

**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2021-14**

**APPROVING THE PRELIMINARY SUBDIVISION PLAT AND THE PRELIMINARY DEVELOPMENT PLAN FOR THE GRANARY, LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 294.764 ACRES.**

**WHEREAS**, Hartford Acquisitions, LLC, a Colorado corporation, (“Applicant”), submitted an application to the Town of Johnstown (“Town”) for approval of a Preliminary Subdivision Plat and the Preliminary Development Plan for The Granary, located in the South Half of Section 7, Township 4 North, Range 67 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 294.764 acres (“Property”); and

**WHEREAS**, the Applicant is under contract to purchase the Property, and intends to consummate the purchase and take fee ownership of the Property by December 31, 2021; and

**WHEREAS**, on April 14, 2021, the Planning and Zoning Commission held a public hearing and recommended approval of the Preliminary Subdivision Plat and the Preliminary Development Plan for The Granary, with conditions; and

**WHEREAS**, on May 3, 2021, the Town Council held a public hearing concerning approval of the Preliminary Subdivision Plat and the Preliminary Development Plan for The Granary, and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that the Preliminary Subdivision Plat and the Preliminary Development Plan for The Granary, satisfy the data requirements, design standards and required improvements contained in the Johnstown Municipal Code, including the regulations contained in Chapters 16 and 17.

**WHEREAS**, based on the foregoing, Town Council desires to approve the Preliminary Subdivision Plat and the Preliminary Development Plan for The Granary, with conditions.

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

**Section 1. Preliminary Subdivision Plat Approval:** The Preliminary Subdivision Plat for The Granary, located in the South Half of Section 7, Township 4 North, Range 67 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 294.764 acres, attached hereto as Exhibit A, is hereby approved, subject to the conditions set forth in Section 3.

**Section 2. Preliminary Development Plan Approval:** The Preliminary Development Plan for The Granary, attached hereto as Exhibit B, is hereby approved, subject to the conditions set forth in Section 3.

**Section 3. Conditions of Approval:** The Preliminary Subdivision Plat and the Preliminary Development Plan for The Granary 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 with subsequent submittals for Final Subdivision and Final Development Plans for each filing.
2. The Applicant shall collaborate with Town Staff and the three (3) owners of the excluded properties to ensure preservation of their accesses and coordinate public improvements along their frontages.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS \_\_\_\_\_ day of May, 2021.

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

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

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