

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-258

**APPROVAL OF R-1 ZONING OF THE PROPERTY LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF
COLORADO, KNOWN BY STREET ADDRESS AS 23165 COLORADO
BOULEVARD, JOHNSTOWN, COLORADO 80534, CONSISTING OF
APPROXIMATELY 1.22 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, the Town Council approved annexation of certain property situated in the situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, known by legal description as 25666 PT SE4 1 4 68 COMM SE COR SEC N721.06' TO TRUE POB N86D12'W 240.57' N0D35'E 246.54' ALG EXISTING FENCE LN N89D07'E 237.53' S266.03' TO POB, County of Weld, State of Colorado, by street address as 23165 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000024, consisting of approximately 1.22 acres, more particularly described on the attached Exhibit A (“Property”); and

WHEREAS, pursuant to state law, upon annexation, the Town Council must zone the Property within ninety (90) days; and

WHEREAS, on November 6, 2023, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence contained in the official records of the Town and the evidence produced at the hearing, finds that the requested zoning of the Property to R-1, Single-family Neighborhood, conforms to the Town’s Comprehensive Plan and is proper.

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

1. Zoning Approval. Zoning of the Property shall hereby be designated as R-1, Single-family Neighborhood.
2. 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 the later of the following:
(i) final passage as provided by the Charter or (ii) the effective date of the annexation

of the Property. At such time, the Town Clerk is directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder. 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 6 day of november, 2023.

ATTEST:

By: Hannah Hill
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Troy D. Mellon
Troy D. Mellon, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

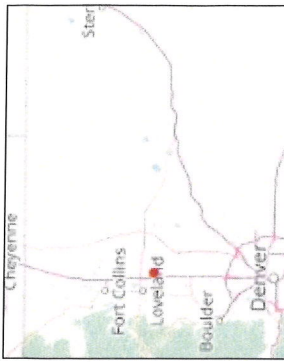
By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor



WELD COUNTY
ONLINE MAPPING

Exhibit A



Legend

- Parcels
- Highway
- County Boundary

Notes



1: 2,978



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

496.3
0 248.15 496.3 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
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