



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: June 6, 2022

SUBJECT: Subdivision Development and Improvement Agreement – Thompson River Ranch Subdivision Filing No. 15, Clayton Properties Group II, Inc.

ATTACHMENTS: 1. Subdivision Development and Improvement Agreement with Exhibits

PRESENTED BY: Kim Meyer, Planning and Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Clayton Properties Group II, Inc., is requesting approval of the Subdivision Development and Improvement Agreement for Thompson River Ranch, Filing No. 15. The Town Council held a public hearing on April 18, 2022, and approved the Final Subdivision Plat for Thompson River Ranch, Filing No. 15, via Resolution No. 2022-13.

Exhibit B-3 includes the Additional Terms, Conditions, or Provisions for this subdivision. Generally the additional conditions have been consistently carried through on agreements for multiple Thompson River Ranch subdivision filings, including the requirement for construction of the community building and pool, and High Plains Boulevard. Additional conditions have been included with this filing related to completing design and improvements for the Freedom Parkway (CR 18) / High Plains Blvd (CR 3) intersection, completing floodplain permitting for the work along High Plains Blvd., and some updates to construction deadlines necessitated by third party response times, and/or the the current challenges in obtaining required construction materials. Current deadline summary:

- August 15, 2022 North side of High Plains Blvd., interim arterial construction
- October 31, 2022 Central section of High Plain Blvd., interim arterial construction
- October 31, 2022 Pave High Plains Blvd to north of LCR 20C, and the Big T bridge
- June 3, 2023 Community Building and Pool
- December 31, 2023 High Plain Blvd & Freedom Pkwy Int. Intersection improvements

The Community That Cares

www.TownofJohnstown.com

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LEGAL ADVICE:

The agreement was prepared by the Town Attorney, based on the Town's master template.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 15, with, Clayton Properties Group II, Inc.

Reviewed and Approved for Presentation,



Town Manager

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