



**TOWN OF FIRESTONE**  
Planning and Zoning Commission  
Regular Meeting Agenda

March 5, 2026  
6:00 PM

9900 Park Avenue, Firestone, CO 80504

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Town of Firestone Board and Commission meetings can be viewed live online at [www.firestoneco.gov/Agendas](http://www.firestoneco.gov/Agendas)

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
  - a. Approval of the December 4, 2025, Meeting Minutes.
5. **Election of Officers**
6. **Public Comment** \* (maximum time permitted for all Public Comment is 30 minutes)
7. **Public Hearings**
  - a. **PUBLIC HEARING: RESOLUTION PC-26-01: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE NEW VISION – JOHNSON RV OUTLINE DEVELOPMENT PLAN**
8. **Staff Reports**
9. **Commissioner Comments**
10. **Adjournment**

\* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION  
MEMORANDUM**

**TOWN OF FIRESTONE  
PLANNING AND ZONING COMMISSION**



**AIM No.:** 4.a

**Approval of Minutes**

**Meeting Date:** March 5, 2026

**Initiated By:** Pam Howard

**Department:** Planning & Development

**AGENDA ITEM**

Approval of the December 4, 2025, Meeting Minutes.

**RECOMMENDATION**

Staff recommends that the Commission approve the December 4, 2025, meeting minutes.

**SUMMARY**

**HISTORY AND PREVIOUS BOARD ACTION**

**ATTACHMENTS**

1. December 4, 2025 PC Minutes DRAFT



**TOWN OF FIRESTONE**  
Planning & Zoning Commission  
MINUTES  
December 4, 2025

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**1. Call to Order & Roll Call**

The Planning & Zoning Commission of the Town of Firestone met for a Regular Meeting on December 4, 2025, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chair Sutton called the meeting to order at 06:00 PM

The following were present upon the call of the roll:

**Chair:** Jim Sutton  
**Vice Chair:** Tim Spiegelberg  
**Commissioners:** Dennis Haney  
Gene Hoskins  
Pat Young  
David Whelan

**2. Pledge of Allegiance**

Chair Sutton led the Pledge of Allegiance.

**3. Approval of Agenda**

**Motion** by Commissioner Whelan, **second** by Commissioner Hoskins, for Approval of the Agenda. All in Favor, **Motion carried.**

**4. Approval of Minutes**

a. Approval of October 16, 2025, Meeting Minutes

**Motion** by Commissioner Haney, **second** by Commissioner Whelan, for Approval of October 16, 2025, Meeting Minutes. All in Favor, **Motion carried.**

**5. Public Comment**

\* (maximum time permitted for all Public Comment is 30 minutes)

No members of the public came forward with comments.

**6. Public Hearings**

Chair Sutton opened the public hearing at 6:03 p.m. Matt Thompson, Principal Planner for the Town of Firestone, provided a presentation on Resolution No. PC-25-12, a resolution of the Planning and Zoning Commission recommending approval of an application to amend the Gateway North Final Development Plan. The presentation outlined the proposed modifications to the plan and provided context for how the changes align with the Town's development objectives.

Following the staff presentation, Morgan Kidder with Journey Homes gave an overview of the requested amendments and their intended impact on the overall development. The representative addressed design considerations, layout revisions, and responded to questions from the Commission.

Chair Sutton opened the floor for public comment; however, no members of the public came forward. Commissioners asked several clarifying questions, and both staff and the applicant responded accordingly. With no further discussion, Chair Sutton closed the public hearing at 6.32 PM.

a. **PUBLIC HEARING: RESOLUTION NO. PC 25-12: RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE GATEWAY NORTH FINAL DEVELOPMENT PLAN**

**Motion** by Commissioner Haney, **second** by Commissioner Hoskins, to Approve **PUBLIC HEARING: RESOLUTION NO. PC 25-12: RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE GATEWAY NORTH FINAL DEVELOPMENT PLAN**

**Roll Call Vote:**

**Yes:** Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Young, Commissioner Whelan, Commissioner Hoskins

**No:** None

**Abstain:** None

**Motion carried.**

**7. Staff Reports**

Planning and Development Director Pam Howard advised the Commission that no Planning and Zoning Commission meetings are scheduled for January 2026.

**8. Commissioner Comments**

**9. Adjournment**

**Motion** by Commissioner Whelan, **second** by Vice-Chair Spiegelberg, to Adjourn. All in Favor, **Motion carried.**

Introduced and Approved the \_\_\_\_\_ of \_\_\_\_\_, 2026.

TOWN OF FIRESTONE, COLORADO

ATTEST

\_\_\_\_\_  
James Sutton, Chair

\_\_\_\_\_  
Missy Carranco, Secretary

DRAFT

**AGENDA INFORMATION  
MEMORANDUM**

**TOWN OF FIRESTONE  
PLANNING AND ZONING COMMISSION**



**AIM No.:** 7.a

**Public Hearings**

**Meeting Date:** March 5, 2026

**Initiated By:** Annika Risser

**Department:** Planning & Development

**AGENDA ITEM**

**PUBLIC HEARING: RESOLUTION PC-26-01:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE NEW VISION – JOHNSON RV OUTLINE DEVELOPMENT PLAN

**RECOMMENDATION**

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-26-01, a resolution recommending approval of the New Vision – Johnson RV Outline Development Plan Amendment No. 1 application to the Board of Trustees with the following condition:

- a. All remaining technical corrections to the New Vision – Johnson RV Outline Development Plan Amendment No. 1 requested by Town staff shall be made to the Town staff's satisfaction.

**SUMMARY**

The New Vision - Johnson RV Outline Development Plan Amendment (ODPA) carries over the standards of the Original ODP and includes new standards to bring the property into compliance with the Firestone Development Code before development plans can be submitted. Since the initial ODP was approved, the Firestone Development Code (FDC) has been updated to reflect the Town's current needs. The Applicant wishes to construct a building for RV storage, which has triggered this ODP Amendment (ODPA). This ODPA is necessary to bring the property into compliance with the current regulations set forth in the FDC before a Final Development Plan is submitted. The current use of the property will not change with the approval of this ODPA.

**HISTORY AND PREVIOUS BOARD ACTION**

The New Vision Annexation was approved on January 23, 2013, through Ordinance No. 815. The New Vision – Johnson RV ODP was approved by the Board of Trustees of the Town of Firestone through Ordinance No. 816 on January 23, 2013, which implemented the zoning district PUD-RC (Regional Commercial).

**ATTACHMENTS**

1. ODPA PC Staff Report
2. Resolution PC-26-01
3. Applicant's Narrative
4. New Vision - Johnson RV ODPA



## **Staff Report**

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**New Vision – Johnson RV  
Outline Development Plan Amendment No. 1  
ODPA-25-029  
March 05, 2026**

## **GENERAL INFORMATION**

### **Purpose:**

This staff report is for the New Vision – Johnson RV Outline Development Plan Amendment No. 1 (ODPA), which is a proposed amendment to the New Vision – Johnson RV O.D.P.

### **Applicant/Owners:**

JCM LLC

17468 W 78<sup>th</sup> Dr.

Arvada, CO 80007

Andrew D'Ambrosio

830 Dickens St.

Longmont, CO 80501

### **Owners' Representative:**

Permontes Group

625 Main St.

Longmont, CO 80501

### **Location:**

The subject property is located along the East I-25 Frontage Road between Sable Avenue and Firestone Boulevard.



**Existing Zoning:**

Regional Commercial Planned Unit Development (RC-PUD).

**Existing Use:**

RV sales, service, and rentals.

**Adjacent Land Use/Zoning:**

	ZONING	LAND USE
NORTH	Weld County Business Commercial Zone District	General RV Dealership
SOUTH	Regional Commercial Planned Unit Development (RC-PUD)	Fowler Kia Automobile Sales and Service
EAST	Regional Commercial Planned Unit Development (RC-PUD)	Century RV Storage

WEST	Weld County Planned Unit Development Mixed Zoning (Business Commercial and Light Industrial)	Vacant, undeveloped
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**New Vision – Johnson RV ODP History**

The New Vision Annexation was approved on January 13, 2013, through Ordinance No. 815. The New Vision – Johnson RV ODP was approved by the Board of Trustees of the Town of Firestone through Ordinance No. 816 on January 23, 2013, which implemented the zoning district PUD-RC (Regional Commercial).

Since approval of the initial ODP, the Firestone Development Code (FDC) has been updated to reflect the current needs of the Town. The Applicant wishes to construct a building for RV storage, which has triggered this ODP Amendment (ODPA). This ODPA is necessary to bring the property into compliance with the current regulations set forth in the FDC before a Final Development Plan is submitted. The current use of the property will not change with the approval of this ODPA.

**New Vision – Johnson ODP Amendment Analysis**

This New Vision – Johnson ODP Amendment carries over the standards of the Original ODP and includes new standards to bring the property into conformance with modern FDC regulations. Some of the areas addressed include:

- Updated Land Use and Zoning language that specifically allows Recreational Vehicle Sales and Rentals, Recreational Vehicle Service, and Outdoor Recreational Vehicle Storage as permitted uses on this site.
- A statement that the Town of Firestone’s Regional Commercial (RC) Zone District Standards shall apply, except where development standards are expressly stated within this ODP Amendment.
- No restrictions regarding minimum distance from the interstate, arterial, and section line roadways for this use.
- Landscaping and Screening requirements will apply to this site as outlined in the FDC.

**APPROVAL CRITERIA AND STAFF ANALYSIS**

**Rezoning Approval Criteria and Staff Analysis:**

This Outline Development Plan Amendment application (ODPA-25-029) was reviewed for compliance with the Approval Criteria from Section 16.7.4.E.3 of the FDC. Staff makes the following findings:

- A. The proposed zoning promotes the health, safety, or welfare of the inhabitants of the Town and the purposes of this FDC.**  
*Staff Response:* The modifications proposed promote the health, safety, and welfare of the inhabitants of the Town and the purpose of the FDC.
- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the Town's plan.**

Staff Response: The proposed modifications are generally consistent with the Town's Master Plan. The Master Plan Map indicates the land use designation for this property is employment/office. The ODP is generally consistent with the employment/office land use designations as identified in the Town's Master Plan.

- C. Adequate facilities and services (including street and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

Staff Response: Adequate facilities and services will continue to be provided to serve the subject property and maintain adequate levels of service to existing development. During development, all referral reviews will be conducted to ensure compliance.

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

Staff Response: The proposed modifications are not likely to result in significant adverse impacts on the natural environment. The proposed zoning will not change the current land use.

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.**

Staff Response: The proposed modifications are unlikely to result in significant adverse impacts on other properties in the vicinity of this property, as they will allow for development consistent with existing commercial uses in the area.

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property.**

Staff Response: The current land use is compatible in scale with uses on other properties in the vicinity of the subject property. The land use will not change as a result of the proposed zoning.

- G. The proposed zoning is generally consistent with the Town's economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.**

Staff Response: The proposed modifications are generally consistent with the Town's economic development goals and objectives in bringing positive growth via commercial development to the Town.

#### **PUD District Approval Criteria and Staff Analysis:**

This Outline Development Plan Amendment application (ODPA-25-029) was reviewed for compliance with the Approval Criteria from Section 16.7.5.B.4 of the FDC. Staff makes the following findings:

- A. The PUD district zoning is generally consistent with the purpose of the PUD zone district as set forth in FDC Subsection 2.4.E.**

Staff Response: The ODP is generally consistent with the purpose of the PUD zone district as outlined in FDC subsection 2.4.E.

- B. The PUD district and the PUD district plan comply with all applicable standards and criteria stated in Section 7.5.**

Staff Response: The ODP complies with all applicable standards and criteria from Section 7.5.

- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions.**

Staff Response: The current use is not permitted in any single existing Zoning District established in the FDC due to the site's proximity to Interstate-25. Specifically, the proposed use could not be permitted by any other means, as the Town does not permit Variances of Use. Without the proposed ODP, the site would continue to operate as a nonconforming use.

- D. The PUD district and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.**

Staff Response: The proposed ODP District Plan establishes permitted uses that are compatible with the existing land uses adjacent to the subject property.

- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).**

Staff Response: The proposed ODP District Plan does not include any modifications or building form requirements. All future building forms must comply with the Firestone Development Code.

## **PUBLIC NOTICE**

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	February 18, 2026
Signs Posted on the Property:	February 13, 2026
Letters to Adjacent Property Owners:	February 11, 2026

## **RECOMMENDATIONS**

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-26-01, a resolution recommending approval of the New Vision – Johnson RV Outline Development Plan Amendment No. 1 application to the Board of Trustees with the following condition:

- a. All remaining technical corrections to the New Vision – Johnson RV Outline Development Plan Amendment No. 1 requested by Town staff shall be made to the Town staff's satisfaction.

**FIRESTONE PLANNING AND ZONING COMMISSION**

**RESOLUTION NO. PC-26-01**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE NEW VISION – JOHNSON RV OUTLINE DEVELOPMENT PLAN**

**WHEREAS**, JMC, LLC, (the “Applicant”), who is the owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted an application to amend the existing New Vision – Johnson RV Outline Development Plan, recorded in the Weld County Clerk and Recorder’s Office at Reception No. 3924155 (the “Original PUD”) as it relates to the zoning of Property; and

**WHEREAS**, more specifically, the Applicant’s proposed amendment would add “recreational vehicle sales, rentals, service, and storage” as a permitted use in the PUD-RC zoning district designation for the Property as established through the Original PUD, subject to certain limitations specified therein, but does not change any height, bulk, landscaping, architectural, or any other development standards of the Original PUD (the “Application”); and

**WHEREAS**, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that it meets the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code; and

**WHEREAS**, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:**

**Section 1.** The Planning and Zoning Commission hereby recommends approval of the Application, entitled “New Vision – Johnson RV Outline Development Plan Amendment No. 1,” attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the New Vision – Johnson RV Outline Development Plan Amendment No. 1 requested by Town staff shall be made to the Town staff’s satisfaction.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Chairperson

ATTEST:

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Missy Carranco, Deputy Town Clerk

**EXHIBIT A**

**NEW VISION – JOHNSON RV OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1**

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**ODP AMENDMENT NARRATIVE**  
**WINDISH RV CENTER ODP AMENDMENT**  
**LOT A, RECORDED EXEMPTION NO. 1313-11-3 RE1717**

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**PROJECT OVERVIEW – FUTURE IMPROVEMENTS:**

Windish R V Center is a recreational vehicle sales, rental, service, repair, and storage business situated on a 6.944 acre parcel at 10300 East Interstate 25 Frontage Road (Lot A, Recorded Exemption No. 1313 11 3 RE 1717, recorded July 19, 1995). Windish R V Center plans to expand and upgrade the site with a new building and associated improvements in order to consolidate sales and service operations into one facility. The current business operates from two locations on opposite sides of Interstate 25.

The intention is to remove the small 2,039 square-foot-modular office building and replace it with a newly constructed facility designed to meet current operational and customer service needs. The proposed building is approximately 25,000 square feet, including about 13,750 square feet of service bay area and about 10,000 square feet of showroom and office space facing the Interstate 25 Frontage Road. The site will be reconfigured to improve circulation and functionality while meeting the Town of Firestone development regulations and design standards.

**PROJECT NARRATIVE – ODP AMENDMENT:**

Town staff has determined that an Outline Development Plan Amendment is required to clearly restate and clarify the land uses that were established and approved under the original Outline Development Plan for the New Vision Johnson R V property. While the original ODP identified recreational vehicle sales, service, and rentals as the intended use, it did not fully describe the range of commercial vehicle related activities that have continuously operated on the site. This amendment is being submitted to provide clear documentation and remove ambiguity for current and future interpretation.

