

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2023-238**

**APPROVING NORTH RIDGE P.U.D. OUTLINE DEVELOPMENT  
PLAN AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST  
QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68  
WEST, COUNTY OF LARIMER, STATE OF COLORADO,  
CONSISTING OF APPROXIMATELY 60 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**, Ridge II HoldCo, LLC, a Delaware limited liability company, submitted an application to the Town for approval of the North Ridge P.U.D. Outline Development Plan Amendment No. 1, related to the North Ridge development located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 60 acres; and

**WHEREAS**, on August 10, 2022, the Planning and Zoning Commission held a public hearing and recommended denial of the North Ridge P.U.D. Outline Development Plan Amendment No. 1; and

**WHEREAS**, on January 4, 2023, the Town Council held a public hearing concerning the North Ridge P.U.D. Outline Development Plan Amendment No. 1; and

**WHEREAS**, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and considering the evidence submitted at the public hearing, the Town Council finds that the North Ridge P.U.D. Outline Development Plan Amendment No. 1 is compatible with and furthers the goals of the *Johnstown Area Comprehensive Plan* and other applicable Town standards and regulations; and

**WHEREAS**, based on the foregoing, Town Council desires to approve the North Ridge P.U.D. Outline Development Plan Amendment No. 1.

**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 North Ridge P.U.D. Outline Development Plan Amendment No. 1, related to the North Ridge development located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 60 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

**Section 2. Supersede and Replace.** The North Ridge P.U.D. Outline Development Plan Amendment No. 1 adopted herein shall supersede and replace the North Ridge P.U.D. Outline Development Plan adopted pursuant to Town of Johnstown Ordinance No. 2021-206.

**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 \_\_\_\_ 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