

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2021-213**

APPROVING REZONING OF THE PROPERTY KNOWN AS 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, TO PLANNED UNIT DEVELOPMENT - RESIDENTIAL (PUD-R)

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, Riverbend Estates Partners, LLC, a Colorado limited liability company, the property owner, applied to rezone the property 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, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Planned Unit Development - Mixed Use (“PUD-MU”) to Planned Unit Development - Residential (“PUD-R”); and

WHEREAS, the request to rezone the Property is based on the fact that the Riverbend Estates subdivision is anticipated to include only residential dwelling units; and

WHEREAS, on September 15, 2021, the Town Planning and Zoning Commission held a hearing and recommended approval of PUD-R zoning on the Property; and

WHEREAS, on November 1, 2021, 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 rezoning of the Property to PUD-R conforms to the *Johnstown Area Comprehensive Plan* and should be approved.

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

1. Zoning of the Property known as Riverbend Estates and more particularly described on the attached Exhibit A shall hereby and hereinafter be designated as PUD-R.
2. 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.

3. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

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