



Town of Johnstown

Please circle **ALL** applicable portions that apply to your project.

LAND USE APPLICATION				
Project Name:	West Ridge Filing 1			
Description:	Major infrastructure construction plans, plat and rezone from ODP to straight zoning			
General:	Annexation	Zoning	Site Plan	Variance
	Conditional Use			USR (use by special review)
PD/PUD:	Outline Development	Preliminary Development	Final Development Plan	Combined Prelim/Final Development Plan
Subdivision:	Replat	Preliminary Plat	Final Plat	Prelim/Final Plat
Amendment:	LUDC	Future Land Use	Comprehensive Plan	
Floodplain:	Development Permit	C-LOMER Review		
SITE INFORMATION				
Address:	5531 East Highway 402			
Applicant:	West Ridge Holdco LLC			
Email:	Roy.Bade@caliberco.com		Telephone:	480-398-4594
Consultant/Representative:	TST Inc, Consulting Engineers - Jon Sweet			
Email:	jsweet@tstinc.com		Telephone:	970-488-2128
Parcel Number(s):	8522000017 and 8522000008			

Landowner Authorization: (REQUIRED)

The undersigned (1) affirm ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in ALL aspects of the land use process for the project being submitted with this application.

***Landowner(s):**

***Telephone:** 480-295-7600

DocuSigned by:

Roy Bade

89FC02B2D821473...

Signature of Landowner

Signature of Landowner

*Attach a statement of authority and certificate of good standing, if this application is a cooperation or other entity

*If your use is not stated please reach out to the planning department at planning@johnstownco.gov to receive further information

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141



Town of Johnstown

DEVELOPMENT REVIEW COST AGREEMENT & ACKNOWLEDGEMENT

***PROJECT NAME:** West Ridge Filing 1

The Town of Johnstown engages external reviewers, including attorneys and engineers, to ensure appropriate review of all proposed land use actions and developments. We incur direct costs associated with notifications and publications of public hearings, ordinances, and land use actions. The Cost Reimbursement required by Section 4-91 of the Johnstown Municipal Code ensures that direct expenses incurred are reimbursed to the Town:

All development proposals, including, but not limited to, annexation, subdivision, zoning, rezoning, site plans and final development plans, shall require a cost agreement to be entered into between landowners or developers and the Town to provide for reimbursement to the Town for the cost of planning services, engineering services, legal services and consultants used by the Town to assist in evaluating landowners' or developers' requests and to assist the Town in negotiation, review, consultation and advice. Such agreement shall also reimburse the Town for other related costs, including but not limited to legal publication costs and administrative costs. The cost agreement shall require that the landowner or developer submit a deposit to the Town in the amount provided by resolution adopted by Town Council.

Initial Deposit. One project may include multiple types. An initial deposit is required for all projects. Additional funds may be necessary depending on the scale, scope, and quality of the project and plans, and will be requested by the Town, as needed. Unused funds, after project completion, are fully refundable.

\$500	Minor Replat/Lot Line Adjustment (Administrative Subdivision) Variance Floodplain Development Permit	\$ _____
\$2000	Conditional Use Grant Amendment to Land Use Code or Comprehensive Plan Change of Zone C-LOMR (Floodplain) Review	\$ _____
\$5000	Use by Special Review Annexation with "Straight" Zoning (HA, SF-1, etc) Amendment to or Stand-alone CD's & Engineering Reports	\$ _____
\$10,000	Site Development Plan Subdivision (<20 Acres) & PUD Development Plan Amendment to Outline Development Plan	\$ _____
\$20,000	Subdivision (>20 Acres) & PUD Development Plan Annexation with Zoning PUD with Outline Dev Plan	\$ <u>20,000</u>
(No deposit needed for Home Model Reviews)		TOTAL: \$ <u>20,000</u>

*Create new Account for (*LLC/Inc/Co or Person): West Ridge Holdco LLC

*Email invoices to: invoicing@caliberco.com

*Contact Phone: 480-295-7600

*Address for Refunds: West Ridge Holdco LLC, 8901 E. Mountain View Rd, Ste 150 Scottsdale AZ

***I acknowledge the review reimbursement requirement, per JMC§4-91, and hereby deposit funds for this purpose:**

Name: Roy Bade Signature:  Date: 9/16/2024

Title: Chief Development Officer Entity*: West Ridge Holdco, LLC

Attach a Statement of Authority and Certificate of Good Standing, if this is a corporate or other entity.

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Town of Johnstown

Annual Water Demand Worksheet

Project Name: West Ridge Subdivision: Filing 1

Site Address: 5531 East Highway 402 Parcel #: 8522000008, 8522000017

Applicant/Project Owner: West Ridge Holdco LLC
Email: Roy.Bade@caliberco.com Phone: 480-398-4594

Consultant /Representative: TST Inc, Consulting Engineers - Jon Sweet
Email: jsweet@tstinc.com Phone: 970-488-2128

Submitted: [Signature] 9/16/24
Signature (required) Date

Project Summary

Detailed Description of Proposed Land Use: Major infrastructure design only. The Tracts will be developed in the future by separate application.

Commercial/Industrial – Type of business, expected number of employees. Attach records for comparable projects.
n/a

Raw Water Source: ☐ Eligible for Existing Water Bank for Project/Owner: _____

IF: ☐ Home Supply -or- ☐ Other Ditch Co: _____ Attach Historical Use data & Ditch Co trace.

Certificate #s: _____

Court Case #: _____

Overall Site Summary:

Must match Development Plan data

Total Lot Size:	<u>5,810,281</u> SF	(<u>133.4</u> Ac)
Building Coverage	<u>0</u> SF	<u>0</u> % of Total Lot Size
Walks, Drives, Parking	<u>197,156</u> SF	<u>3.5</u> %
Landscaped Areas – Irrigated	<u>225,654</u> SF	<u>3.9</u> %
Landscaped Areas – Right-of-way	<u>97,531</u> SF	
Landscaped Areas – Non-Irrigated	<u>1,119,881</u> SF	<u>19</u> %

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Irrigation Demand

I. All Uses - General L.S. areas (parks, common area, greenbelts, entry features, right of way, etc.)

a. Spray-irrigated Area - i.e., Sod/Seed	78,542 SF	$\div 43,560 =$	1.803 Acres
			$\times 2.5 \text{ AF/Ac} =$
b. Spray-irrigation Demand			4.51 AF
c. *Drip-irrigated Area - i.e., mulched beds	19,006 SF	$\div 43,560 =$	0.436 Acres
			$\times 1.5 \text{ AF/Ac} =$
d. *Drip-irrigated Demand			0.655 AF
e. *Xeriscape-irrigated Area (not eligible in 2534 Water Bank areas, include in Drip SF)	158,122 SF	$\div 43,560 =$	3.63 Acres
			$\times 1.0 \text{ AF/Ac} =$
f. *Xeric-irrigated Demand			3.63 AF
I. Irrigation Demand (b + d + f)			8.79 AF

*Some non-potable systems are not able to accommodate a demand difference and require all landscape areas at a 2.5 AF/ac rate. If non-potable water is used, check with individual system administrator.

II. Residential – Single Family Detached (a-c) & Single Family Attached/Townhome/Multifamily (d-f)

a. Total # SFD Lots	Lots	---	---	---
b. Ave Irrigated SF/Lot	SF/Lot	Total SF	$\div 43,560 =$	Acres
				$\times 2.5 \text{ ac-ft/ac}$
c. Irrigation Demand				AF
d. Total # SFA/TH/MF Units	Units			
e. Ave Irrigated SF/Unit	SF/Unit	Total SF	$\div 43,560 =$	Acres
				$\times 2.5 \text{ ac-ft/ac}$
f. Irrigation Demand				AF
II. Irrigation Demand (c + f)				AF

III. TOTAL Irrigation Demand: I + II = 8.79 AF

IV. Indoor Use

Land Use	# Units / Lots / SF	Municipal Code Rates	Annual Requirement (AF)
<input type="checkbox"/> Single Family Detached	Lots	$\times 0.33 \text{ AF/Lot}$	AF
<input type="checkbox"/> Single Family Attached / TH / Multifamily	Units	$\times 0.29 \text{ AF/Unit}$	AF
<input type="checkbox"/> General Commercial	SF	$\times 0.10 \text{ GPD/SF} \times 0.00112 =$	AF
<input type="checkbox"/> General Office	SF	$\times 0.16 \text{ GPD/SF} \times 0.00112 =$	AF
<input type="checkbox"/> Light Industrial / Flex	SF	$\times 0.06 \text{ GPD/SF} \times 0.00112 =$	AF
<input type="checkbox"/> Other (describe*):	SF	*Attach detailed explanation of proposed AF calculation	AF
Total Indoor Use (a + b + c + d + e + f)		---	AF

ANNUAL WATER USE

	Demand	Factor	Consumptive Use
Total Irrigation Use (from III.)	8.79 AF	$\times 0.85 =$	7.47 AF
Total Indoor Use (from IV.)	AF	$\times 0.05 =$	AF
TOTAL Annual Water Use	AF	---	7.47 AF