



Town of Johnstown

IRON HORSE SUBDIVISION FILING NO. 3

Preliminary/Final Subdivision Plat and Development Plan
(SUB21-0016)

Town Council

April 3, 2023

VICINITY MAP

- East of High Plains Blvd / LCR 3
- South of Ronald Reagan Blvd
- Iron Horse PUD



VICINITY MAP

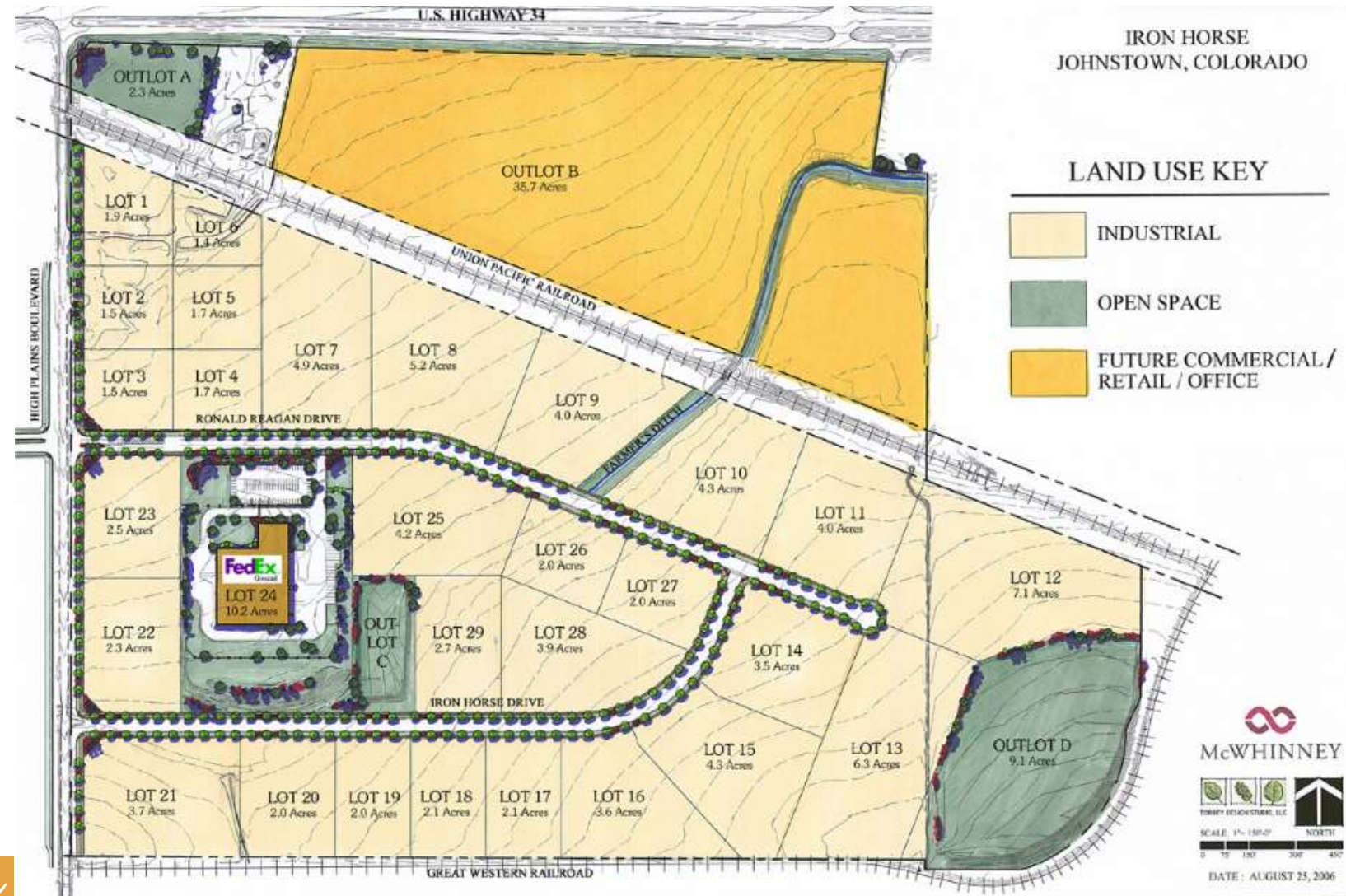


Town of Johnstown

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BACKGROUND

- 2006 Spreng Annexation
- PUD-MU
- Iron Horse Design Guidelines with Land Use Plan



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C13	199.02'	106.00'	107°34'32"	171.00'	N56°04'16"E
C14	93.58'	106.00'	50°35'25"	90.58'	S84°35'49"E
C15	105.43'	106.00'	86°59'07"	101.13'	N30°46'33"E
C16	10.95'	32.00'	19°38'18"	10.90'	S12°05'08"W
C17	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C18	72.25'	86.00'	47°02'19"	70.23'	N85°50'50"E
C19	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C20	8.50'	8.00'	68°21'57"	8.99'	N56°04'16"E

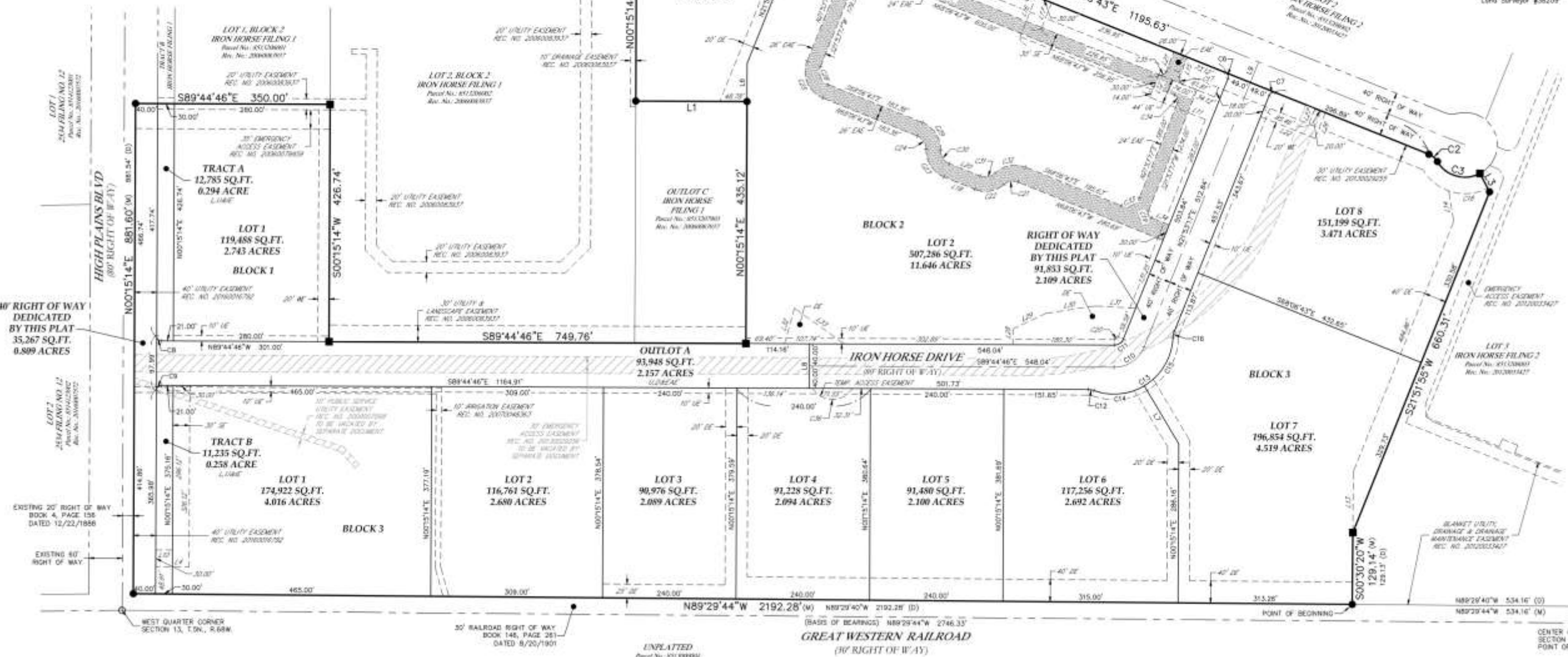
C33	39.27'	25.00'	90°00'00"	35.38'	N66°53'17"E
C34	15.71'	10.00'	90°00'00"	14.14'	N23°06'43"W
C35	15.71'	10.00'	90°00'00"	14.14'	N66°53'17"E
C36	85.64'	42.00'	118°49'25"	71.55'	S89°44'46"E

ZONING NOTE

The zoning designation of all contiguous properties is PUD-M2.

- PAE PEDESTRIAN ACCESS EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- LUBE LANDSCAPE, UTILITY AND IRRIGATION EASEMENT
- 30' EMERGENCY ACCESS EASEMENT VACATED BY SEPARATE DOCUMENT

Paul B. Groves - On Behalf of
Colorado Licensed Professional
Land Surveyor #36209



CENTER QUARTER SECTION 13, POINT OF CORNER

ANALYSIS & RECOMMENDATION

- Staff has no outstanding concerns
- Conforms to the Iron Horse Land Use Plan
- In alignment with Johnstown Area Comprehensive Plan
- In compliance with the Town's codes, regulations, and requirements
- Planning & Zoning Commission (3/22/23)
Recommends Approval



Iron Horse PUD is an area of High Density/Intensity



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