



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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<b>AGENDA DATE:</b>	June 06, 2022
<b>SUBJECT:</b>	Subdivision Development and Improvement Agreement – Pautler Farms Estates Subdivision, PFI Properties, LLC
<b>ACTION PROPOSED:</b>	Approve Subdivision Development and Improvement Agreement – Pautler Farms Estates Subdivision, PFI Properties, LLC
<b>ATTACHMENTS:</b>	1. Subdivision Development and Improvement Agreement with Exhibits
<b>PRESENTED BY:</b>	Kim Meyer, Planning & Development Director

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### ITEM DESCRIPTION:

PFI Properties, has requested approval of the Subdivision Development and Improvement Agreement for Pautler Farms Estates Subdivision. The proposed agreement is based upon the Town's standard agreement template 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 details the special provisions for this Development:

- The development shall be constructed in two (2) phases, Phase 1 constructs all utilities and the cul-de-sac (and lots), and all on-site stormwater and detention areas. Phase II includes paving and improvements to County Road 42 and Parish Avenue.
- Requires full construction and Final Acceptance prior to issuance of a Certificate of Occupancy for any home.
- Allows partial release of performance obligations in phasing.

### LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

*The Community That Cares*

[johnstown.colorado.gov](http://johnstown.colorado.gov)

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**FINANCIAL ADVICE :**

N/A

**RECOMMENDED ACTION:**

Approve the Subdivision Development and Improvement Agreement for Pautler Farms Estates, PFI Properties I, LLC

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**SUGGESTED MOTIONS:**

**For Approval**

I move to approve the Subdivision Development and Improvement Agreement for Pautler Farms Estates.

**For Denial**

I move to deny the Subdivision Development and Improvement Agreement for Pautler Farms Estates.

*Reviewed and Approved for Presentation,*



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Town Manager