

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2022-224**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR
LEDGE ROCK CENTER LOCATED IN THE NORTHEAST
QUARTER AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST, COUNTY OF WELD,
STATE OF COLORADO, CONSISTING OF APPROXIMATELY 221
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, Ledge Rock Center, LLC, a Kansas limited liability company, submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a development known as Ledge Rock Center, located in the Northeast and Northwest Quarter of Section 11, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 221 acres; and

WHEREAS, on January 12, 2022, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan for Ledge Rock Center; and

WHEREAS, on February 7, 2022, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan for Ledge Rock Center; and

WHEREAS, after considering the Planning and Zoning Commission’s recommendation for approval, reviewing the file and conducting such public hearing, Town Council finds that the P.U.D. Outline Development Plan for Ledge Rock Center is consistent with and furthers the goals of the *Johnstown Area Comprehensive*; and

WHEREAS, based on the foregoing, Town Council desires to approve the P.U.D. Outline Development Plan for Ledge Rock Center.

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 P.U.D. Outline Development Plan for Ledge Rock Center, located in the Northeast and Northwest Quarter of Section 11, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 221 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace. The P.U.D. Outline Development Plan for Ledge Rock Center adopted herein shall supersede and replace the outline development plan, if any, previously approved with respect to the Ridgeview Ranch Annexation, an annexation approved by the Town on or about July 21, 2003, and the Johnstown Commercial Annexation, an annexation approved by the Town on or about March 17, 2008.

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 and by the Certificate of Publication. 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 _____, 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