

1.0	GENERAL PROVISIONS	4
1.1	TITLE.....	4
1.2	EFFECTIVE DATE	4
1.3	AUTHORITY.....	4
1.4	RELATIONSHIP TO OTHER DOCUMENTS	4
1.5	PURPOSE AND INTENT	4
1.6	THE VISION.....	5
1.7	SITE DESCRIPTION.....	5
1.8	PROPOSED LAND USE.....	5
1.9	ALLOWABLE USES	5
1.10	DESIGN REVIEW COMMITTEE	98
1.10.1	Iron Horse Design Review Committee (“DRC”)	99
1.10.2	DRC Approval Process	99
1.10.3	Johnstown Review Committee (JRC)	1010
1.10.4	JRC Approval Process.....	1010
1.10.5	Additional Criteria & Updates	1111
1.10.6	Variances.....	1111
1.10.7	Final Plan Amendments	1111
1.10.8	Overall Design Elements.....	1211
2.0	DESIGN STANDARDS	1315
2.1	DESIGN PRINCIPLES AND GOALS	1515
2.2	ARCHITECTURAL CHARACTER	1515
2.2.1	Building Materials.....	1515
2.2.2	Preferred Materials	1515
2.2.3	Prohibited Materials and Treatments	1616
2.2.4	Building Colors	1616
2.2.5	General Color Families	1616
2.2.6	Accent Colors.....	1616
2.2.7	Variation in Massing - Retail/Commercial/Office	1717
2.2.8	Variation in Massing - Industrial.....	1717
2.2.9	Facades - Retail/Commercial/Office	1717
2.2.10	Facades - Industrial	1818
2.2.11	Roof and Top Treatment - Retail/Commercial/Office/Industrial	1818
2.2.12	Building Entrances - Retail/Commercial/Office/Industrial	1818
3.0	SITE PLANNING CRITERIA	1919
3.1	BOUNDARIES/RIGHTS-OF- WAY/ EASEMENTS	1919
3.2	SETBACKS	2020
3.3	BUILDING HEIGHT	2121
3.4	OPEN SPACE REQUIREMENTS	1921
3.5	ALLOWABLE OPEN SPACE ELEMENTS	2121
3.6	LAND USE COMPATIBILITY	2222
3.6.1	Compatibility of Building Materials	2222
3.6.2	Industrial Performance Standards	2222
3.6.3	Air Quality.....	2022
4.0	NONRESIDENTIAL BUILDING SITING AND ORIENTATION.....	2222
4.1	Goal	2222
4.2	Criteria.....	2222

5.0	LANDSCAPING/SITE FURNISHINGS.....	23 <u>23</u>
6.0	DRAINAGE.....	24 <u>24</u>
7.0	UTILITIES, MECHANICAL EQUIPMENT, AND COMMUNICATION DEVICES.....	24 <u>24</u>
7.1	Temporary Overhead Power and Telephone Lines	24
7.2	Communication Devices and Mechanical Equipment.....	24
7.3	Transformers, Gas Meters	25
8.0	SERVICE AREAS <u>AND OUTDOOR STORAGE</u>.....	25 <u>25</u>
8.1	Policy.....	25
8.2	Criteria.....	25
9.0	OUTDOOR STORAGE.....	25
10.0	CART STORAGE, VENDING MACHINES, ETC.	28 <u>27</u>
11.0	SECURITY FENCES/WALLS	28 <u>27</u>
11.1	Policy.....	28 <u>27</u>
11.2	Criteria.....	28 <u>27</u>
12.0	SIGNAGE	27 <u>29</u>
12.1	Policy.....	31 <u>29</u>
12.2	Project Signage.....	31 <u>29</u>
13.0	LIGHTING.....	28 <u>30</u>
13.1	Policy.....	32 <u>30</u>
13.2	Criteria.....	32 <u>30</u>
13.3	Light Poles/Height.....	32 <u>30</u>
13.4	Lighting Levels.....	29 <u>31</u>
APPENDIX A	31 <u>32</u>

- z. Retail Nursery;
- aa. Visitor Accommodations:
 - 1. Hotel/motel;
 - 2. Hotel with conference center;
 - 3. Visitor Center.

(2) Industrial: Principle uses permitted by right:

- a. Wholesale operations which include retail sales;
- b. Business and professional offices;
- c. Building materials and service;
- d. Landscape equipment, hardscape materials and sales; provided that large piles of materials are adequately screened from High Plains Blvd. and U.S. 34 rights-of-way;
- e. Lumber yard, distribution and sales;
- f. Passenger transportation terminals, not including trucking terminals;
- g. Manufacturing, assembly, processing and fabrication plants;
- h. Transportation terminals, including trucking;
- i. General warehousing, showroom and distribution (including mini-storage);
- j. Testing and research laboratories;
- k. Printing and publishing houses and related activities;

- l. Automobile and other vehicle body repair shops;
- m. Special trades contractor specializing in one (1) or more trades of which the following are examples: plumbing and heating, painting and decorating, electrical work, glazing, insulation, carpentry and masonry;

n. Rental and sales of non-heavy equipment. (Non-Heavy Equipment includes equipment less than 50,000 pounds in weight, often used by local contractors, landscape crews and homeowners);

~~n.o.~~ Railroad based on-loading and off-loading areas and associated storage components.

(3) Non-Permitted uses:

- a. Meat Packing Plants;
- b. ~~Motor vehicle sales; RV Trailer Sales;~~
- c. Rental and sales of heavy equipment. ~~sales and rental~~ (Heavy Equipment includes equipment greater than 50,000 pounds such as D9 scrapers, road graders, large track hoes and similar non-street legal equipment used in the construction of large earth moving projects);
- d. Rental and sales of automobile trailers, house trailers, and boats, as a principal use.
- ~~d.e.~~ Asphalt and concrete batch plants;

~~e.f.~~ Petroleum storage in commercial area except accessory to an approved use.

(4) Permitted accessory uses:

- a. Office, storage, power supply and other such uses normally auxiliary to the principle industrial use;
- b. Parking and service areas;
- c. Accessory signs;
- d. Residential quarters for guards or caretakers;
- e. Any other structure or use clearly incidental to and commonly associated with the operation of a principle use permitted by right;
- f. Garages for storage of vehicles used in conjunction with the operation of a business;
- g. Off-street parking and loading areas;

h. Signs;

~~h.i.~~ Delivery or transport vehicles and trailers used to delivery equipment, supplies and products to a rental or sales destination.

(5) Conditional uses.

The following uses shall be permitted in the property upon approval of a conditional use grant as provided in Article VII:

- a. Residential;
- b. Commercial parking facilities;
- c. Storage of gasoline or any other flammable liquid as defined as those having a flash point below

seventy-three degrees Fahrenheit (73°F) and having a boiling point below one hundred degrees Fahrenheit (100°F) where such storage is in excess of fifty thousand (50,000) gallons

- d. Motor vehicle repair and maintenance;
- e. Drop forges or foundries;

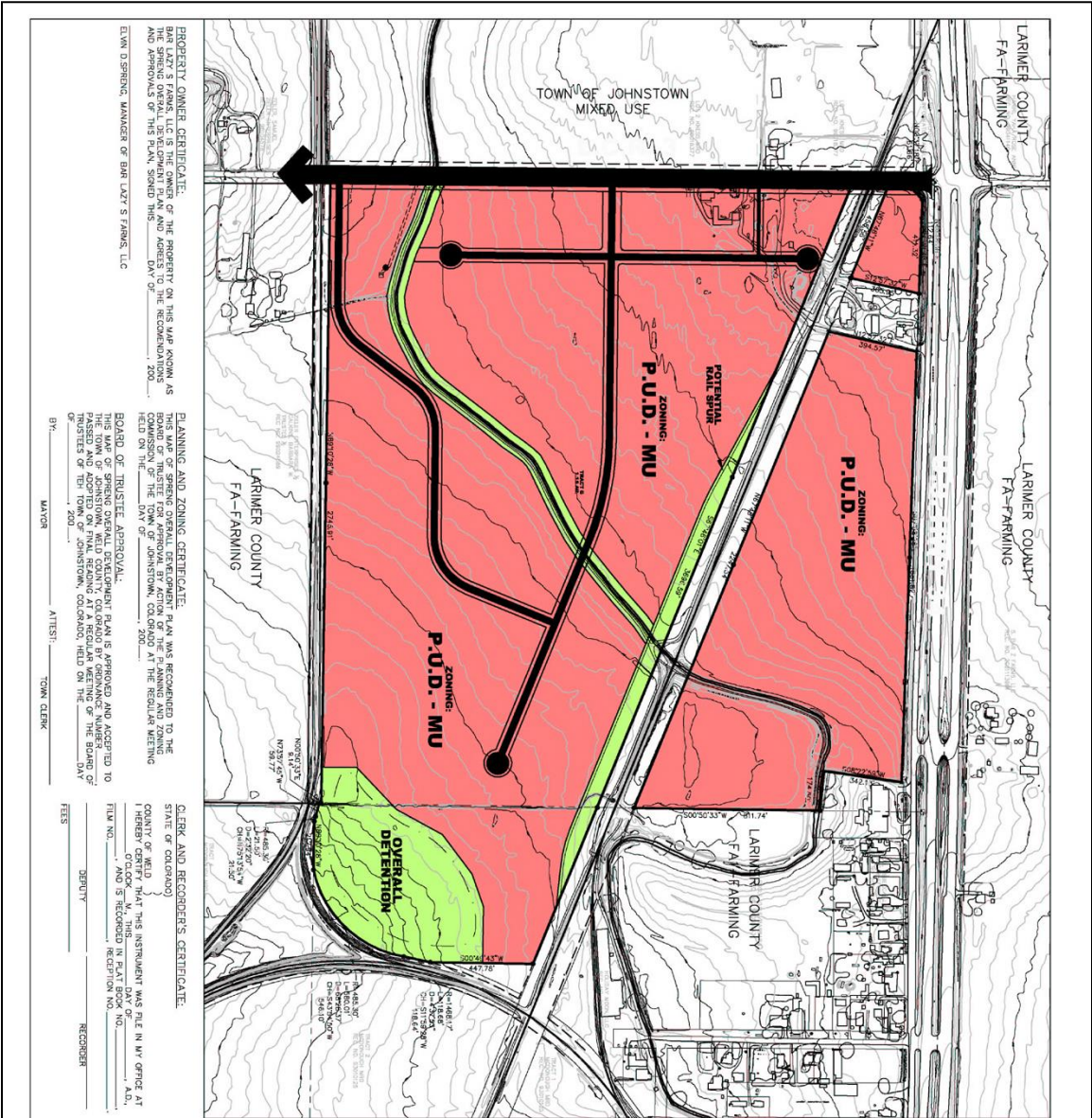
f. Non-accessory signs:-

~~f.g.~~ Motor vehicle sales; RV sales – site limited to a maximum of 6 acres, with no site closer than 500 feet to a major arterial; or as an accessory use to a RV trailer manufacturer.

(6) Limitation on external effects of uses.

- a. No use or activity shall be permitted to produce hazardous conditions or noxious influences, such as noise, vibration, heat, glare, radiation, fumes, smoke or other pollutant to a degree detrimental to existing or prospective adjacent uses or to existing or prospective adjacent residential and commercial districts.
- b. All fuel, raw materials and products stored outdoors shall be enclosed by a ~~solid~~-fence, landscaping or a wall adequate to ~~conceal~~-visually mitigate such fuel, raw materials and products from adjacent residential and commercial districts, consistent with Sections 8 and 10 of these guidelines. (~~Ord. 526, 1996~~).

EXHIBIT 1



PROPERTY OWNER CERTIFICATE:
 I, the undersigned owner of the property on this map known as [Address], do hereby certify that the above described plat, and the accompanying map, showing the subdivision and the proposed use of the property, is correct and true to the best of my knowledge and belief, and I hereby agree to the recommendations and approvals of this plan, signed this [Date] day of [Month], 200[Year].
 EVAN G. SPRENG, MANAGER OF BART LAY'S FARMS, LLC

PLANNING AND ZONING CERTIFICATE:
 I, the undersigned Planning and Zoning Commission member of the Town of Johnstown, Colorado, do hereby certify that the above described plat, and the accompanying map, showing the subdivision and the proposed use of the property, is correct and true to the best of my knowledge and belief, and I hereby agree to the recommendations and approvals of this plan, signed this [Date] day of [Month], 200[Year].
 [Name], MAYOR
 [Name], TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:
 I, the undersigned Clerk and Recorder of the County of Weld, State of Colorado, do hereby certify that the above described plat, and the accompanying map, showing the subdivision and the proposed use of the property, is correct and true to the best of my knowledge and belief, and I hereby agree to the recommendations and approvals of this plan, signed this [Date] day of [Month], 200[Year].
 [Name], CLERK
 [Name], RECORDER

SPRENG PROPERTY

OUTLINE DEVELOPMENT PLAN

A NORTH HALF OF SECTION 13, T35N, R65W
 OF SIXTH PRINCIPAL MERIDIAN
 COUNTY OF LARIMER, STATE OF COLORADO.

NOTES:

1. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF JOHNSTOWN, COLORADO.
2. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
3. THE PROPERTY IS ZONED FA-FARMING (FARM-FRIENDLY).
4. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
5. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
6. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
7. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
8. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
9. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
10. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
11. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
12. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
13. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
14. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
15. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
16. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
17. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
18. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
19. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).
20. THE PROPERTY IS ZONED P.U.D. - MU (PLANNED UNIT DEVELOPMENT - MIXED USE).

LEGAL DESCRIPTION:
 A NORTH HALF OF SECTION 13, T35N, R65W OF SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING THE [Address], AS SHOWN ON THE [Address] PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF WELD, STATE OF COLORADO, ON [Date].

OWNER:
 Bart Lay's Farms, LLC
 516 East Estes Ave
 Fort Collins, CO 80501
 970-226-5272

APPLICANT:
 Walsenburg Property Group, LLC
 2729 Holly Hill Ave. Ste. 200
 Fort Collins, CO 80501
 970-413-0000

ENGINEER/SURVEYOR:
 [Name]
 [Address]
 [Phone]



SPRENG PROPERTY

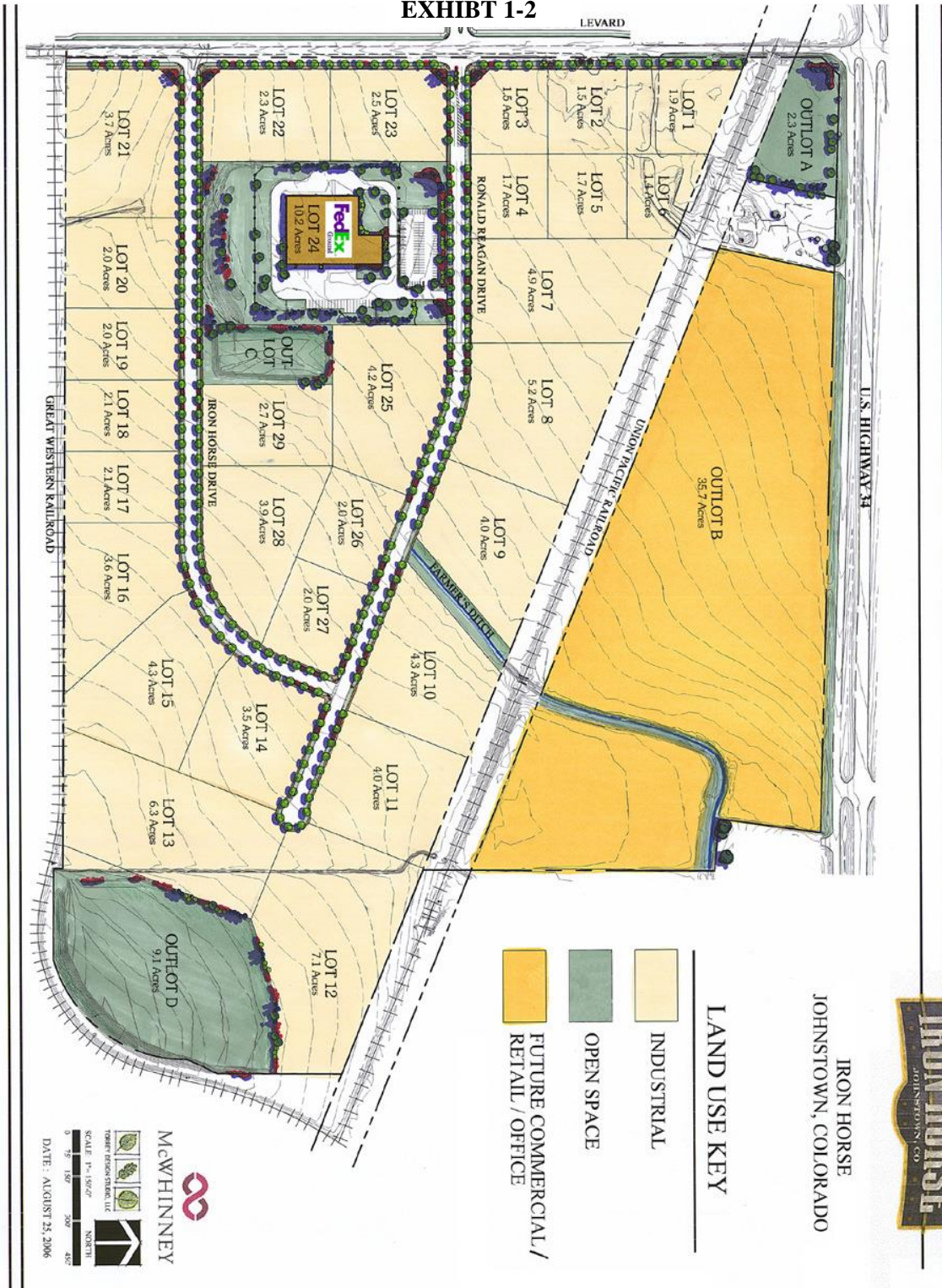
OUTLINE DEVELOPMENT PLAN

JOHNSTOWN, COLORADO

DATE: NOVEMBER 2, 2005

SCALE: 1" = 200'

EXHIBIT 1-2



IRON HORSE
JOHNSTOWN, COLORADO

LAND USE KEY

- INDUSTRIAL
- OPEN SPACE
- FUTURE COMMERCIAL / RETAIL / OFFICE



McWHINNEY



 TRAVIS REMINGTON LLC

 SCALE: 1" = 150'

 DATE: AUGUST 25, 2006

2.2.7 Variation in Massing – Retail/Commercial/Office

Massing of retail establishments should be compatible and complement each other. Large un-interrupted horizontal and vertical masses seen from U.S. Hwy. 34, Iron Horse Drive and Ronald Reagan Drive should be broken up with projections or recessions to minimize the overall mass of structures.

Horizontal masses of structures shall not exceed 100 feet in length without two (2) of the following for walls 28’ or less and three (3) of the following for walls greater than 28’:

- A. Changes in color where one color is at least 60% of the mass.
- B. Changes in texture or material where one texture or material is at least 60% or more of the wall.
- C. One change in horizontal plane of at least a minimum of 1 foot.
- D. A colonnade, pergola, trellis, or similar feature equivalent to 30% of the vertical plane (height), offset at least 2 feet from the main building mass is provided.

Horizontal masses that exceed 100 feet in length shall provide three (3) of the following:

- A. 25% of the horizontal plane offset at least 2’-0” from the main building mass.
- B. 25% of the parapet offset from the main building by at least 2’-0”.
- C. A colonnade, pergola, trellis, or similar feature equivalent to 20% of the vertical plane (height), offset at least 2’-0” from the main building mass is provided.
- D. Windows constitute 25% of the horizontal length of the elevation.

2.2.8 Variation in Massing - Industrial

Single, large, dominant building masses are unavoidable, given the functions of industrial uses, but are to be differentiated at

primary building features like entrances, corners, or building midpoints [on elevations facing public rights-of-way](#).

Horizontal masses that front onto High Plains Boulevard shall not exceed 100’-0” in length without two (2) of the following:

- A. Changes in color where one color is at least 80% of the mass.
- B. Changes in texture or material where one texture or material is at least 80% or more of the wall.
- C. One change in horizontal plan of at least a minimum of 16”.

In addition, Horizontal masses that exceed 300’-0” in length shall provide three (3) of the following for all lots that front onto High Plains Boulevard:

- A. 25% of the horizontal plane offset at least 2’-0” from the main building mass.
- B. 25% of the parapet offset from the main building by at least 2’-0”.
- C. A colonnade, pergola, trellis, or similar feature equivalent to 20% of the vertical plane (height), offset at least 2’-0” from the main building mass is provided.
- D. Windows constitute 25% of the horizontal length of the elevation.

2.2.9 Facades – Retail/Commercial/Office

New structures should complement each other by the consistent application of similar materials within neighboring and adjoining development parcels. Continuity and harmony should be achieved with facades rather than each structure having a radical, distinctive look and feel. Similar applications shall include: colors, building materials, texture, roof forms, pergolas, awnings, window seals and ledges, light fixtures, signage etc. These items can be added to add visual interest to the facades of structures.

Side or rear facades of the building shall include materials and design characteristics consistent with the main design theme on

7.3 TRANSFORMERS, GAS METERS

Electrical transformers and other utility boxes and equipment should be screened from public view with the use of landscaping, berming or screened enclosures. Screening shall be subject to approval from the pertinent Utility Provider.

Coordinate locations, screening, and landscape decisions with involved utility companies in order to allow adequate conditions for service access. Conduits, meter sockets, and vents shall be painted to match building surfaces and screens. While the meter socket may be painted, the meter itself cannot be painted.

8.0 SERVICE AREAS AND OUTDOOR STORAGE

8.1 POLICY

The visual impacts of service, delivery, trash, and outdoor equipment or storage areas shall be minimized, particularly relative to views from public roadways ~~and along view corridors~~. Thoughtful placement and design of screening for these facilities is a priority for all sites as defined below.

8.2 CRITERIA

No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within (50) fifty feet of the R.O.W. of High Plains Boulevard and US Hwy. 34 and ten (10) feet of any public street, or public sidewalk ~~or adjacent use~~.

Loading docks, truck parking, outdoor storage (including outdoor storage of recreational vehicles, boats, and truck storage), utility meters, HVAC and other mechanical equipment, trash collection, trash compaction and other service functions should be located and screened so that the visual and acoustic impacts of these

functions are ~~contained and~~ minimized from ~~adjacent properties~~, public streets, public sidewalks and trails.

- A. Loading docks, trash containers, and service areas shall be screened or located out of view from adjacent public streets, ~~properties, pedestrian pathways, and open space corridors~~ and public sidewalks.
- B. Screen facilities with architectural elements, berming and/or landscaping.
- C. Screening walls for loading docks and service areas should be a minimum height of six feet (6'), or as tall as the object which is being screened, and incorporate materials and finishes similar or compatible with those of the primary structures. (See Figures 8-1 and 8-2)
- ~~C.D.~~ D. All trash enclosures shall be constructed with a masonry material non-combustible material unless approved by the DRC/JRC and include solid metal gates. (See Figure 8-2)
- ~~D.E.~~ E. Locate loading, service, and delivery areas so they do not encroach into any setbacks and so that they serve as an extension of the building.
- F. Clearly sign delivery routes and service entrances to discourage conflicts with client/customer traffic, where reasonably possible.
- G. Locate parking areas for outdoor equipment, trucks, research trailers, service vehicles, etc. away from public ~~parking lots~~ streets and ~~major public sidewalks~~ pedestrian circulation routes. Unless out of view of public streets and public sidewalks, screen these areas architecturally and/or with landscaping (criteria is different than outdoor storage areas identified in Sec. 8.2.H below).

H. Restrict outdoor storage to defined areas clearly identified on the approved plans. Such areas should be screened from views from adjacent properties, public roadways and public sidewalks by using at least one of the following, as illustrated in Figure 8-3:

- a) adequate year-round buffer and screening techniques using landscape walls, landscaping and/or berming;
- b) visual screen walls (Figures 8-1 and 8-2); or

c) vinyl coated chain link fencing with mesh, as specified in Section 10, Figure 10-3.

~~E.I.~~ Materials, supplies, trucks, or and equipment being stored on a site should be ~~concealed~~ screened from public roadways inside a closed building or behind a visual screen such as walls, fencing, or berming or landscaping. Fences and walls shall be consistent with the criteria found in Section 10. (See Figure 8-13 - Screening Exhibit)

~~F.~~ Clearly identify all service entrances to discourage the use of main entrances for deliveries.

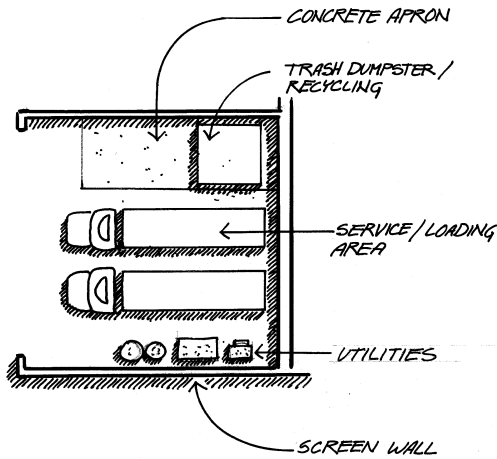


Figure 8-1 – Service Areas



Figure 8-2 – Screening for Loading Areas

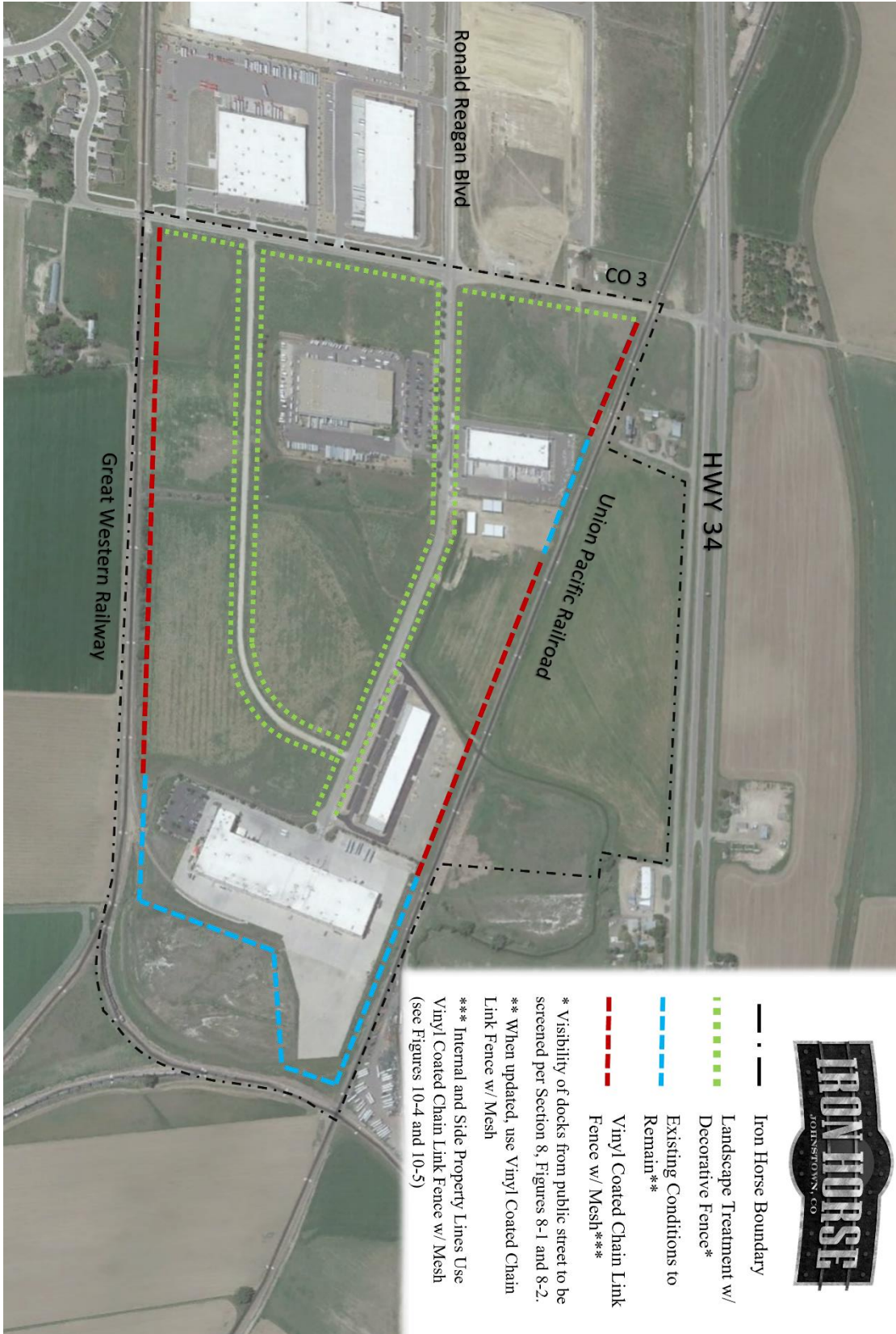


Figure 8-3 - Perimeter and Right-of-Way Landscape and Fence Exhibit

9.0 — OUTDOOR STORAGE

~~Restrict outdoor storage to defined areas clearly identified on the building permit plans. Such areas should be screened from views from adjacent properties, public roadways and public pedestrian pathwayssidewalks by using adequate year round buffer and screening techniques including walls, or landscaping and/or berming.~~

109.0 CART STORAGE, VENDING MACHINES, ETC.

Cart corrals, cart storage, vending machines, newspaper racks, video and book return boxes, and telephones shall either be placed inside structures or shall be screened and designed to complement the building façade.

110.0 SECURITY FENCES/WALLS

110.1 POLICY

Fences and/or wall materials should be compatible with other architectural and landscape elements located in the development as approved by the DRC/JRC and shown on the Final Landscape Plans. (See Figures 11-2 and 11-2)

110.2 CRITERIA

A. Where fencing is used adjacent to public roadways~~in highly visible areas such as the entry way~~, the use of a fence constructed of specialty wood, concrete, or iron is required. (See Figure 10-1 for an example of a decorative fence style) Specific fence designs will be selected for use along common open space and specific roadways within the ODP to ensure consistent treatment. The fence will be selected to provide a high degree of visual quality, low maintenance, security, and to present a consistent image. Where fencing is desired, the specialty fencing types should be used in high visibility areas along private or

public open space areas and High Plains Boulevard.

- B. Fences shall be a maximum of eight (8) feet tall.
- C. Fences adjacent to public streets must be set back a minimum of 10’ from any public right of way, unless approved otherwise by the DRC/JRC.
- D. In areas visible to the public, fencing should be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms. It shall be the intent of fence buffer designs to obscure the fence from vision within 3 years after planting (See Figure ~~11-1~~10-2 for example of buffering).
- E. Vinyl coated chain link fences may be used for security if berming and landscaping can reduce its visibility from public rights of ways (See Figures ~~11-1~~10-2 and 10-3).
- F. Vinyl coated chain link fence is permitted and shall incorporate mesh screening on all side and rear property lines where screening is required and will satisfy the requirements of Section 8.2, as illustrated in Figure 8-3.
 - a) Mesh screening shall be located on the interior side of the fence and meet or be equal to the following specifications (See Figures 10-4 and 10-5):
 - i) Material: Open Leno Weave Polypropylene Monofilament or equal
 - ii) Blockage: 85% Privacy or greater with UV Inhibitors
 - iii) GSM: 300 grams per square meter in weight

- iv) Grab Tensile Strength: 400/234 lbs.
- v) Burst Strength: 450 psi or greater
- vi) Life Expectancy: approximately 10-years
- vii) Color: black

not required to be screened when not directly in view from public rights of ways. On side yard lot lines between lots south of the UPRR as shown on Exhibit 1-2, a single chain link fence

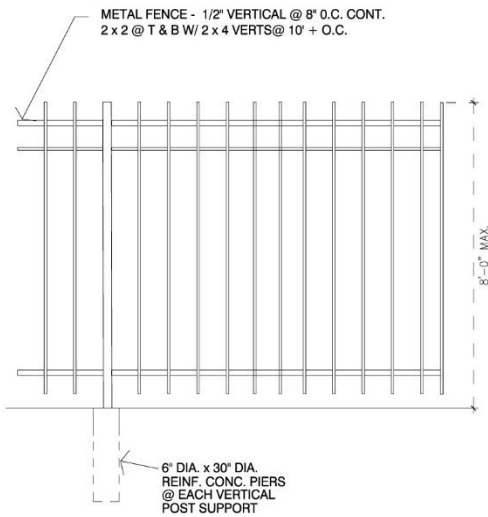


Figure 10-1 - Decorative Fence Example Required in View from a Public Right-of-Way

may be shared on the property line with no landscaping, berming or other screening required.

a) b) Barbed and/or razor wire at the top of such fence must be approved by the DRC/JRC on a case-by-case basis.

E.G. Vinyl coated chain link fencing shall not be permitted within 40' of any public R.O.W. Other fencing material such as steel, iron, aluminum, stone or masonry shall be used within that area. The DRC/JRC may require steel, aluminum, stone or masonry in instances with high visibility or other special circumstances within 40' from the ~~P~~ublic R.O.W.

F.H. All chain link fences shall be black vinyl coated to minimize glare and to further enhance the image of the ODP.



Figure 10-2 - Buffering Example for Chain Link Fence along a Public Right-of-Way

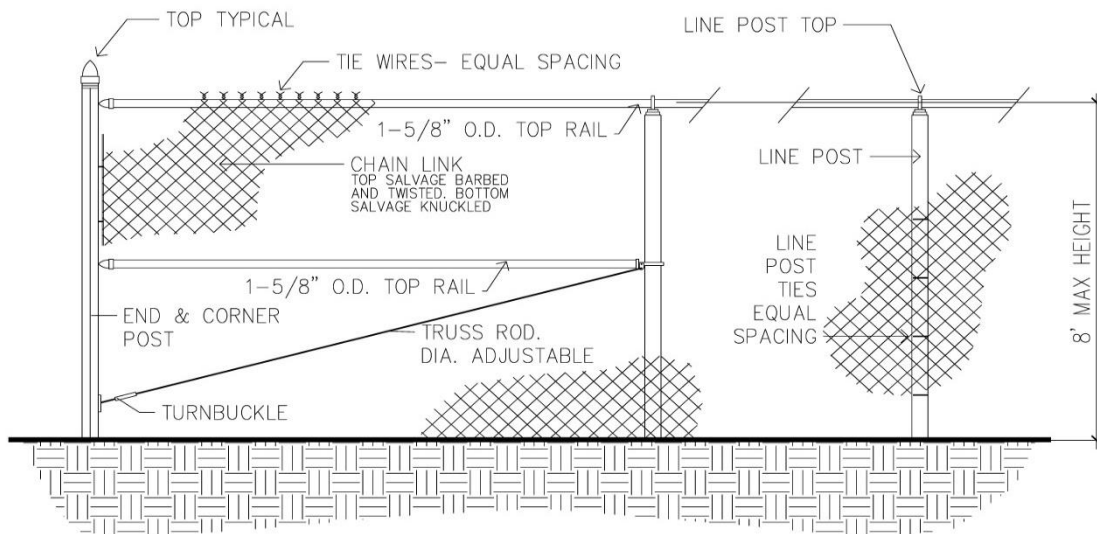


Figure 10-3 - Chain Link Fence Typical Specifications

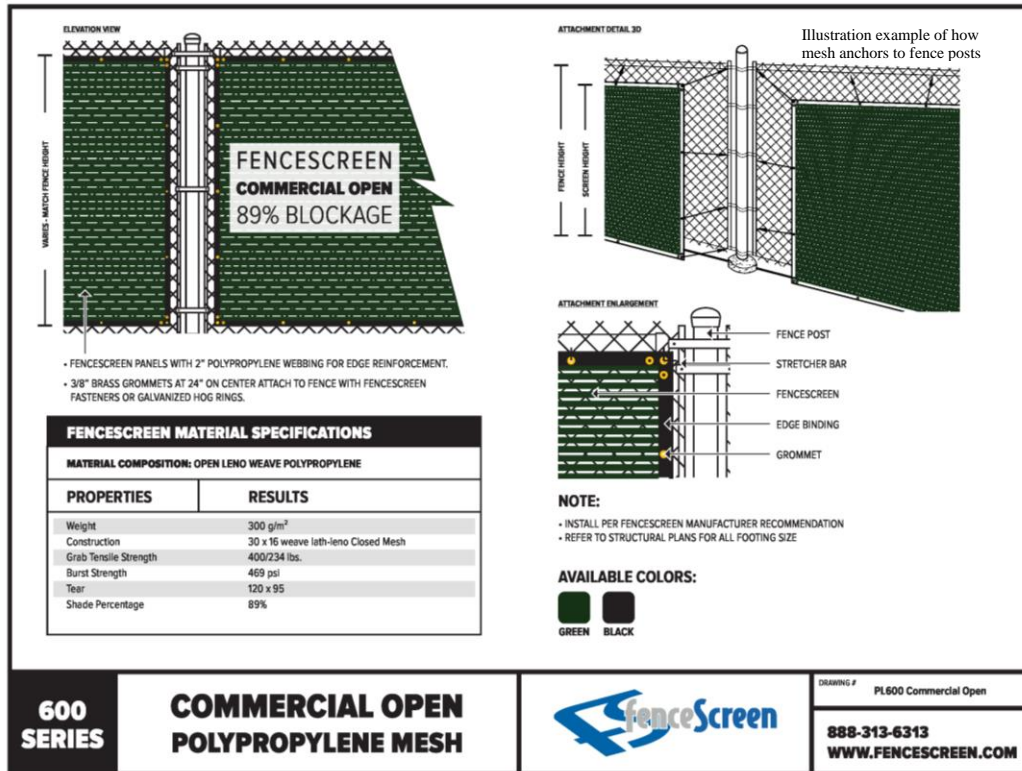


Figure 10-4 - Mesh Specification Example



Figure 10-4 - Mesh Screen Example for Side and Rear Property Lines, as Required for Screening Outdoor Storage Areas

1211.0 SIGNAGE

1211.1 POLICY

Effective signs function not as a separate entity, but as an integral part of the environment. Signage shall be incorporated into the overall landscaping of the site.

1211.2 PROJECT SIGNAGE

The following figures are depictions of project signage for Iron Horse. One primary entrance sign shall be located along US 34 to create a gateway and emphasize entrances for people coming west from 1-25 and people driving east along US 34. One secondary entrance along High Plains Boulevard may be used to benefit more local traffic and address the minor roadway entrances to the development. Landmark and high-visibility intersections also help develop the character of the area. These intersections shall contain showy landscaping, decorative walls, and overall just exhibit an increased decorative character than other minor intersections. By creating a hierarchy of intersections, people will be able to use the decorative elements

as a way finding device. Tenant signage will also be used internally to aid in locating the desired address and/or tenant of a particular lot. See Figures 12-1 thru 12-2.

All signage and signage programs must be approved by the DRC/JRC. See Iron Horse Filing One FDP for overall, secondary and individual lot and tenant signage.

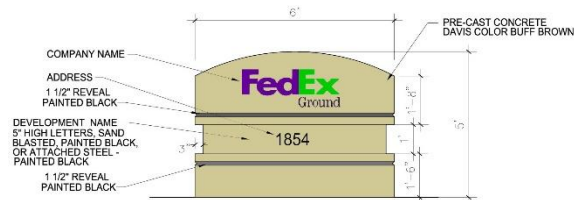


Figure 11-2 Secondary Identification Signage

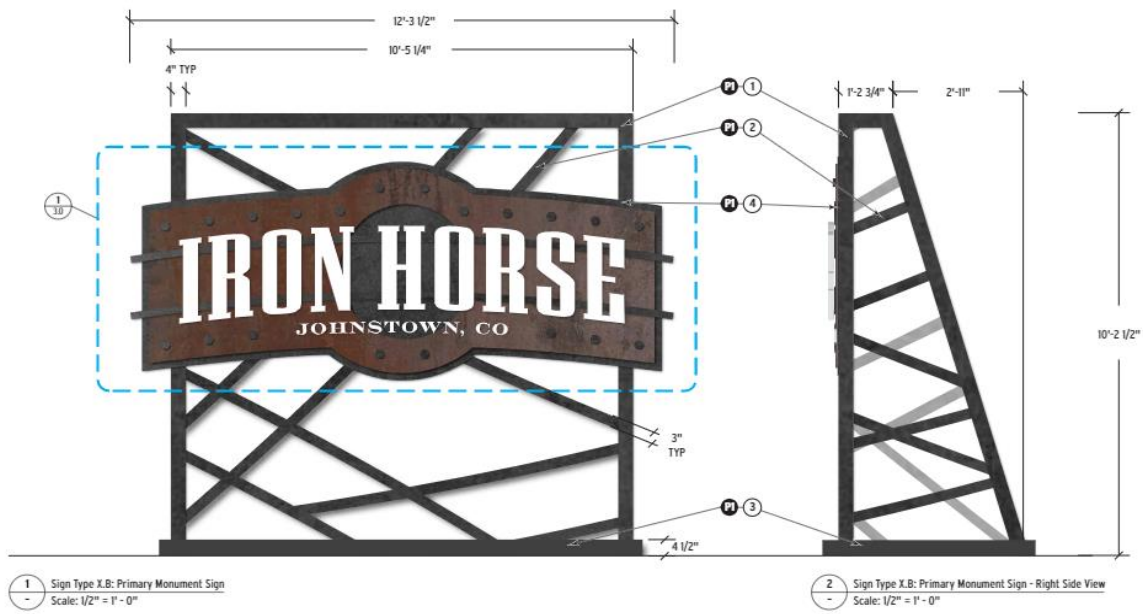
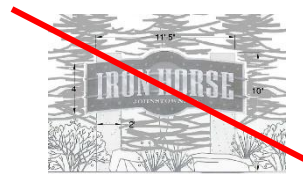


Figure 11-1 – Primary Project Identification Signage (Revised Sign Design) 2021