

# OUTLINE DEVELOPMENT PLAN DOVE SOLAR

Part of the North Half of the Northeast Quarter of Section 16,  
Township 4 North, Range 67 West of the 6th P.M.,  
Town of Johnstown, State of Colorado

DATE  
2/6/2023

**PROPERTY DESCRIPTION – HA ZONING:**

An area of land being the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Sixteen (16), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

**COMMENCING** at the Northeast corner of Section 16 and assuming the East line of the Northeast Quarter (NE1/4) of Section 16 as monumented by a 2.5" aluminum pipe with a 3.25" aluminum cap stamped LS 13155 at the North end and by a #6 rebar with a 2.0" aluminum cap stamped LS 22097 at the South end, as bearing South 00°44'50" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2592.40 feet, with all other bearings contained herein being relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE North 88°26'46" West along the North line of the NE1/4 of Section 16 a distance of 1361.50 feet to the calculated position of the East Sixteenth corner of said Section 16 and to the **POINT OF BEGINNING**;

THENCE South 00°54'49" East along the East line of the NW1/4NE1/4 of said Section 16 a distance of 1309.95 feet to the calculated position of the Northeast Sixteenth corner of said Section 16;

THENCE North 89°01'10" West along the South line of said NW1/4NE1/4 a distance of 1357.21 feet to the Center North Sixteenth corner of said Section 16;

THENCE North 01°04'34" West along the West line of said NW1/4NE1/4 a distance of 1323.71 feet to the North Quarter corner of said Section 16;

THENCE South 88°26'46" East along the North line of said NW1/4NE1/4 a distance of 1361.49 feet to the calculated position of the East Sixteenth corner of said Section 16 and to the **POINT OF BEGINNING**.

Said area of land contains **41.06 Acres** (+/-1,788,614 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

**PROPERTY DESCRIPTION – MU ZONING:**

An area of land being Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Sixteen (16) and a portion of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Fifteen (15), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

**BEGINNING** at the Northeast corner of Section 16 and assuming the East line of the Northeast Quarter (NE1/4) of Section 16 as monumented by a 2.5" aluminum pipe with a 3.25" aluminum cap stamped LS 13155 at the North end and by a #6 rebar with a 2.0" aluminum cap stamped LS 22097 at the South end, as bearing South 00°44'50" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2592.40 feet, with all other bearings contained herein being relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 88°26'46" East along the Easterly extension of the North line of said Section 16 a distance of 30.02 feet to the East right-of-way line of County Road 19;

THENCE South 00°44'50" East along said East right-of-way line a distance of 1295.90 feet to the Easterly extension of the South line of the NE1/4NE1/4 of said section 16;

THENCE North 89°01'10" West along said extension and said South line a distance of 1387.22 feet to the calculated position of the Northeast Sixteenth corner of said Section 16;

THENCE North 00°54'49" West along the West line of said NE1/4NE1/4 a distance of 1309.95 feet to the calculated position of the East Sixteenth corner of said section 16;

THENCE South 88°26'46" East along the North line of said NE1/4NE1/4 a distance of 1361.50 feet to the Northeast corner of said Section 16 and to the **POINT OF BEGINNING**.

Said area of land contains **41.53 Acres** (+/-1,809,007 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

**GENERAL NOTES**

- A. ALL UNPLATTED PROPERTY SHALL REQUIRE A TOWN SUBDIVISION APPROVAL PROCESS PRIOR TO ANY ADDITIONAL USES AND BUILDING PERMITS, BEYOND THE PROPOSED AGRICULTURAL AND SOLAR USES.

**PROJECT INTENT**

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE AN INTERIM DEVELOPMENT SCHEME TO THE 82.59 ACRE DOVE SOLAR PROJECT. DOVE SOLAR IS ENVISIONED AS 41.06 ACRES FOR HOLDING AGRICULTURE DEVELOPMENT AS WELL AS 41.53 ACRES OF MIXED USE DEVELOPMENT WITH AN INTERIM SOLAR FIELD. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF DOVE SOLAR TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE INTERIM SOLAR FIELD WILL BE LOCATED ON THE EASTERN PORTION OF THE SITE.

