

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2024-260**

**APPROVAL OF MIXED DENSITY NEIGHBORHOOD (R-2) ZONING,  
WITH MODIFICATIONS AND RESTRICTIONS, OF THE PROPERTY  
KNOWN AS THE BLUE SPRUCE RIDGE ANNEXATION, LOCATED IN  
THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH,  
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF  
COLORADO, CONSISTING OF APPROXIMATELY 41.114 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**, the Town Council approved annexation of certain property situated in the Southeast Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, consisting of approximately 41.114 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, known as the Blue Spruce Ridge Annexation (“Property”); and

**WHEREAS**, the property owners applied for Mixed Density Neighborhood (R-2) zoning of the Property in conjunction with annexation; and

**WHEREAS**, pursuant to state law, upon annexation, the Town Council must zone the Property within ninety (90) days of the effective date of the annexation; and

**WHEREAS**, the Town’s Planning and Zoning Commission held a hearing and recommended approval of Mixed Density Neighborhood (R-2), with modifications and restrictions, for the Property; and

**WHEREAS**, on October 21, 2024, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence received at the hearing, finds that the requested zoning of the Property to Mixed Density Neighborhood (R-2), with modifications and restrictions, conforms to the Town’s Comprehensive Plan.

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

1. Zoning Approval. Zoning of the Property known as the Blue Spruce Ridge Annexation and more particularly described on Exhibit A, attached hereto and incorporated herein by reference, shall hereby be designated as Mixed Density Neighborhood (R-2), with the modifications and restrictions described below and shown generally on the Concept Plan, attached hereto and incorporated herein by reference as Exhibit B (“Concept Plan”):

- a. The lots along the shared property line with The Ridge at Johnstown (north property line as denoted by stars on the concept plan) shall be limited to single-story detached residential units;
  - b. An open space area shall be located along a portion of the shared property line with The Ridge at Johnstown, in alignment with the existing pedestrian trail between 4524 and 4512 Scenic Lane and as depicted on the Concept Plan;
  - c. Density within the Property shall be limited to five (5) dwelling units per acre;
  - d. Development of the Property shall include a minimum of thirty percent (30%) open space with a central open space/amenity area;
  - e. The lots along the north and south boundaries of the Property shall be a minimum of 6,000 square feet;
  - f. Apartments shall not be constructed on the Property; and
  - g. Townhomes constructed on the Property shall be a maximum of two (2) stories in height.
2. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon the later of the following: (i) final passage as provided by the Charter or (ii) the effective date of the annexation of the Property. At such time, the Town Clerk is directed to file this Ordinance with the real estate records of the Larimer County Clerk and Recorder. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this 21 day of October, 2024.

**ATTEST:**

By: Hannah Hill  
Hannah Hill, Town Clerk



**TOWN OF JOHNSTOWN, COLORADO**

By: Michael P. Duncan  
Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

## EXHIBIT "A"

That portion of the Southeast 1/4 of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows;

Considering the South line of said Southeast 1/4 as bearing North 89 degrees 55'23" East and with all bearings contained herein relative thereto: Beginning at the South 1/4 corner of said Section 26; thence along the West line of the Southeast 1/4 of said Section 26 North 1278.85 feet to the TRUE POINT OF BEGINNING; thence North 79 degrees 23'04" East 137.06 feet; thence North 63 degrees 47'08" East 215.02 feet; thence North 76 degrees 14'08" East 476.92 feet; thence North 61 degrees 50'06" East 141.76 feet; thence North 48 degrees 57'30" East 854.64 feet; thence North 75 degrees 42'25" East 215.91 feet; thence North 51 degrees 34'56" East 149.44 feet; thence North 60 degrees 19'55" East 81.69 feet; thence North 40 degrees 46'23" East 155.68 feet; thence North 21 degrees 09'42" East 214.18 feet, more or less, to a point on the North line of the Southeast 1/4 of said Section 26; thence along said North line South 89 degrees 56'21" West 2137.06 feet to the Northwest corner of said Southeast 1/4; thence along the West line of said Southeast 1/4 South 1363.96 feet, more or less, to the TRUE POINT OF BEGINNING