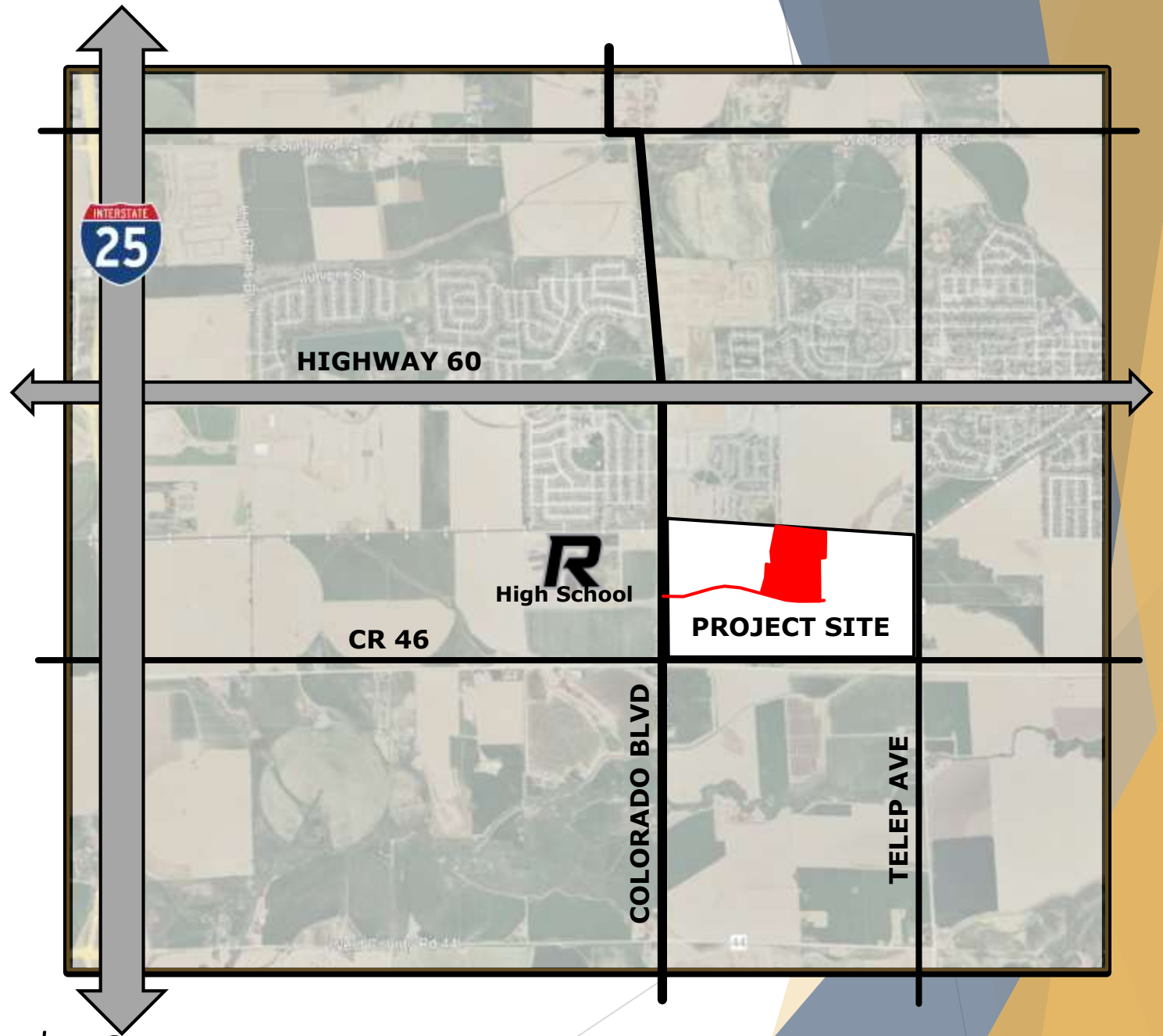


**The Granary Filing No. 3**  