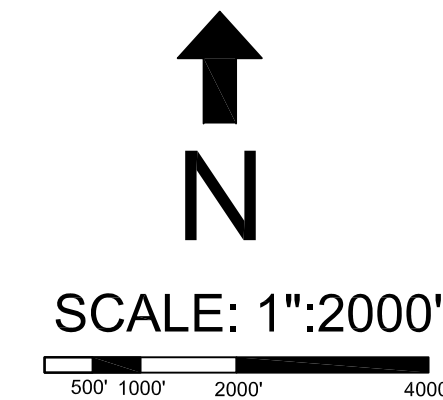
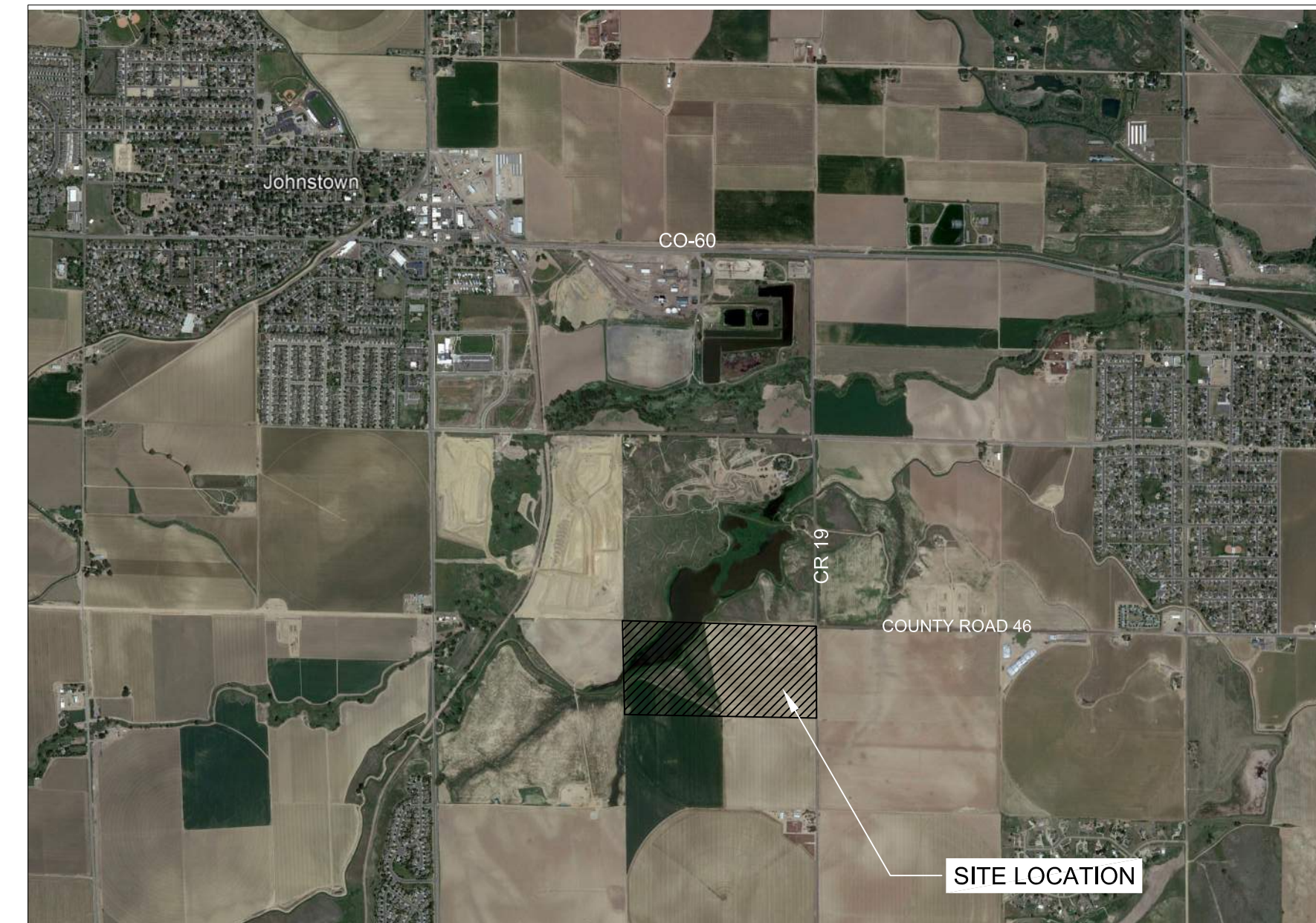
**APPROVALS**

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS DOVE SOLAR ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER \_\_\_\_\_, PASSED AND ADOPTED ON FINAL READING BY REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR TOWN CLERK

**VICINITY MAP**



**RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS**

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

**SRC087084**

**PROJECT NAME**  
DOVE SOLAR LLC

**PROJECT LOCATION**  
CR 46 & CR 19  
JOHNSTOWN, CO 80534



SHEET NAME

COVER

SHEET NUMBER

**ODP-1**

SHEET SIZE

**24"x36"**

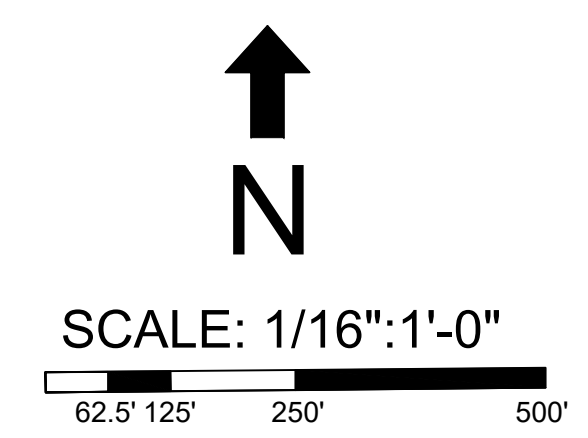
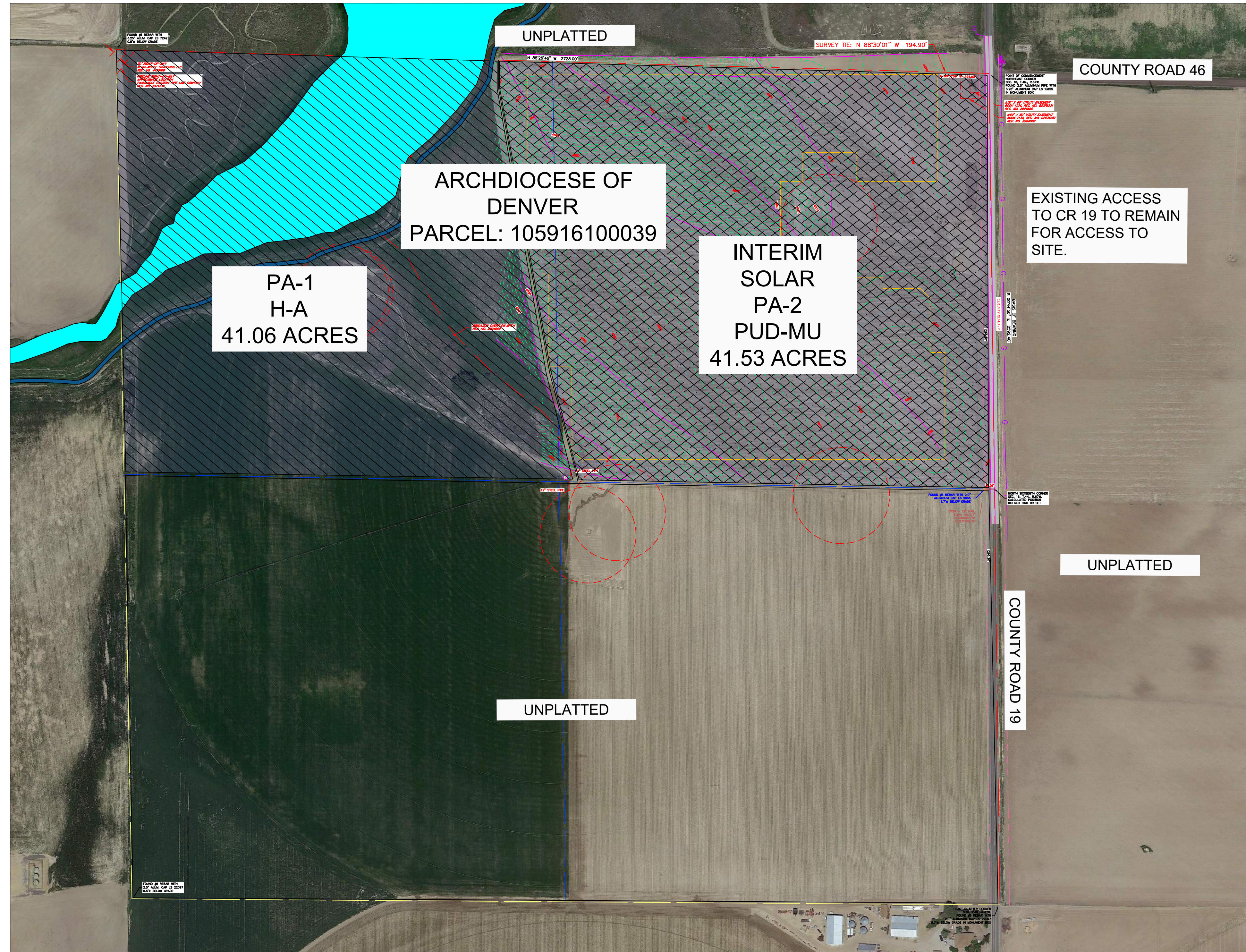


# OUTLINE DEVELOPMENT PLAN DOVE SOLAR

Part of the North Half of the Northeast Quarter of Section 16,  
Township 4 North, Range 67 West of the 6th P.M.,  
Town of Johnstown, State of Colorado

**OUTLINE DEVELOPMENT PLAN (ODP) USES:**

1. FUTURE DEVELOPMENT WILL REQUIRE AN AMENDMENT TO THIS ODP TO ESTABLISH USES, DENSITIES, AND INTENSITIES OF USE AS WELL AS MEET ALL TOWN DEVELOPMENT STANDARDS.
2. PA-1 AGRICULTURAL AREA
  - A. AG USES MAY CONTINUE UNTIL FUTURE ODP AMENDMENT AND DEVELOPMENT PROPOSALS
3. PA-2 SOLAR USE AREA
  - A. THE SOLAR USE AREA (PA-2) SHOWN ON THIS ODP IS AN INTERIM USE (20-40 YEARS, OR AS EXTENDED BY PRIVATE AGREEMENT) AND SHALL OBTAIN A SEPARATE SPECIAL USE (USR) APPROVAL FROM THE TOWN OF JOHNSTOWN. THE SPECIAL/CONDITIONAL USE APPLICATION SHALL SHOW ALL DETAIL RELATED TO THE THIS INTERIM USE, SUCH AS BUT NOT LIMITED TO LAYOUT, ACCESS, LANDSCAPING STANDARDS.
  - B. MINIMUM STANDARDS
    - i. 20-FOOT SETBACK OF SOLAR EQUIPMENT FROM PROPERTY LINES
    - ii. 8-FOOT DECORATIVE WILDLIFE FENCE AROUND PERIMETER OF SOLAR FIELD
    - iii. LOW-GRADE NATIVE SEED MIX WITHIN THE SOLAR FIELD AREA
  - C. A TOWN-APPROVED DECOMMISSIONING AND RECLAMATION PLAN AND DUST AND WEED MITIGATION PLAN IS REQUIRED WITH THE THE SOLAR USE BY SPECIAL REVIEW PROJECT.



DATE  
2/6/2023

LEGEND

- INTERIM SOLAR
- HOLDING- AG DESIGNATED
- HILLSBOROUGH DITCH CO RESERVOIR
- EXISTING PATHWAY
- ARCHDIOCESE OF DENVER PARCEL

SRC087084

PROJECT NAME <b>DOVE SOLAR LLC</b>	PROJECT LOCATION CR 46 & CR 19 JOHNSTOWN, CO 80534
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SUNSHARE LLC  
1724 GILPIN ST., DENVER, CO 80218  
(800)793-0786

SHEET NAME  
CONCEPT SITE PLAN

SHEET NUMBER  
ODP-2

SHEET SIZE  
24"x36"