

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2021-211**

APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN AMENDMENT 1 FOR WELTY RIDGE LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED IN BOOK 1570 AT PAGE 620, CONSISTING OF APPROXIMATELY 144 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, Buc-ee’s Ltd., a Texas limited partnership, submitted an application to the Town for approval of the P.U.D. Outline Development Plan Amendment 1 for a subdivision known as Welty Ridge, located in the Northeast Quarter of Section 10, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, except that portion conveyed in Book 1570 at Page 620, consisting of approximately 144 acres; and

WHEREAS, on October 13, 2021, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan Amendment 1 for Welty Ridge; and

WHEREAS, on October 18, 2021, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan Amendment 1 for Welty 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 Amendment 1 for Welty 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 Amendment 1 for Welty Ridge.

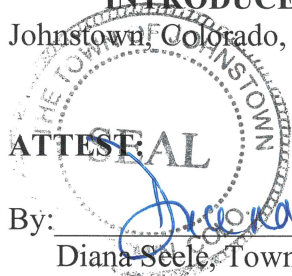
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. P.U.D. Outline Development Plan Approval. The P.U.D. Outline Development Plan Amendment 1 for Welty Ridge, located in the Northeast Quarter of Section 10, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, except that portion conveyed in Book 1570 at Page 620, consisting of approximately 144 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Amendment. The P.U.D. Outline Development Plan Amendment 1 for Welty Ridge adopted herein shall amend certain portions of the Welty Ridge P.U.D. Outline Development Plan approved on January 22, 2020.

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 18th day of October, 2021.



By: Diana Seele
Diana Seele, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By: Gary Lebsack
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