

**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2023-260**

**APPROVAL OF R-1 ZONING OF THE PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, KNOWN BY STREET ADDRESS AS 23019 COLORADO BOULEVARD, JOHNSTOWN, COLORADO 80534, CONSISTING OF APPROXIMATELY .47 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 the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, known by legal description as 25668 PT SE4SE4 1 4 68 BEG SE COR SEC W165' N125' E165' S125' TO BEG EXC UPRR RES, County of Weld, State of Colorado, by street address as 23019 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000008, consisting of approximately .47 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:**

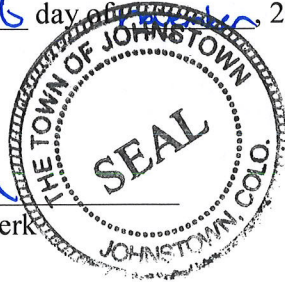
1. Zoning Approval. Zoning of the Property shall hereby be designated as R-1, Single-family Neighborhood.
2. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) 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 October 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



1: 2,978

496.3 Feet

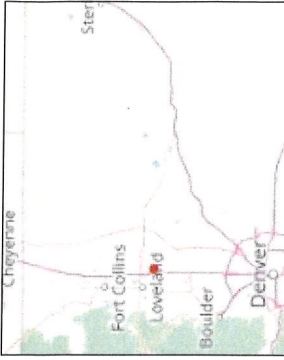
248.15

0

496.3

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**

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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- Legend**
- Parcels
  - Highway
  - County Boundary

Notes