

**TOWN OF JOHNSTOWN, COLORADO**  
**RESOLUTION NO. 2024-25**

**APPROVING THE FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BLUE SKY PRAIRIE, A SUBDIVISION LOCATED AT LOT B, RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO. 2335286, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 121.160 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**, COLA, LLC, a Colorado limited liability company (“Developer”), on behalf of the property owner, High Plains Estates JV, LLC, a Delaware limited liability company, submitted an application to the Town for approval of a Final Plat and Final Development Plan for Blue Sky Prairie, a subdivision located at Lot B, Recorded Exemption No. 1061-2-1-RE 1488, Recorded June 2, 1993, at Reception No. 2335286, being a part of the East Half of the Northeast Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., and the West Half of the Northeast Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., less that portion contained in that Deed Recorded August 11, 2003, at Reception No. 3094025, and except that portion conveyed to the Town of Johnstown in Deed Recorded July 22, 2021, under Reception No. 4738022, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 121.160 acres; and

**WHEREAS**, on December 4, 2023, by Resolution No. 2023-52, the Town Council approved the Preliminary Plat and Preliminary Development Plan for Blue Sky Prairie with conditions; and

**WHEREAS**, on June 3, 2024, the Town Council held a public hearing concerning the Final Plat and Final Development Plan for the Blue Sky Prairie subdivision and, after reviewing the file and conducting such hearing, found that the Final Plat and Final Development Plan are substantially consistent with the Preliminary Plat and the Preliminary Development Plan and the Town’s Comprehensive Plan and meet the requirements contained in the Johnstown Municipal Code and the Town’s regulations and that the conditions set forth in Resolution No. 2023-52 have been satisfied; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Final Plat and Final Development Plan for the Blue Sky Prairie subdivision.

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

**Section 1. Final Plat Approval:** The Final Plat for the Blue Sky Prairie, a subdivision located at Lot B, Recorded Exemption No. 1061-2-1-RE 1488, Recorded June 2, 1993, at Reception No. 2335286, being a part of the East Half of the Northeast Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., and the West Half of the Northeast Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., less that portion contained in that Deed Recorded August 11, 2003, at Reception No. 3094025, and except that portion conveyed to the Town of Johnstown in Deed Recorded July 22, 2021, under Reception No. 4738022, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 121.160 acres, attached hereto and incorporated herein by reference at Exhibit A, is hereby approved.

**Section 2. Final Development Plan Approval:** The Final Development Plan for the Blue Sky Prairie subdivision, attached hereto and incorporated herein by reference at Exhibit B, is hereby approved.

**Section 2. Recording:** The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Plat for the Blue Sky Prairie subdivision and have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS \_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

By: \_\_\_\_\_  
Hannah Hill, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor