

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-245

APPROVAL OF PUD-MU ZONING OF THE PROPERTY KNOWN AS THE ARCHDIOCESE ANNEXATION NOS. 1-3, LOCATED IN A PORTION OF THE NORTH HALF 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 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 47.49 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, the Town Council approved the annexation of certain property situated in portions of the North Half of the Northeast quarter of Section 16 and the West Half of the Northwest Quarter of Section 15, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 47.49 acres, and known respectively as the Archdiocese Annexation Nos. 1-3, being more particularly described on Exhibit A; and

WHEREAS, in conjunction with annexation, the Archdiocese of Denver, a Colorado corporation sole, the property owner, applied for Planned Unit Development (“PUD-MU”) zoning of the property known as the Archdiocese Annexation Nos., 1, 2 and 3; and

WHEREAS, pursuant to state law, upon annexation, the Town Council must zone the property within ninety (90) days; and

WHEREAS, the Town’s Planning and Zoning Commission held a hearing and recommended approval of PUD-MU zoning for the property known as the Archdiocese Annexation Nos. 1, 2 and 3; and

WHEREAS, on April 17, 2023, 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 zoning of the of the property known as the Archdiocese Annexation Nos. 1, 2 and 3 to PUD-MU conforms to the Town’s Comprehensive Plan.

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

1. Archdiocese Annexation No. 1 Zoning. Zoning of the property known as the Archdiocese Annexation No. 1 and more particularly described on the attached Exhibit A shall hereby be designated as Planned Unit Development – Mixed Use.

2. Archdiocese Annexation No. 2 Zoning. Zoning of the property known as the Archdiocese Annexation No. 2 and more particularly described on the attached Exhibit A shall hereby be designated as Planned Unit Development – Mixed Use.
3. Archdiocese Annexation No. 3 Zoning. Zoning of the property known as the Archdiocese Annexation No. 3 and more particularly described on the attached Exhibit A shall hereby be designated as Planned Unit Development – Mixed Use.
4. 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 the following: (i) final passage as provided by the Charter or (ii) the effective date of the annexation of the property known as the Archdiocese Annexation No. 1, Archdiocese Annexation No. 2, and Archdiocese Annexation No. 3. At such time, the Town Clerk is directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder. 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 _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Gary Lebsack, Mayor

EXHIBIT A

PROPERTY DESCRIPTION

An area of land being a portion of the North Half of the Northeast Quarter (N1/2NE1/4) of Section Sixteen (16) and a portion of the West Half of the Northwest Quarter (W1/2NW1/4) of Section 15, Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows;

COMMENCING at the North Quarter corner of said Section 16 and assuming the North line of the Northeast at the North Quarter corner of said Section 16 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 16 as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 7242 at the West end and a 2.5" aluminum pipe with a 3.25" aluminum cap stamped LS 13155 at the East end, as bearing aluminum pipe with a 3.25" aluminum cap stamped LS 13155 at the East end, as bearing aluminum cap stamped LS 13155 at the East end, as bearing South 88°26'46" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2722.98 feet, with all other bearings contained herein being relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

THENCE South 88°26'46" East along said North line of the NE1/4 a distance of 1742.42 feet to the POINT OF BEGINNING;

THENCE continuing South 88°26'46" East along said North line a distance of 980.56 feet to the Northeast corner of said Section 16;

THENCE South 89°22'30" East along the approximate North line of the W1/2NW1/4 of said Section 15 a distance of 30.01 feet to the East right-of-way line of County Road Nineteen (19);

THENCE South 00°44'50" East along said East right-of-way line a distance of 1296.39 feet to the Easterly extension of the South line of the N1/2NE1/4 of said Section 16;

THENCE North 89°01'10" West along said Easterly extension a distance of 30.01 feet to the North Sixteenth corner of said Section 16;

THENCE North 89°01'10" West along the South line of said N1/2NE1/4 a distance of 2714.42 feet to the Center North Sixteenth corner of Section 16;

THENCE North 01°04'34" West along the West line of said N1/2NE1/4 a distance of 269.30 feet;

THENCE South 89°01'10" East a distance of 1357.98 feet;

THENCE North 00°54'49" West a distance of 756.16 feet;

THENCE North 90°00'00" East a distance of 376.23 feet;

THENCE North 00°00'16" East a distance of 274.14 feet to the North line of the N1/2NE1/4 of said Section 16 and to the POINT OF BEGINNING.

Said area of land contains 47.49 Acres (+/-2,068,673 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.