OUTLINE DEVELOPMENT PLAN
ENCORE JOHNSTOWN
LOCEATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

EXISTING ZONING

LEGAL DESCRIPTION

CONTAINING 13,532,270 SQUARE FEET (310.66 ACRES), MORE OR LESS.

THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

GENERAL NOTES

1. LAND USE PLANNED FOR USE UNDER THE TERMS NOTED HEREIN.

PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER AND STATE OF COLORADO.

BY:_____________________________________________________

TOWN COUNCIL

ATTEST:________________________________________________

THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

TOWN COUNCIL

QMEETING OF THE TOWN COUNCIL OT THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _______________,

TOWN COUNCIL

TOWN COUNCIL

GENERAL NOTES

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PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER AND STATE OF COLORADO.

BY:_____________________________________________________

TOWN COUNCIL

ATTEST:________________________________________________

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BY:_____________________________________________________

TOWN COUNCIL

ATTEST:________________________________________________

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BY:_____________________________________________________

TOWN COUNCIL

ATTEST:________________________________________________

THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

TOWN COUNCIL

QMEETING OF THE TOWN COUNCIL OT THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _______________,

TOWN COUNCIL

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GENERAL NOTES

1. LAND USE PLANNED FOR USE UNDER THE TERMS NOTED HEREIN.

PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER AND STATE OF COLORADO.

BY:_____________________________________________________

TOWN COUNCIL

ATTEST:________________________________________________

THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

TOWN COUNCIL

QMEETING OF THE TOWN COUNCIL OT THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _______________,
STANDARDS

1. FRONTAL SETBACK TO GARAGE
2. FRONTAL SETBACK TO BUILDING
3. FRONTAL SETBACK TO SIDE LOADED GARAGE
4. FRONTAL SETBACK TO BUILDING

RETAIL & OFFICE
1. REAR YARD SETBACK (ALLEY LOADED)
2. REAR YARD SETBACK (FRONT LOADED)

LANDSCAPE BUFFER
1. BUILDING SEPARATION
2. MAXIMUM HEIGHT
3. MINIMUM OPEN SPACE

LIGHT-INDUSTRIAL, FLEX & OUTDOOR ENTERTAINMENT
1. BUFFER LANDSCAPE TO ARTERIAL & MAJOR COLLECTOR
2. BUFFER LANDSCAPE TO COLLECTOR & LOCAL
3. BUILDING SEPARATION
4. MAXIMUM HEIGHT
5. MINIMUM OPEN SPACE

MAXIMUM HEIGHT
1. MINIMUM LOT SIZE
2. MINIMUM OPEN SPACE

NOTES:
1. SETBACK
2. OFFSET
3. SETBACK
4. SETBACK TO BUILDING
5. SETBACK TO GARAGE
6. SETBACK TO BUILDING

TEXAS A&M UNIVERSITY
15% SOUTH OF CANAL & 25% NORTH OF CANAL
30' FROM SINGLE-FAMILY
SEE SITE DATA TABLE ON SHEET 2 FOR HEIGHT REFERENCE DESIGN GUIDELINES FOR STREET SECTIONS.
EASEMENT AND SIDE YARD EASEMENTS ARE EXECUTED.
NO MINIMUM DENSITY REQUIRED FOR RESIDENTIAL PARCELS.
GUIDELINES AND STANDARDS SHALL APPLY.
ALL SETBACKS AND BUFFERS ARE FROM PROPERTY LINES.

SCALE: 1"=20'-0"

SINGLE-FAMILY ATTACHED STANDARDS

SINGLE-FAMILY ATTACHED STANDARDS