

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2021-206**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR
NORTH RIDGE 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 a P.U.D. Outline Development Plan for a subdivision known as North Ridge, located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 60 acres; and

WHEREAS, on June 9, 2021, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan for North Ridge; and

WHEREAS, on July 19, 2021, and, as continued, on August 16, 2021, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan for North Ridge; 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 North Ridge 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 North Ridge subject to modifications, if any, provided by Town Council to Town staff during the public hearing.

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 North Ridge, located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6th 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, as amended, if at all, is hereby approved subject to the following condition:

1. The P.U.D. Outline Development Plan for North Ridge shall not be recorded until it is in the form finally approved by Town staff based on the direction of Town Council provided to Town staff during the public hearing.

Section 2. Supersede and Replace. The P.U.D. Outline Development Plan for North Ridge adopted herein shall supersede and replace the outline development plan, if any, previously approved with respect to the 402 Exchange Business Park annexation, an annexation approved by the Town on or about December 15, 2005.

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 _____, 2021.

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 _____, 2021.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor