

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2024-28

APPROVING THE EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, REPLAT A, BEING A SUBDIVISION OF LOTS 1-7 AND TRACTS A, B AND C, EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 63.638 ACRES

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Ledge Rock Center, LLC, a Kansas limited liability company, submitted an application to the Town for approval of the East Ledge Rock Center Subdivision Filing No. 2, Replat A, being a subdivision of Lots 1-7 and Tracts A, B and C, East Ledge Rock Center Subdivision Filing No. 2, situated in the Northeast One-Quarter of Section 11, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 63.638 acres; and

WHEREAS, on July 10, 2024, the Planning and Zoning Commission held a hearing, reviewed the request and recommended that the Town Council approve the East Ledge Rock Center Subdivision Filing No. 2, Replat A; and

WHEREAS, on July 15, 2024, the Town Council held a public hearing concerning approval of the East Ledge Rock Center Subdivision Filing No. 2, Replat A, and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that the East Ledge Rock Center Subdivision Filing No. 2, Replat A is substantially consistent with the Preliminary Plat and the Town’s Comprehensive Plan, meets the requirements contained in the Johnstown Municipal Code and the Town’s regulations and aligns with the approved Ledge Rock Center Outline Development Plan; and

WHEREAS, based on the foregoing, the Town Council desires to approve the East Ledge Rock Center Subdivision Filing No. 2, Replat A.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. Plat Approval: The East Ledge Rock Center Subdivision Filing No. 2, Replat A, being a subdivision of Lots 1-7 and Tracts A, B and C, East Ledge Rock Center Subdivision Filing No. 2, situated in the Northeast One-Quarter of Section 11, Township 4 North, Range 68

West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 63.638 acres, attached hereto and incorporated herein by reference at Exhibit A, is hereby approved.

Section 3. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the East Ledge Rock Center Subdivision Filing No. 2, Replat A and have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ____ day of July, 2024.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor



Legal Description

A PARCEL OF LAND BEING LOTS 1-7 AND TRACTS A, B & C OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, RECEPTION NUMBER 4853717, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO;
CONTAINING 2,772,087 SQUARE FEET OR 63.638 ACRES, MORE OR LESS.