

**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2021-51**

**APPROVING THE PRELIMINARY/FINAL PLAT AND PRELIMINARY/FINAL DEVELOPMENT PLAN FOR JOHNSTOWN VILLAGE FILING NO. 3, BEING A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 12.982 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**, LGI Homes - Colorado, LLC, a Colorado limited liability company, d/b/a LGI Homes (“Developer”), submitted an application to the Town for approval of a Preliminary/Final Plat and Preliminary/Final Development Plan for Johnstown Village Filing No. 3, being a Replat of Tracts M and N, Johnstown Village Filing No. 1, located in the Northwest Quarter of Section 7, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, and consisting of approximately 12.982 acres; and

**WHEREAS**, on December 1, 2021, the Planning and Zoning Commission held a hearing, reviewed the request and recommended that the Town Council approve the Preliminary/Final Plat and Preliminary/Final Development Plan for Johnstown Village Filing No. 3, with conditions; and

**WHEREAS**, on December 13, 2021, the Town Council held a public hearing concerning approval of the Preliminary/Final Plat and Preliminary/Final Development Plan for Johnstown Village Filing No. 3 and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that the Preliminary/Final Plat and Preliminary/Final Development Plan for Johnstown Village Filing No. 3 meet the data requirements and design standards of the subdivision regulations contained in the Johnstown Municipal Code.

**WHEREAS**, based on the foregoing, the Town Council desires to approve the Preliminary/Final Plat and Preliminary/Final Development Plan Johnstown Village Filing No. 3, with conditions.

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

**Section 1. Preliminary/Final Plat Approval:** The Preliminary/Final Plat for Johnstown Village Filing No. 3, being a Replat of Tracts M and N, Johnstown Village Filing No. 1, located in the Northwest Quarter of Section 7, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, and consisting of approximately 12.982 acres, attached hereto and

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

**Section 2. Preliminary/Final Development Plan Approval:** The Preliminary/Final Development Plan for Johnstown Village Filing No. 3, 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 Preliminary/Final Plat and Preliminary/Final Development Plan for Johnstown Village Filing No. 3 are approved subject to the following conditions:

1. Prior to recordation of the Preliminary/Final Plat, Developer shall provide a payment to the Town, in the amount required by the Town, in lieu of the land dedication required by Johnstown Municipal Code §17-51(a).
2. Prior to recordation of the Preliminary/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 Preliminary/Final Plat and have it properly recorded at the Office of the Weld County Clerk and Recorder.

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

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

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

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