

Dated: 8/17/2025

2534
DEVELOPMENT IMPACT FEES
WATER & SEWER TAP FEES
NONPOTABLE TAP FEES
RAW WATER DEDICATION
STORM WATER FEE

Certain fees have been modified with regard to the 2534 Development as part of the Annexation, Development and Water and Sewer Service Agreements with the Town of Johnstown ("Town"). Each lot developer and/or end user applying for a building permit will have a different process and/or fee rate for the Water and Sewer tap fees, and potable and non-potable raw water. In addition to impact fees, water and sewer tap fees and potable and non-potable raw water fees, applicants will have to pay other standard Town fees. In accordance with the annexation agreement, applicants must also reimburse Town consultants for their review time. Applicants will also pay standard use tax fees also known as the LARCO fee, unless specified herein. In addition to fees related to water, sewer and Town fees, each development will be required to pay consultant review fees for the review process of the 2534 Design Review Committee.

The amounts and process for each is as follows:

IMPACT/WATER & SEWER TAP FEE SCHEDULE:

The process for payment of impact fees and water and sewer taps will occur at the Town and shall be paid prior to issuance of the building permit. Please contact the Town for these fees.

Non-Potable Meter Assembly:

2534 is served by an extensive non-potable water system that supplies ample irrigation water at a reduced cost. All exterior irrigation is required to use non-potable water. The non-potable water system is operated by 2534 Master Association, who charges a fee for the purchase and installation of non-potable water meter assemblies. Meter assembly fees are subject to change and do not include applicable taxes.

Current Meter Assembly Fees are as follows:

1"	\$2,800.00
1-1/2"	\$3,800.00
2"	\$4,500.00

RAW WATER DEDICATION FEE:

Potable Raw Water

Applicants as part of obtaining a building permit will be required to dedicate a certain amount of potable (indoor) and non-potable (outdoor) raw water to the Town of Johnstown sufficient to the specific demands of the applicant and determined by a water demand

questionnaire. The amount of raw water required for each project will be reviewed and approved by the Town of Johnstown. The potable demand and subsequent dedication (in shares) can be calculated two ways. First, sample indoor usage from another store similar in size and use and second, have an estimate prepared by a mechanical engineer for the building. In each instance the applicant will need to present the usage in acre-feet per year and must not include irrigation within that usage as this development utilizes a non-potable irrigation system (non-potable water fees are described below). As stated in the Development Agreement with the Town, the Master Developer has developed a bank of potable raw water credits which is sufficient to administer the dedication process for each applicant. Once the applicant has submitted the estimated potable water use and the Town has confirmed that estimate, they will proceed with purchasing the necessary incremental cost for raw water based on the current rate of **\$78,000.00/ac-ft** (subject to change) from the Master Developer. As soon as the transaction has been completed, the Master Developer will then issue a letter to the Town to officially allocate the raw water to the Town on behalf of the applicant, thus allowing the applicants building permit to be released. A sample of water usage associated with certain uses may be found on the Town's website www.townofjohnstown.com under "Town fees". Please note this is merely an example and in no way should this be utilized for an applicant's water usage calculation.

Non-Potable Raw Water

In addition to estimating the indoor (potable) water demand, the water demand questionnaire also requires the applicant to quantify the amount of irrigated area and corresponding non-potable water to be used for irrigation purposes. The Master Developer has developed a non-potable irrigation system to serve all outdoor water demands within 2534. As with the potable water supplies, applicants will purchase non-potable water supplies from the Master Developer at a cost of **\$58,500.00/ac-ft** (subject to change). Once the transaction is complete, the Master Developer will issue a letter to the Town indicating that adequate non-potable water supplies have been made available for this use.

STORM WATER FEE:

Pursuant to the Town Development agreement this fee has been waived for the 2534 development.

2534 DESIGN REVIEW COMMITTEE FEES:

Upon submittal, each applicant will be required to pay a **\$3,500.00** review fee to the 2534 Design Review Committee (DRC) to compensate consultants used by the 2534 DRC for the following services:

- **Preliminary Meeting Project Review:** Preliminary meeting between the consultant coordinating the design review process and the applicant to go over the 2534 Design Guidelines, application process, and answer any applicant questions.
- **Review of Initial Submittal:** Initial submittal review by the 2534 DRC of site plan and architecture with written comments provided to the applicant listing any items that need to be addressed prior to the final submittal to the 2534 DRC.

- **Final Submittal Review:** Final submittal review by the DRC of a revised site plan, architecture, and site civil engineering plans. Written comments will be provided back to the applicant. Once all DRC comments are addressed, the DRC will issue a notification letter that the plans submitted have been approved.

Any review required after the final submittal review will be charged to the applicant on a time and materials basis at the published rates of consultants hired by the DRC to review applicant submittals.

DISCLAIMER:

This information is compiled from information deemed reliable; however, the developer, landowners and Metropolitan Districts make no warranties or representations as to its accuracy. Fees are subject to change and it is the responsibility of applicant to verify their current status with the Town and Metropolitan Districts. For more information regarding the fees at 2534, please feel free to contact the appropriate representative below:

Nathan Gerrard

Thompson Crossing Metropolitan District No. 1 & 2534 Master Developer

970-669-1463

Email: ngerrard@gerrardinc.com

James Prolong & Kyle Pollock

Galloway & Company, Inc.

Design Review Consultant

970-800-3300

Email: jamesprolong@gallowayus.com

Email: kylepollock@gallowayus.com