The applicant has updated the Land Use and Zoning Statement to accurately reflect the established commercial vehicle related uses on the property. The existing use for this property is vehicle sales, rental, service, repair, and storage, including recreational vehicles and other motor vehicles. These uses are consistent with the commercial vehicle related use identified in the originally approved ODP and have continued without interruption.

When the property was annexed, it was assigned the Regional Commercial Planned Unit Development (RC P U D) zoning designation to ensure that these established uses could continue without limitation. The P U D overlay was intentionally applied to broaden the permitted uses beyond the standard Regional Commercial zone district and to allow the full range of commercial vehicle related uses to remain permitted on the site.

This ODP Amendment does not propose a zoning change. The purpose of the amendment is to reaffirm and clarify the allowed land uses consistent with the original entitlements and the intent of the RC P U D zoning. This clarification ensures appropriate flexibility for the continued operation of Windish R V Center and for any future commercial vehicle related use permitted under the P U D.

DRAWING FILE: Z:\SHARED\327.001 - WINDISH RV CENTER\3. ENGINEERING\DRAWINGS\ODP - AMENDMENT\327.001 - COVER SHEET.DWG  
 PLOT DATE: 2/5/2026 8:26 AM BY: MICKEY LEYBA  
 CTB: PG\_2017\_MONO-COLOR.CTB

# NEW VISION - JOHNSON RV OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT A, RECORDED EXEMPTION NO. 1313-11-3 RE-1717, RECORDED JULY 19, 1995 AT RECEPTION NO. 2447218, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

**LEGAL DESCRIPTION:**

LOT A, RECORDED EXEMPTION NO. 1313-11-3 RE-1717, RECORDED JULY 19, 1995 AT RECEPTION NO. 2447218, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THOSE PORTIONS CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY DEEDS RECORDED JANUARY 18, 2001 AT RECEPTION NOS. 2819770 AND 2819771 AND OCTOBER 16, 2003 AT RECEPTION NO. 3117551.

**ADDRESS:**

10300 EAST INTERSTATE 25 FRONTAGE ROAD  
 FIRESTONE, COLORADO 80504

**BENCHMARK INFORMATION:**

NAVD 88 VERTICAL DATUM. PROJECT BENCHMARK: FIRESTONE BM 6, CHISL'D SQUARE ON SOUTH END HEAD WALL OF DITCH CROSSING UNDER I-25. NGVD 29 ELEVATION = 4856.97 FEET, NAVD 88 ELEVATION = 4860.39 FEET, 3.42' CONVERSION CALCULATED PER LONGMONT BENCHMARK 181, CAP IN HEADWALL, ELEVATION = 4927.01 FEET NAVD 88.

SITE BENCHMARK: SW PROPERTY CORNER, FOUND CDOT R.O.W. MONUMENT, ELEVATION 4861.26 FEET.

**BASIS OF BEARINGS:**

BASED ON NAD 83 COLORADO NORTH STATE PLANE COORDINATES (MODIFIED TO GROUND ELEVATION) AND THE NORTH LINE OF WEIBEL FINAL PLAT, BEARING S89°54'03"E, MONUMENTED BY A FOUND 3" CDOT R.O.W. MONUMENT STAMPED LS 25381 AT THE WEST END AND FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP (STAMPING ILLEGIBLE) AT THE EAST END, AS SHOWN HEREON.

**STATEMENT OF INTENT:**

THIS OUTLINE DEVELOPMENT PLAN AMENDMENT MODIFIES THE PREVIOUSLY APPROVED AND RECORDED OUTLINE DEVELOPMENT PLAN FOR THE NEW VISION - JOHNSON RV PROPERTY. THE NEW VISION - JOHNSON RV OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1 IS AN AMENDMENT TO THE ZONING OF THE PROPERTY. THE INTENT OF THIS ODP AMENDMENT IS TO ADD "RECREATIONAL VEHICLE SALES, RENTALS, SERVICE AND STORAGE" AS A PERMITTED USE IN THE PUD-RC ZONING DISTRICT AS IT RELATES TO THE PROPERTY, SUBJECT TO CERTAIN LIMITATIONS AS SPECIFIED BELOW. EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, NO CHANGES ARE PROPOSED TO THE HEIGHT, BULK, LANDSCAPING, ARCHITECTURAL, OR ANY OTHER DEVELOPMENT STANDARDS OF THE NEW VISION - JOHNSON RV ODP RECORDED AT RECEPTION #3924155 AS IT RELATES TO THE PROPERTY.

**AMENDMENTS TO NEW VISION - JOHNSON RV ODP:**

- THE LAND USE AND ZONING SECTION OF THE NEW VISION - JOHNSON RV ODP IS HEREBY AMENDED TO READ AS FOLLOWS:

ZONING: RC (REGIONAL COMMERCIAL) / PUD

PERMITTED USES: THE PERMITTED USES FOR RC SET FORTH IN TABLE 3-1 OF THE FDC ARE APPLICABLE IN THIS PUD, UNLESS OTHERWISE PERMITTED HEREIN AS FOLLOWS:

- RECREATIONAL VEHICLE SALES AND RENTALS.
- RECREATIONAL VEHICLE SERVICE. ALL RV SERVICE AND REPAIR OPERATIONS SHALL BE WHOLLY CONTAINED WITHIN A BUILDING.
- OUTDOOR RECREATIONAL VEHICLE STORAGE.

ACCESSORY USES: ALL ACCESSORY USES IN CONJUNCTION WITH THE PRINCIPAL USES ALLOWED HEREIN.

- THE COVER SHEET OF THE NEW VISION - JOHNSON RV ODP IS HEREBY AMENDED BY THE ADDITION OF A NEW SECTION, TO READ AS FOLLOWS:

**GENERAL DEVELOPMENT REGULATIONS:**

EXCEPT WHERE DEVELOPMENT STANDARDS ARE EXPRESSLY STATED WITHIN THIS ODP AMENDMENT, THE TOWN OF FIRESTONE'S REGIONAL COMMERCIAL (RC) ZONE DISTRICT STANDARDS SHALL APPLY.

