



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: March 15, 2021

SUBJECT: Subdivision Development and Improvement Agreement – Thompson River Ranch Filing No. 8, Clayton Properties Group II, Inc.

ATTACHMENTS: 1. Subdivision Development and Improvement Agreement with Exhibits

PRESENTED BY: Kim Meyer, Planning and Development Director
Avi Rocklin, Town Attorney

ITEM DESCRIPTION:

The Developer, Clayton Properties Group II, Inc., dba Oakwood Homes, has received approval of a final subdivision plat for 47 single family home lots. The full plat encompasses approximately 140.9 acres, including common open space and road rights-of-way.

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 approved development plans and construction plans. Much of the improvements for this Filing No. 8 were approved previously with Filing No. 5 construction drawings, and have been or are being constructed in accordance with those plans.

Exhibit B-3 enumerates Special Provisions which include, in brief:

1. Developer requirement to complete the community building and swimming pool on or before the issuance of the 500th Certificate of Occupancy for certain filings, or no location then June 30, 2023, if earlier.
2. Developer requirement to complete improvements to High Plains Boulevard / LCR 3 to an interim arterial standard prior to June 30, 2021, at the risk of halting additional building permit issuance until such improvements are completed.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

3. Obligations of the Developer to remain responsible for all improvements, repairs, and related work that are subject to the two License Agreements with the Consolidated Hillsborough Ditch Company until Final Acceptance by the Town.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 8, with Clayton Properties Group II, Inc.

SUGGESTED MOTIONS:

For Approval

I move to approve the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 8.

For Denial

I move to deny the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 8, with the following findings...

Reviewed and Approved for Presentation,



Town Manager