

**TOWN OF JOHNSTOWN, COLORADO**  
**RESOLUTION NO. 2022-22**

**APPROVING THE PRELIMINARY/FINAL PLAT AND PRELIMINARY/FINAL DEVELOPMENT PLAN AND THE ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES FOR PAUTLER FARMS ESTATES, BEING A REPLAT OF LOT 1, BLOCK 8 AND TRACT F, STROH FARMS, FILING NO. 6, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 12.057 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**, PFI Properties I, LLC, a Colorado limited liability company, submitted an application to the Town for approval of a Final Plat and Final Development Plan and Architectural and Landscape Design Guidelines for Pautler Farms Estates, being a Replat of Lot 1, Block 8 and Tract F, Stroh Farms, Filing No. 6, located in the Southeast Quarter of Section 20, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Johnstown, County of Weld, State of Colorado, and consisting of approximately 12.057 acres; and

**WHEREAS**, on June 9, 2021, the Planning and Zoning Commission held a hearing, reviewed the request and recommended that the Town Council approve the Preliminary/Final Plat and Preliminary/Final Development Plan and the Architectural and Landscape Design Guidelines for Pautler Farms Estates, with conditions; and

**WHEREAS**, on June 6, 2022, the Town Council held a public hearing concerning approval of the Preliminary/Final Plat and Preliminary/Final Development Plan and the Architectural and Landscape Design Guidelines for Pautler Farms Estates and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that the Preliminary/Final Plat and Preliminary/Final Development Plan for Pautler Farms Estates meet the data requirements and design standards of the subdivision regulations contained in the Johnstown Municipal Code and that adoption of the Architectural and Landscape Design Guidelines is in the best interests of the Town; and

**WHEREAS**, based on the foregoing, the Town Council desires to approve the Preliminary/Final Plat and Preliminary/Final Development Plan and the Architectural and Landscape Design Guidelines Pautler Farms Estates.

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

**Section 1. Preliminary/Final Plat Approval:** The Preliminary/Final Plat for Pautler Farms Estates, being a Replat of Lot 1, Block 8 and Tract F, Stroh Farms, Filing No. 6, located in the Southeast Quarter of Section 20, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Johnstown, County of Weld, State of Colorado, and consisting of approximately 12.057 acres, attached hereto and incorporated herein by reference at Exhibit A, is hereby approved.

**Section 2. Preliminary/Final Development Plan Approval:** The Preliminary/Final Development Plan for Pautler Farms Estates, attached hereto and incorporated herein by reference at Exhibit B, is hereby approved.

**Section 3. Design Guidelines.** The Architectural and Landscape Design Guidelines dated September 24, 2021, attached hereto and incorporated herein by reference at Exhibit C, are hereby approved.

**Section 4. Recording:** The Town Clerk is hereby directed to obtain the appropriate signatures for the Preliminary/Final Plat and have said plat recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS \_\_\_\_ day of June, 2022.

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor