

**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2024-251**

**APPROVAL OF INDUSTRIAL LIGHT (I-1) ZONING OF THE PROPERTY  
KNOWN AS THE YELLOW ROOF ANNEXATION, LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF  
LARIMER, STATE OF COLORADO, CONSISTING OF  
APPROXIMATELY 5.7 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 Southeast Quarter of Section 27, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, consisting of approximately 5.7 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, known as the Yellow Roof Annexation (“Property”); and

**WHEREAS**, the property owners applied for Industrial Light (I-1) zoning of the Property in conjunction with annexation; and

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

**WHEREAS**, the Town’s Planning and Zoning Commission held a hearing and recommended approval of Industrial Light (I-1) for the Property; and

**WHEREAS**, on April 15, 2024, 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 zoning of the Property to Industrial Light (I-1) conforms to the Town’s Comprehensive Plan.

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

1. Zoning Approval. Zoning of the Property known as the Yellow Roof Annexation and more particularly described on the attached Exhibit A shall hereby be designated as Industrial Light (I-1).
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 Larimer 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 \_\_ day of \_\_\_\_\_, 2024.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Hannah Hill, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Hannah Hill, Town Clerk

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

Legal Description:

All that part of the southeast quarter of Section 27, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, being more particularly described as follows:

Beginning at a point on the south line of said Section 27, which point is 1247.9 feet west of the southeast corner of said Section 27; thence westerly on the south line of said Section 27 a distance of 170 feet; thence on an angle of  $75^{\circ}27'30''$  to the right a distance of 531.2 feet; thence on an angle of  $104^{\circ}32'30''$  ( $104^{\circ}12'30''$  record) to the right a distance of 519.68 feet to a point on the westerly right of way line of U.S. Highway No. 185; thence on an angle of  $75^{\circ}27'30''$  to the right along said right of way line a distance of 442.59 feet; thence on an angle of  $93^{\circ}51'30''$  to the right a distance of 333.2 feet; thence on an angle of  $79^{\circ}19'00''$  to the left a distance of 24.0 feet to the Point of Beginning.