

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2022-17**

APPROVING THE FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR JOHNSTOWN VILLAGE FILING NO. 2 (PINTAIL COMMONS), BEING A REPLAT OF TRACT P, JOHNSTOWN VILLAGE FILING NO. 1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 13.821 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, Johnstown Village, LLC, a Colorado limited liability company, submitted an application to the Town for approval of a Final Plat and Final Development Plan for Johnstown Village Filing No. 2 (Pintail Commons), being a Replat of Tract P, Johnstown Village Filing No. 1, located in the Northwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, and consisting of approximately 13.821 acres; and

WHEREAS, on April 13, 2022, the Planning and Zoning Commission held a hearing, reviewed the request and recommended that the Town Council approve the Final Plat and Final Development Plan for Johnstown Village Filing No. 2 (Pintail Commons), with a condition; and

WHEREAS, on May 2, 2022, the Town Council held a public hearing concerning approval of the Final Plat and Final Development Plan for Johnstown Village Filing No. 2 (Pintail Commons) and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that the Final Plat and Final Development Plan for Johnstown Village Filing No. 2 (Pintail Commons) meet the data requirements and design standards of the subdivision regulations contained in the Johnstown Municipal Code; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Final Plat and Final Development Plan Johnstown Village Filing No. 2 (Pintail Commons), with conditions.

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

Section 1. Final Plat Approval: The Final Plat for Johnstown Village Filing No. 2 (Pintail Commons), being a Replat of Tract P, Johnstown Village Filing No. 1, located in the Northwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, and consisting of approximately 13.821 acres, attached hereto

and incorporated herein by reference at Exhibit A, is hereby approved subject to the conditions set forth in Section 3 below.

Section 2. Final Development Plan Approval: The Final Development Plan for Johnstown Village Filing No. 2 (Pintail Commons), 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 Final Plat and Final Development Plan for Johnstown Village Filing No. 2 (Pintail Commons) are approved subject to the following conditions:

1. Prior to commencing construction, final engineering and construction documents and reports shall be revised, to the satisfaction of Town staff, to address all outstanding Town staff comments and required revisions; and
2. Prior to recordation of the Final Plat, Developer shall execute a Subdivision Development and Improvement Agreement and a Water and Sewer Service Agreement.

Section 4. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Plat and, upon satisfaction of the pertinent condition set forth above, have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ____ day of May, 2022.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor