

ORDINANCE NO.

19-02
Series of 2018

**TITLE: AN ORDINANCE REZONING CERTAIN PROPERTY
FROM COMMERCIAL ONE (C-1) TO RESIDENTIAL TWO
(R-2)**

BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HUDSON,
COLORADO, THAT:

Section 1. Findings of Fact.

- A. The applicants and property owners, Robert and Helen Gaines ("Applicants"), desire to rezone land generally located on 5th Avenue and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property") from Commercial one (C-1) to Residential two (R-2).
- B. Public notice has been given of such rezoning by one (1) publication in a newspaper of general circulation within the Town at least fifteen (15) days before the public hearing of such rezoning and by posting of the Property at each adjacent public right-of-way.
- C. Written notice of such hearing on the proposed rezoning was sent by first class mail at least fifteen (15) days prior to the hearing to owners of property within five hundred (500) feet of the Property.
- D. A need exists for rezoning the Property to Residential two (R-2).

Section 2. The Property is hereby rezoned to Residential two (R-2).

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning changes.

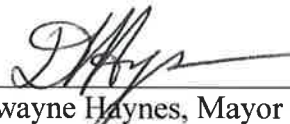
Section 4. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Hudson, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication by title only.

INTRODUCED, READ IN FULL, AND APPROVED ON FIRST READING this 5 day of December, 2018.

TOWN OF HUDSON, COLORADO

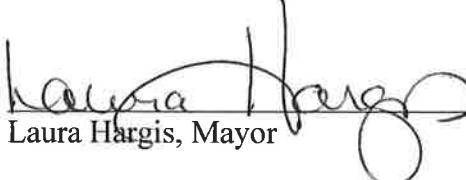

Dwayne Haynes, Mayor

ATTEST:

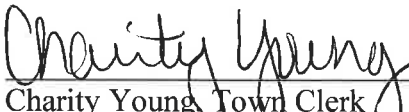

Charity Young, Town Clerk

PASSED ON SECOND AND FINAL READING this 2 day of Jan, 2019, AND ORDERED PUBLISHED ONCE BY TITLE ONLY.

TOWN OF HUDSON, COLORADO


Laura Hargis, Mayor

ATTEST:


Charity Young, Town Clerk

APPROVED AS TO FORM:


Corey Y. Hoffmann, Town Attorney



EXHIBIT A
LEGAL DESCRIPTION

Parcel Numbers:

1. 147310154002, and
2. 147310154001, and
3. 147310153001.

Real property in the County of Weld, State of Colorado, described as follows:

1. Lots C and D of the Fifth and Dahlia Replat #2, A Replat of Lot B, Fifth and Dahlia Replat, Situated in Part of the North East $\frac{1}{4}$ of Section 10, Township 1 North, R 65 West of the 6th P.M., Town of Hudson, County of Weld, State of Colorado; and
2. Lot A of the Fifth and Dahlia Replat, A Replat of Block 53, Town of Hudson, Being a part of the Northeast $\frac{1}{4}$ of Section 10, Township 1 North, Range 65 West of the 6th P.M., Town of Hudson, County of Weld, State of Colorado.

