

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2020-168**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR GREAT PLAINS VILLAGE LOCATED IN SECTIONS 2, 35 AND 36, TOWNSHIPS 4 AND 5 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 502.512 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**, Platte Land & Water, LLC, a Delaware limited liability company, submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a subdivision known as Great Plains Village, located in Sections 2, 35 and 36, Townships 4 and 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 502.512 acres; and

**WHEREAS**, on December 11, 2019, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan for Great Plains Village with conditions, which have been substantially satisfied; and

**WHEREAS**, on January 6, 2020, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan for Great Plains Village; 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 Great Plains Village is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

**WHEREAS**, based on the foregoing, Town Council desires to approve the P.U.D. Outline Development Plan for Great Plains Village with the condition set forth below.

**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 Great Plains Village, located in located in Sections 2, 35 and 36, Townships 4 and 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 502.512 acres

Town of Johnstown  
450 S. Parish Ave  
P.O. Box 609  
Johnstown, CO 80534

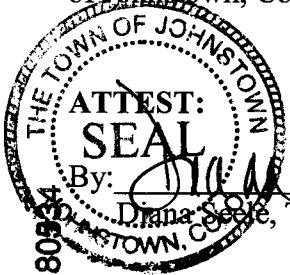
("Property"), attached hereto as Exhibit A, is hereby approved, subject to the following conditions:

- A. As preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with: (i) the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and (ii) property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard; and
- B. Lots used for any outdoor storage or for motor vehicle sales, rental or storage, including, but not limited to, automobiles, large motorized equipment and recreational vehicles, shall be subject to prior approval by Town Council.

**Section 2. Supersede and Replace.** The P.U.D. Outline Development Plan for Great Plains Village adopted herein shall supersede and replace the outline development plans that were submitted to, and approved by, the Town at the time of the three annexations of the various portions of the real property that constitute the Property designated herein, to wit: the Hamilton Annexation, approved by Ordinance No. 2002-695; the GBH Annexation, approved by Ordinance No. 2005-756; and the Ransom Annexation, approved by Ordinance No. 2008-802.

**Section 3. Effective Date.** This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Town 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 Home Rule Charter of the Town of Johnstown, Colorado. 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 6th day of January, 2020.

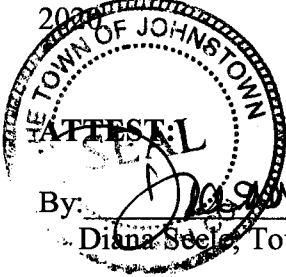


**TOWN OF JOHNSTOWN, COLORADO**

By: Gary Lebsack  
Gary Lebsack, Mayor

Town of Johnstown  
450 S. Parish Ave  
P.O. Box 609  
Johnstown, CO 80534

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the  
Town Council of the Town of Johnstown, Colorado, this 22<sup>nd</sup> day of January,  
2020.



By: Diana Seel  
Diana Seel, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By: Gary Lebsack  
Gary Lebsack, Mayor

Town of Johnstown  
450 S. Parish Ave  
P.O. Box 609  
Johnstown, CO 80534