

**ATTACHMENT 6**

**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2020-43**

**APPROVING THE FINAL SUBDIVISION PLAT AND THE FINAL DEVELOPMENT PLAN FOR THE RIDGE JOHNSTOWN, FILING NO. 2, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 23.198 ACRES.**

**WHEREAS**, J-25 Land Holdings, LLC, a Delaware limited liability company, the property owner (“Owner”), submitted an application to the Town of Johnstown (“Town”) for approval of a Final Subdivision Plat and Final Development Plan for The Ridge Johnstown, Filing No. 2, located in the South Half of the Northwest Quarter of Section 26, Township 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 23.198 acres; and

**WHEREAS**, on August 26, 2020, the Planning and Zoning Commission held a public hearing and recommended approval of the Final Subdivision Plat and Final Development Plan for The Ridge Johnstown, Filing No. 2, with conditions; and

**WHEREAS**, on December 21, 2020, the Town Council held a public hearing concerning approval of the Final Subdivision Plat and Final Development Plan for The Ridge Johnstown, Filing No. 2, and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that:

1. The Final Subdivision Plat and Final Development Plan for The Ridge Johnstown, Filing No. 2, satisfy the data requirements, design standards and required improvements contained in the Johnstown Municipal Code, including the regulations contained in Chapters 16 and 17; and
2. The Final Subdivision Plat for The Ridge Johnstown, Filing No. 2, conforms substantially with the approved Preliminary Plat; and

**WHEREAS**, based on the foregoing, Town Council desires to approve the Final Subdivision Plat and Final Development Plan for The Ridge Johnstown, Filing No. 2, with conditions.

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

**Section 1. Final Subdivision Plat Approval:** The Final Subdivision Plat for The Ridge Johnstown, Filing No. 2, located in the in the South Half of the Northwest Quarter of Section 26, Township 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 23.198 (“Property”), attached hereto as Exhibit A, is hereby approved, subject to the conditions set forth in Section 3.

**ATTACHMENT 6**

**Section 2. Final Development Plan Approval:** The Final Development Plan for The Ridge Johnstown, Filing No. 2, attached hereto as Exhibit B, is hereby approved, subject to the conditions set forth in Section 3.

**Section 3. Conditions of Approval:** The Final Subdivision Plat and Final Development Plan for The Ridge Johnstown, Filing No. 2, are approved subject to the following conditions, which conditions shall bind the Owner and any subsequent owner or developer of the Property:

1. The Owner shall resolve all outstanding comments from Town Staff, the Town Engineer and the Front Range Fire Rescue Fire Protection District prior to construction of any improvements;
2. The Owner shall create a second egress point to meet the Front Range Fire Rescue Fire Protection District's requirements prior to the issuance of building permits for the lots west of the 50' gas pipeline easement;
3. The Town and the Owner shall execute a Subdivision Development and Improvement Agreement prior to recordation of the Final Subdivision Plat;
4. The Town and the Owner shall execute a Water and Sewer Service Agreement;
5. Prior to the issuance of building permits, the Owner shall work with Town Staff to develop landscape guidelines within The Ridge at Johnstown that reduce water usage within the development, which landscape guidelines shall be integrated into an amendment to the approved performance standards;
6. Prior to constructing improvements, the Owner shall seek approval of the configuration and construction drawings for Larimer County Road 3E in accordance with comments from Town Staff, Town Engineer and Larimer County Engineering;
7. The Owner shall pay the use tax provided in Article V of Chapter 4 of the Johnstown Municipal Code prior to the commencement of construction; and
8. The Owner shall pay the stormwater system development fee to the Town pursuant to Section 13-136(1) of the Johnstown Municipal Code prior to recordation of the Final Plat.

**Section 4. Recording:** The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Subdivision Plat for The Ridge Johnstown, Filing No. 2, and record the Final Subdivision Plat as provided herein at the Office of the Larimer County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS \_\_\_\_ day of December, 2020.

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

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

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