

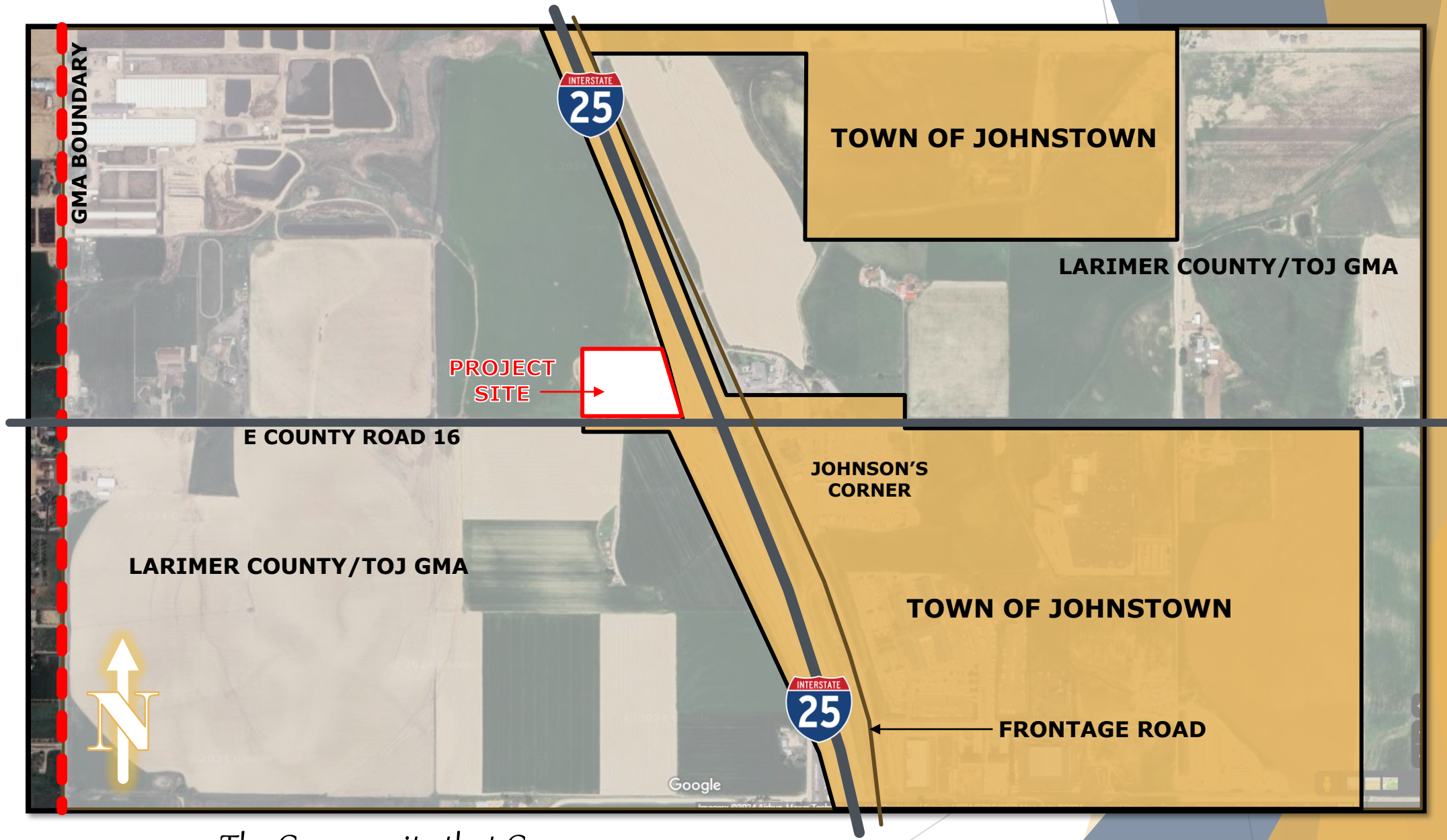
The background features a large, light-colored watermark of the Town of Johnstown seal. The seal is circular and contains the text "TOWN OF JOHNSTOWN" at the top and "COLORADO" at the bottom. In the center of the seal is a stylized mountain range with three peaks. The text "EST. 1801" is also visible within the seal's inner border.

# YELLOW ROOF ANNEXATION CASE ANX23-0002

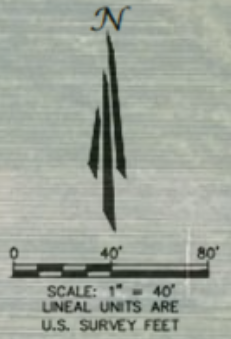
Town Council Meeting  
April 15, 2024

*The Community that Cares*

# VICINITY MAP



The Community that Cares



MLD EQUITIES, LLC  
RURAL RESIDENTIAL (RR2)  
REC. #98111935

YELLOW ROOF DEVELOPMENT LLC  
REC. #20060097963  
248,282 SQ. FT.  
5.70 ACRES

TOWN OF JOHNSTOWN  
REC. #2000081479

COLORADO DEPARTMENT  
OF TRANSPORTATION BOOK  
1128, PAGE 3

- LEGEND:
- CONTROL CORNER AS DESCRIBED HEREON.
  - ANGLE POINT ON ANNEXATION BOUNDARY
  - ANNEXATION BOUNDARY
  - CONTIGUOUS BOUNDARY
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER PIT

TRAIT & Associates, Inc

WOOD FRAME BUILDING  
4690 SQ. FT.

CANDY

EXISTING SIGN TO BE RECONSTRUCTED WITH  
A 14'X48' DOUBLE DIGITAL MESSAGING  
BILLBOARD UPON FUTURE DEVELOPMENT

20' WATERLINE EASEMENT BOOK 1356, PAGE 283

**TOWN OF JOHNSTOWN**

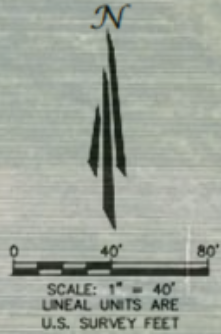
OWN OF JOHNSTOWN  
REC. #0099088505  
1247.90' DEED  
1252.34' RECORD OF SURVEY

COLORADO DEPARTMENT  
OF TRANSPORTATION

LARIMER COUNTY ROAD 16

# ANNEXATION MAP

# ZONING MAP



MLD EQUITIES, LLC  
RURAL RESIDENTIAL (RR2)  
REC. #98111935

## I-1 ZONING (INDUSTRIAL, LIGHT)

### Comp Plan Alignment

- High Density/Intensity Land Use Area
- High percentage of non-residential
- Accommodate a larger volume of traffic
- Located along highway corridors, especially at interchanges
- Accommodates light industrial uses



# Planning & Zoning Commission Summary

Oral summary to be provided  
during public hearing.



*The Community that Cares*

# RECOMMENDATIONS

## **RESOLUTION 2024-18**

Recommend **APPROVAL** of Resolution No. 2024-18, accepting the Findings of Fact and Conclusions for the Yellow Roof Annexation.

## **ORDINANCE 2024-250**

Recommend **APPROVAL** of Ordinance No. 2024-250, approving annexation of approximately 5.7 acres, known as the Yellow Roof Annexation.

## **ORDINANCE 2024-251**

Recommend **APPROVAL** of Ordinance No. 2024-251, approving I-1 zoning for the property known as the Yellow Roof Annexation.



*The Community that Cares*