**CASE SUB23-0013**

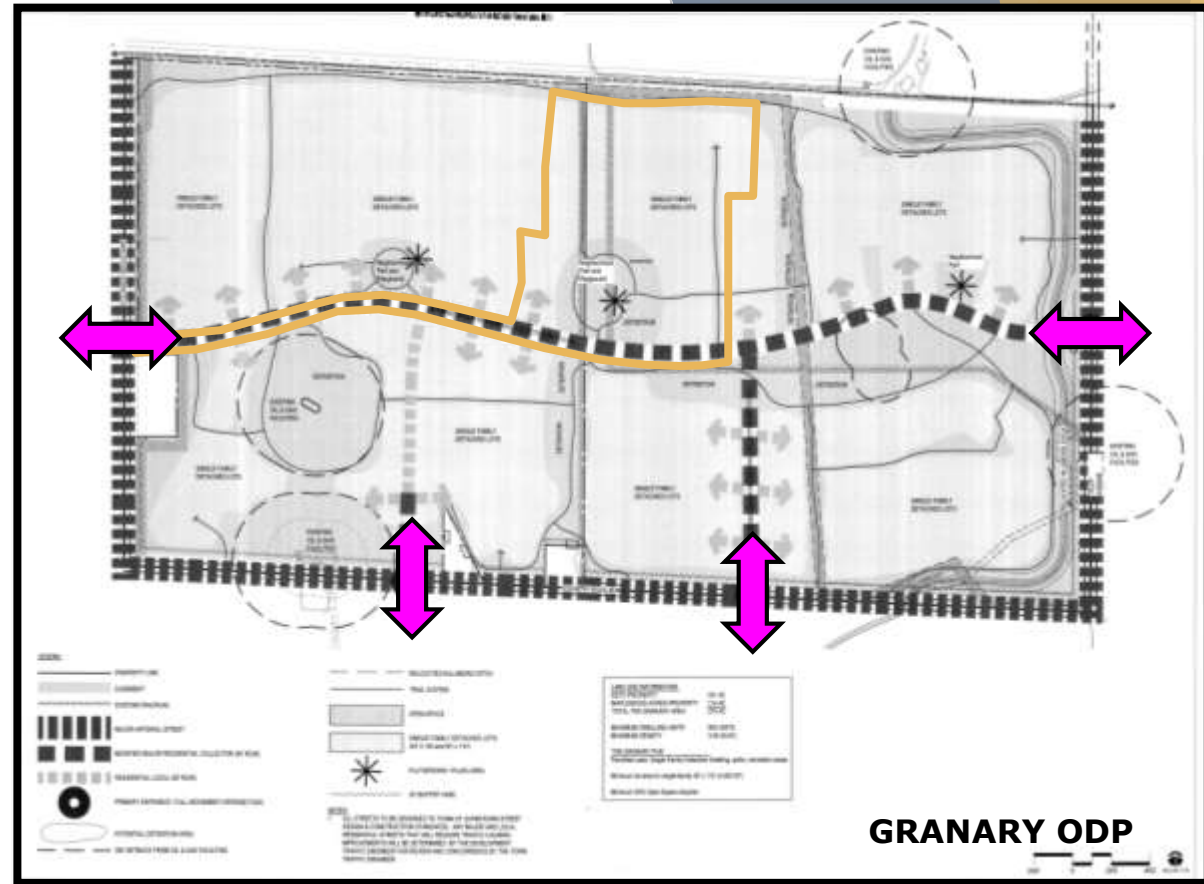
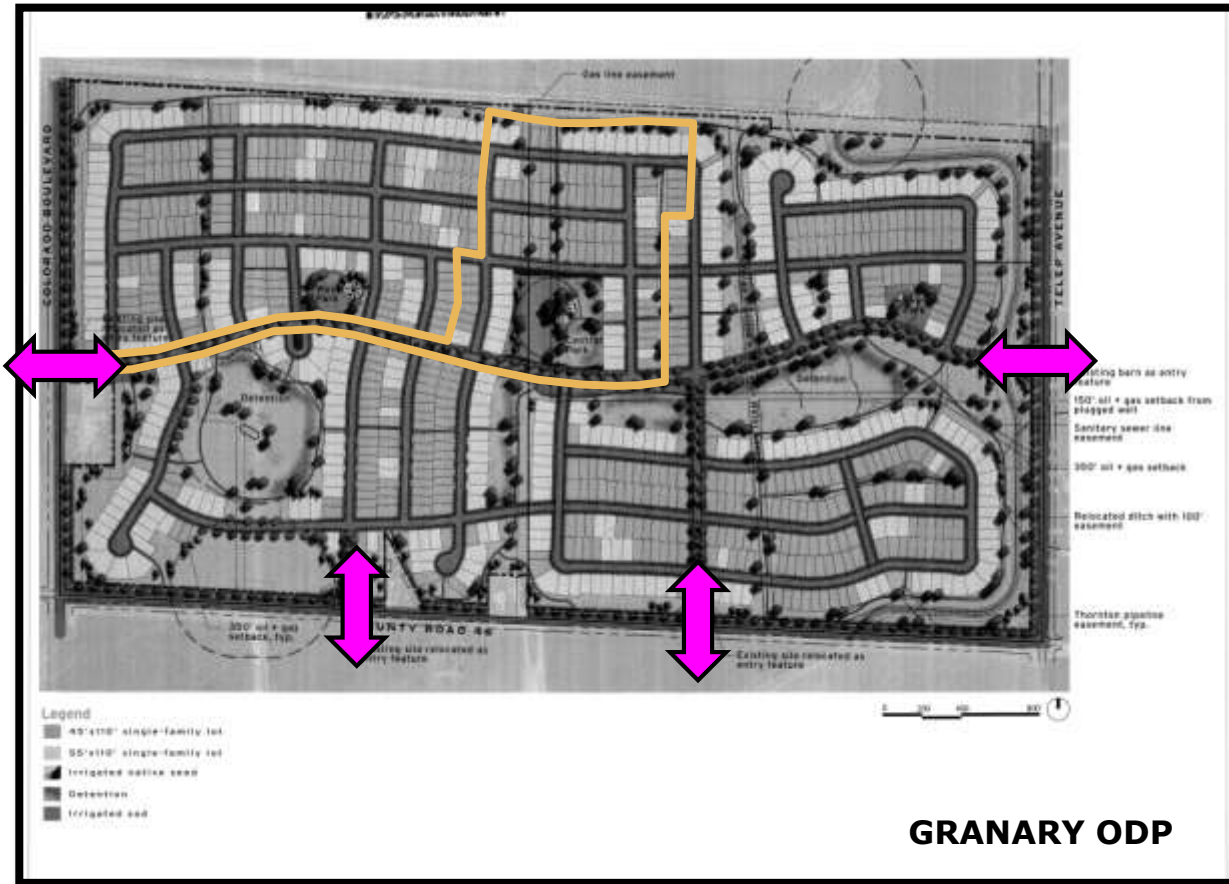
Town Council  
EST. 1966  
July 1, 2024

*The Community that Cares*

# VICINITY MAP



The Community that Cares



- 275-Acre Project Site
- Access from Colorado Blvd, County Road 46, and Telep Ave
- Filing No. 3 will extend Roosevelt Parkway to Colorado Blvd
- Filing No. 3 includes pool amenity



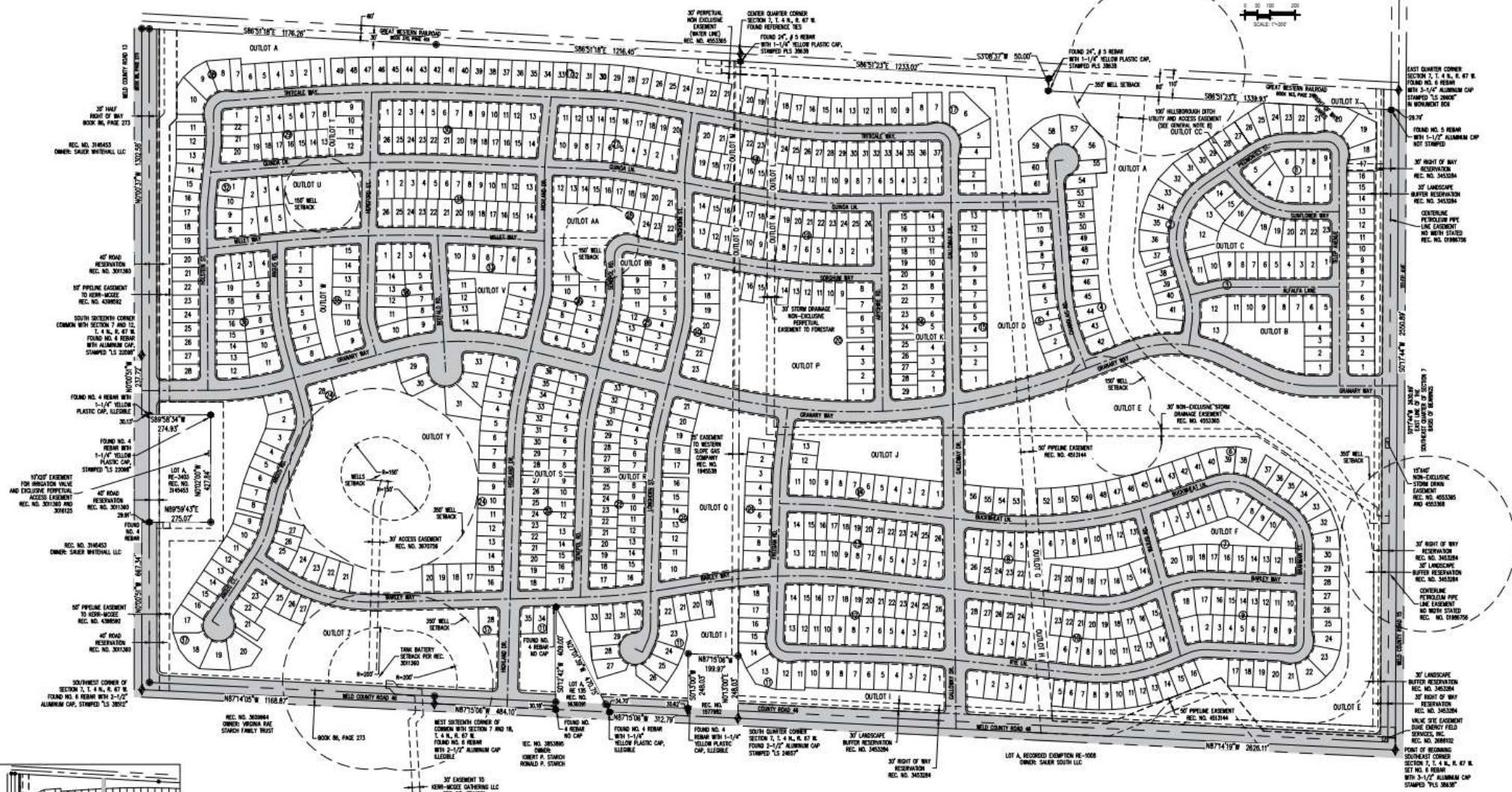
The Community that Cares

**ZONING**



**APPROVED MAY 17, 2021**

**THE GRANARY**  
 PART OF THE SOUTH HALF OF SECTION 7,  
 T. 4 N., R. 67 W. OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO



**Galloway**

6265 Franklin Road, Suite 210  
 Johnstown, CO 80534  
 970.260.3300  
 www.galloway.com

**COPYRIGHT**  
 THESE PLANS AND ALL INSTRUMENTS OF SERVICE  
 AND ARE THE PROPERTY OF GALLOWAY, AND MAY  
 NOT BE REPRODUCED, COPIED, OR REPRODUCED  
 WITHOUT THE WRITTEN CONSENT OF GALLOWAY.  
 COPYRIGHTS AND IMPROVEMENTS WILL BE  
 INDICATED AND PRESERVED.



**THE GRANARY**

PART OF THE SOUTH HALF OF SECTION 7,  
 T. 4 N., R. 67 W. OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	By

**PRELIMINARY PLAT**

The Community that Cares





## FILING NO. 3

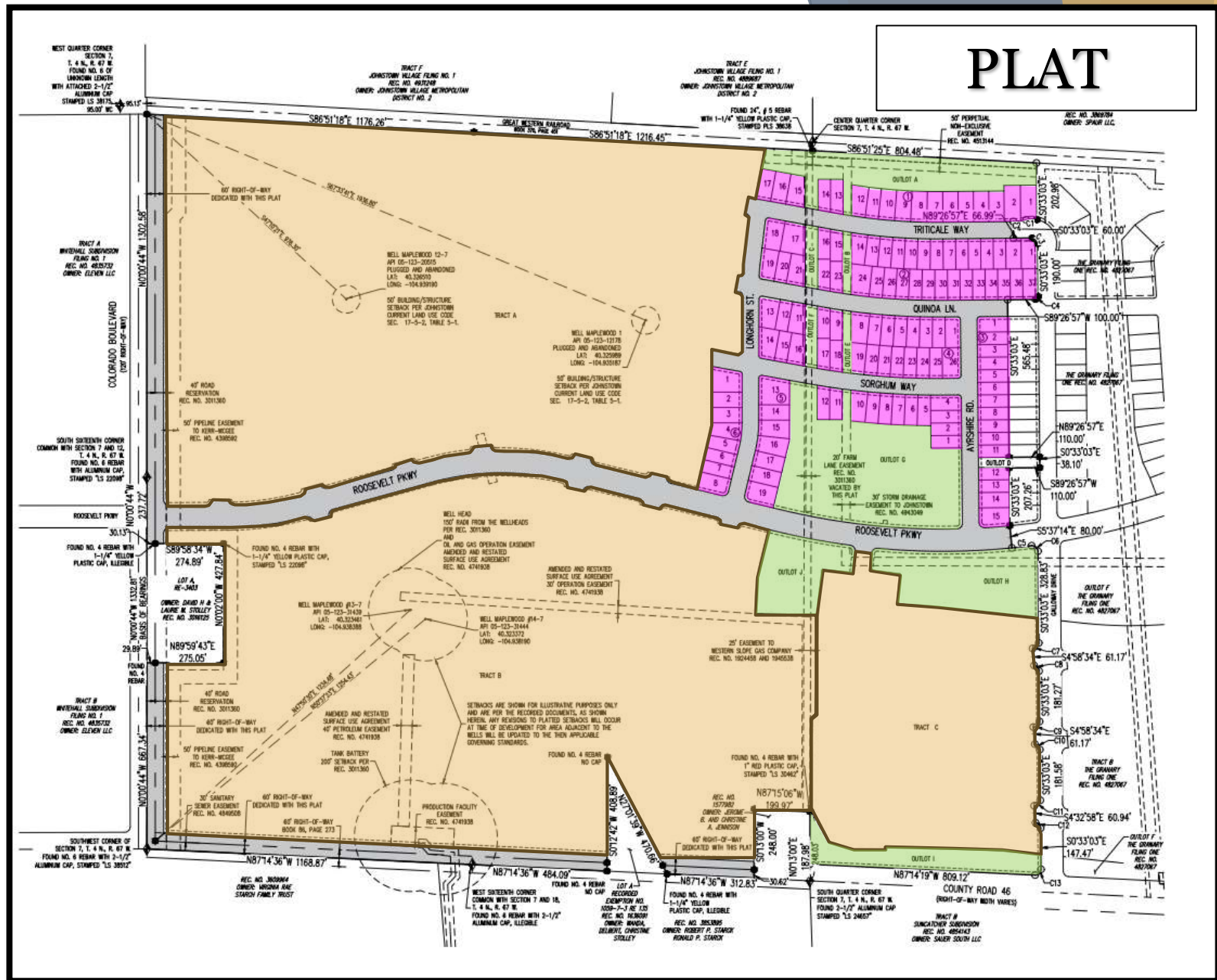
Total Acreage	185
Developable Acreage	49
Tract Acreage	135
Single-Family Lots	122
Open Space	15 acres
Right-of-Way	18 acres

TRACT

OUTLOT

SINGLE-FAMILY LOT

STREET

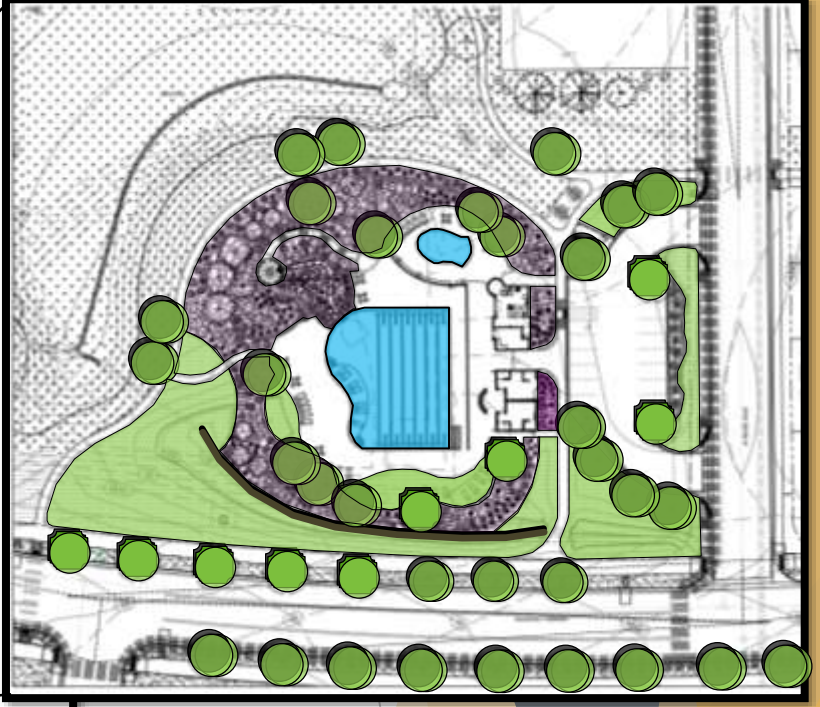
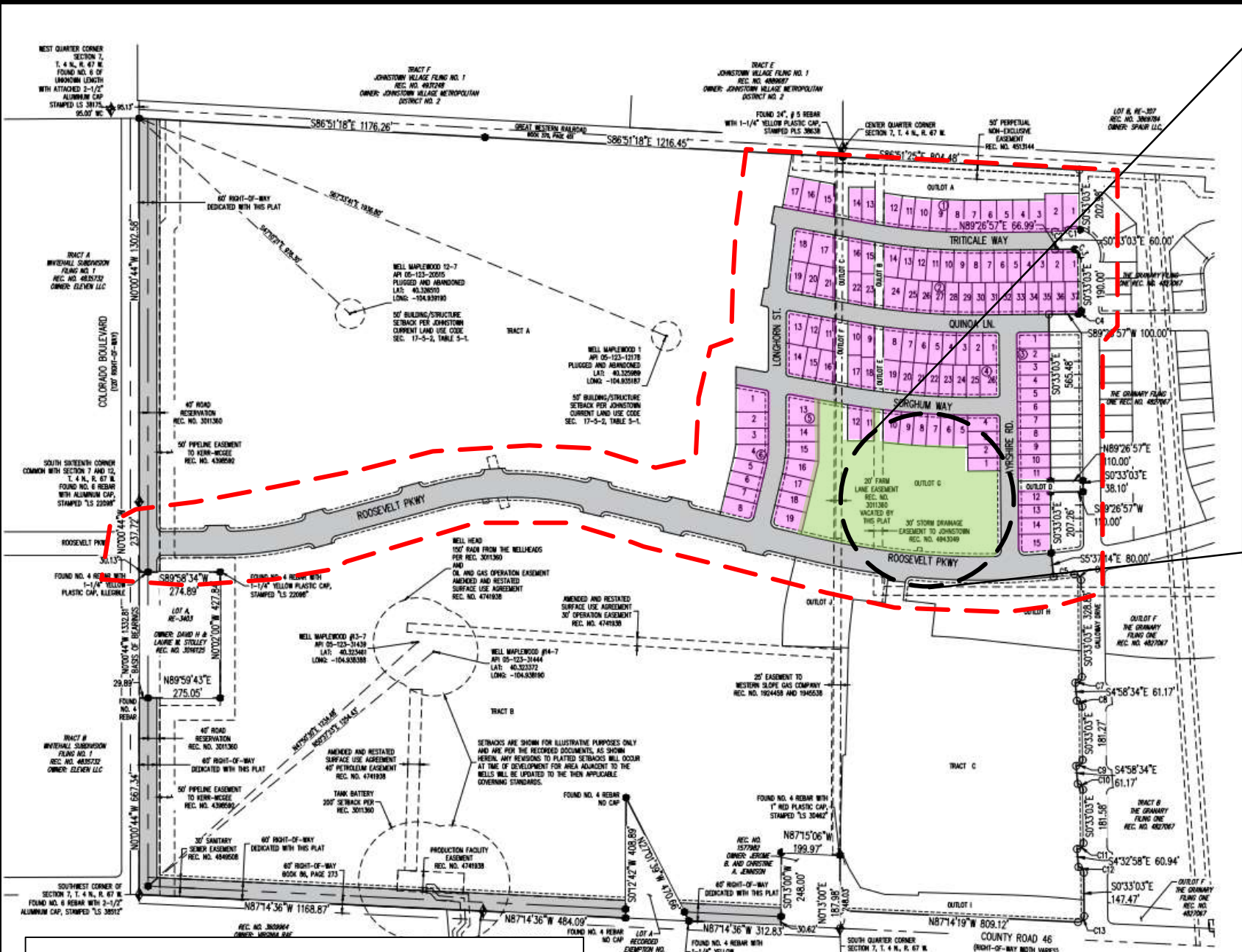


# PLAT



The Community that Cares

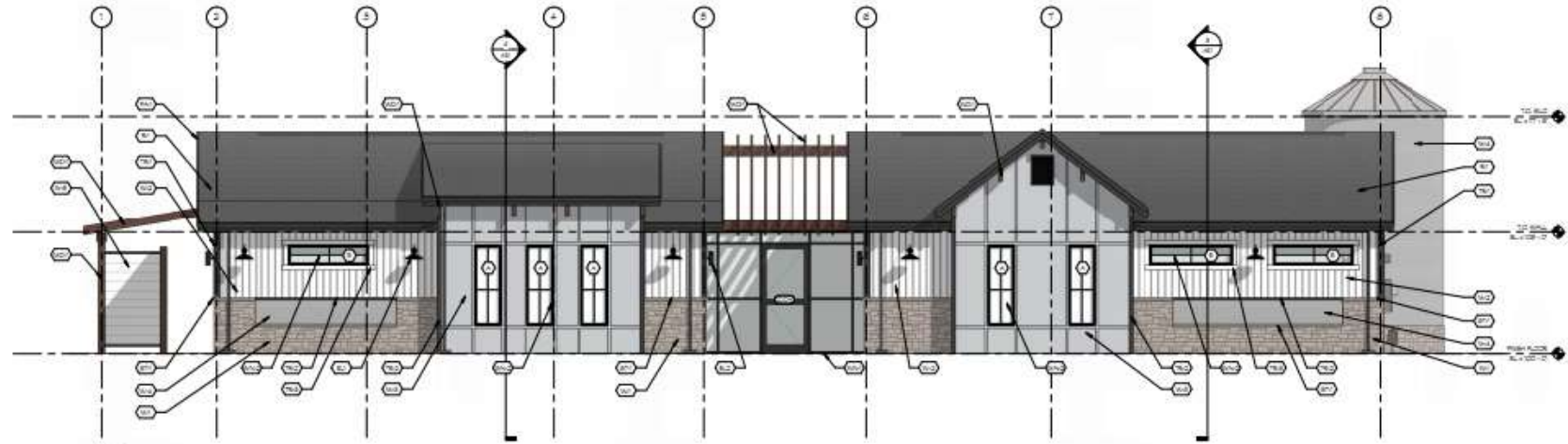




# SUBDIVISION MAP

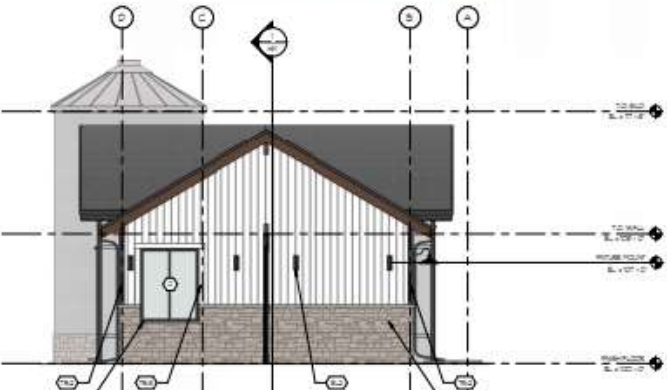
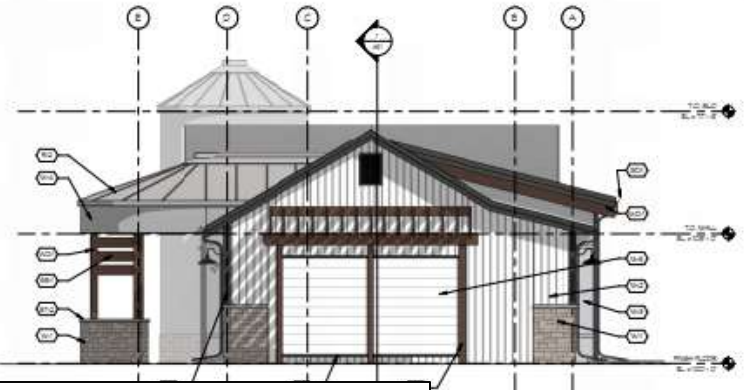
FUSION  
 SUBDIVISION MAP DESIGN  
 4000 WEST 10TH AVENUE  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.FUSIONMAPS.COM





1 EXTERIOR ELEVATION - EAST

KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
001	CEILING FINISH				
002	EXTERIOR BRICK				
003	EXTERIOR STONE				
004	EXTERIOR WOOD SIDING				
005	WOOD TRIM				
006	WOOD TRIM				
007	WOOD TRIM				
008	WOOD TRIM				
009	WOOD TRIM				
010	WOOD TRIM				
011	WOOD TRIM				
012	WOOD TRIM				
013	WOOD TRIM				
014	WOOD TRIM				
015	WOOD TRIM				
016	WOOD TRIM				
017	WOOD TRIM				
018	WOOD TRIM				
019	WOOD TRIM				
020	WOOD TRIM				
021	WOOD TRIM				
022	WOOD TRIM				
023	WOOD TRIM				
024	WOOD TRIM				
025	WOOD TRIM				
026	WOOD TRIM				
027	WOOD TRIM				
028	WOOD TRIM				
029	WOOD TRIM				
030	WOOD TRIM				
031	WOOD TRIM				
032	WOOD TRIM				
033	WOOD TRIM				
034	WOOD TRIM				
035	WOOD TRIM				
036	WOOD TRIM				
037	WOOD TRIM				
038	WOOD TRIM				
039	WOOD TRIM				
040	WOOD TRIM				
041	WOOD TRIM				
042	WOOD TRIM				
043	WOOD TRIM				
044	WOOD TRIM				
045	WOOD TRIM				
046	WOOD TRIM				
047	WOOD TRIM				
048	WOOD TRIM				
049	WOOD TRIM				
050	WOOD TRIM				
051	WOOD TRIM				
052	WOOD TRIM				
053	WOOD TRIM				
054	WOOD TRIM				
055	WOOD TRIM				
056	WOOD TRIM				
057	WOOD TRIM				
058	WOOD TRIM				
059	WOOD TRIM				
060	WOOD TRIM				
061	WOOD TRIM				
062	WOOD TRIM				
063	WOOD TRIM				
064	WOOD TRIM				
065	WOOD TRIM				
066	WOOD TRIM				
067	WOOD TRIM				
068	WOOD TRIM				
069	WOOD TRIM				
070	WOOD TRIM				
071	WOOD TRIM				
072	WOOD TRIM				
073	WOOD TRIM				
074	WOOD TRIM				
075	WOOD TRIM				
076	WOOD TRIM				
077	WOOD TRIM				
078	WOOD TRIM				
079	WOOD TRIM				
080	WOOD TRIM				
081	WOOD TRIM				
082	WOOD TRIM				
083	WOOD TRIM				
084	WOOD TRIM				
085	WOOD TRIM				
086	WOOD TRIM				
087	WOOD TRIM				
088	WOOD TRIM				
089	WOOD TRIM				
090	WOOD TRIM				
091	WOOD TRIM				
092	WOOD TRIM				
093	WOOD TRIM				
094	WOOD TRIM				
095	WOOD TRIM				
096	WOOD TRIM				
097	WOOD TRIM				
098	WOOD TRIM				
099	WOOD TRIM				
100	WOOD TRIM				



2 ENTRY SIDEWALK - SOUTH

**GRANARY POOL HOUSE**  
JOHNSTOWN, CO  
**HARTFORD ACQUISITIONS, LLC**

PDF  
23002

**EXTERIOR BUILDING ELEVATIONS**

**A4.1**



**FINAL DEVELOPMENT PLAN**

# RECOMMENDATIONS

## **The Granary Filing No. 3**

Recommend approval of Resolution 2024-30, approving The Granary Filing No. 3

## **Water and Sewer Service Agreement for The Granary Filing No. 3**

Recommend approval of the Water and Sewer Service Agreement for The Granary Filing No. 3



*The Community that Cares*