

**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2022-223**

**APPROVING REZONING OF THE PROPERTY KNOWN AS EAST  
LEDGE ROCK CENTER, LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup>  
P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF  
APPROXIMATELY 155 ACRES, TO PLANNED UNIT DEVELOPMENT –  
MIXED USE (PUD-MU)**

**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**, Ledge Rock Center, LLC, a Kansas limited liability company, the property owner, applied to rezone the property known as East Ledge Rock Center, located in the Northeast Quarter of Section 11, Township 4 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 155 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Planned Unit Development – Residential (“PUD-R”) and Planned Unit Development – Business (“PUD-B”) to Planned Unit Development - Mixed Use (“PUD-MU”); and

**WHEREAS**, the request to rezone the Property is based on the fact that the proposed development of the Ledge Rock Center is anticipated to include a mix of commercial and residential uses; and

**WHEREAS**, on January 12, 2022, the Town Planning and Zoning Commission held a hearing and recommended approval of PUD-MU zoning on the Property; and

**WHEREAS**, on February 7, 2022, 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 rezoning of the Property to PUD-MU conforms to the *Johnstown Area Comprehensive Plan* and should be approved.

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

1. Zoning of the Property known as East Ledge Rock Center and more particularly described on the attached Exhibit A shall hereby and hereinafter be designated as PUD-MU.
2. 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 final passage as provided by the Charter.

3. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this \_\_ day of \_\_\_\_\_, 2022.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, 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 \_\_\_\_\_, 2022.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor