



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	February 6, 2023
SUBJECT:	Subdivision Development and Improvement Agreement – East Ledge Rock Center Subdivision Filing No. 3, Ledge Rock Center, LLC
ACTION PROPOSED:	Consideration and Approval of the Subdivision Development and Improvement Agreement – East Ledge Rock Center Subdivision Filing No. 3, Ledge Rock Center, LLC
ATTACHMENTS:	1. Subdivision Development and Improvement Agreement with Exhibits
PRESENTED BY:	Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

Ledge Rock Center, LLC, has requested approval of a Preliminary/Final Subdivision Plat for a development known as East Ledge Rock Center Subdivision Filing No. 3, encompassing approximately 49.6 acres located south of State Highway 60 and east of the High Plains Boulevard future southern extension.

The proposed agreement is based upon the Town’s standard agreement and requires payment of required fees and taxes, and construction of all improvements in accordance with Town-approved development plans and construction plans.

Exhibit B-3 – Special Provisions includes the following additional obligations of the Developer:

- \$190,120 cash-in-lieu for the proportional share of the planned West Johnstown Water Tank, calculated on a pro rata cost per proposed single-family equivalent (“SFE”).
- Notice of Construction Acceptance of the Public Improvements for this Development, being East Ledge Rock Center Filing No. 3, is contingent on obtaining the Notice of Construction Acceptance of the Public Improvements for East Ledge Rock Center Filing No. 2, being the commercial portion. Such public improvements include, but are not limited

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to: sanitary sewer line to the Development, the expansion of Colorado State Highway 60 and the completion of the intersections at Colorado State Highway 60 and High Plains Boulevard and Payton Drive

Staff recommends approval of the agreement to facilitate the appropriate construction of and obligations for the Development.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Subdivision Development and Improvement Agreement for East Ledge Rock Center Subdivision Filing No. 3, Ledge Rock Center, LLC

SUGGESTED MOTIONS:

For Approval

I move to approve the Subdivision Development and Improvement Agreement for East Ledge Rock Center Subdivision Filing No. 3

For Denial

I move to deny the Subdivision Development and Improvement Agreement for East Ledge Rock Center Subdivision Filing No. 3

Reviewed and Approved for Presentation,



Town Manager

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