

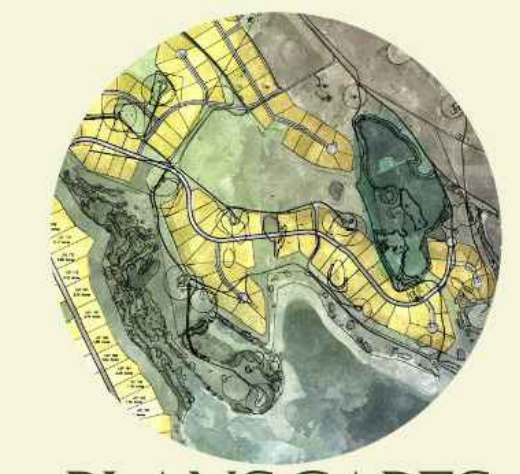
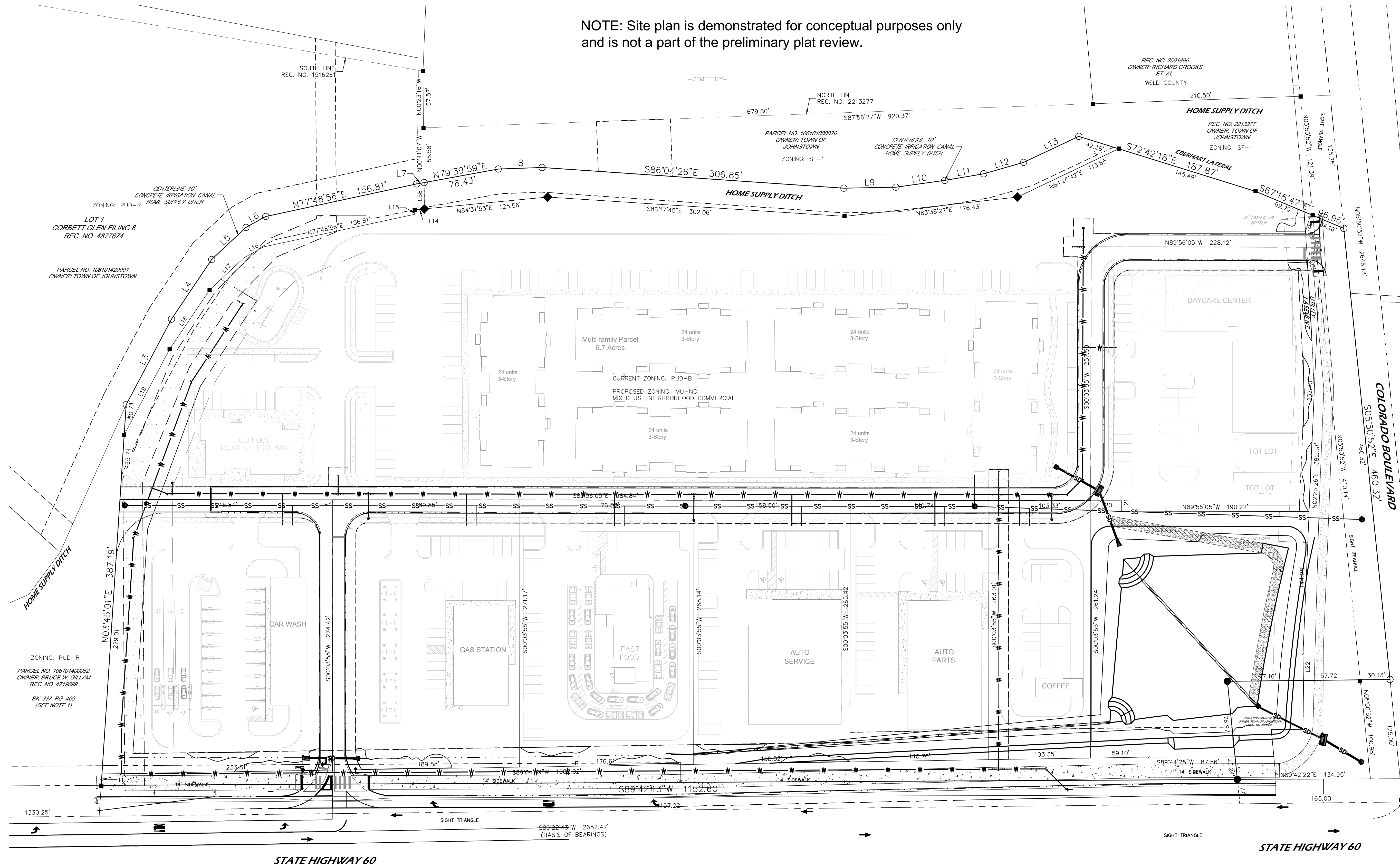
WAGGONER FARM

BEING A SUBDIVISION OF A PARCEL OF LAND
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

16.547 ACRES

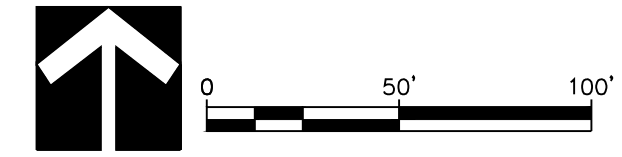
CONCEPT PLAN

NOTE: Site plan is demonstrated for conceptual purposes only
and is not a part of the preliminary plat review.



PLANSCAPES
DESIGN GROUP
LAND PLANNING | LANDSCAPE ARCHITECTURE

PLANSCAPES DESIGN GROUP
980 Norway Maple Drive
Loveland, CO 80538
970-988-5301



PROJECT NAME:
WAGGONER FARM

DRAWING TITLE:
CONCEPT PLAN

DRAWN BY:
ET

CHECKED BY:
RM

APPROVED BY:
-

DATE:
6/3/2024

SITE
Waggoner Farm
NW corner of WCR 13 & Hwy 60

CLIENT
MIC TDC Highway 60 Johnstown, LLC
401 Linden Street, Unit 1-401
Fort Collins, CO 80524

REV	DESCRIPTION	DATE
1	Submittal 1	12/13/23
2	Submittal 2	6/3/24
3	Submittal 3	8/9/24

SHEET NO:
26 of 28

LOT 6
CLEARVIEW PUD, FIFTH FILING
ZONING: PUD
RESIDENTIAL MIXED USE
REC. NO. 4212142

TRACT B
CLEARVIEW PUD SECOND FILING
ZONING: PUD
RESIDENTIAL MIXED USE
REC. NO. 3024732

ZONING: PUD
RESIDENTIAL MIXED USE