

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-241**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR HIGH
PLAINS ESTATES, LOCATED IN THE NORTHEAST QUARTER OF
SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH
P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING
OF APPROXIMATELY 121.160 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, High Plains Estate JV, LLC, a Delaware limited liability company (“Applicant”), submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a development known as High Plains Estates (“High Plains Estates Outline Development Plan”), located in the Northeast Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 121.160 acres (“Property”); and

WHEREAS, the Property is subject to an existing outline development plan, known as the Klein 125 Annexation Outline Development Plan, approved on or about May 3, 2004; and

WHEREAS, the Applicant seeks to replace the Klein 125 Annexation Outline Development Plan with the High Plains Estates Outline Development Plan and develop the Property pursuant to the High Plains Estates Outline Development Plan; and

WHEREAS, on January 25, 2023, the Planning and Zoning Commission held a public hearing and recommended approval of the High Plains Estates Outline Development Plan; and

WHEREAS, on February 6, 2023, the Town Council held a public hearing concerning approval of the High Plains Estates Outline Development Plan; and

WHEREAS, after considering the Planning and Zoning Commission’s recommendation for approval, reviewing the file and conducting such public hearing, Town Council found that the High Plains Estates Outline Development Plan satisfies the factors set forth in the Johnstown Municipal Code and is consistent with the Johnstown Area Comprehensive Plan; and

WHEREAS, based on the foregoing, the Town Council desires to approve the High Plains Estates Outline Development Plan.

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

Section 1. P.U.D. Outline Development Plan Approval. The High Plains Estates Outline Development Plan, located in the Northeast Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 121.160 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace. The High Plains Estates Outline Development Plan shall supersede and replace the Klein 125 Annexation Outline Development Plan, approved on or about May 3, 2004.

Section 3. 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. This Ordinance shall become effective upon final passage as provided by the Charter. 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 6 day of February, 2023.

ATTEST:

By: Hannah Hill
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Gary Lebsack
Gary Lebsack, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Gary Lebsack, Mayor