

January 10, 2022

Town of Johnstown
 Planning and Zoning
 450 S. Parish Ave.
 Johnstown, CO 80534

Re: Larson Property

Dear Town of Johnstown Staff,

The Larson Property is located west of Telep Avenue (WCR 15), north of Rolling Hills Ranch Subdivision and West of The Ball Fields at Nelson Farm Park. The legal description is: A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. **Figure 1** below highlights the site's location.



Figure 1: Outline of Larson Property

The site is 94.0 acres, currently within Unincorporated Weld County and is used for agriculture. This application requests to annex and zone the site as Residential (SF-1). The surrounding property is zoned Residential (SF-1) to the South, Open Space / Civic (O) to the East and Unincorporated Weld County to the North and West.

The project is proposed for 375 +/- single family home lots (53' x 100' and 63' x 100'), 18.7 acres of open space, and 22.4 acres of right of way. The open space will include a centrally located park, landscaping, green space with trail connectivity and detention.

Access to the site will be provided by an access road from Telep Avenue (WCR 15) from the east, an access road from the existing subdivision on the south (Brittany Avenue), and an additional street stub to the north for future access.

The site will be designed to Town of Johnstown Street and Utility Standards. Utilities for the site will be provided by the Town of Johnstown.

The annexation and zoning of this property as Residential (SF-1) will be beneficial to Johnstown as the Town continues to grow and develop to the north. This project will fulfill a need for single-family affordable housing and provide a continuous progression from the existing single-family development to the south.

If you have any questions concerning this project, please contact me at robbie@northernengineering.com or call me at 970-221-4158.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer
Project Manager