

**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2023-52**

**APPROVING THE PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR BLUE SKY PRAIRIE, LOT B, RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO.2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,COUNTY OF WELD, STATE OF COLORADO, AND THE W 1/2 OF THE NE 1/4 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, COUNTY OF WELD, STATE OF COLORADO CONTAINING AN AREA OF 121.160 ACRES, (5,277,732 SQUARE FEET), MORE OR LESS.**

**WHEREAS**, High Plains Estates JV, LLC, a Colorado corporation (“Developer”), submitted an application to the Town of Johnstown for approval of a Preliminary Plat and Preliminary Development Plan, a subdivision of certain lands, being apart of the E ½ of the NE1/4 of Section 2, Township 4 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, less than that portion contained in that deed ,Weld County, State of Colorado, consisting of 121.16 acres; and

**WHEREAS**, on November 1, 2023, the Planning and Zoning Commission held a public hearing, reviewed the request, and recommended that the Town Council deny the Preliminary Plat for Blue Sky Prairie; and

**WHEREAS**, on November 20, 2023, the Town Council held a public hearing concerning approval of the Preliminary Plat Blue Sky Prairie and, after considering the Planning and Zoning Commission’s recommendations, reviewing the file, and conducting such hearing, found as follows:

1. The data requirements, design standards and required improvements meet the requirements of the Johnstown Municipal Code Subdivision Regulations

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

**Section 1. Preliminary Plat Approval:** The Preliminary Plat and Preliminary Development Plan, a subdivision of certain lands, being a part of the East ½ of the Northeast 1/4 of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, less than that portion contained in that deed, Weld County, State of Colorado, consisting of 121.16 acres, is hereby approved, subject to the following conditions:

**Section 2. Recording:** The Town Clerk is hereby directed to obtain the appropriate signatures for the Preliminary Plat for Blue Sky Prairie and, consistent with the conditions 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 \_\_\_\_\_, 2023.

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

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

By: \_\_\_\_\_  
Troy Mellon, Mayor