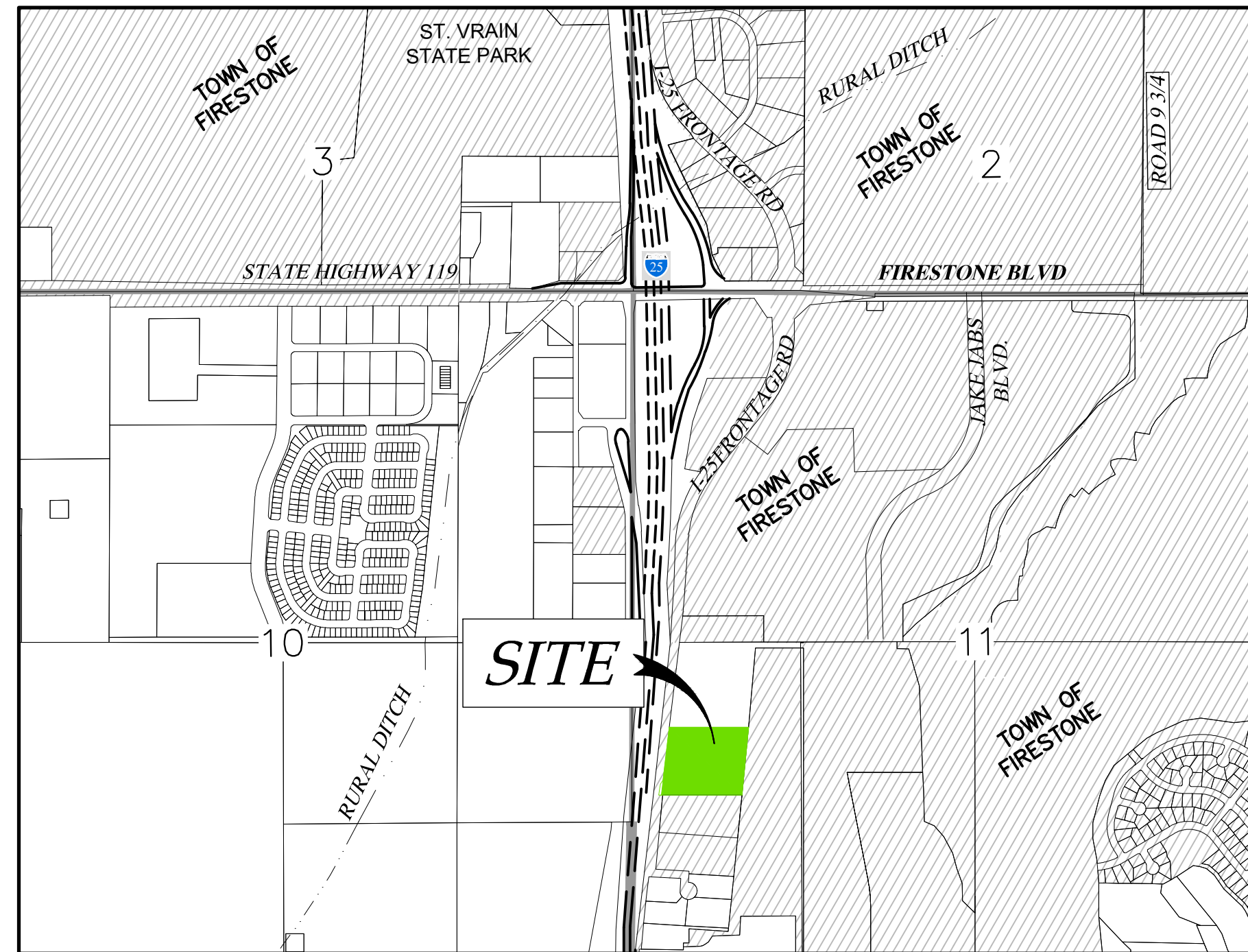
- THE COVER SHEET OF THE NEW VISION - JOHNSON RV ODP IS HEREBY AMENDED BY THE ADDITION OF A NEW SECTION, TO READ AS FOLLOWS:

NO RESTRICTIONS REGARDING MINIMUM DISTANCE FROM THE INTERSTATE, ARTERIAL, AND SECTION LINE ROADWAYS.

- THE COVER SHEET OF THE NEW VISION - JOHNSON RV ODP IS HEREBY AMENDED BY THE ADDITION OF A NEW SECTION, TO READ AS FOLLOWS:

**LANDSCAPING AND SCREENING REQUIREMENTS:**

- FOR LANDSCAPING, SEE SECTIONS 16.6.6.E. AND F. OF THE FDC.
- FOR SCREENING OF OUTDOOR STORAGE, SEE SECTION 16.6.4.G OF THE FDC.



**PROJECT VICINITY MAP**  
 SCALE: 1"= 1000'

## SHEET INDEX

SHEET NO.	DWG NO.	TITLE
1	C1	COVER SHEET
2	C2	PLAN SHEET

**TOWN APPROVAL:**

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

MAYOR \_\_\_\_\_

ATTEST: TOWN CLERK \_\_\_\_\_

**ACCEPTANCE:**

BY SIGNING THIS ODP AMENDMENT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER:

JMC, LLC

ANDREW D'AMBROSIO

MANAGER OF JMC, LLC

ANDREW D'AMBROSIO

STATE OF COLORADO )

) JSS

COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS MANAGER OF JMC, LLC A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPLICANT:**

WINDISH RV CENTER  
 11225 W 6TH AVENUE  
 LAKEWOOD, CO 80215  
 CSHAW@WINDISHRV.COM  
 (303) 274-9009 TEL  
 CONTACT: COREY SHAW

**OWNER:**

ANDREW D'AMBROSIO & JMC, LLC  
 830 DICKENS CT  
 LONGMONT, CO 80501  
 DAMBROSIOANDY@GMAIL.COM  
 (303) 570-6257 TEL  
 CONTACT: ANDREW D'AMBROSIO

**GEOTECHNICAL:**

A.G. WASSENAAR, INC.  
 3211 SOUTH ZUNI ST  
 ENGLEWOOD, CO 80110  
 (303) 759-8100 TEL  
 CONTACT: KEITH E. ASAY

**PLANNING/ENGINEERING:**

PERMONTES GROUP, INC.  
 1715 IRON HORSE DR., UNIT 220  
 LONGMONT, CO 80501  
 (720) 684-4981 TEL  
 CONTACT: MICKEY LEYBA

**SURVEYOR:**

GILLIANS LAND CONSULTANTS  
 P.O. BOX 375  
 BENNETT, CO 80112  
 RHARRIS@GILLIANS.LC.COM  
 (303) 972-6640 TEL  
 CONTACT: ROB HARRIS

REV.	DATE	DESCRIPTION
1	02/05/26	1ST REVIEW COMMENTS



PREPARED FOR: WINDISH RV CENTER  
 SHEET TITLE: NEW VISION - JOHNSON RV ODP AMENDMENT COVER SHEET

DESIGNED BY:	PGI
DRAWN BY:	PGI
CHECKED BY:	ML/TD
APPROVED BY:	ML/TD
PROJECT NO.:	327.001
DATE:	11/24/2025
SCALE:	AS SHOWN

FIRESTONE INFORMATION BLOCK	
<b>ODP AMENDMENT</b>	
COVER SHEET	
Name of Submittal:	NEW VISION - JOHNSON RV
Type of Submittal:	ODP AMENDMENT
Filing Number:	N/A
Preparation Date:	11/24/25
Revisions Date:	02/05/26
Revisions Date:	
Revisions Date:	
Revisions Date:	

SHEET 1 of 2

C1

SHEET 1 OF 2

LOT 2 FLATIRON PUD III  
CVA, LLC  
FIRESTONE EC RC

S 05°24'42" W, 505.08'

LOT A  
(AMD REC EXEMPT NO. RE-248)  
BNK PROPERTIES, LLC  
UNINCORPORATED WELD COUNTY

S 89°54'17" E, 596.03'

LOT A,  
RECORDED EXEMPTION NO.  
1313-11-3-RE1717  
302,498 SF  
6.944 AC

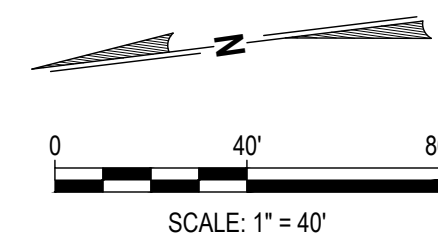
LOT B2  
WEIBEL FINAL PLAT  
FOWLER HOLDING  
COMPANY  
FIRESTONE PUD-RC

N 88°54'03" W, 607.08'

N 06°41'20" E, 107.10'

N 06°38'54" E, 399.08'

INTERSTATE I-25 EAST  
FRONTAGE RD (ROW VARIES)



FIRESTONE INFORMATION BLOCK	
ODP AMENDMENT	
PLAN SHEET	
Name of Submittal:	NEW VISION - JOHNSON RV
Type of Submittal:	ODP AMENDMENT
Filing Number:	N/A
Preparation Date:	11/24/25
Revisions Date:	02/05/26
Revisions Date:	
Revisions Date:	
Revisions Date:	
Revisions Date:	
SHEET 2 of 2	

DESIGNED BY:	PGI
DRAWN BY:	PGI
CHECKED BY:	ML/TD
APPROVED BY:	ML/TD
PROJECT NO.:	327.001
DATE:	11/24/2025
SCALE:	AS SHOWN

**C2**  
SHEET 2 OF 2

PREPARED FOR:  
SHEET TITLE:  
WINDISH RV CENTER  
NEW VISION - JOHNSON RV  
ODP AMENDMENT  
PLAN SHEET



REV.	DATE	DESCRIPTION
1	02/05/26	1ST REVIEW COMMENTS

REVISION BLOCK