

**TOWN OF JOHNSTOWN, COLORADO**  
**ORDINANCE NO. 2021-208**

**APPROVAL OF H-A ZONING OF THE PROPERTY KNOWN AS THE HELD FARM ANNEXATION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, KNOWN BY SITE ADDRESS AS 8062 COUNTY ROAD 48 ½, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 122.71 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 real property situated in the Southwest Quarter of Section 4, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, known by site address as 8062 County Road 48 ½, County of Weld, State of Colorado, consisting of approximately 122.71 acres and known as the “Held Farm Annexation (“Property”); and

**WHEREAS**, Platte Land & Water, LLC, a Delaware limited liability company, the owner of the Property, applied for Holding Agriculture (“H-A”) zoning of the Property in conjunction with the annexation; and

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

**WHEREAS**, on August 11, 2021, the Planning and Zoning Commission held a hearing and recommended approval of H-A zoning for the Property; and

**WHEREAS**, on September 20, 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 zoning of the Property to H-A conforms to the Johnstown Area Comprehensive Plan.

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

1. Zoning of the Property known as the Held Farm Annexation, more particularly described on Exhibit A, attached hereto and incorporated herein by reference, shall hereby be designated as H-A.

2. The Town Clerk is hereby directed to publish this Ordinance as required by the Town's Home Rule Charter and state law and 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

## EXHIBIT A

### LEGAL DESCRIPTION:

A portion of the Southwest 1/4 of Section 4, Township 4 North, Range 67 West of the 6th P.M., Weld County, Colorado being more particularly described as follows:

Considering the East Line of the Southwest 1/4 of Section 4, Township 4 North, Range 67 West of the 6th P.M., Weld County, Colorado as bearing S 01°13'11" E, with all bearings contained herein, relative thereto.

COMMENCE at the Center 1/4 Corner (aka the Northeast corner of the Southwest 1/4) of Section 4, Township 4 North, Range 67 West of the 6th P.M., Weld County, Colorado.

thence N 01°13'11" W for a distance of 30.02 feet along the East line of said Southwest 1/4 to the South right of way line of Weld County Road 48-1/2, said point being the POINT OF BEGINNING;

thence S 01°13'11" E for a distance of 2581.00 feet continue along said East line of Southwest 1/4 to the North right of way line of the Great Western Railroad;

thence N 89°09'34" W for a distance of 1359.94 feet along said North right of way line to the East line of Book 228, Page 4, public records of Weld County, Colorado;

thence N 01°15'59" W for a distance of 1286.61 feet along said East line to the North line of said Book 228, Page 4;

thence S 89°05'51" W for a distance of 1391.47 feet along said North line to the West right of way line of North Parish Avenue;

thence N 01°13'27" W for a distance of 1340.18 feet along said West right of way line to the North right of way line of Weld County Road 48-1/2;

thence S 89°05'20" E for a distance of 2753.57 feet along said North right of way line to the Point of Beginning.

Excepting, that certain parcel of land described in deed recorded August 23, 1926 in Book 807 at Page 76.

Containing 122.71 acres, more or less.

Written by M. Bryan Short, Colorado LS 32444