

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2021-193**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR THE  
GRANARY LOCATED IN THE SOUTH HALF OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL  
MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE  
OF COLORADO, CONSISTING OF APPROXIMATELY 275 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**, Hartford Acquisitions, LLC, a Colorado limited liability company, submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a subdivision known as The Granary, located in the South Half of Section 7, Township 4 North, Range 67 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres; and

**WHEREAS**, on January 13, 2021, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan for The Granary; and

**WHEREAS**, on February 1, 2021, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan for The Granary; 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 for the Granary 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 for The Granary.

**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 for The Granary, located in located in South Half of Section 7, Township 4 North, Range 67 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres (“Property”), attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

**Section 2. Supersede and Replace.** The P.U.D. Outline Development Plan for The Granary adopted herein shall supersede and replace the outline development plans that were approved by the Town at the time of the annexations of the real property that constitute the Property designated herein, to wit: the Outline Development Plan for the Keto annexation, approved by Ordinance No. 2009-101, and the Outline Development Plan for the Maplewood Acres annexation, approved by Ordinance No. 2006-777.

**Section 3. Effective Date.** This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Town 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 Home Rule Charter of the Town of Johnstown, Colorado. 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 \_\_\_\_\_, 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