



# Town of Johnstown

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** May 17, 2021

**SUBJECT:** Subdivision Development and Improvement Agreement – Revere at Johnstown Filing No. 1, Forestar (USA) Real Estate Group, Inc.

**ATTACHMENTS:** 1. Subdivision Development and Improvement Agreement with Exhibits

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

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### ITEM DESCRIPTION:

The Developer, Forestar (USA) Real Estate Group, Inc., has received approval of a final subdivision plat for 320 attached and detached single family home lots. The plat encompasses approximately 73.5 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.

### Of note:

- 7.2 The Town may accept 115% surety for any incomplete Private Improvements to be able to issue building permits.
- 12.3 The Town has added in a standard clause that also holds the Developer responsible for their contractors notifying property owners of pending construction that may affect them.
- Exhibit B-3:
  - #1 indicates the intent to use Low Water Landscaping to offset raw water needs and conserve this resource. The accompanying Water & Sewer Service Agreement for this Filing requires initial dedication of full water resources with the ability to receive credit for use on future filings at the point where “temporary” irrigation has been removed.

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- #5 discussed timing and triggers for park construction to ensure that Phase 1 residents will have access to park areas to enjoy, even if there is a delay in commencing Phase 2.
- #6 the Developer/Metro District shall participate on a pro rata basis to install traffic signals at Hwy 60 and CR 50 (Veteran's Parkway)

**LEGAL ADVICE:**

The agreement was prepared by the Town Attorney.

**FINANCIAL ADVICE :**

N/A

**RECOMMENDED ACTION:**

Approve the Subdivision Development and Improvement Agreement for Revere at Johnstown Filing No. 1, with Forestar (USA) Real Estate Group, Inc.

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*Reviewed and Approved for Presentation,*



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Town Manager

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