

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2021-39**

APPROVING THE FINAL SUBDIVISION PLAT AND THE FINAL DEVELOPMENT PLAN FOR 1ST REPLAT OF BLOCK 1 MOUNTAIN VIEW WEST SUBDIVISION REPLAT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 17.29 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, Townhome Developers, LLC, a Colorado limited liability company, (“Applicant”), submitted an application to the Town for approval of a Final Subdivision Plat and Final Development Plan for 1ST Replat of Block 1 Mountain View West Subdivision Replat, located in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 17.29 acres (“Property”); and

WHEREAS, on June 9, 2021, the Planning and Zoning Commission held a public hearing and recommended approval of the Final Subdivision Plat and the Final Development Plan for Mountain View West, 1st Replat, with conditions; and

WHEREAS, on October 18, 2021, the Town Council held a public hearing concerning approval of the Final Subdivision Plat and the Final Development Plan for 1ST Replat of Block 1 Mountain View West Subdivision Replat, and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that the Final Subdivision Plat and the Final Development Plan for 1ST Replat of Block 1 Mountain View West Subdivision Replat, 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

WHEREAS, based on the foregoing, Town Council desires to approve the Final Subdivision Plat and the Final Development Plan for 1ST Replat of Block 1 Mountain View West Subdivision Replat, 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 1ST Replat of Block 1 Mountain View West Subdivision Replat, located in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 17.29 acres, attached hereto as Exhibit A, is hereby approved, subject to the conditions set forth in Section 3.

Section 2. Final Development Plan Approval: The Final Development Plan for 1ST Replat of Block 1 Mountain View West Subdivision Replat, 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 the Final Development Plan for 1ST Replat of Block 1 Mountain View West Subdivision Replat, are approved subject to the following conditions, which conditions shall bind the Applicant and any subsequent owner or developer of the Property:

1. The Applicant 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 Town and the Applicant shall execute a Subdivision Development and Improvement Agreement prior to recordation of the Final Subdivision Plat; and
3. The Town and the Applicant shall execute a Water and Sewer Service Agreement prior to recordation of the Final Subdivision Plat.

Section 4. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Subdivision Plat for 1ST Replat of Block 1 Mountain View West Subdivision Replat, and, once all conditions of approval are met, record the Final Subdivision Plat as provided herein at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS _____ day of October, 2021.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor