

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-43**

APPROVING THE PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR REVERE NORTH SUBDIVISION, A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 309.458 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, Forestar (USA) Real Estate Group Inc., a Delaware corporation, submitted an application to the Town for approval of a Preliminary Plat and Preliminary Development Plan for the Revere North Subdivision, being a parcel of land situated in the Southeast Quarter of Section 35 and the Southwest Quarter of Section 36, Township 5 North, Range 68 West of the 6th p.m., Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 309.458 acres; and

WHEREAS, on August 23, 2023, the Planning and Zoning Commission held a hearing, reviewed the request, and recommended that the Town Council approve the Preliminary Plat and Preliminary Development Plan; and

WHEREAS, on September 18, 2023, the Town Council held a public hearing concerning approval of the Preliminary Plat and Preliminary Development Plan and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that, subject to the conditions set forth below, the Preliminary Plat and Preliminary Development Plan for the Revere North Subdivision are consistent with the Town’s Comprehensive Plan and meet the requirements contained in the Johnstown Municipal Code and the Town’s regulations; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Preliminary Plat and Preliminary Development Plan for the Revere North Subdivision, subject to the conditions set forth below.

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

Section 1. Preliminary Plat Approval: The Preliminary Plat for the Revere North Subdivision, being a parcel of land situated in the Southeast Quarter of Section 35 and the Southwest Quarter of Section 36, Township 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 309.458 acres, attached here to and incorporated herein by reference at Exhibit A, is hereby approved, subject to the conditions set forth in Section 3 below.

Section 2. Preliminary Development Plan Approval: The Preliminary Development Plan for the Revere North Subdivision, attached hereto and incorporated herein by reference at Exhibit B, is hereby approved, subject to the conditions set forth in Section 3 below.

Section 3. Conditions of Approval: The Preliminary Plat and Preliminary Development Plan are approved subject to the following conditions:

1. The height of the residential homes along the portions of Red Poppy Street, Bitterroot Street, Beeplant Street and Crown Sparrow Street that are adjacent to the real property owned by the Mario and Janice D. Herrera Revocable Trust (“Herrera Property”) shall be minimized;
2. The residential homes that are adjacent to the Herrera Property shall be less dense;
3. The access on Grassland Drive shall be improved to minimize interference with the real properties located on the south side of Veterans Parkway;
4. The applicant, or its successor, shall enter into an agreement with the Harry Lateral Ditch Company related to the crossing of the Harry Lateral Ditch; and
5. There shall be a minimum of sixty (60) feet of open space between the real property owned by Laura W. Chase and the east side of the development.

Section 4. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Preliminary Plat and have it properly recorded at the Office of the Larimer County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ____day of October, 2023.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor