

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2023-246**

**APPROVING DOVE SOLAR OUTLINE DEVELOPMENT PLAN FOR PROPERTY LOCATED IN NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 82.59 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**, Sun Solar, LLC, a Colorado limited liability company (“Applicant”), on behalf of the property owner, the Archdiocese of Denver, a Colorado corporation sole, submitted an application to the Town for approval of an Outline Development Plan for a development known as Dove Solar (“Dove Solar Outline Development Plan”), located in the Northwest Quarter of the Northeast Quarter of Section 16, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, and the Northeast Quarter of the Northeast Quarter of Section 16, and a Portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, consisting of approximately 82.59 acres (“Property”); and

**WHEREAS**, by Ordinance No. 2023-244, the Town Council approved the annexation of the Property; and

**WHEREAS**, on February 15, 2023, the Planning and Zoning Commission held a public hearing and recommended approval of the Dove Solar Outline Development Plan; and

**WHEREAS**, on March 20, 2023, the Town Council held a public hearing concerning approval of the Dove Solar 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 Dove Solar 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 Dove Solar 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 Dove Solar Outline Development Plan, concerning property located in the Northwest Quarter of the Northeast Quarter of Section 16, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, and the Northeast Quarter of the Northeast Quarter of Section 16, and a Portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, consisting of approximately 82.59 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

**Section 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. This Ordinance shall become effective upon the later of: (i) final passage of the Ordinance as provided by the Charter or (ii) annexation of the Property. 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 \_\_\_\_ day of \_\_\_\_\_, 2023.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

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

By: \_\_\_\_\_  
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