

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2021-36

APPROVING THE FINAL PLAT FOR THOMPSON RIVER RANCH FILING NO. 12, SITUATED IN TRACT A OF THOMPSON RIVER RANCH FILING NO. 8 AND PART OF TRACT B OF THOMPSON RIVER RANCH FILING NO. 5 TOGETHER WITH PART OF RIVER RANCH PARKWAY, LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 57.062 ACRES.

WHEREAS, Clayton Properties Group II, a Colorado corporation (“Developer”), submitted an application to the Town of Johnstown for approval of a Final Plat for Thompson River Ranch Filing No. 12, a subdivision of certain lands situated in Tract A of Thompson River Ranch Filing No. 8 and part of Tract B of Thompson River Ranch Filing No. 5 together with part of River Ranch Parkway, located in the East Half of Section 23, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, consisting of approximately 57.062 acres; and

WHEREAS, on June 9, 2021, the Planning and Zoning Commission held a public hearing, reviewed the request and recommended that the Town Council approve the Final Plat for Thompson River Ranch Filing No. 12 with certain conditions; and

WHEREAS, on September 20, 2021, the Town Council held a public hearing concerning approval of the Final Plat for Thompson River Ranch Filing No. 12 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; and
2. The Final Plat for Thompson River Ranch Filing No. 12, as submitted, conforms substantially with the Preliminary Plat as approved.

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

Section 1. Final Plat Approval: The Final Plat for Thompson River Ranch Filing No. 12, a subdivision of certain lands situated in Tract A of Thompson River Ranch Filing No. 8 and part of Tract B of Thompson River Ranch Filing No. 5 together with part of River Ranch Parkway, located in the East Half of Section 23, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, consisting of approximately 57.062 acres, is hereby approved, subject to the following conditions:

1. The Developer shall work with Town Staff to resolve outstanding comments and final revisions, until all plans, reports and drawings are approved by Town Staff and the Town Engineer;

2. A subdivision development and improvement agreement and a water and sewer service agreement shall be executed by the Town and the Developer and be recorded concurrently with the Final Plat for Thompson River Ranch Filing No. 12; and
3. The Developer shall pay the storm water system development fee to the Town pursuant to Section 13-136(1) of the Johnstown Municipal Code prior to recordation of the Final Plat for Thompson River Ranch Filing No. 12.

Section 2. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Plat for Thompson River Ranch Filing No. 12 and, consistent with the conditions set forth above, have it properly recorded at the Office of the Larimer County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of _____, 2021.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor