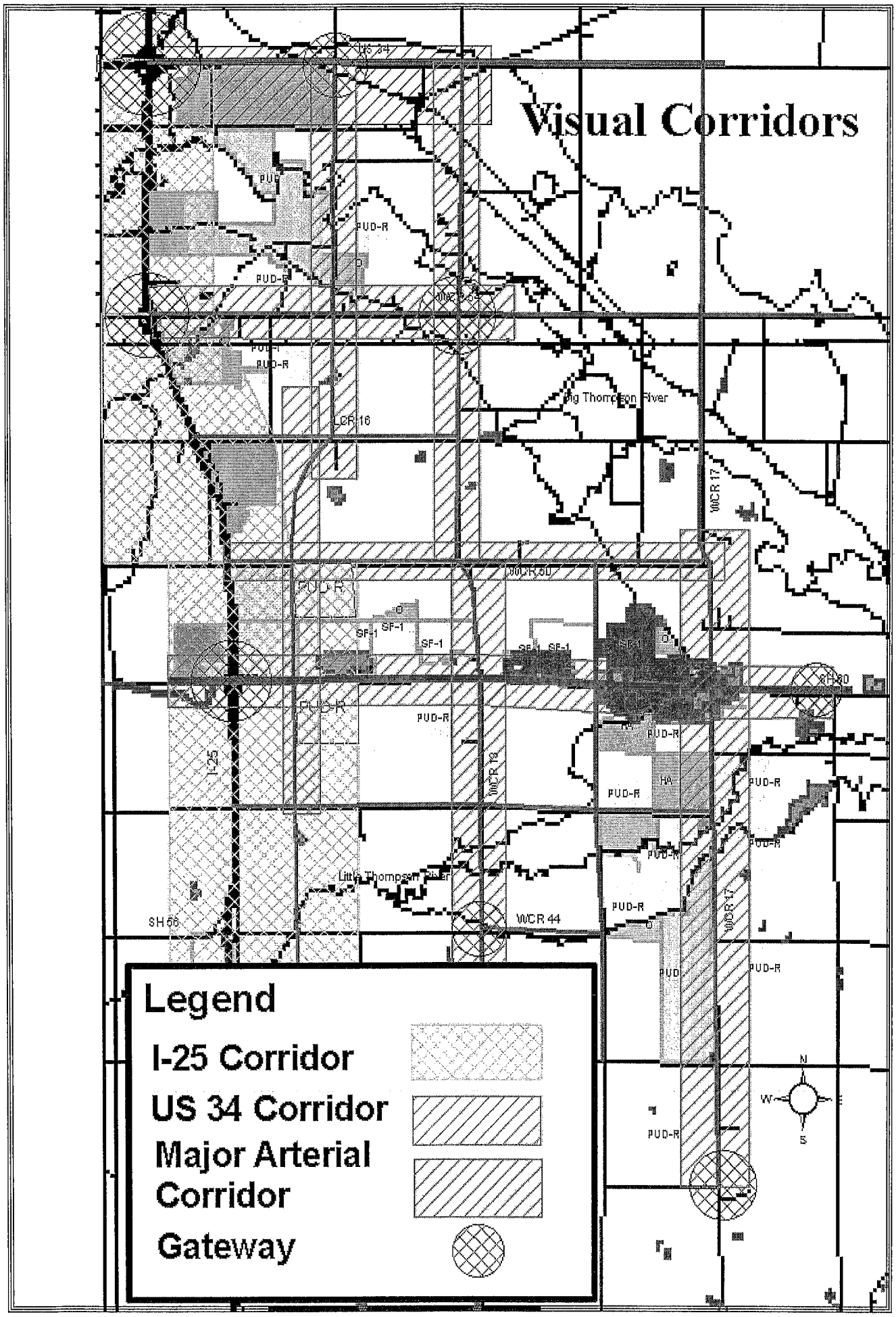
Gateways are the recognizable entries to the community and are typically associated with the local highway and arterial corridors. Gateway locations provide an opportunity to both identify the community and to promote the desired community image.

Intersections of corridors provide opportunities for attractive visual experiences for both drivers/passengers and for non-vehicular travelers. The visual experience can also mean more safety through care in design and can highlight development character.

The map at the end of this section highlights the primary visual corridors, and gateways.

4.1 GOALS:

1. Overall high-quality visual experience for visitors along the I-25 and US 34 corridors.
2. Visitor recognition of Johnstown's identity along the super-corridors.
3. Positive visual image of the town.
4. Enhanced visual orientation and organization of the arterial street system.
5. Drivers and pedestrian safety
6. Natural features such as the Front Range and Big Thompson River to be readily visible over and/or through nearby developments.
7. Minimize clutter and coordinate the appearance of corridor image elements.

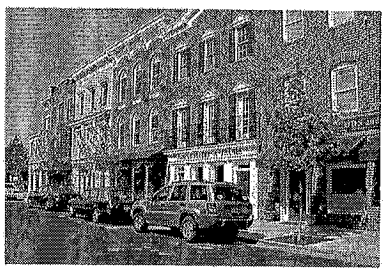

Visual Corridors
US 34
PUD-R
PUD
CR 16
Big Thompson River
100CR 17
100CR 50
SF-1
SH 60
I-25
100CR 19
HA
Little Thompson River
SH 66
WCR 44
100CR 17
N
W
E
S
Legend
I-25 Corridor
US 34 Corridor
Major Arterial Corridor
Gateway

5.2 MULTI-FAMILY RESIDENTIAL

Multi-family residential - attached residential (duplex and above), townhomes, row housing, condominiums and apartments.

5.2.1 GENERAL

1. Lower intensity/density multi-family development (8-12 du/ac average) is encouraged near major arterials or as a transition between non-residential and single family developments.
2. Higher density (12 du/ac+) residential should be located at commercial or transit centers and not next to single family neighborhoods.
3. Residential-over-commercial is encouraged in the Central Business District or in new multi-use activity centers near I-25.



5.2.2 SITE PLANNING

1. Provide an attractive separation, such as a landscaped buffer from adjoining lower-density residential development sufficient to maintain an open appearance. Do not place parking or rows of garages against single family lots.
2. Provide for a "public side" along perimeter streets and for internal private areas exclusive to the residents. The public side should provide for landscaped front yard with walkway connections to public sidewalk.
3. Buildings should vary in orientation relative to the street.
4. In planned unit developments at least 30% of the site is to be in open area, including landscaped buffers and amenities, while 10% of the site is to be in park and recreation use.
5. Project amenities should be appropriate to the anticipated occupants and at the minimum include common plazas and parks, playgrounds and paths. Large developments should provide clubhouses and recreation facilities such as fitness centers.

5.2.3 ACCESS AND PARKING

1. Refer to Johnstown Transportation Plan for access restrictions based upon classification of street.
2. Driveways should promote free flow of traffic from the street into the property for at least 50' without driveways or cross-traffic.

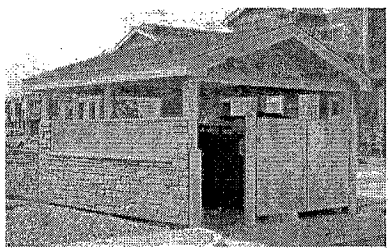
3. Refer to Johnstown Parking Regulations for requirements.
4. Required off-street parking should be located away from the perimeter of the development, or fully screened from view.
5. Garage openings and covered parking should be oriented away from the street.

5.2.4 LANDSCAPING

1. Refer to Town of Johnstown Landscape Standards and Specifications.
2. Entry features should be used to highlight access to the development and provide a point of interest along the street.
3. Strong perimeter landscaping
4. Extensive landscaping of common open space areas and parking, provision of amenities is encouraged to maintain the residential character of the development.

5.2.5 ACCESSORY STRUCTURES

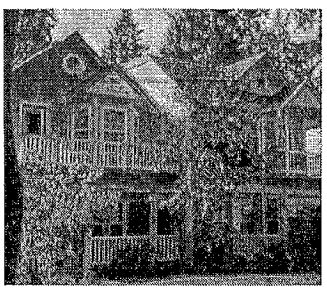
1. Trash enclosures should fully screen the dumpsters and recycle bins from view. Enclosures should match the materials and design of the buildings.

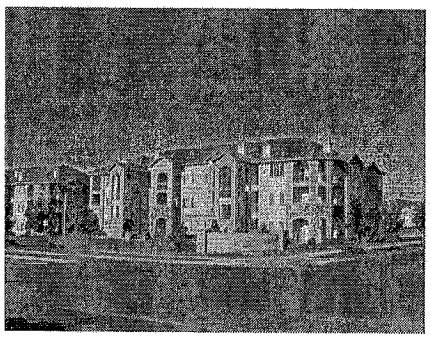


2. Mailboxes. Postmaster-approved mailbox clusters should be located in one or more covered and well-lighted areas.

5.2.3 ARCHITECTURE

1. Buildings in or near the older portions of Town should not exceed three stories.
2. Buildings in developments adjacent to single family neighborhoods are encouraged to adapt the architectural features of single family detached residential, to achieve a "large house" appearance. Street-side entries, sloped roofs, varied roof height, reduced upper floors, variable wall planes, and covered porches/entries help achieve the large house look.
3. Higher density, larger scale multi-family is encouraged in mixed-use areas where there is more flexibility to reflect or contrast with the scale and materials of the surrounding development.
4. While emphasizing the public street image, design and materials quality should be employed on all sides.





5. Regional materials such as timber and stone provide texture and richness to residential and should be liberally used. Masonry, including stone and brick should be provided for the entire first floor, or 40% of the overall wall surface, whichever is the greater amount.
6. Rooftop equipment and services should be screened from view, especially from public thoroughfares.
7. External balconies are encouraged, but should not be used for storage.
8. Garages can be used to transition building scale, and to provide a buffer against other uses.

FINAL SITE DEVELOPMENT PLAN

Town of
Johnstown

450 S. Parish Ave. Johnstown, CO 80534
Ph: 970-587-4664 Fax: 970-587-0141

COMMUNITY DEVELOPMENT APPLICATION

Date: 02/08/2013

Project Name: CLEARVIEW PUD, FIFTH FILING

Application is for: ☐ **Annexation** ☐ **Zoning** ☐ **Subdivision** ☒ **Other (please specify)** PUD-Final Development Plan and Minor Re-Subdivision

Landowner: Advantage Bank

Address: 1801 59th Avenue
Greeley, CO 80634

Telephone: 970-353-0047

Authorized Representative: Clearview 4 Investments, LLC (Larry S. Buckendorf)

Address: 7251 W. 20th Street
Greeley, CO 80634

Telephone: 970-352-7072 ; **Fax Number:** 970-330-5357 ; **E-Mail:** larry@journeyhomes.com

Landowner Authorization:

The undersigned affirms ownership of the property pertaining to this application, and hereby applies to the Town of Johnstown, Colorado for the above indicated development review process, and authorizes the individual or company stated as ""authorized representative" to represent me/us in all aspects of said process.

Signature of Landowner

Signature of Landowner

STATE OF COLORADO)
)ss
COUNTY OF)

The foregoing application was subscribed and sworn to before me this 7 day of February, A.D., 2013, by Larry S. Buckendorf.

Witness my hand and official seal.

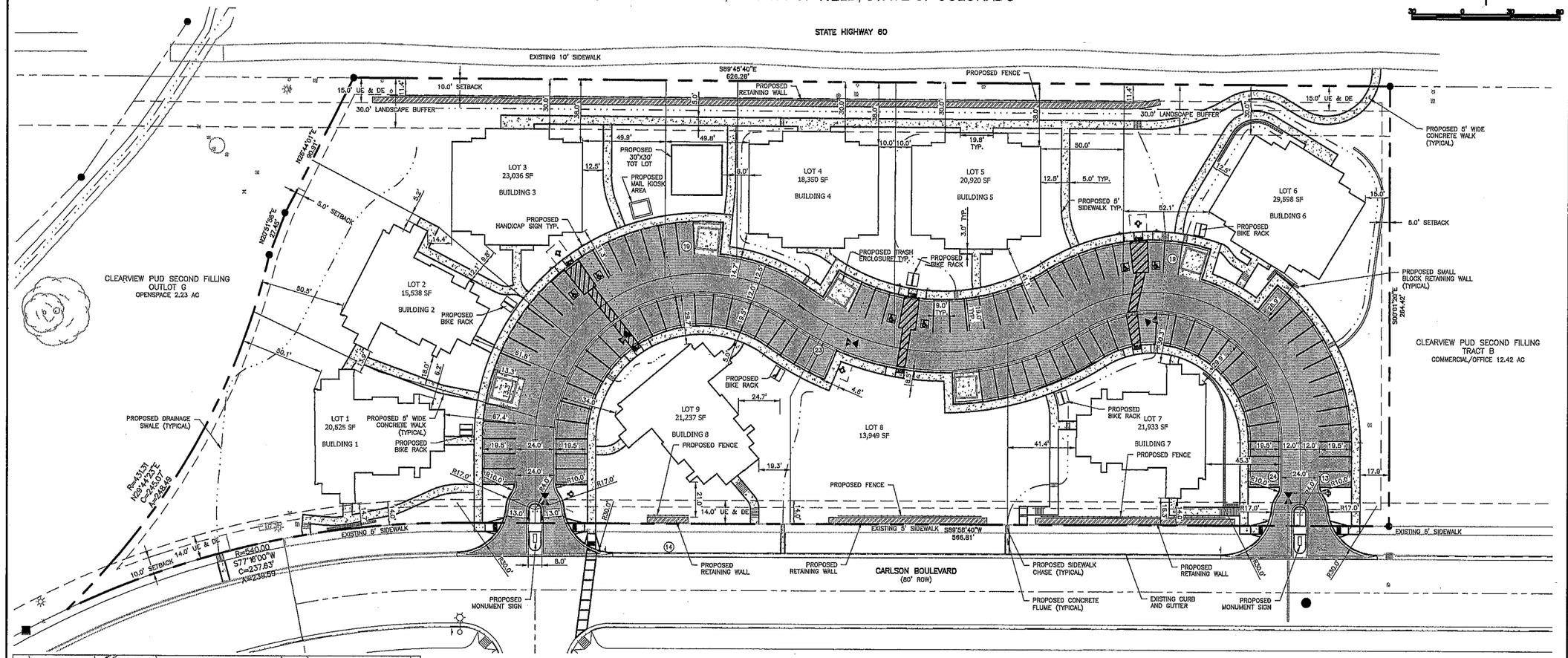
My commission expires: 1-21-2016

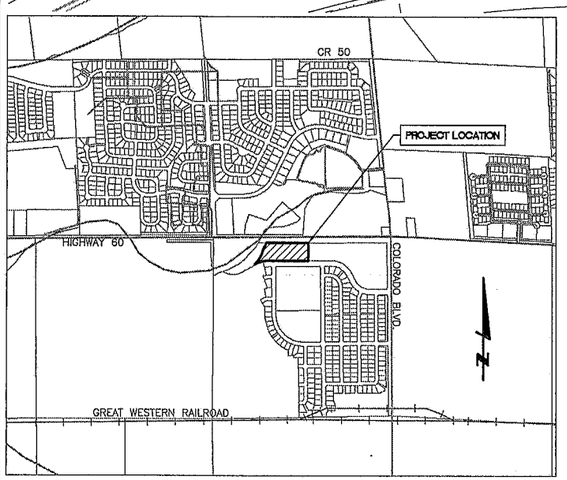
Notary Public

LAURA L. ZIEGLER
NOTARY
PUBLIC
STATE OF COLORADO

CLEARVIEW PUD - FIFTH FILING
FINAL DEVELOPMENT PLAN

LOTS 1 THRU 9 INCLUSIVE, BEING A REPLAT OF TRACT A CLEARVIEW PUD SECOND FILING
LOCATED IN THE NE 1/4 OF SEC. 12, T4N, R68W OF THE SIXTH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO





LOCATION MAP
NOT TO SCALE

OWNER

ADVANTAGE BANK
1801 59TH AVE, SUITE 201
GREELEY, CO 80634

APPLICANT

CLEARVIEW 4 INVESTMENTS, LLC
7251 W. 20TH STREET, L-200
GREELEY, CO 80634
P: (970) 352-7072
F: (970) 330-5357

ENGINEER/SURVEYOR

LAMP, RYNEARSON & ASSOCIATES, INC.
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
P: (970) 226-0342
F: (970) 226-0879

BUILDING ARCHITECT

KEPHART
2655 WALNUT STREET
DENVER, CO 80205
P: (303) 832-4474
F: (303) 832-4476

LANDSCAPE ARCHITECT

ALPINE GARDENS
5030 W. 20TH STREET
GREELEY, CO 80634
P: (970) 506-2727

PARKING SPACE CALCULATIONS			
	REQUIREMENT	TOTAL SPACES	PROVIDED SPACES
TOTAL PARKING	1.5 SPACES PER UNIT	84	98
HANDICAP PARKING	5 SPACES PER 101-150	5	6

SITE CALCULATIONS		
DESCRIPTION	SQUARE FEET	% OF TOTAL
BUILDINGS	44,225	23.9
PAVEMENT AND WALKS	57,163	30.9
OPEN SPACE	83,698	45.2
TOTAL LOT AREA	185,085	100

BUILDING CALCULATIONS			
	DESCRIPTION	NO. BUILDINGS	TOTAL
8-PLEX BUILDING	8 UNITS PER	4	32 UNITS
6-PLEX BUILDING	6 UNITS PER	4	24 UNITS
TOTAL	8 AND 6 PLEXES	8	56 UNITS

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO, THIS_____DAY OF_____20__.

CHAIRMAN

TOWN BOARD OF TRUSTEES APPROVAL

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF JOHNSTOWN, COLORADO, THIS_____DAY OF_____20__.

MAYOR

ATTEST: TOWN CLERK

drawn by KAW
designed by CAB
reviewed by CRH

references
0201044-03T000
0201044-03P100
0201044-03P101
0201044-03T100
CAD_1300
CAD_1310
TRASH ENCLOSURE

filename 0201044-03A102.dwg

revisions
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CLEARVIEW MULTI-FAMILY
JOHNSTOWN COLORADO

FINAL DEVELOPMENT PLAN

job number-tasks 0201044.03
book page
date 9/11/15
sheet S1.1 of S1.4

Ⓔ COOPER LIGHTING - LUMARK®

DESCRIPTION

The Lumark Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations.

Catalog Number	MPTR-3S-250-240V-PC	Type AA
Project Name	Cleanview Multi-Family Tract A	Date
Comments	Integral photocell, bronze finish	1.31.13
Prepared by	Salsudo Garcia - SGR.	

TR TRIBUTE

70 - 400W High Pressure Sodium Pulse Start Metal Halide Metal Halide

AREA LUMINAIRE

DARK SKY COMPLIANT

SPECIFICATION FEATURES

Construction
Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. Four (4) stainless spring latch hold two (2) stainless hinges allow tool-less opening and removal of door frame.

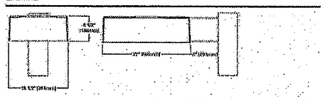
Reflector
Choice of three (3) high efficiency specular distribution, including five (5) engineered optical systems. Constructed of premium 99% reflective vacuum aluminum sheet. Optical components are highly resistant to UV & thermal degradation. Aluminum housing for superior protection. All segment faces are made of heat hardened, stress or cracks or attachment which may cause scattering to the light distribution. Optical reflector are finish restrikable in 90° increments and offered standard with mogul base transformers for high Pressure Sodium and 250-400W Metal Halide luminaires or medium base transformers for Metal Halide 150W and below.

Electrical
Ballast and related electrical components are hard mounted to die cast housing for optimal heat transfer and operating efficiency. Optional swing down galvanized steel power tray with hinged handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

Mounting
Patented 8" aluminum arm features internal wire guides for easy positioning of fixture during installation to pole or wall surface.

Standard single piece packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional "internal" mast arm mount accepts a 1 1/4" to 2 1/2" O.D. horizontal tenon, while a 4 bolt slipfitter mechanism secures fixture. Cast in leveling guides provide ±10° vertical leveling adjustment.

Finish
Housing and arm finished in a 5 stage premium TGIC texture polyester powder coat paint. Optional colors include black, gray, white, dark platinum and graphite metallic. RAL and custom color matches available.



COOPER Lighting www.cooperlighting.com

Specifications and Dimensions subject to change without notice.

TECHNICAL DATA
UL Wet Location Listed
CSA Certified
IDA Complaint ⊘

ENERGY DATA
70 Watt Lamp Ballast Input Watts
250W HPS 1 Lamp
400W HPS 1 Lamp
250W HPS 2 Lamps
400W HPS 2 Lamps
CWA Ballast Input Watts
250W HPS 1 Lamp
400W HPS 1 Lamp
CWA Ballast Input Watts
150W MH 1 Lamp
250W MH 1 Lamp
400W MH 1 Lamp
250W HPS 1 Lamp Watts
400W HPS 1 Lamp Watts
150W MH 1 Lamp Watts
250W MH 1 Lamp Watts
400W MH 1 Lamp Watts
250W HPS 2 Lamps Watts
400W HPS 2 Lamps Watts
250W MH 2 Lamps Watts
400W MH 2 Lamps Watts
EPA
Effective Projected Area (Sq. Ft.)
Without Arm: 1.19

SHIPPING DATA
Approximate Net Weight:
30 lbs. (13.61 kgs.)

ANSI C136.41 2002 Rev. 2007

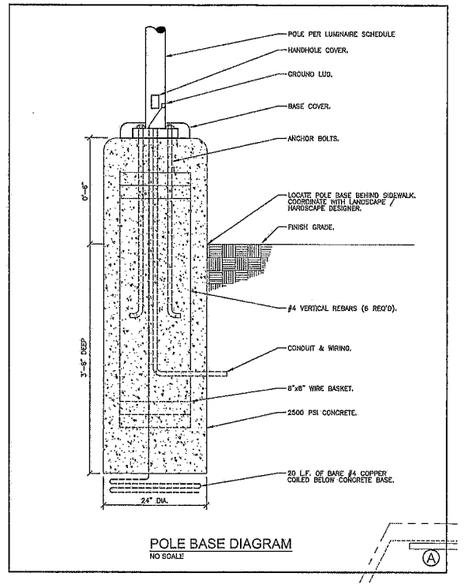
SITE LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMPS QTY	LAMPS TYPE	INPUT WATTS	VOLT	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
AA	PULSE START METAL HALIDE DIE-CAST ALUMINUM FIXTURE WITH TYPE III OPTICS AND INTEGRAL PHOTOCELL ON A SQUARE STRAIGHT STEEL POLE	POLE	1	250W PULSE START MH	273	240	LUMARK	MPTR-3S-250-240V-PC POLE: SSSA4208F F	(1)

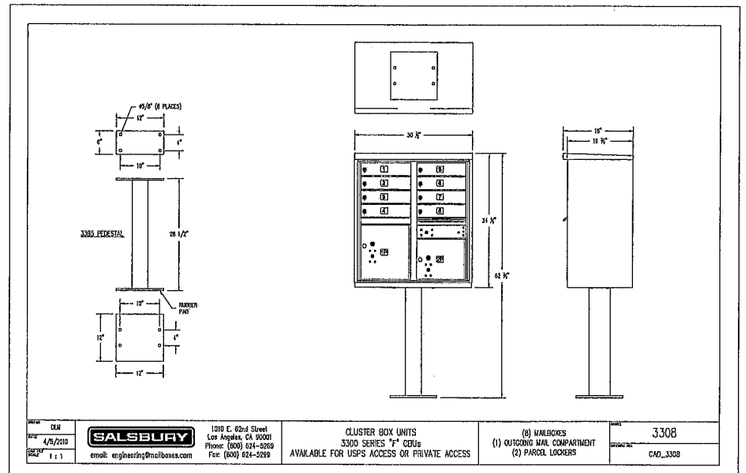
SPECIFIC NOTES:
(1) TOP OF FIXTURE TO BE AT 20' AFG WITH 6" POLE BASE HEIGHT INCLUDED.

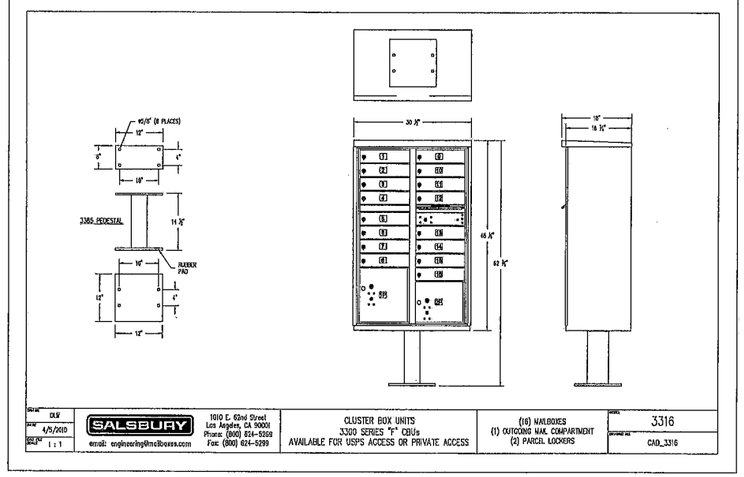
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.6 fc	8.9 fc	0.5 fc	13.8:1	5.0:1

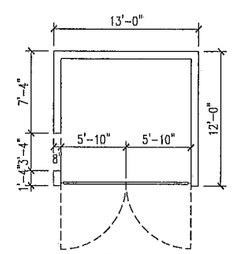


SITE LIGHTING DETAILS & SPECIFICATIONS
NTS

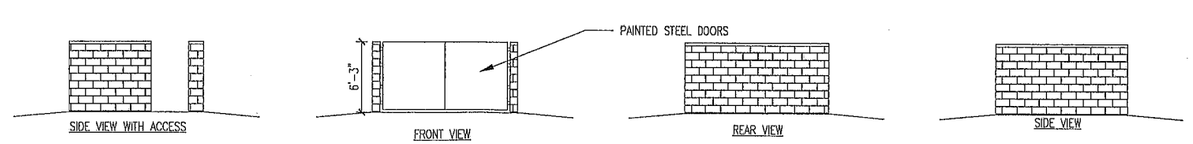




CLUSTER BOX ELEVATIONS
NTS



PLAN VIEW



TRASH ENCLOSURE ELEVATIONS
NTS

drawn by KJW
designed by CJS
reviewed by ORH

referenced
0201044-03P000
0201044-03A100
0201044-03F100
0201044-03E100
CAD_3308
CAD_3316
TRASH ENCLOSURE

filename 0201044-03A102.dwg

revisions
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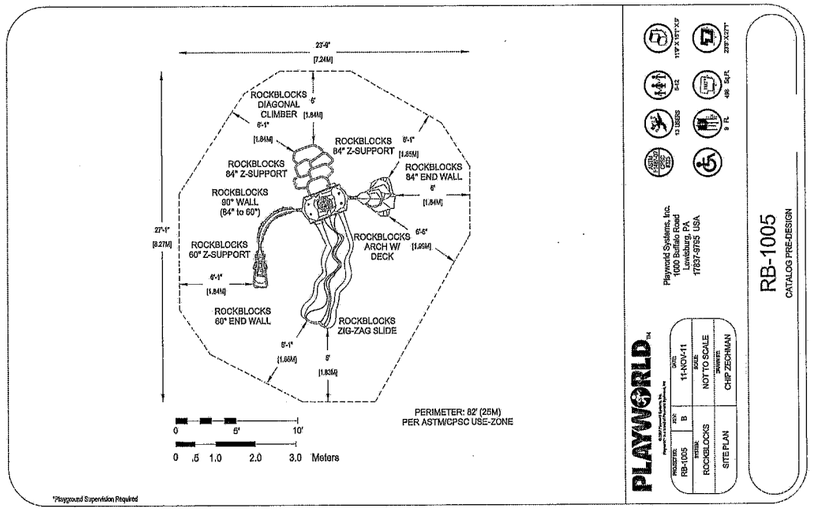
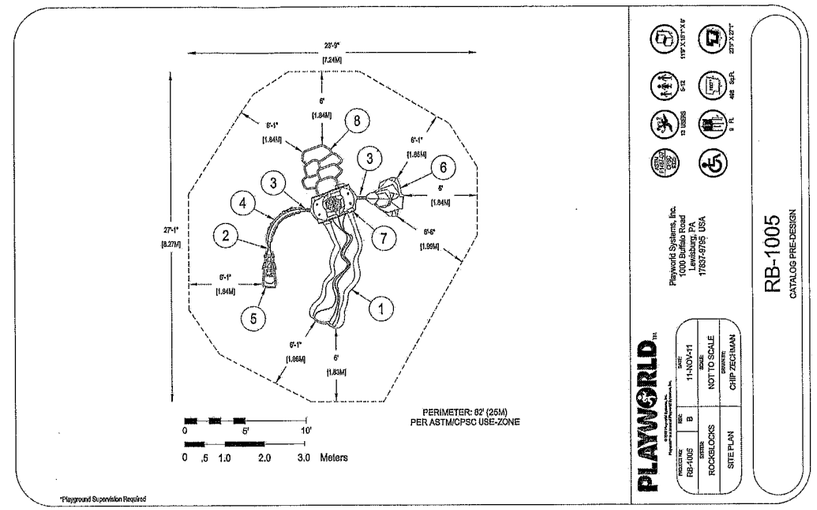
CLEARVIEW MULTI-FAMILY
JOHNSTOWN COLORADO

FINAL DEVELOPMENT PLAN
ELEVATIONS & DETAILS

job number-tasks 0201044.03
book page
date 9/11/15

sheet S1.2 of S1.4



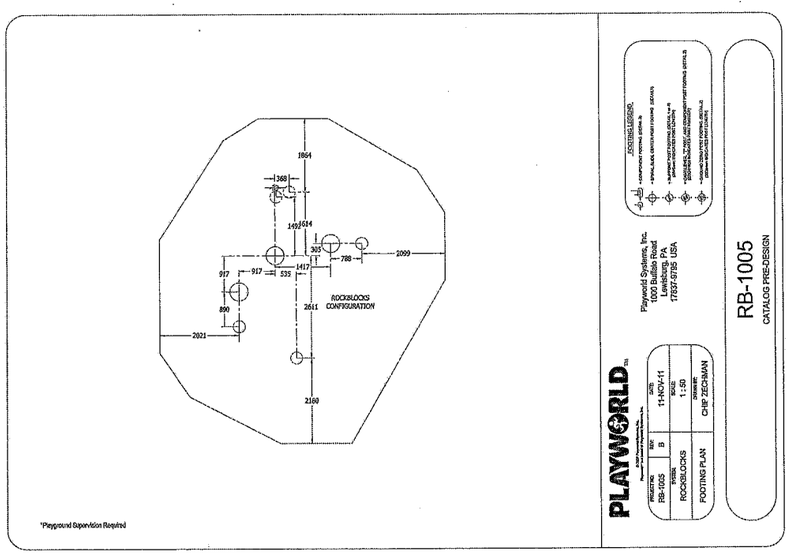


RB-1005

Design Number: RB-1005B - Bill Of Material

Ref. No.	Part No.	Description	Quantity
		Slides	
1	ZZUN8238	ROCKBLOCKS ZIGZAG SLIDE	1
		Climbers	
2	ZZUN8176	ROCKBLOCKS Z SUPPORT (60in WALL)	1
3	ZZUN8177	ROCKBLOCKS Z SUPPORT (84in WALL)	2
4	ZZUN8358	ROCKBLOCKS 90 DEGREE WALL (84in to 60in)	1
5	ZZUN8360	ROCKBLOCKS END WALL (60in)	1
		Ground Zero Climbers	
6	ZZUN8236	ROCKBLOCKS END WALL (84in)	1
7	ZZUN8237	ROCKBLOCKS ARCH W/ DECK	1
8	ZZUN8240	ROCKBLOCKS DIAGONAL CLIMBER	1
		Additional Tool & Maintenance Kits	
9	ZZCHGUID	CHALLENGER GUIDELINES	1
10	ZZUN9918	SURFACING WARNING LABEL KIT	1
11	ZZUN9930	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	1
12	ZZUN9990	TOOL AND ADDITIONAL PARTS KIT W/AEROSOL	1

Tuesday, August 30, 2011 — PLAYWORLD SYSTEMS — Page 1 of 1 — www.PlayworldSystems.com



RB-1005

Design Number: RB-1005B - Compliance and Technical Data
Reference Document: ASTM F1487-07

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
1	ZZUN8238	1	ROCKBLOCKS ZIGZAG SLIDE	Certified	139.30			698	2	2.00	0.03	1
2	ZZUN8176	1	ROCKBLOCKS Z SUPPORT (60in WALL)	Certified	31.01			55	0	1.00	0.13	0
3	ZZUN8177	2	ROCKBLOCKS Z SUPPORT (84in WALL)	Certified	78.82			142	0	2.00	0.26	0
4	ZZUN8358	1	ROCKBLOCKS 90 DEGREE WALL (84in to 60in)	Certified	119.07			1,079	4	0.50	0.00	1
5	ZZUN8360	1	ROCKBLOCKS END WALL (60in)	Certified	76.13			527	2	1.00	0.13	1
6	ZZUN8236	1	ROCKBLOCKS END WALL (84in)	Certified	107.89			718	2	1.00	0.13	1
7	ZZUN8237	1	ROCKBLOCKS ARCH W/ DECK	Certified	201.50			1,259	2	1.00	0.00	1
8	ZZUN8240	1	ROCKBLOCKS DIAGONAL CLIMBER	Certified	46.45			138	1	2.00	0.06	1
9	ZZCHGUID	1	CHALLENGER GUIDELINES	N/A	0.00			1	0	0.25	0.00	0
10	ZZUN9918	1	SURFACING WARNING LABEL KIT	Certified	0.05			1	0	0.25	0.00	0
11	ZZUN9930	1	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	N/A	13.07			106	0	0.25	0.00	0
12	ZZUN9990	1	TOOL AND ADDITIONAL PARTS KIT W/AEROSOL	N/A	3.46			85	0	0.25	0.00	0
			Totals:		812.75	26	56	4,808	13	11.50	0.74	6
					368.74 Kg	12 Kg	25 Kg	5 Metric Tons			0.56 m3	

Tuesday, August 30, 2011 — PLAYWORLD SYSTEMS — Page 1 of 2 — www.PlayworldSystems.com

RB-1005

Design Number: RB-1005B - Compliance and Technical Data
Reference Document: ASTM F1487-07

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events

ASTM F1487-07

The lay-out for this custom playscape, design number RB-1005B, has been configured to meet the requirements of the ASTM F1487-07 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487-07 standard and have not been tested. IPEMA certification can be verified on the IPEMA website, www.ipema.org. In the interest of playground safety, IPEMA provides a Third Party Certification Service which validates compliance.

Americans with Disabilities Act Accessibility Guidelines (ADAAG)

The lay-out was also designed to meet the ADAAG published 23-July-2004, by the United States Access Board who installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.

Installation Times

Installation times are based on one experienced Installer. A crew of three experienced individuals can perform the installation within the given time, each member working 1/3 of the given hours. (Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours on the installation for a total of 30 hours on the project.)

Carbon Footprint

The CO2e (carbon footprint given in Kilograms and Metric Tons) listed above is a measure of the environmental impact this play structure represents from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate culture that is focused on eliminating carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification; PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.

Pre-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rock, flat bars and H-channels.

Post-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld Systems' product. E.g. **20% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product.

** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.

Tuesday, August 30, 2011 — PLAYWORLD SYSTEMS — Page 2 of 2 — www.PlayworldSystems.com

TOT LOT PLAYGROUND EQUIPMENT SPECIFICATIONS
NTS

drawn by	KJW
designed by	CJS
reviewed by	GRH
references	0201044-03X00; 0201044-03A100; 0201044-03T100; 0201044-03T101; CAD_1300; CAD_1318; TRASH ENCLOSURE
filename	0201044-03A102.dwg

revisions
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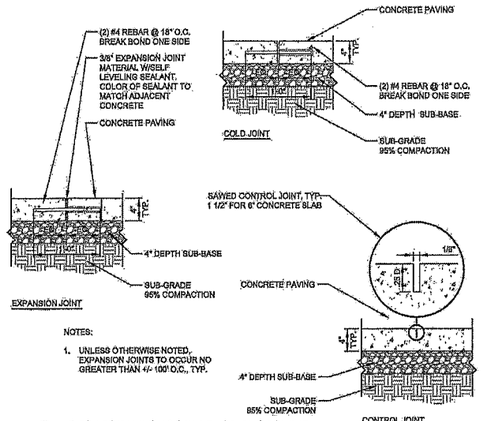
sheet S1.3 of S1.4



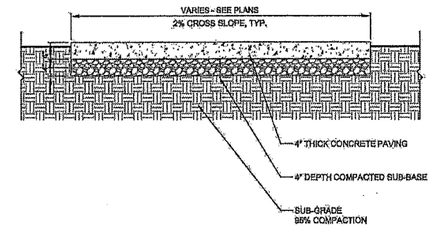
NOTES:

1. UNLESS OTHERWISE NOTED, EXPANSION JOINTS TO OCCUR NO GREATER THAN +/- 100' O.C., TYP.

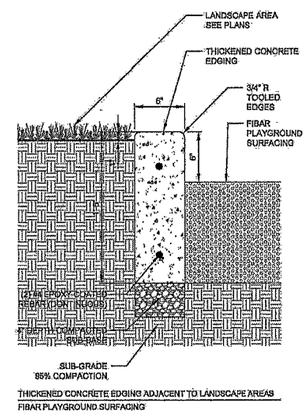
4 CONCRETE PAVING AND JOINTS
SCALE: 1"=1'-0"

NOTES:

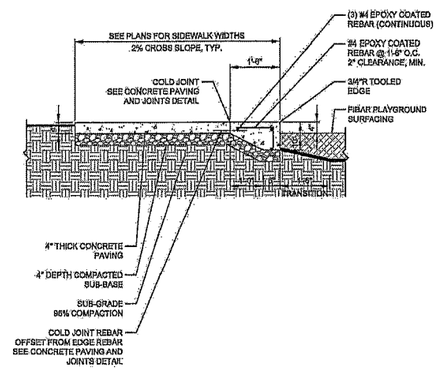
1. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE SIDEWALK AND EXISTING WALKS, STEPS, RAMPS, RETAINING WALLS, BUILDINGS AND/OR OTHER STRUCTURES.
2. PROVIDE CONTROL JOINTS AT 4' INTERVALS.



1 CONCRETE SIDEWALK
SCALE: 3/4"=1'-0"

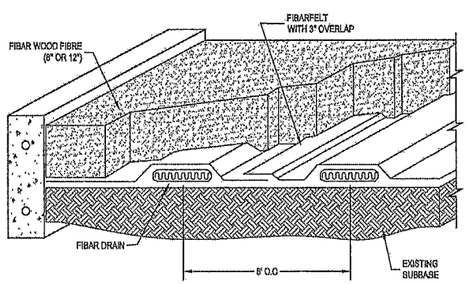


5 THICKENED CONCRETE EDGING AROUND PLAYGROUND
SCALE: 1 1/2"=1'-0"

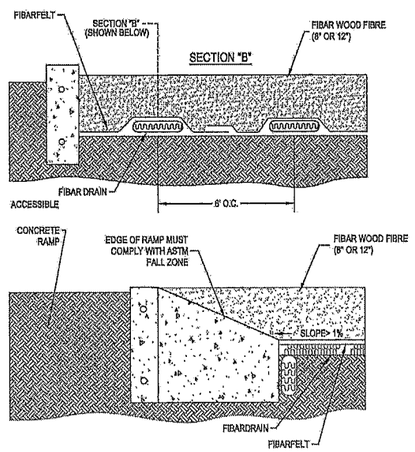


2 CONCRETE SIDEWALK PLAYGROUND EDGE
SCALE: 1/2"=1'-0"

FIBAR SYSTEMS
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504-1705
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com



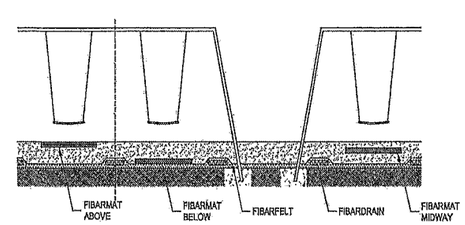
12 FIBAR SYSTEM 300 - INSTALLATION DETAIL A
SCALE: NTS



9 FIBAR SYSTEM 300 - INSTALLATION DETAIL B
SCALE: NTS

MANUFACTURER'S NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THE FIBAR SYSTEM IS PROTECTED BY US PATENTS 4676993, 5026207, 5076726 AND PATENTS PENDING.
4. AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBAR, INC. PRIOR TO CONSTRUCTION.
5. FIBAR MAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
6. CONTRACTORS NOTE! FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 312-005

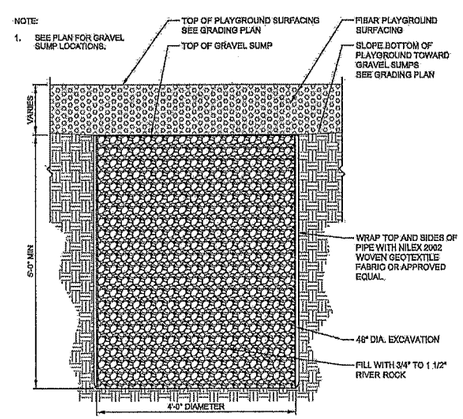


FIBARMAT® WEAR MATS

6 FIBAR SYSTEM 300 - INSTALLATION DETAIL C
SCALE: NTS

NOTE:

1. SEE PLAN FOR GRAVEL SUMP LOCATIONS.



3 GRAVEL SUMP IN PLAYGROUND
SCALE: 3/4"=1'-0"

drawn by KJW
designed by CJS
reviewed by DRH
references
0201014—03S100
0201014—03S102
0201014—03W100
0201014—03X100
CAD_1000
CAD_1008
SNOW ENCLOSURE

filename 0201044—03A102.dwn

revisions
A—1ST FDP SUBMITTAL
B—2ND FDP SUBMITTAL
C—3RD FDP SUBMITTAL
D—4TH FDP SUBMITTAL
E—5TH FDP SUBMITTAL
F—6TH FDP SUBMITTAL

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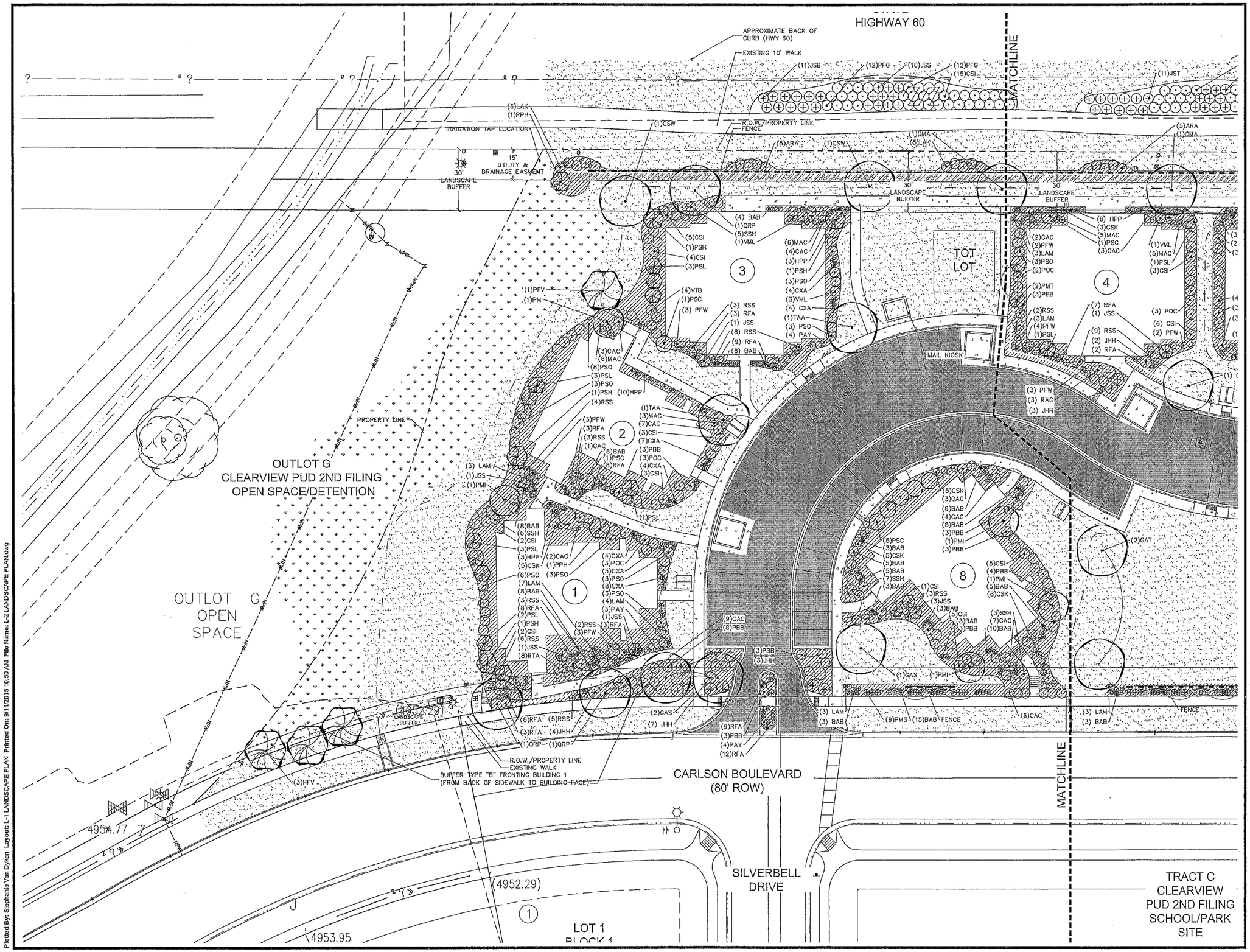
LAMP RYNEARSON & ASSOCIATES

CLEARVIEW MULTI-FAMILY
JOHNSTOWN COLORADO

FINAL DEVELOPMENT PLAN
ELEVATIONS & DETAILS

job number-tasks 0201044.03
book page
date 9/11/15
sheet S1.4 of S1.4



CLEARVIEW 5TH

PUD MINOR AMENDMENT

JOHNSTOWN, CO

PREPARED BY:

RIPLEY DESIGN INC.

■ land planning ■ landscape architecture ■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.226.0557 | www.ripleydesigninc.com

OWNER/APPLICANT

CLEARVIEW HOLDINGS, LLC.
Andrew Gerk
7251 W. 20th Street
Greeley, CO 80634
p. 970.352.7072

PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
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ENGINEER

LAMP, RYNEARSON & ASSOCIATES, INC.
Charles Sonnier, PE
4715 Innovation Dr. Suite 100
Fort Collins, CO 80525
p. 970.226.0342

NORTH SCALE: 1"=20'-0"

0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SITE PLAN	09/11/2015

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN

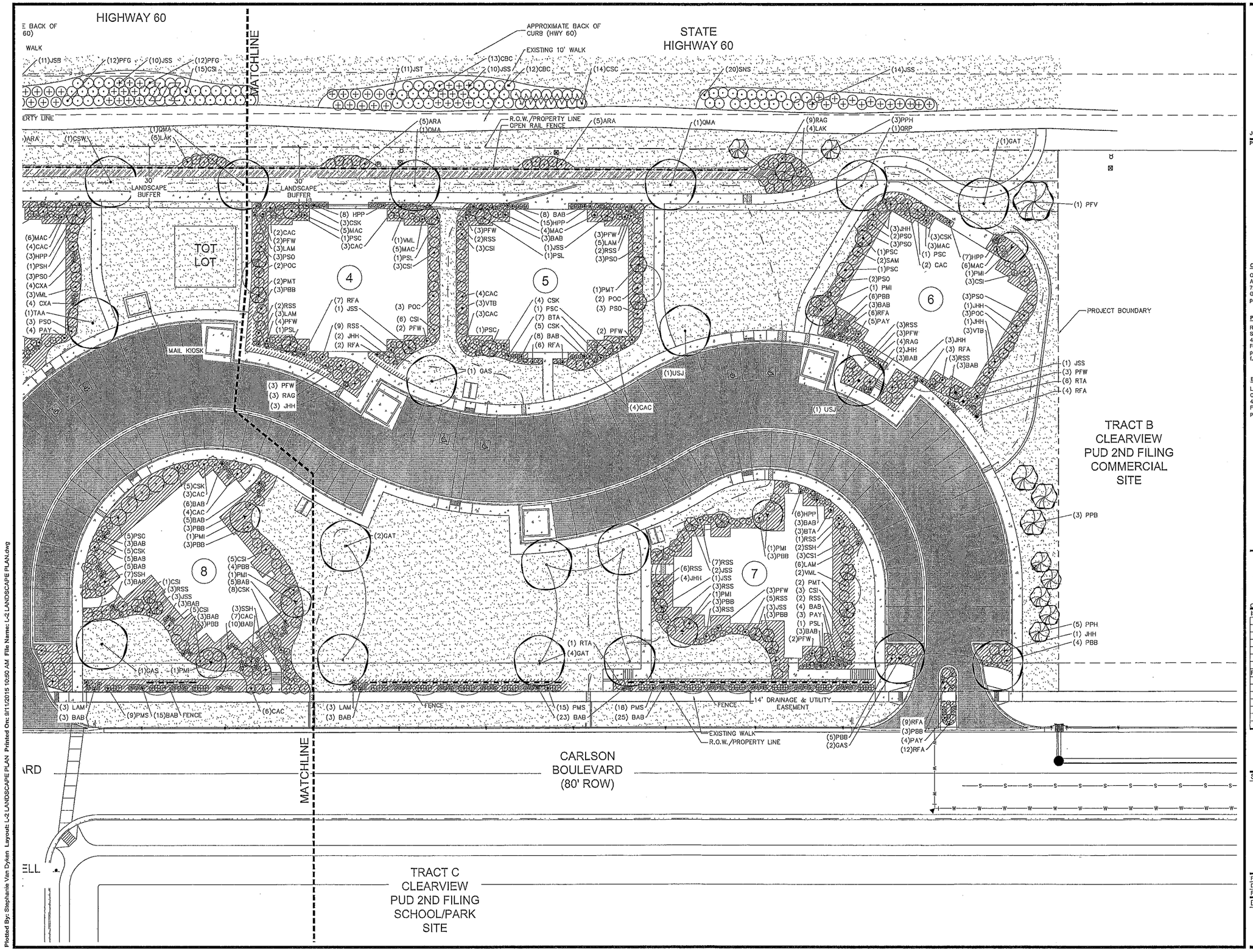
SEAL:

PROJECT No.:	RXX15-059
DRAWN BY:	SLV
REVIEWED BY:	XX

DRAWING NUMBER:

L-1

Plotted By: Stephanie Van Dyken Layout: L-1 LANDSCAPE PLAN Printed On: 9/11/2015 10:50 AM File Name: L-2 LANDSCAPE PLAN.dwg



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Fort Collins, CO 80525
p. 970.226.0342

NORTH — SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SITE PLAN	09/11/2015

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN

SEAL:

PROJECT No.:	RXX15-059
DRAWN BY:	SLV
REVIEWED BY:	XX

DRAWING NUMBER:

L-2

Plotted By: Stephanie Van Dyken Layout: L-2 LANDSCAPE PLAN Printed On: 9/11/2015 10:50 AM File Name: L-2 LANDSCAPE PLAN.dwg

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	IRRIGATED TURF (POP-UP SPRAY IRRIGATED AREA)
	DRYLAND SEED AREA (WITH TEMPORARY IRRIGATION UNTIL ESTABLISHMENT)
	SHRUB BED MULCH (DRIP IRRIGATED AREA)
	WASHED RIVER ROCK COBBLE MIX
	PERENNIALS
	PERENNIAL GRASSES
	DECIDUOUS SHRUBS
	DECIDUOUS LOW SPREADING SHRUBS
	LARGE DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	CANOPY TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

LANDSCAPE NOTES

1. DESIGN STATEMENT: ALL OPEN SPACE AREAS SHALL BE LANDSCAPED PER TOWN OF JOHNSTOWN LANDSCAPE GUIDELINES WITH A COMBINATION OF TREES, SHRUBS, PERENNIALS AND TURF. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE CLEARVIEW PUD MULTIFAMILY HOMEOWNER'S ASSOCIATION.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS OR ELECTRIC LINE AND NO CLOSER THAN 5 FEET TO ANY WATER OR SEWER LINE. TREE PLANTING SHALL BE COORDINATED WITH THE PUBLIC SERVICE COMPANY. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREES AND STREET LIGHTS AND 15' BETWEEN ORNAMENTAL TREES AND STREET LIGHTS SHALL BE MAINTAINED. PLANT MATERIAL SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN THE ABOVE CLEARANCE.
3. ALL PLANT MATERIAL SHALL BE AT LEAST 5 FEET AWAY FROM BUILDING FOUNDATIONS.
4. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
5. ALL TURF AREAS TO BE PLANTED WITH A FESCUE BLEND TURF MIX UNLESS INDICATED ON PLAN AS NATIVE GRASS AREA.
6. ALL SHRUB BEDS EXCEPT THOSE NOTED SHALL BE MULCHED WITH A MINIMUM 4" DEPTH RIVER ROCK, 2-3" (INCHES) IN DIAMETER OVER WATER PERMEABLE GEO-TEXTILE FABRIC MESH WEED BARRIER.
7. EDGING BETWEEN SOD AND SHRUB BEDS SHALL BE 14 GA. X 4" GALVANIZED STEEL SET LEVEL WITH TOP OF SOD.
8. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUALITY AND QUANTITY SHALL BE CONSISTENT WITH THIS PLAN.
9. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
10. ALL TURF AREAS SHALL HAVE SOIL PREPARATION AT A RATE OF 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQ. FEET OF LANDSCAPED AREA.
11. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH ADDITIONAL ZONES FOR TURF AND NON-TURF AREAS, AND MUST INCLUDE A MOISTURE DETECTION DEVICE TO PREVENT OPERATION DURING RAINY PERIODS.
12. THE OWNER SHALL DESIGN AND INSTALL AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
13. PROPERTY OWNER SHALL PERFORM ALL MAINTENANCE FOR THE LANDSCAPE AND IRRIGATION SYSTEM AS REQUIRED TO KEEP ALL LIVING PLANT MATERIAL IN HEALTHY CONDITION UNTIL ALL MAINTENANCE IS TURNED OVER TO THE MULTI-FAMILY HOME OWNERS ASSOCIATION.
14. DEVELOPER SHALL PROVIDE TEMPORARY IRRIGATION TO ALL NATIVE TURF AREAS AND SHALL TURN THIS AREA OVER TO THE HOA UPON FULL ESTABLISHMENT OF THE TURF IN WEED FREE CONDITION.
15. ALL STREET TREES ALONG CARLSON BLVD. ROW ARE PART OF THE SECOND FILING LANDSCAPE PLANS.
16. THE CLEARVIEW P.U.D. MULTI-FAMILY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PUBLIC AND PRIVATE LANDSCAPE AREAS INCLUDING COMMON OPEN SPACE AREAS AND COLLECTOR AND ARTERIAL STREETS RIGHTS-OF-WAY. THIS INCLUDES BOTH IRRIGATED AND NON-IRRIGATED AREAS AND ALL DETENTION PONDS, ALL PERIMETER FENCING AND ALL SIGNAGE.
17. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND DETAILS AND IN ACCORDANCE WITH CURRENT TOWN OF JOHNSTOWN LANDSCAPE GUIDELINES. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE OF THE TOWN OF OF JOHNSTOWN FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE TOWN OF JOHNSTOWN.
18. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET SECTION H.5on H.5 OF THE TOWN LANDSCAPE STANDARDS
19. THE DEVELOPER SHALL PRUNE AND REMOVE ANY EXISTING TREES AS NEEDED. ALL NOXIOUS TREES, IE;RUSSIAN OLIVE, SIBERIAN ELM, BOXELDER, ARE TO BE REMOVED FROM THE SITE.
20. ALL COMMON AREAS AND ARTERIAL STREET ROW LANDSCAPE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE TOWN'S CONSTRUCTION ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AND PRIOR TO TURNING THE COMMON OPEN SPACE AREAS OVER TO THE HOA FOR MAINTENANCE.
21. NO TREES, SHRUBS, FENCES, BERMS, OR OTHER MATERIAL CONSTITUTING VISUAL OBSTRUCTION SHALL BE PLANTED WITHIN ANY SITE DISTANCE TRIANGLE AS DEFINED BY THE TOWN OF JOHNSTOWN LANDSCAPE GUIDELINES.
22. MINIMUM REQUIREMENTS FOR SOIL PREPARATION SHALL INCLUDE 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SF OF EXISTING SOIL TILLED TO A MINIMUM DEPTH OF 6 INCHES. TREE AND SHRUB PITS SHALL BE BACKFILLED USING A MIXTURE OF ONE THIRD EXISTING SITE SOIL AND ONE THIRD TOPSOIL, AND ONE THIRD ORGANIC MATTER.
23. ALL FENCING TO BE OWNED AND MAINTAINED BY THE HOA.
24. ALL STREET LIGHTS (LUMINAIRE) TO BE THE SAME AS PREVIOUS FILINGS, HOLOPHONE, UTILITY GRANVILLE SERIES. FROM, OUTDOOR ARCHITECTURAL LIGHTIN, 214 OAKWOOD AVE., NEWARK OHIO 43055.
25. PARKING LOT LIGHT POLES ARE ESTIMATED LOCATIONS AND MAY CHANGE WITH FINAL CONSTRUCTION PLAN.
26. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ALL DEAD PLANT MATERIAL AND/OR RE-SOD OR SEED TURF AREAS THAT ARE NOT ESTABLISHED DURING THE WARRANTY PERIOD ESTABLISHED BY THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.

PLANT SCHEDULE

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	K-VAL	HEIGHT	SPREAD	CONDITION		SPECIES DIVERSITY
26	LARGE DECIDUOUS TREES								
2	CSW	CATALPA SPECIOSA	WESTERN CATALPA	L	50-60'	40-50'	2" CAL.	B&B	11%
6	GAS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	M	40-50'	30-40'	2" CAL.	B&B	6%
7	GAT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	M	40-50'	30-40'	2" CAL.	B&B	6%
3	QMA	QUERCUS MACROCARPA	BUR OAK	L	50-60'	60-80'	2" CAL.	B&B	3%
4	QRP	QUERCUS ROBUR 'PYRAMICH'	SKYMASTER OAK	M	50'	25'	2" CAL.	B&B	6%
2	TAA	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	M	30-40'	25-35'	2" CAL.	B&B	6%
2	UBJ	ULMUS JAPONICA X U. WILSONIANA 'ACCOLADE'	ACCOLADE ELM	M	50-60'	40-50'	2" CAL.	B&B	4%
23	ORNAMENTAL DECIDUOUS TREES								
9	PMI	PRUNUS MAACKII	AMUR CHOKECHERRY	M	15-20'	15-20'	1.5" CAL.	B&B	3%
14	PSC	PRUNUS CERASIFERA 'CRIMSON POINT'	COLUMNAR PURPLE PLUM	M	20-25'	8-10'	1.5" CAL.	B&B	3%
65	EVERGREEN TREES								
11	JSS	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	L	12-15'	6-8'	6' HT	B&B	
5	PFV	PINUS FLEXIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PINE	L	30-50'	15-30'	6' HT	B&B	
4	PSH	PINUS HELDREICHII (LEUCODERMIS)	BOSNIAN PINE	L	15-20'	10-12'	6' HT	B&B	
16	PSL	PINUS LEUCODERMIS 'EMERALD ARROW'	EMERALD ARROW BOSNIAN PINE	L	15-20'	6-8'	6' HT	B&B	
16	PMT	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	L	10-15'	6-8'	6' HT	B&B	
3	PPB	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	M	35-40'	15-20'	6' HT	B&B	
10	PPH	PICEA PUNGENS 'HOOPSII'	HOOPSII SPRUCE	M	35-40'	10-12'	6' HT	B&B	
101	EVERGREEN SHRUBS								
34	JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	L	12-18"	5-6'	5 GAL.	CONT.	
11	JSB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	L	12-18"	6-8'	5 GAL.	CONT.	
45	JSS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	L	12-18"	6-8'	5 GAL.	CONT.	
11	JST	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	L	12-18"	6-8'	5 GAL.	CONT.	
606	DECIDUOUS SHRUBS								
15	ARA	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	L	6-8'	6-8'	5 GAL.	CONT.	
76	CSI	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	M	4-5'	4-5'	5 GAL.	CONT.	
67	CAC	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	L	18-24"	4-5'	5 GAL.	CONT.	
24	CBD	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	L	18-24"	4-5'	5 GAL.	CONT.	
14	LJK	LONICERA KOROLKOWII	BLUE VELVET HONEY LOCUST	L	6-8'	6-8'	5 GAL.	CONT.	
38	MAC	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPEHOLLY	L	2-3'	2-3'	5 GAL.	CONT.	
38	PPW	POTENTILLA FRUTICOSA 'WHITE LADY'	WHITE LADY POTENTILLA	L	3'	3'	5 GAL.	CONT.	
23	PAY	POTENTILLA FRUTICOSA 'YELLOW GEM'	YELLOW GEM POTENTILLA	L	1-2'	2-3'	5 GAL.	CONT.	
62	PBB	PRUNUS BESSEYI 'PAWNEE BUTTES'	CREEPING WESTERN SAND CHERRY	L	18"	4-6'	5 GAL.	CONT.	
17	PCO	PHYSOCARPUS OPULIFOLIUS 'COPPERTINA'	COPPERTINA NINEBARK	L	6-8'	6-8'	5 GAL.	CONT.	
48	PSO	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	L	4-5'	4-5'	5 GAL.	CONT.	
16	RAG	RHUS AROMATICA 'GRO-LOW'	FRAGRANT DWARF SUMAC	L	2-3'	6-8'	5 GAL.	CONT.	
86	RSS	ROSA X SEAFOAM	SEAFOAM ROSE	L	3-4'	3-4'	5 GAL.	CONT.	
19	RTA	RHUS TRILOBATA 'AUTUMN AMBER'	CREEPING THREE-LEAF SUMAC	L	12-18"	3-5'	5 GAL.	CONT.	
2	SAM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	L	4-6'	4-6'	5 GAL.	CONT.	
20	SNS	SPIREA MEYERI 'PALIBIN'	GOLDMOUND SPIREA	L	4-6'	4-6'	5 GAL.	CONT.	
22	SSH	SYMPHORICARPOS X CHENAULTI 'HANCOCK'	HANCOCK CORALBERRY	L	2-3'	3-6'	5 GAL.	CONT.	
7	VML	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	L	6-8'	6-8'	5 GAL.	CONT.	
10	VTB	VIBURNUM TRILOBUM 'BAILEY COMPACT'	COMPACT AMERICAN CRANBERRY	L	4-5'	4-5'	5 GAL.	CONT.	
394	GROUND COVER, VINES & PERENNIALS								
177	BAB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	L	2-3'	2-3'	1 GAL.	CONT.	
87	HPP	GERANIUM 'JOHNSON'S BLUE'	BLUE CRANESBILL	M	18-24"	2-3'	1 GAL.	CONT.	
42	PMS	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	L	3-4'	12-18"	1 GAL.	CONT.	
118	RFA	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	L	18-24"	18-24"	1 GAL.	CONT.	

DRYLAND SEED MIX			
	COMMON NAME	BOTANICAL NAME	LBS/LIVE SEED PER ACRE (PLS)
20.00%	SLENDER WHEATGRASS	ELYMUS TRACHYCULUS	3 LBS
13.25%	STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS	2 LBS
27.00%	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	4 LBS
13.25%	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	2 LBS
13.25%	BLUE GRAMA	BOUTELOUA GRACILIS	2 LBS
13.25%	NEADLE & THREAD GRASS	STIPA COMATA	2 LBS
100%	TOTAL	TOTAL:	15 LBS PLS/ACRE

SOD

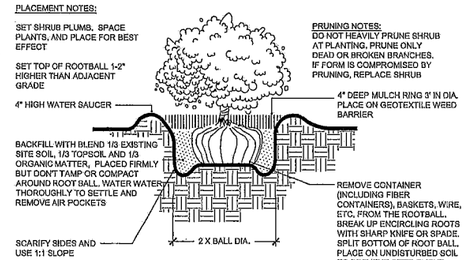
SOD SHALL BE DENSE, HIGH DURABILITY, FRESH CUT BLUEGRASS SOD. BLUEGRASS SOD SHALL BE COLORADO GROWN WITH A BLEND OF NOT LESS THAN THREE OF THE FOLLOWING VARIETIES: PARADE, GLADE, A 34, AMERICA, COLUMBIA, VICTOR, BRISTOL, MAJESTIC, MERION, BARON AND ADELPHI, CONTAINING NO MORE THAN 1% OF OTHER GRASSES, NONE OF WHICH SHALL BE COARSE TEXTURED GRASS.

LANDSCAPE AREA DATA

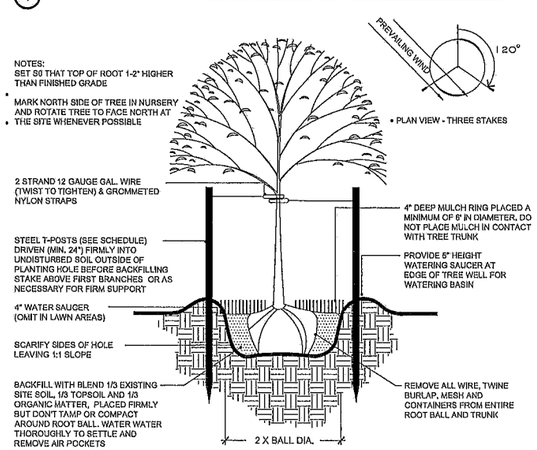
AREA TYPE	AREA (SF)	AREA (ACRES)	
OVERALL SITE AREA	185,085	4.25	
BUILDING AREA COVERAGE	35,262	.80	
WALK AND WALL AREA	20,361	0.47	
DRIVE AREA	38,151	0.88	
LANDSCAPE AREA	91,321	2.10	
PERCENT OPEN SPACE REQUIRED:	20%	37,017	SF
PERCENT OPEN SPACE PROVIDED:	49%	91,321	SF

REQUIRED LANDSCAPE & BUFFER AREA CALCULATIONS

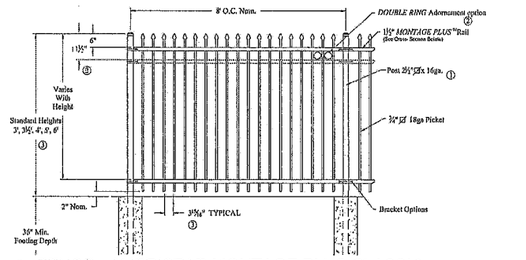
BUFFER TYPES	AREA DESCRIPTION & LANDSCAPE REQUIREMENTS	PLANTS REQUIRED		PROVIDED
GENERAL OPEN SPACE AREAS	OPEN SPACE REQUIRED (37,017)			
	TREES (1 TREE/1,000 SF)	37		94
	SHRUBS (4 SHRUBS/1,000 SF)	148		488
TYPE "B" BUFFER	BUILDING 1 CARLSON STREET FRONTAGE (BUFFER TYPE "B")	AREA (SF)		
		2,690	SF	
	TREES REQUIRED:	7	TREES	7
	SHRUBS REQUIRED:	34	SHRUBS	37
	SIDEWALK			690.0 SQ. FT.
FRONTAGE ADJACENT TO HWY 60	HWY 60 BUFFER AREA (30' LANDSCAPE BUFFER)	AREA (SF)		
		19,012	SF	
	TREES REQUIRED (1/2,000 SF):	10	TREES	13
	SHRUBS REQUIRED (5/2,000 SF):	48	SHRUBS	182
	SIDEWALK			6250.0 SQ. FT.
	IRRIGATED TURF			1554.0 SQ. FT.



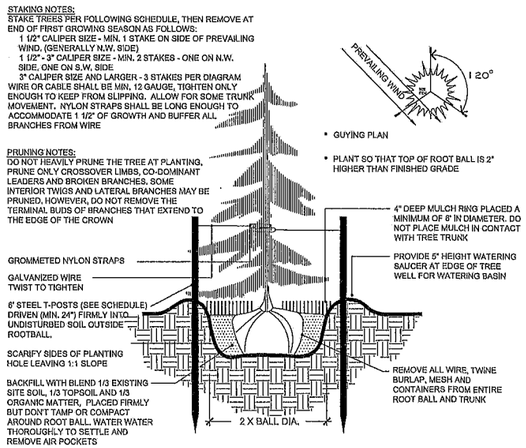
1 SHRUB PLANTING DETAIL



2 TREE PLANTING DETAIL



4 FENCE - AMERISTAR MONTAGE PLUS CLASSIC
SCALE: 1/2" = 1'-0"



3 CONIFER TREE PLANTING DETAIL

CLEARVIEW 5TH

PUD MINOR AMENDMENT

JOHNSTOWN, CO

PREPARED BY:

RIPLEY DESIGN INC.

■ land planning ■ landscape architecture ■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.6657 | www.ripleydesigninc.com

OWNER/APPLICANT

CLEARVIEW HOLDINGS, LLC.
Andrew Gerk
7261 W. 20th Street
Greeley, CO 80634
p. 970.352.7072

PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Stephanie Van Dyken, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.224.6657

ENGINEER

LAMP, RYNEARSON & ASSOCIATES, INC.
Charles Sonnier, PE
4716 Innovation Dr. Suite 100
Fort Collins, CO 80525
p. 970.226.0342

NORTH SCALE: 1"=10'-0" (0 05 10 20)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SITE PLAN	09/11/2015

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE NOTES

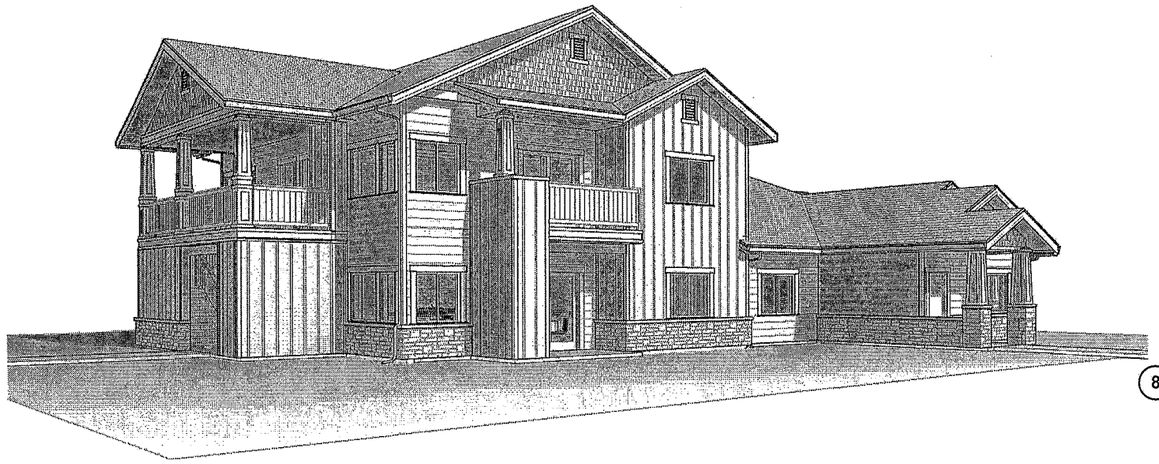
SEAL:

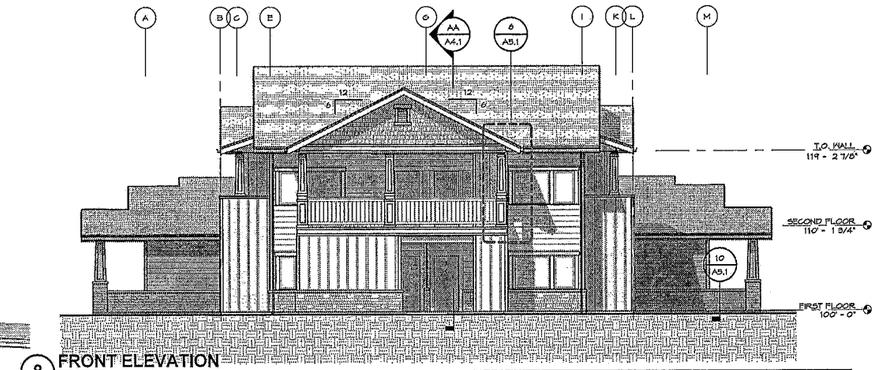
PROJECT No.:	RXX15-058
DRAWN BY:	SLV
REVIEWED BY:	XX

DRAWING NUMBER:

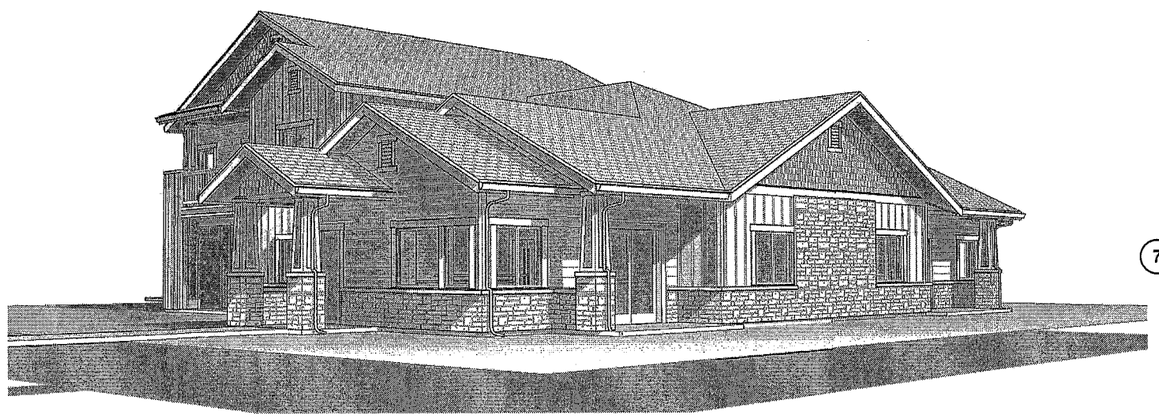
L-3

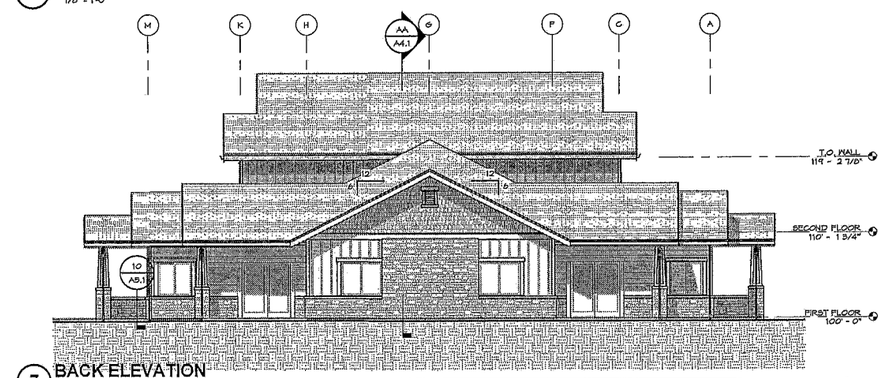
Plotted By: Stephanie Van Dyken Layout: L-3 LANDSCAPE NOTES Printed On: 9/11/2015 10:50 AM File Name: L-2 LANDSCAPE PLAN.dwg



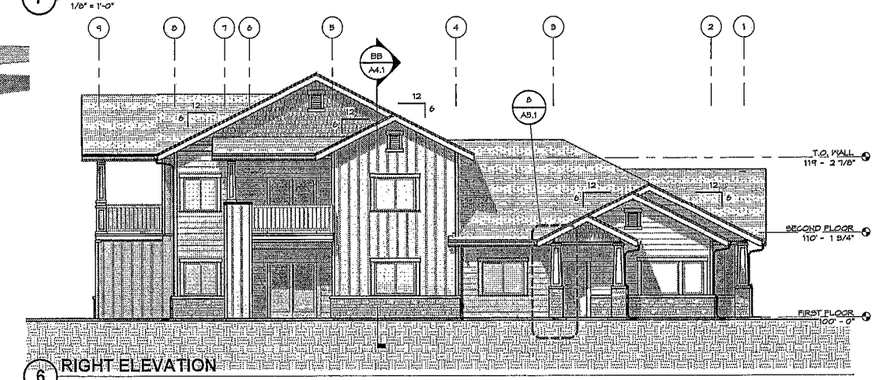


8 FRONT ELEVATION
1/8" = 1'-0"

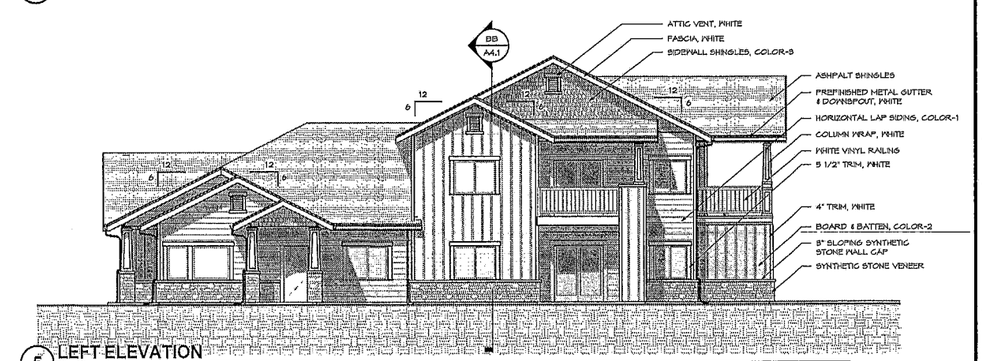




7 BACK ELEVATION
1/8" = 1'-0"



6 RIGHT ELEVATION
1/8" = 1'-0"



5 LEFT ELEVATION
1/8" = 1'-0"

SYSTEM NOTES:

ROOFS

R1 - F.S. ASPHALT SHINGLES (30 YR. WARRANTY, 100 MPH WIND WARRANTY, CLASS A)
- 30# FELT UNDERLAYMENT OVER
- OSB DECKING PER STRUCT OVER
- PRE-MANUFACTURED WOOD TRUSSES PER STRUCT.
- R-30 MIN. BLOWN-IN F.G. INSUL.
- PROVIDE SELF-ADHERING MEMBRANE FLASHING (ICE & WATER SHIELD) FROM EAVES TO 36" INSIDE EXT. F.O. WALL MEASURED HORIZ. 20"W. GALV. MTL. FLASHING OVER 36" W. ICE & WATER MEMBRANE @ ALL VALLEYS. GALV. MTL. STEP FLASHING @ ALL ABUTTING SIDEWALLS, GALV. MTL. HEADWALL FLASHING.
- 1HR. RATED ROOF/CLG ASSEMBLY PER UL NO. P522 WHEN USED W/ CLG. TYPE C1

EXTERIOR WALLS

W1 - 5/8" x 7 1/4" HARDIPLANK HORIZONTAL LAP SIDING. ATTACH SIDING WITH 1/8" CAULK JOINT AT END CUTS, PRE-DRILL ALL NAIL HOLES WITHIN 5" OF END OF CUT, ON
- TYVEK COMMERCIAL AIR & WEATHER BARRIER, OVER
- 1/2" NOM. OSB SHEATHING, OVER
- 2X6 NOM. WOOD STUDS FRAMING AT MAX. 16" O.C. U.N.O.
- R-21 MIN. UNFACED F.G. BATT INSULATION IN STUD CAVITIES
- 6 MIL POLYETHELENE VAPOR BARRIER AT INTERIOR FACE OF STUDS (TAPE SEAMS)
- 1 LAYER 5/8" GYPSUM BD. INTERIOR FINISH.

W2 - PAINTED CEMENTITIOUS SIDEWALL SHINGLES IN 6", 8", 8", & 12" WIDTHS INSTALLED IN A RANDOM PATTERN, OVER
- TYVEK COMMERCIAL AIR & WEATHER BARRIER, OVER
- 1/2" NOM. OSB SHEATHING, OVER
- 2X6 NOM. WOOD STUDS FRAMING @ 16" O.C. OR PRE-ENGINEERED WOOD TRUSSES @ GABLE ENDS.
- R-21 MIN. UNFACED F.G. BATT INSULATION IN STUD CAVITIES
- 6 MIL POLYETHELENE VAPOR BARRIER AT INTERIOR FACE OF STUDS (TAPE SEAMS)
- 1 LAYER 5/8" GYPSUM BD. INTERIOR FINISH.

W3 - SYNTHETIC STONE VENEER (NOMINAL 2" INDICATED). USE PREFORMED OUTSIDE CORNERS. FULLY BUTTER THE BACKS OF STONES
- FILL ALL JOINTS WITH COLORED MORTAR, TOOLED AND FINISHED ON
- PORTLAND CEMENT SETTING BED OVER
- GALV. METAL LATH ATTACHED W/ GALVANIZED SELF-FURRING NAILS OR STAPLES ON
- 30# FELT SLIP-SHEET OVER
- TYVEK COMMERCIAL AIR & WEATHER BARRIER, ON
- 1/2" NOM. EXTERIOR OSB SHEATHING, OVER
- 2x WOOD STUDS @ 16" O.C. U.N.O.
- R-21 MIN. UNFACED F.G. BATT INSULATION
- 6 MIL POLYETHELENE VAPOR BARRIER AT INTERIOR FACE OF STUDS (TAPE SEAMS)
- 1 LAYER 5/8" GYPSUM BD. INTERIOR FINISH

FLOORS

F1 - 5" CONC. SLAB ON GRADE DIRECTLY OVER
- VAPOR BARRIER (15 MIL STEGO WRAP - TAPE ALL SEAMS & PENETRATIONS. TERMINATE EDGES PER MFR. OVER
- 4" FREE DRAINING GRAVEL FILL
- PREPARE SUBGRADE PER GEOTECHNICAL REPORT
- REINF. W/ REBAR PER STRUCT.
- C.J.S SPACED PER STRUCT.
- CONC. WATER:CEMENT RATIO NOT TO EXCEED 0.45
- WATER CURE OR COVER CURE REQ'D. (SPRAY COMPOUND CURE NOT ALLOWED)

NOTE: SLAB SHALL BE TESTED FOR WATER VAPOR EMMISSIVITY AND PH PRIOR TO APPLICATION OF ADHERED FINISH FLOORING MATERIALS.
MAX ALLOWABLE EMMISSIVITY IS 3 LBS/1000 S.F./24 HRS.
MAX PH IS 9. (OR THE MAX. ALLOWABLE VALUES PER THE MFR'S OF
FINISH FLOOR MATERIALS AND GLUES TO BE USED. IF THE SLAB FAILS THE TESTING, MITIGATION SHALL BE APPLIED PER SPEC'D ALTERNATE, WHICH SHALL INCLUDE THE FOLLOWING:
- BEAD BLASTING
- APPLICATION OF EPOXY-BASED SEALER
- CEMENTITIOUS COATING AS RECOMMENDED BY SEALER MFR.

F2 - NOM. 3/4" T&G PLYWOOD DECK PER STRUCT OVER
- SOLID WEB WOOD "I" JOISTS PER STRUCT
- R-19 ACOUSTIC F.G. BATT INSULAT BOT. OF EA. JOIST SPACE.
- 1 HR. RATED FLR/CLG ASSEMBLY PER WU-1.1 WHEN USED W/ CLG. TYPE C2.

F3 - EXT. CONCRETE PAVING ON GRADE REINF. W/ FIBERMESH
- THICKNESS & SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
- LIGHT BROOM FINISH AT ALL WALKS

F4 - 1 1/2" SYNTHETIC DECKING OVER
- PRESERVATIVE TREATED 2x WOOD JOISTS PER STRUCT

SOFFITS

S1 - 3/8" HARDBOARD SOFFIT PANEL, PAINTED.
- SCREWED DIRECTLY TO UNDERSIDE OF STRUCTURE ABOVE.

CEILINGS

C1 - (1) LAYER 5/8" FIRECODE TYPE-C GYPSUM BOARD (PAINTED) SCREWED DIRECTLY TO BOTTOM OF RESILIENT CHANNELS.
- 1/2" RC-1 NO. 25 HSS GALVANIZED STEEL RESILIENT CHANNELS SCREWED DIRECTLY TO BOTTOM CHORD OF ROOF TRUSSES.
- 6 MIL POLY VAPOR BARRIER ATTACHED TO BOTTOM CHORD OF STRUCTURE ABOVE, TAPE ALL SEAMS & PENETRATIONS.
- R-30 MN BLOWN-IN FIBERGLASS INSULATION ABOVE CEILING.
- 1-HOUR RATED ROOF/CEILING ASSEMBLY PER UL NO. P522 WHEN USED WITH ROOF TYPE R1

C2 - (2) LAYERS 1/2" TYPE-X GYPSUM BOARD (PAINTED) SCREWED DIRECTLY TO BOTTOM OF RESILIENT CHANNELS.
- .018 INCH THICK X 1/2" DEEP GALVANIZED STEEL RESILIENT CHANNELS SCREWED DIRECTLY TO BOTTOM OF FLR. JOISTS.
- FIBERGLASS BATT INSULATION ABOVE CLG. R-VALUE/THICKNESS VARIES. SEE DWGS.
- 1 HR. RATED FLR/CLG ASSEMBLY PER WU-1.1 WHEN USED WITH FLOOR TYPE F2.

C3 INTERIOR SOFFIT:
- 1 LAYER 5/8" GYP. BD. @ 8'-0" A.F.F.
- ON WOOD FRAMING

NOTE: RATED CEILING C2 OR C1 CONTINUOUS ABOVE ALL SOFFITS.

INTERIOR PARTITIONS

SEE SHEET A0.2 FOR PARTITION TYPES & DETAILS.
ALL INTERIOR PARTITIONS ARE TYPE P-1 UNLESS OTHERWISE NOTED.

NOTES

- SEE FIRE RATED ASSEMBLIES AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR SYSTEMS DESCRIBED ABOVE.

PROJECT NUMBER: 2013-33

HOMESTEAD APARTMENTS

3637 W 29th STREET
GREELEY, CO 80634

VFLA
VAUGHT FRYE LARSON architects

Strength in design. Strength in partnership. Strength in community.

401 West Mountain Avenue, Suite 100 Fort Collins, CO 80521
ph: 970.224.1191 www.thenetofconstruction.com

IN ASSOCIATION WITH:

REVISION SET #1 01-14-2014

Issued

No.	Description	Date
1	REVIEW SET	11-20-2013
2	BID SET	11-27-2013
3	CONSTRUCTION SET	12-19-2013
4	REVISION SET #1	01-14-2014
5		
6		
7		
8		
9		
10		

Revisions

No.	Description	Date
1		
2		
3		

DRAWN BY: Author
CHECKED BY: Checker
SEAL:

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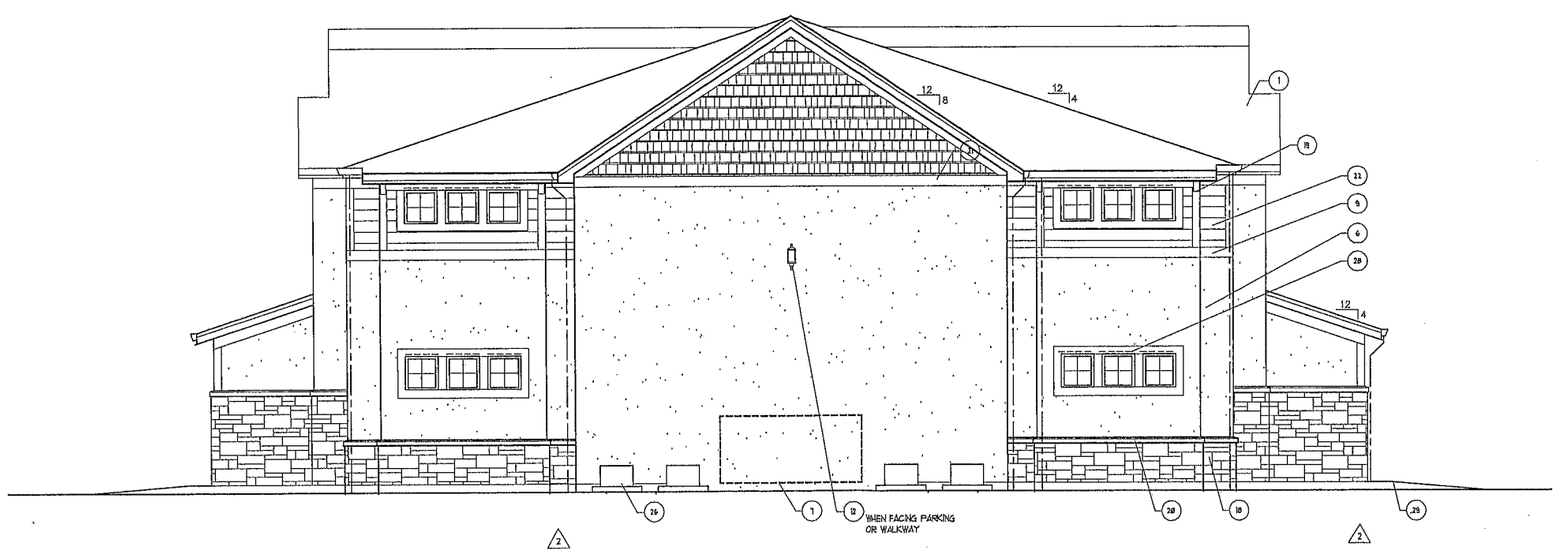
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A3.1

C:\Users\tyler\Documents\Homestead Apartments CENTRAL_tyler.rvt
1/14/2014 4:24:40 PM

FRONT & REAR ELEVATION

1/4" = 1'-0"



LEFT & RIGHT ELEVATION

1/4" = 1'-0"

ELEVATION FLAG NOTES

(ALL NOTES MAY NOT APPLY TO THIS SHEET.)

1. FIBERGLASS SHINGLES
2. NOT USED
3. NOT USED
4. INSIDE CORNER TRIM - REF DETAIL #19, SHEET A5-1.2
5. GALVANIZED PAINTED GUTTER
6. GALVANIZED PAINTED DOWN SPOUT W/ PRE CAST CONCRETE SPLASH BLOCK, OR MIN. 4' EXTENSIONS
7. METER LOCATION - GAS AND ELECTRIC METERS AT OPPOSITE END OF THE BUILDING - SEE CIVIL
8. 1 x 8 FASCIA/ TRIM
9. 1 x 6 TRIM
10. WINDOW / DOOR TRIM - 1 x 6
11. NOT USED
12. SITE LIGHTING FIXTURE - SURFACE MOUNTED AT BUILDING REF ELEC. PLANS
13. VINYL INSULATING WINDOWS, INSTALL PER A5-1.3
14. INSULATING ENTRY DOOR
15. INSULATING ENTRY DOOR - W/ SIDE LITE
16. SURFACE MOUNTED LIGHT FIXTURE
17. NOT USED
18. SYNTHETIC STONE VENEER
19. 4x8 BRACKET
20. CAST STONE CAP, REF: DTL # 12, SHT A5-1.2.
21. 1 x 8 FREEZE
22. HORIZONTAL HARDBOARD SIDING 8" EXPOSURE
23. PATIO COLUMN DETAIL REF: DTL #13, SHT A5-1.2
24. COTTAGE LAP SIDING
25. 1x KITE TRIM @ GABLES, REF: DTL #146, A5-1.2
26. A/C CONDENSOR & CONC. PAD
27. NOT USED
28. PROVIDE FLASHING AND DRIP CAP OVER ALL DOORS, WINDOWS, AND AT ALL TRIM TRANSITIONS. REF: DTL 1 THRU 7, SHT A5-1.3.
29. PROVIDE ACCESSIBLE ENTRANCE AT THIS LOCATION TO COMPLY WITH ACCESSIBILITY REQUIREMENTS LISTED ON COVER SHEET.

KEPHART
community & planning & architecture

2555 WALNUT STREET
DENVER, COLORADO 80205
www.kephart.com

Journey Homes
Building Your Dream Home
R|J Construction

Clearview Apartments

JOHNSTOWN, COLORADO

REVISION	DATE	BASIS
1	01.11.13	DCR, PERMIT
2	01.18.13	CITY COMMENTS RESPONSE

Project Architect	PRC
Project Designer	DV
Date	01.28.13
Job Number	213002
Drawn By	AGH
Checked By	AGH
Title	ELEVATIONS
Sheet Number	8-PLEX A3-1.1A

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REFERRAL COMMENTS

Town of
Johnstown

August 21, 2015

Clearview 4 Investments, LLC
7251 W. 20th Street
Greeley, CO 80634
Attn: Larry Buckendorf

Mr. Buckendorf:

On Friday, August 14, the Town received a revised layout and renderings for a 6-plex building. I have reviewed the concept. As a follow-up to my June 22 letter, I have attached comments from the Town Engineer. I'll note that the Engineer's comments are based upon the previous, detailed layout. The revisions may or may not affect these comments. Based upon the correspondence to date, I will forward a staff recommendation to the Planning and Zoning Commission at the August 26, 2015 hearing to continue the application until September 23, 2015. Additional time beyond September 23 may be needed to complete design and review to arrive at a development the Town will support.

Architecture

As discussed in the Town–Wide design Guidelines, the prominent location of the Clearview property adjacent to State Hwy 60 Visual Corridor should result in a high-quality design, including extensive use of masonry materials, including stucco. The design concept presented thus far for the 6- and 8-plex buildings does not yet achieve high quality design and materials. For your reference, I am attaching a copy of color renderings for a recently approved large multi-family project-Gateway Apartments- in the north end of Town that is nearing completion. The materials and details in that project reflects the architectural quality the Town desires in modern multi-family development. While I would not expect the projects to be identical as the context and density is different, the character of this other project may assist you to better understand the use of masonry and stucco and details that will receive the Town's support.

Revised Site Plan Concept

The total unit count has dropped from 71 to 56 units. This is still above the maximum 51 units allowed in the PUD, but may be acceptable if overall project quality is assured. The off-street parking appears to be adequate. The 'quick and dirty sketch' building layout needs to be refined. With no porches or verandas the larger buildings are more suitable for location near busy, noisy State Hwy 60, while the smaller, articulated buildings work better near Carlson Blvd.

The desirable higher quality, suburban-style multi-family developments I am aware of typically feature additional screen fencing and/or tree-emphasis landscaping on the

perimeter to create a unique place, and to transition from the single family neighborhood. Carports and garages are offered. The additions of landscaped (?) entry islands with monument signage (?) adds quality and character to the development.

I look forward to working with your design team on the enhanced development.

Sincerely,

John Franklin
Town Planner

Attachments

Copy to:
Town Manager
Town Attorney

TTG

STRUCTURAL, MEP, CIVIL ENGINEERING & CONSTRUCTION SERVICES

Arizona California Colorado Florida Texas Lebanon Saudi Arabia U.A.E.

July 6, 2015

Mr. John Franklin
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534

RE: Clearview Multi-Family
Clearview PUD, Fil. 5
TST Job. No. 127-041

Dear John,

We have reviewed the 4th referral package submittal for the above referenced Project, as forwarded to our office (received 6/18/15).

The package as submitted and reviewed consists of the following documents:

- 5/19/15 Cover Letter, by Charles Sonnier, Lamp, Rynearson & Assoc.
- Clearview PUD Fifth Filing (Final Plat), Sheet 1 of 1, dated 5/19/15, by Lamp Rynearson & Assoc.
- Clearview PUD Fifth Filing, Final Development Plan, Sheets S1.1 - S1.4, dated 5/19/15, by Lamp Rynearson & Assoc.
- Clearview Multi-Family Civil Construction Drawings, 20 Sheets, dated 5/19/15, by Lamp Rynearson & Assoc.
- Copy of Town Review Comments, 2 pages, dated 5/13/14, by John Franklin
- Responses to Town Comments, 3 pages, dated 5/29/15, author not identified.
- Copy of TST Comments, 6 pages, dated 5/7/14, by TST/TTG.
- Responses to TST Comments, 6 pages, dated 5/29/15, author not identified.
- Drainage Analysis (Letter/Report), dated 5/9/14, by Lamp Rynearson & Assoc.
- Geotechnical Engineering Report, dated 4/19/2000, by Terracon
- 5/28/15 Letter, 2 pages, by Carolynne White, Browstein Hyatt Farber Schreck

We offer the following comments:

General Comments

1. The above documents appear to be based upon the proposed concept of platting separate lots for each of the proposed nine (9) multi-family buildings, with a proposed loop road (24' wide) through the site with adjacent on-site parking and sidewalks along both sides of the roadway. The roadway, and the parking and sidewalk along the roadway, are contained generally (see subsequent comments) within proposed platted

public access and utility easements along both sides of the roadway centerline. Public water and public sanitary sewer mains to service the site are proposed within this platted easement.

2. As noted in our prior (5/7/14) comment letter, the Town (and developer) became aware of the fact that there is an existing over-capacity situation in the gravity sanitary sewer just downstream of the connection of the force main from the Clearview Lift Station. It is our understanding that this situation has not been resolved to date. Until resolution of this over-capacity issue is addressed, we cannot recommend Town approval for new developments which would further increase sewer flows/loadings to this location. The proposed Clearview PUD #5 is upstream of and tributary to the Clearview Lift Station and this over-capacity location.

3. Only those documents/sheets/pages for which we have specifically identified comments are listed below. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional should verify that the item(s) are addressed throughout the documents consistently, as applicable.

4. Reference is made to our prior review comment letters dated 10/29/13, 3/3/14 and 5/7/14 relative to prior submittals on this Project.

5. The proposed development will encompass greater than 1.0 acre of site disturbance. Accordingly, a Grading, Erosion and Sedimentation Control Permit (through the County) and a Construction Stormwater Discharge Permit (through the Colorado Department of Public Health and Environment (CDPHE) will be required. An applicable Stormwater Management Plan (SWMP) meeting the above Permit requirements will be necessary. Please provide a copy of the developed SWMP for our files.

Specific Comments By Document

CLEARVIEW PUD FIFTH FILING (FINAL PLAT):

1. "Building Envelopes" are shown on the PUD plan. The Building Envelopes for several of the lots (Lot Nos. 1, 3, 8 & 9) are shown encroaching into the adjacent utility easements, while the Lot No. 6 envelope encroaches into the 30' Landscape Buffer along north side. Based on the actual building footprints shown (re: Civil Plans, Sheet C3.1), it appears the only actual BUILDING that appears to encroach one of these easements is Building No. 1 (at south side). We would recommend the Building No. 1 encroachment be corrected.

2. Insets of the Public Access & Utility Easement are shown across parts of Lot Nos. 4 & 9 (where there is no concurrent proposed on-site parking). The Easement Line Table values (Lines (L2), (L4), (L10) & (L11)) indicate this inset dimension as 19.02', which leaves a total of 17.48' (36.50' – 19.02') of easement width. However, the "required" easement width for the indicated 12.5' ½-roadway + 5' sidewalk would be 17.5'. While, from a practical standpoint, this 0.02' difference (17.48' provided vs 17.50' required) is insignificant, from a technical standpoint, it should be corrected. We recommend the easement lines (L2), (L4), (L10) & (L11) be revised accordingly (e.g. to 19.00').

3. Outlot A is shown (location of the proposed Tot-Lot and connecting sidewalk). However, a concurrent note regarding proposed ownership and maintenance of Outlot A is not provided on the Plat. The Town may wish to request addition of a Plat Note to address this item.

CLEARVIEW PUD FIFTH FILING, FINAL DEVELOPMENT PLAN:

1. In response to prior comments regarding insufficient on-site parking provisions, 14 on-street parking spaces in bump-out parking on Carlson Boulevard are being proposed. The Developer is requesting a Town variance to allow these spaces to count toward meeting the required on-site parking requirements. From a Town Engineering standpoint, we have no issues at this time regarding this concept (either for, or against). However, the Town may wish to request comment from the Town's Traffic Engineer.

   We do note, for Town consideration, the following regarding the proposed bump-out parking:

   i) Bump out parking does create some challenges regarding snow plowing in the winter. We have seen this issue addressed in some communities by addition of a note to the Plat and/or Civil CD's stating the following:

   The (Town of Johnstown) snow plowing operations, on those streets plowed by the (Town), will move snow from the drive lanes to the edge of the outside primary drive lanes. The owner/developer acknowledges that they will be responsible for plowing the adjacent bump-out parking, sidewalk plowing and for snow removal from the site. This snow (bump-out parking, sidewalk and on-site snow) may not be put into the street."

   ii) The applicant's representatives have responded with a "position" that the proposed bump-out parking is not "in the street itself". While not within the street "drive lanes", this parking technically does still fall "within the street" (e.g. within the public street ROW), rather than being "Off-Street Parking".

2. We had previously noted a possible concern regarding the FDP showing a number of connecting sidewalks across the various proposed private lots. As these walks would be anticipated to be available for public use (by individuals not having ownership in the individual lot(s) where the walks are located), it may be appropriate to identify Public Access Easement(s) encompassing some/all of these sidewalks. The Applicant's response to the prior comments indicates "*All walks are now contained within Public Access Easements as denoted on the PUD Plat*". While we concur that the walk(s) immediately adjacent to the on-site roadway/parking are now contained within the Public Access Easement, the other on-site sidewalks do not appear to be. As this is not strictly an engineering issue, we will defer to the Town on this matter.

3. The proposed Tot Lot and connecting sidewalk now is contained within its own lot (Outlot A). We anticipate the developer's intent is that the Tot-Lot is intended for use by the residents (and guests?) of the development (e.g. not by the general public). The Town may wish to seek clarification from the developer (and maybe addition of a associated Plat note) regarding the Tot Lot usage plans.

4. The PUD identifies "Proposed 3-Rail Vinyl Fence" along the north side of the proposed retaining wall along the south side of Highway 60. The Civil CD's (Sheet C5.1 – Callout #25) indicate this as a "3-rail vinyl fence, per landscape plans". Updated Landscape Plans were not included with the current submittals. The prior submitted plans (Clearview PUD Fil 5 Minor Amendment – Landscape Plans, Sheets L1, L2 & L3, dated 4/15/14, by Ripley Design, Inc.), on Sheet L1, included a detail for 48" Master Halco – Vinyl Universal II Contemporary Fence – Color White. However, the Halco Fence website indicates that the 3' & 4' high Vinyl Universal II Contemporary Fence comes with only "two rails", while "three rails" are available in the 5' and 6' high fence Consistency between the plans/call-outs, in conformance with whatever style fencing (2-rail, 48" height, or 3-rail 60" height) meets the Town's requirements, should be provided. (e.g. . If 3-rail fence is intended, the fence detail on the Landscape Plans should be revised to show 60" fence height. If the 48" height is the controlling intent, then the FDP and Civil CD callouts should be revised to reference 2-rail fence.)

5. The leader arrow for the "Proposed Bike Rack" on Lot #1 points to the sidewalk along the roadway, and not to the Bike Rack.

CIVIL CONSTRUCTION DRAWINGS:

Sheet C2.1 – Sediment and Erosion Control Plan:

1. The Sidewalk Chase near the southerly side of Lot #6 is called out on this sheet (and on Sheet C5.1) as a 4' wide chase. In the Drainage Report, this chase is indicated as a 2-foot wide chase (Worksheet for Sidewalk Chase – 2 Ft, Basin C5). From the Drainage

Report information, it appears a 2-foot wide chase would be sufficient at this location. In any event, appropriate consistency between the plans and Drainage Report should be achieved.

Sheet C3.1 – Overall Grading Plan:

2. In prior reviews, we had requested additional spot elevations along the proposed swales and at the inlet-outlet inverts of the proposed sidewalk chases, etc. Additional spot elevation callouts have been added in many locations. However, spot elevation callouts are still missing at the following locations:
   a. Sidewalk Chase on north side of Lot #4.
   b. Sidewalk Chase at SW side of Lot #7.
   c. Swale along north & west side of Lot #7.
   d. Sidewalk Chase at SE side of Lot #8.
   e. Swale along the east side of Lot #8.

3. The FF Elevations shown on this sheet for some of the buildings do not match those shown on the respective Grading Plan Sheets, as follows:
   a. Building #4 – 4953.0 on this sheet, vs. 4953.4 on sheet C3.6.
   b. Building #5 – 4951.5 on this sheet, vs. 4952.0 on sheet C3.6.
   c. Building #7 – 4948.5 on this sheet, vs. 4949.0 on sheet C3.4
   d. Building #8 – 4951.0 on this sheet, vs. 4951.4 on sheet C3.3.

   The elevations shown on the Grading Plan Sheets appear to be more appropriate.

Sheets C3.6 – Grading Plans:

4. A Nyoplast Drain Basin and ADS N-12 pipe system is shown along the north side of Lots 4 and 5 (between the buildings and the sidewalk to the north).
   a. Information contained within the Drainage Report for this line does not agree fully with the Grading Plan information. For example, while the Plan shows the Rim for the Basin at NW corner of Lot #5 as 4951.00 (which would yield a negative cover of 2" +/-) the Drainage Report notes this Rim at 4951.5 (which would yield a cover over the pipe of only about 3" +/-).
   b. The proposed cover over much this system is minimal (1' +/- or less, down to only 3" +/-). Freezing (and associated plugging) of this line in the winter may be a problem.
   c. There may be an advantage to considering placing a sidewalk chase under the walk at the NW corner of Lot #5 and surface draining the swales on the north side of Lot #5 under the walk to the swale north of the walk. Concurrently a sidewalk chase could be placed under the walk near the NW corner of Lot #4 to drain the swales at that location under the walk to the swale north of the walk. The Nyoplast Drain Basin and ADS N-12 pipe system could then be eliminated.

Sheet C4.1 – Utility Plan:

5. As noted in the prior comments, City Standards (Design Criteria & Construction Regulations, Section 3.2.2 B) state "*Minimum valving of the distribution system would involve a gate valve* ***on each line at "tees" and crosses.***". Valves have been proposed on ONE SIDE ONLY of the 8-inch main at each of the fire hydrant "tees". This "variance" is acceptable to the Town Public Works/Water Department, subject to confirmation that gate vales are concurrently provided on each of the hydrant leads. The Fire Hydrant Detail (Sheet C6.1) indicates an included 6" gate valve. However, this included valve is not specifically referenced in the Hydrant Assembly callouts on Sheet C4.1. Please revise each of these callouts to "Install Fire Hydrant and 6-inch Gate Valve Assembly" for clarification.

6. Verification should be provided regarding approval(s) from the Johnstown Fire Protection District relative to fire protection (adequate water pressure/supply and hydrant location/spacing) and emergency access acceptability. (An email or letter from the Fire Protection District noting the approval(s) regarding the above, with copies to the Town Planner, Public Works and Town Engineer, should suffice).

DRAINAGE ANALYSIS (LETTER/REPORT)

GENERAL:

1. Drainage Report Submittal Requirements are contained within the Town Design Standards (http://www.townofjohnstown.com/116/Public-Improvement-Design-Standards). The Drainage Report (Stormwater Management Plan) document should be in general conformance with those requirements (and the following comments).

2. A Report Cover, cover page, and table of contents page are recommended. Also, we request that appropriate tabs be provided for each of the appendices.

3. A completed Engineer/Owner Drainage Report Certification Page (see enclosed example) should be included. It should be placed near the front of the report (typically just before or just after the table of contents).

4. All pages in the appendices should be numbered for easy reference (e.g. A1, A2, ..., B1, B2..., etc.). Where information in the Appendices is referenced in the Report text, include the applicable appendix sheet reference(s). The Text portion of the report should be expanded appropriately to clearly provide clear presentation of the included materials.

5. The Drainage Report should be a "Stand Alone" document. Any required excerpts/supporting sheets from other reports should be referenced in the report text and included appropriately in an Appendix (The notated excerpts from the April 2002 and August 30, 2000 ADS reports are appreciated, and largely accomplish the requested "Stand Alone" support). (PLEASE NOTE: If you have available full copies of the above two prior Drainage Reports (preferably PDF's), would you please forward copies for our file?).

SPECIFIC COMMENTS:

6. Please include in your narrative a discussion, including appropriate appendix references, to identify the "original" allocations (%I, Q5, Q100) for the current development parcel and comparing those values to the "Actual" values for the currently proposed development. The information is largely contained within the included appendix materials, but is not clearly "developed" in the narrative.

   For example: The Rational Method Table (9010DRN.XLS) sheet from August 30, 2000 ADS Report indicates: Basin M10 (3.9 Acres, Q100=22.9, or Q/A= 5.87 CFS/acre allocation) and M20 (4.7 Acres, Q100=26.7, or Q/A=5.68 CFS/acre allocation). The current proposed development site is 5.98 Acres. Using the more conservative 5.68 CFS/Acre value above, the "Current Development" Q100 allocation (per the 2000 ADS Report) would appear to be 5.98 Acres x 5.68 CFS/Acre, or 33.97 CFS. Thus the proposed development's Q100= 22.42 CFS is clearly within the allocation.)

7. Worksheet For Swale B1: The channel slope utilized for the worksheet is 1.5% (0.015 ft/ft). However, the minimum slope shown on CD's for this swale (at east end) is 0.5% (0.005 ft/ft). Please re-run the B1 analysis for this 0.5% condition and demonstrate adequate swale conveyance capacity.

8. Worksheet For Swale B2: Where is "Swale B2". It is not indicated on the included Overall Drainage Plan. Please identify/indicate the location on the Plan.

9. Worksheet for Sidewalk Chase – 2 FT: Follow the same format at for the 4 FT Chase worksheet (e.g. given Q, calculate resulting conditions). Utilize the maximum represented flow (e.g. Basin C7, Q100= 0.9 cfs) and show capacity. All of the other "included" chases have lower Q100 values, and therefore will be conservatively "documented" by the C7 calculation.

10. Overall Drainage Plan: The Q100 values shown in the Table are incorrect. What is shown are the C100 Runoff Coefficients, not the Q100 flows. NOTE: Please provide a 24" x 36" copy of the Overall Drainage Plan (in a pocket in the appendix) in the report.

Recommendation

We have noted several concerns/issues in the comments above. Until appropriate resolution of these issues, we cannot recommend engineering approval of the proposed Clearview Multi-Family Civil Construction Drawings or development.

If there are any questions regarding any of our comments, or if further clarification is desired, please contact us.

Sincerely,

TTG, as Town Engineer for Johnstown

Gregory A. Weeks, PE, LEED ® AP

Town of Johnstown

June 22, 2015

Clearview 4 Investments, LLC
7251 W. 20th Street
Greeley, CO 80634
Attn: Larry Buckendorf

Mr. Buckendorf:

In response to the revised submittals dated May 29, 2015, I offer the following partially responsive comments. When I receive comments from the Town's engineer, I will forward those as well as any additional comments I may have, based on responses to my May 13, 2014 comments.

Density

Johnstown Municipal Code § 17-133 provides that the maximum density of residential units is twelve (12) units per acre. Consistent with that requirement, the approved Final Development Plan/Plat for Clearview PUD, Second Filing ("Final Plat") contemplated that the multi-family area would be constructed on approximately 4.25 acres with a maximum density of fifty-one (51) total units. The Annexation Agreement, upon which you rely, anticipated the construction of ninety-six (96) units on approximately 11.25 acres with a maximum density of 8.5 units per acre. The Final Plat and Annexation Agreement thus contain density limitations in compliance with the Johnstown Municipal Code. The proposed Fifth Filing, as submitted, does not contain acceptable density limitations. Please revise and resubmit the proposal to be in compliance with the Code. Alternatively, you may go forward with the Final PUD Site Development Plan as currently submitted and present your position to the Planning and Zoning Commission at a public hearing. Let me know how you intend to proceed.

Water demand, rights and Service Agreements

Your submittal was not responsive to the issue of water rights. Rather than address the requirement to dedicate additional water, you reference alleged obligations relating to sewer service. As provided in the Water and Sewer Service Agreement dated June 4, 2012, there is an available credit of 4.7 acre feet of water for the Clearview PUD, which is not sufficient to serve the proposed multi-family development. To move forward, please confirm the availability and source of water and provide a projected water demand for the multi-family housing. If you intend to pursue construction of seventy-units (72), I suggest you use that density for your calculation. If you modify the density to be consistent with the lawful requirements, the water demand would be less. As to the irrigation, Johnstown's Landscape Standards and Specifications require that a

minimum of twenty percent (20%) of the area be landscaped. You may use that as a preliminary basis for your projected water demand, unless you intend to irrigate more than the minimum amount.

Parking

Johnstown Municipal Code § 16-143 contemplates off-street parking and contains screening and dimension requirements consistent with the overall intent to minimize the visibility and impact of parking areas. I am not in a position to authorize a deviation from the Code and accept the proposed on-street parking. You may present your position to the Planning and Zoning Commission at a public hearing.

Holding Pond

The obligation to construct a holding pond does not arise from the irrigation requirements associated with the multi-family housing. The holding pond was initially discussed during the proceedings related to the Second Filing. In approving the submittals contained in the Fourth Filing, Town Council agreed to waive traffic signal impact fees to allow the same funds to go toward payment of engineering expenses for construction of the pond. As discussed during that time, the gross irrigation area to be served by the pond includes the private open space for the entire Clearview PUD, excluding the church and neighborhood park/school site.

While I agree that this matter may proceed on a separate track, we must establish an end date for completion of the work. Please let me know your timeline and the proposed construction schedule.

Sewer Capacity

The Town has agreed to provide sewer service to the approved single-family residential development in the PUD, but has not agreed to provide sewer service to the multi-family housing. Rather than argue the legal points and without waiving its rights, the Town is, in good faith, exploring options to address the issue. Once I have your response to the foregoing issues, I will be in a better position to respond.

Sincerely,

John Franklin
Town Planner

Copy to:
Town Manager
Town Attorney
File

Town of
Johnstown

May 13, 2014

Clearview 4 Investments
7251 W. 20th Street
Greeley, CO 80634
Attn: Larry Buckendorf

Re: Clearview PUD, Fifth Filing – Fourth Review

Mr. Buckendorf:

In response to the revised submittals dated April 10, 2014, I offer review comments, as follows:

1) Subdivision Plat:
   a) The driveway and parking are to be privately owned and maintained – Town staff will not recommend the drives as public right of way. An easement for the public water main is required.
   b) It is not clear as to whether the existing Clearview HOA or the new HOA formed with the Fourth Filing is to maintain the property. We will need affirmation as to maintenance responsibility by one of the HOAs.
2) <u>Final PUD Development Plan:</u>
   a) General Format: For public hearings and consideration by Planning and Zoning Commission and Town Council, the various sheets and details should be assembled into one 11x17 Final Development Plan set.
   b) Please include in the FDP the detailed drawings and/or product sheets of the site lighting fixtures including color and bulb type (sodium), elevation details of the proposed trash enclosures, and the cluster boxes. Attractive project monument signage is recommended, and should be detailed in the Plan.
   c) The maximum density of the project was established by the approved Clearview Second Filing PUD Plan at 12 du/ac on 4.25 acres for 51 units. The current plan is for 72 units on 4.25 acres at a density of 16.9 du/ac. Staff will support the higher density if the <u>individual dwelling units</u> will be owner-occupied. If the intent is to have rental units then the density should be revised to conform to the Clearview Second Filing PUD Plan.
   d) Parks and open space: The private tot lot equipment information has been provided – the design and equipment details should be incorporated into the FDP.
   e) Landscaping: Comments from Mr. Ransweiler on the revised landscape plan are pending.
   f) Off-street parking: Town standards call for a minimum of 1.5 off-street parking spaces per dwelling unit. On street parking will not be credited.

3) Water demand, rights and Service Agreement: From the previous Water and Sewer Service Agreements is appears that water rights were not calculated or considered for the Multi-Family or Commercial parcels. A water and sewer service agreement will be prepared by the Town Water Attorney and sent to you for review. Referencing the Fourth Filing agreement, additional water rights will be needed.
4) Sanitary sewer: While the Clearview lift station and force main may be designed to handle the Clearview PUD flows, there does not appear to be any excess capacity for new development below the point of connection to the West Side Sewer. The Wastewater Master Utility Plan calls for additional development to eliminate the temporary Clearview lift station and force main, extend the Clearview interceptor to the existing 18" main in Johnstown Farms Filing No. 1, and construct capacity improvements to the Johnstown Farms Lift Station. Please note that Massey Farms and other properties need address this capacity issue, as the Town only constructs wastewater treatment facilities.
5) Civil Engineering Drawings: I have attached a copy of the most recent Town Engineer comments.

Please work with the Town Advisors and agencies to address comments.

Sincerely,

John Franklin
Town Planner

Attachments

Copy to:
Town Advisors
File

Green Creations

Town of Johnstown Development Plan Review

TO:	**John Franklin, Johnstown Planner**
REVIEWED BY:	**Steve Ransweiler, Green Creations**
PHONE:	**303-264-7249**
DATE:	**May 22, 2013**
PROJECT NAME:	Clearview 5th Filing Minor Re-Subdivision & FDP

Comments to the Town:

1. None.

General Comments:

1. Please clarify if there are any existing plant materials on the site. If so, please provide the required information on the plans, per Section D.1.b of the current Town of Johnstown Landscape Standards and Specifications.
2. Please add the required design intent statement and maintenance obligation statement, per Sections D.1.h.i-ii of the current Town of Johnstown Landscape Standards and Specifications.
3. Please provide the final grading concept showing all required information, per Section D.2.b of the current Town of Johnstown Landscape Standards and Specifications.
4. Please show and label all ROW boundaries, buffer boundaries, etc, per Section D.2.d of the current Town of Johnstown Landscape Standards and Specifications.
5. Please show all existing and proposed utilities on the landscape plans, per Section D.2.e of the current Town of Johnstown Landscape Standards and Specifications.
6. Please clarify the proposed irrigation tap locations for privately maintained areas, per Section D.2.g of the current Town of Johnstown Landscape Standards and Specifications.
7. Please add notes that meet the requirements of Section H.5 of the town standards, per Section D.2.g of the current Town of Johnstown Landscape Standards and Specifications.
8. Please provide all necessary construction details for the proposed work, per Section D.2.h of the current Town of Johnstown Landscape Standards and Specifications.
9. Please add the required plan notes, per Sections D.2.i.i-ii of the current Town of Johnstown Landscape Standards and Specifications.
10. Please provide the inventory chart with all required information for the Highway 60 Arterial ROW, per Section D.2.j of the current Town of Johnstown Landscape Standards and Specifications, as required. It is not clear if the proposed improvements north of the retaining wall are within the ROW, so this information may or may not be required.

11. Please provide a note clarifying the intended soil preparation for planting areas, per Section D.2.k of the current Town of Johnstown Landscape Standards and Specifications.
12. Please provide the required mulch and weed barrier notes, per Section D.2.l of the current Town of Johnstown Landscape Standards and Specifications.
13. Please provide the required landscape calculations table with all required information, per Section D.2.m of the current Town of Johnstown Landscape Standards and Specifications.
14. Please clarify where any fencing will be installed within this filing and add the required information, per Section D.2.n of the current Town of Johnstown Landscape Standards and Specifications.
15. Please add a legend and a plant palette to the landscape plan.
16. Please clarify how/if the requirements for Private Common Open Space are being met, per Sections E.1.b of the current Town of Johnstown Landscape Standards and Specifications. This information may be more apparent when the required charts described above are provided.
17. If the improvements proposed on the northern side of the development are in the Highway 60 ROW, please provide all of the required plan information, per Sections F.1 and F.2 of the current Town of Johnstown Landscape Standards and Specifications.
18. Please note that, due to the lack of information in this submittal, additional comments may arise as more information is provided for review.

Town of
Johnstown

Planning Department
450 S. Parish Ave. Johnstown, CO 80534
(970) 587-4664; Fax (970) 587-0141
www.townofjohnstown.com

DATE: February 19, 2013

REFERRAL OF APPLICATION

The Town of Johnstown has received the following application for review:

Project: Clearview Fifth Filing Minor Re-subdivision and Final PUD Development Plan

Location: South of State Highway 60 and west of Colorado Blvd. (CR 13)

Applicant: Clearview 4 Investments, LLC

Please reply by: March 15, 2013

Tentative Planning and Zoning Commission Hearing: April 10, 2013

Planner: John Franklin jfranklin@townofjohnstown.com

This application is submitted to you for review. Any comments or recommendations you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may include your comments with others. If additional documentation is required, please advise us as soon as possible.

We have reviewed the request and find no conflicts with our interests.
Please see the attached letter.
Comments:

Signature: [signature] Date: 3/15/13

Agency: Town Attorney

Rev. 9/08

R. RUSSELL ANSON
ATTORNEY AT LAW

Eaton Town Attorney
Evans City Attorney
Johnstown Town Attorney

P. O. Box 336155 · Greeley, CO 80633 · (970) 353-5508 · FAX: (970) 356-3835 · E-mail: ansonofc@aol.com

March 15, 2013

John Franklin, Town Planner
Town of Johnstown
P. O. Box 609
Johnstown, CO 80534

RE: Clearview, Fifth Filing

Dear John:

I have reviewed the application materials that I have received concerning Clearview, Fifth Filing, which is a replat of Tract A, Clearview PUD, Second Filing, and I have the following comments:

1. I need a copy of the Deed that transfers the property to Advantage Bank. Was this property foreclosed by Advantage Bank?

2. Where is the Snyder Oil preparation facility and pipeline located?

3. Where is the Town's raw water pipeline located in relation to this property?

4. Do we know what water shares have been dedicated to provide for water service to Clearview and are there currently any credits? Parcel A was originally planned for a multi-family housing. Was there ever any water dedication or calculation for required water dedication under a Water and Sewer Service Agreement?

5. Will the current filed Declaration of Protective Covenants apply to this property? The wording of these Declarations indicate that it applies to the entire Clearview PUD property.

6. The title commitment indicates that the prospective owner will L.B. Clearview Investments, LLC. The application indicates that the owner will be Clearview 4

Investments, LLC. A letter from Advantage Bank indicates that John A. Holmes, LLC. is under contract to purchase the property. Who will actually be the owner of the property?

7. I will need a Statement of Authority indicating the person's authorized to execute and deliver the documents effecting title of the real property on behalf of whichever entity is going to be the actual owner and for that entity, I will need copies of the LLC documents that have been filed with the Secretary of State.

Very truly yours,

R. Russell Anson
Johnstown Town Attorney

RRA:sa

FELSBURG
HOLT &
ULLEVIG

engineering paths to transportation solutions

March 15, 2013

MEMORANDUM

TO: John Franklin

FROM: David E. Hattan, P.E.

SUBJECT: Final PUD Development Plan
PROJECT: Clearview PUD Fifth Filing
FHU # 99-201

I have reviewed the Final Development Plan and Civil Construction Drawings for the Clearview Fifth Filing. I have reviewed this material from the perspective of traffic engineering and transportation planning but not general civil or utility engineering. There are no major concerns from the standpoint of traffic, but I would like to note the following:

- Future Signalization – As I have mentioned in the reviews of previous filings, this development should participate in the cost of signals on SH 60. The signal at Colorado Boulevard has already been constructed, but a signal at Carlson Boulevard will be needed in the future.

- Stop Signs – I want to point out that the construction plans include stop signs at both driveways that access Carlson Boulevard.

Please call if you have any questions or need additional information regarding this matter.

6300 South Syracuse Way, Suite 600 Centennial, CO 80111 tel 303.721.1440 fax 303.721.0832
www.fhueng.com info@fhueng.com

The Consolidated Home Supply
Ditch and Reservoir Company
PO Box 1548 Berthoud, CO 80513
(970)667-5567
consolidatedhomesupplyditch @gmail.com

Joe Schumacher
Crow Creek Construction, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634,

Joe:
In reference to recent conversations you and I have had regarding the use of the Home Supply Ditch for landscape irrigation:

-All water MUST be delivered through a headgate. There is to be no pumping directly from the canals.
- All water delivered from the canal is measured. As a general rule the Consolidated Home Supply D&R Company requires a Parshall Flume.
-Company by-laws require a minimum water order of 0.5 cubic feet per second (cfs).
-All water orders are delivered for a 24 hour period. In other words, once the water is delivered through the headgate, you are "stuck with it" for 24 hours. While the ditch company does exercise a limited amount of flexibility or forgiveness for this rule, for emergencies and on a case-by-case basis, don't rely on it. Rules are rules for the intended benefit of accurate and steady water delivery throughout the entire ditch system.

Considering the aforementioned regulations, here are things to consider...
-0.5 cfs equates to about 225 gallons per minute. Most landscape systems are geared for lower gallonages.
-Once the water order is delivered, you need to use it. If you are unable to pump the entire flow, or if your irrigation system breaks down, you need a means to deal with the water delivery until the end of the 24 hour period. It is your responsibility, not the ditch company's problem.
-Therefore a temporary storage vessel (pond) is a wise investment. It would be my recommendation that a minimum storage capacity should be one acre foot of water, plus a minor reserve. One-half cfs of delivery equates to approximately one acre foot in a 24 hour period. The construction of a pond also allows for flexibility of, for example, irrigating at a time of day that is convenient for staff and residents. It also allows for a more flexible design of your pump station.

If you have any more questions, my door is open.

Kind regards,
Bruce Fishburn, ditch rider
Consolidated Home Supply Ditch and Reservoir Company

APPLICANT'S RESPONSE

Clearview PUD, Fifth Filing
Responses to August 21, 2015 Town Comments
Submittal Date: 09/11/2015

Architecture:

1. **Comment:** "As discussed in the Town-Wide design Guidelines, the prominent location of the Clearview property adjacent to State Hwy 60 Visual Corridor should result in a high-quality design, including extensive use of masonry materials, including stucco. The design concept thus far for the 6- and 8-plex buildings does not yet achieve the high quality design and materials. For your reference, I am attaching a copy of color renderings for a recently approved large multi-family project-Gateway Apartments; in the north end of Town that is nearing completion. The materials and details in that project reflects the architectural quality the Town desires in modern multi-family development. While I would not expect the projects to be identical as the context and density is different, the character of this other project may assist you to better understand the use of masonry and stucco and details that will receive the Town's support."
   Response: Comment noted. The submitted design complies with the Town-Wide Design Guidelines. The design uses masonry upon each of the units, and that masonry will make up at least "30% of net (less windows and doors) front wall area plus at least 24'' wrap around corners", as proscribed under Section 5.8(10) Architecture of the Johnstown Design Guidelines. The proposed materials conform and are consistent with materials used in the surrounding neighborhoods.

2. **Comment:** "The total unit count has dropped from 71 units to 56 units. This is still above the maximum 51 units allowed in the PUD, but may be acceptable if overall project quality is assured. The off-street parking appears to be adequate. The 'quick and dirty sketch' building layout needs to be refined. With no porches or verandas the larger buildings are more suitable for location near busy, noisy Hwy 60, while the smaller, articulated building work better near Carlson Blvd.

   The desirable higher quality, suburban-style multi-family developments I am aware typically feature additional screen fencing and/or tree-emphasis landscaping on the perimeter to create a unique place, and to transition from the single family neighborhood. Carports and garages are offered. The additions of landscaped (?) entry islands with monument signage (?) adds quality and character to the development."

   Response: Comment noted. The newly updated site plan has rearranged the buildings to meet the Town's request and this site plan, along with the included landscape plan has been updated to show the final design. The revised site plan and landscape plan have incorporated the commercial strength welded steel panel Montage Plus classic fencing along the northern part of the property abutting Highway 60 as well as areas to the south along Carlson. Please also review the included landscape plan showing additional tree/bush screening. Carports and/or garages are not in the design. Landscape entry islands and monument signage are now shown on the site and landscape plans.

Thank you.

Brownstein Hyatt
Farber Schreck

May 28, 2015

Carolynne C. White
Attorney at Law
303.223.1197 tel
303.223.0997 fax
cwhite@bhfs.com

Mr. John Franklin, AICP
Town Planner
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

RE: Clearview PUD, Fifth Filing Submittal

Dear Mr. Franklin:

As you are aware, our firm represents Clearview 4 Investments, LLC ("Clearview") with regard to the enclosed submittal of the Final Development Plan and Minor Resubdivision Plat for the Clearview PUD, Fifth Filing ("5th Filing"). The 5th Filing contemplates the development of 9 multi-family buildings on separate lots, each with 8 units (the "Project"), on approximately 4.249 acres of property just south of Highway 60 (the "Property"). The Project also contains 108 parking spaces and a children's play area on Outlot A.

Clearview's contact information is as follows:

Clearview 4 Investments, LLC
c/o Journey Homes, LLC
Attn: Larry S. Buckendorf, J.D.
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072 (p)
(970) 330-5357 (f)

Clearview has previously submitted prior drafts of the 5th Filing for review by the Town, and has received back four rounds of comments from the Planning and Zoning Department ("Planning") and TST Consulting Engineers ("TST"), the Town's consultant. The enclosed responses are Clearview's fourth round of responses to such comments. The last round of comments from Planning and TST, dated May 13, 2014 and May 7, 2014, respectively, and recent discussions with the Town boil down to four lingering concerns, which are addressed below.

I. Sewer Capacity

The Town alleges that the sewer line that would otherwise serve the 5th Filing is over capacity and that Clearview must now install a new sewer line that allows for additional capacity in order for the Town to approve the 5th Filing. However, the Town has committed in multiple agreements entered into since the Town annexed the property that constitutes the Clearview PUD to provide sewer service to the Clearview PUD. Indeed, the Town required the original developer of the Clearview PUD to oversize certain sewer lines (including the sewer line at issue here) in order to provide adequate capacity for the Town to provide sewer service to the entire Clearview PUD. The developer was also required to (and did) provide the Town with at least two Water and Sewer Demand Analyses, the second of which clearly showed the that sewer

line was oversized and more than adequate to accommodate all 476 residential units planned in the Clearview PUD. Only 379 residential units have been developed in the Clearview PUD and yet the Town claims that the sewer line is over capacity. This could only have resulted from the Town allocating capacity to other developments in contravention of its obligations to serve the Clearview PUD.

Therefore, it would be arbitrary and capricious of the Town to require Clearview to install a new sewer line that allows for additional capacity as a prerequisite to approval of the 5th Filing or to require such work as a condition of approval. The Town cannot avoid its obligations to provide sewer service to the Property by denying the 5th Filing.

II. Density

The Town alleges that the proposed 72 multi-family units are in excess of the allowed density for the Property. However, the Clearview PUD Annexation agreement dated October 5, 2000 ("Annexation Agreement"), clearly provides that up to 96 multi-family units are allowed within the Clearview PUD. The Annexation Agreement remains the governing zoning document for determination of allowable density relative to review and approval of the 5th Filing. No other multi-family has been developed within the Clearview PUD. Therefore, all 72 proposed units are allowed as part of the Project.

Further, Town staff has indicated support for development of the proposed 72 units "provided the units will be owner-occupied." However, imposition of such a condition would be arbitrary and capricious. The Annexation Agreement provides the Property may be used for "multi-family townhomes, condominiums, or apartments[.]" The Project clearly falls within those parameters.

III. Parking

Both the Town and TST correctly note in their comments that the Project is required to have 108 parking spaces at the proposed density (1.5 spaces/unit). TST further states that the Town should "determine if it desires to accept the on-street parking on Carlson toward meeting the [minimum parking] requirements[.]" However, the Town should note that while the referenced "on-street" parking spaces are in the Carlson Boulevard right-of-way, they have been shifted out of the drive lane. This means that the typical safety concerns associated with true on-street parking have been mitigated by siting the spaces off of the street. In fact, this is the preferred safety configuration for street-side parking.

Further, nothing in the Code prohibits on-street parking. There simply is no reason (for safety, aesthetically, or otherwise) not to count these spaces towards the Project's parking minimum. If the 14 spaces are counted, the Project has 108 on-site parking spaces in satisfaction of the Code's minimum parking requirement.

IV. Nonpotable Water Source

The neighboring single-family development (owned by an affiliate of Clearview) is tapped into the Town's nonpotable water line for irrigation. The Project would otherwise tap into this same nonpotable water line except the Town alleges that doing so would put the line over capacity. Indeed, the Town has informed Clearview that it will not approve the 5th Filing unless and until Clearview commits to construction of a holding pond to supply nonpotable water to the Project. However, the Town is incorrect regarding the additional capacity on the nonpotable water line required by the Project. In contrast to single-family housing, which requires large amounts of nonpotable water to irrigate front and back yards as well as various common areas, the Project consists entirely of multi-family housing, which requires considerably less nonpotable water to irrigate only the comparably small common areas. The Project would require only a marginal, immaterial increase in nonpotable water usage from the Town's line.

Nevertheless, Clearview has worked diligently to provide information to the Town regarding construction of such a holding pond on neighboring Outlot G that would connect to the Home Supply Ditch. Clearview has also met with representatives of the Consolidated Home Supply Ditch Company, who were amenable to such a plan. Further, Clearview has sent all requested information regarding the holding pond to John Franklin, Town Planner. However, despite multiple requests, the Town as never supplied Clearview with information regarding the approved gross irrigation area, which information is necessary for Clearview to progress with further design and planning for the pond. While Clearview remains willing to engage in further discussions with the Town regarding construction of the pond, such discussions should progress on a separate track from the review and approval of the 5th Filing. Indeed, it would be arbitrary and capricious to require construction of the holding pond for approval of or as a condition of approval of the 5th Filing.

In closing, as evidenced by this letter and the enclosed submittal, the 5th Filing meets all of the criteria for approval. Accordingly, Clearview respectfully requests that the Town approve the enclosed submittal of the Final Development Plan and Minor Resubdivision Plat for the Clearview PUD, Fifth Filing.

If you have any questions or require additional information, please do not hesitate to contact me at the number above.

Sincerely,

Carolynne C. White

Enclosures:

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Clearview PUD, Fifth Filing

Response to April 10, 2014 Landscaping Comments

1) Landscaping Plan:
   a) Comment noted. The size of the swale has been sufficiently sized to convey the required storm flow capacity based on a 1% slope.
   b) The landscape has been added to Hwy 60 per Town standards and as approved on the Second Filing.
   c) The note is located in the Landscape Notes on sheet L-1
   d) The ROW Inventory chart has been updated on sheet L-1
   e) The ROW calculations have been updated on sheet L-1
   f) A Buffer line has been added to the buffer at building 1. Fencing has been added

Responses to March 31, 2014 Planning Comments

3) Final PUD Development Plan:
   d) We received comments from Steve and have completed them. Landscaping has been added to hwy 60.
   e) The detail of the fence has been updated.

Journey Homes
Building your future together.
J & J Construction

Rcd 5-17-13 Dp

May 9, 2013

Clearview Multifamily Response to City of Johnstown Comments (1st Submittal)

Town Planner Comments

1. Minor re-subdivision……

   a. Town Attorney….
      1. ***Copy of Deed is attached with this submittal. Yes, the property was foreclosed by Advantage Bank.***
      2. ***Snyder Oil preparation facility…***
         We are not aware of any such facility or pipeline on our near the property.
      3. ***The Town's raw water pipeline is located…***
         There is a 6" non-potable water line located west of the multi-family development in Outlot G of the Clearview PUD Second Filling.
      4. ***Water shares dedication…***
         All water rights for Tract A were dedicated as part of original subdivision.
      5. ***The current Declaration of Protective Covenants…***
         No, the current filed Declaration of Protective Covenants will not apply to this property.
      6. ***The owner of the property will be Clearview 4 Investments, LLC. There is no John A Homes, LLC.***
      7. ***The requested Statement of Authority was included with the previous Advantage Bank letter and is resubmitted with this submittal. LLC documents are also included with this submittal.***

   b. Ownership of units….
      We are requesting density of 72 units. We continue to evaluate ownership of the property.

   c. Landscaping and Status of Existing HOA…..
      We are still awaiting Landscaping comments. The HOA comment has been noted and Ms. Thomas will be contacted by the owner.

7251 West 20th Street • Building L, Suite 200 • Greeley, CO 80634
J and J (970) 352-7072 • Journey (970) 330-5480 • Fax (970) 330-5357

2. Final PUD Development Plan…

   a. Site Plan….
   The buildings along HWY 60 are located and oriented such that a number of constraints are addressed. These include ADA, IBC, setback, storm drainage, building spacing, and parking space requirements. The buildings along Carlson Blvd. are subject to the same constraints and re-orienting may violate one or more of the requirements. We are in the process of adjusting the site plan to accommodate as much off street parking and minimize on street parking on Carlson Blvd. We have been able to add four additional on site parking spaces to the site plan, see attached updated site plan.

   b. Parks and Open Space…
   We will add a tot lot to the project, which will be reflected on the new submittal. Crosswalks and pertaining signage will be added to the plans.

   c. Landscaping…
   Landscape comments not received. Please see attachment in regards to the pump station.

   d. Fence…
   Fencing will be added to the plans in areas where retaining walls exceed 30-inches.

   e. Aesthetics…
   Please see attached response letter from Kephart in response to this item.

   f. Off-Street Parking…
   We are adjusting the site plan to accommodate as much off street parking and minimize on street parking on Carlson Blvd. We have been able to add 4 additional on site parking spaces. See attached updated site plan.

   g. Streets, access…..
   We have adjusted the site plan to accommodate as much off street parking and minimize on street parking on Carlson Blvd as possible. We have been able to add 4 additional on site parking spaces. See attached updated site plan.
   Exterior Lighting…
   All porch lighting will be identified on the plans and product sheets confirming a non-glare specification and will be provided to the Town shortly.

3. Water Demand…
   All water rights for Tract A were dedicated as part of original subdivision.

4. Civil Engineering Drawings….
   a. ***The sanitary sewer system is a private system, therefore profiles will not be provided***
   b. ***The correct detail for the 1-1/2 "and 2" meter pits will be shown on Sheet No. C6.1.***
   c. ***The detail from the Town standards for trench repair detail will be shown on Sheet No. C6.3.***
   d. ***The sidewalk thickness will be changed from 4" to 6" on Sheet No. C5.1.***
   e. ***The Carlson Blvd., Colorado Blvd. (CR 13), and Pond inlet, bottom and outlet elevations have been confirmed.***
   f. ***Off-site utility easements for the sanitary sewer and potable water lines are in the process of being completed and recorded. A copy of the recorded easements will be provided to the Town.***
   g. ***The comment has been noted.***
   h. ***Please see attached response letter from Journey Homes regarding this item.***
   i. ***Proposed gas and electric meter locations, transformer and pedestal locations, and related easement information are in the process of being identified and will be provided to the Town at a later date.***

Fire Marshal Comments

1. We would like to relocate and place additional fire hydrants……
   We are working with the Fire Department on approved fire hydrant locations.

2. We will look at possibly placing a fire hydrant……
   We are working with the Fire Department on approved fire hydrant locations.

3. Each building will have a sprinkler system……
   We are working with the Fire Department on approved fire hydrant locations.

4. There is a concern with the width of each roadway……
   We are working with the Fire Marshal to discuss the Fire Departments concerns.

NOTES

DATE: 02/01/16