

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2021-214**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR
RIVERBEND ESTATES, LOCATED IN THE EAST HALF OF
SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING
OF APPROXIMATELY 171.414 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, Lee M. Lowrey and Riverbend Estates Partners, LLC, a Colorado limited liability company, submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a subdivision known as Riverbend Estates, located in the East Half of Section 17, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 171.414 acres; and

WHEREAS, on September 15, 2021, the Planning and Zoning Commission held a public hearing and recommended approval of the Riverbend Estates P.U.D. Outline Development Plan; and

WHEREAS, on November 1, 2021, the Town Council held a public hearing concerning approval of the Riverbend Estates P.U.D. Outline Development Plan; 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 Riverbend Estates P.U.D. Outline Development Plan 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, the Town Council desires to approve the Riverbend Estates P.U.D. Outline Development Plan.

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 Riverbend Estates P.U.D. Outline Development Plan, for property located in the East Half of Section 17, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State

of Colorado, consisting of approximately 171.414 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace. The Riverbend Estates P.U.D. Outline Development Plan adopted herein shall supersede and replace prior development plans, including the Final Development Plan approved in 2005, for the Riverbend Estates subdivision.

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.

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