

ORDINANCE NO.

17-06
Series of 2017

**TITLE: AN ORDINANCE TO AMEND THE HUDSON
HILLS PUD DEVELOPMENT PLAN & GUIDE**

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

Section 1. Findings of Fact.

- A. The Town desires to approve the Amended Hudson Hills PUD Development Plan and Guide (the "Amended PD") for certain property within the Town of Hudson, Colorado (the "Town"), which property is more particularly described in Exhibit A, attached hereto and incorporated herein by this reference. The Property within the Amended PD consists of the area within the original Hudson Hills PUD Development Plan and Guide as approved by the Town on July 2, 2008.
- B. Public notice has been given of such rezoning by one publication in a newspaper of general circulation within the Town at least fifteen (15) days before the public hearing of such rezoning.
- 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 Amended PD as set forth herein.

Section 2. The Amended PD is hereby approved as provided in Exhibit B.

Section 3. 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 Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. 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 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication by title only.

INTRODUCED, READ BY TITLE, AND ADOPTED ON FIRST READING this 19th day of July, 2017.



TOWN OF HUDSON, COLORADO

Raymond Patch
Raymond Patch, Mayor

ATTEST:

Rebecca Utecht
Rebecca Utecht, Town Clerk

PASSED by a vote of ___ for and ___ against AND ORDERED PUBLISHED BY TITLE ONLY, with a complete copy available for public inspection and acquisition in the office of the town clerk this ~~2nd~~ ^{6th} day of ~~August~~ ^{September}, 2017.

TOWN OF HUDSON, COLORADO

Laura Hargis
Laura Hargis, Mayor Pro-Tem

ATTEST:

Rebecca Utecht
Rebecca Utecht, Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann
Corey Y. Hoffmann, Town Attorney

EXHIBIT A – PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 10; THENCE SOUTH 00°26'16" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 332.44 FEET; THENCE SOUTH 89°33'44" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45 AS RECORDED IN COMMISSIONERS BOOK 86 AT PAGE 273 OF THE OFFICIAL WELD COUNTY RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**:

THENCE SOUTH 00°26'16" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45, A DISTANCE OF 2269.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 10 AS RECORDED IN COMMISSIONERS BOOK 86, AT PAGE 273 OF THE OFFICIAL WELD COUNTY RECORDS;

THENCE NORTH 90°00'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 10, A DISTANCE OF 2643.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°12'54" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 250.00 FEET TO A POINT ON THE BOUNDARY OF HUDSON HILLS FILING NO. 1 RECORDED JANUARY 11TH, 2006 AT RECEPTION NO. 33540440 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY OF HUDSON HILLS FILING NO. 1 THE FOLLOWING TWENTY (20) COURSES;

- 1) NORTH 90°00'00" EAST A DISTANCE OF 467.15 FEET;
- 2) NORTH 00°26'16" WEST A DISTANCE OF 691.31 FEET;
- 3) NORTH 64°57'06" EAST A DISTANCE OF 341.46 FEET TO A POINT OF CURVATURE;

4) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°36'39", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 96.65 FEET AND A CHORD THAT BEARS NORTH 12°44'35" WEST A DISTANCE OF 95.90 FEET;

5) NORTH 00°26'16" WEST A DISTANCE OF 447.94 FEET;

6) NORTH 89°33'44" EAST A DISTANCE OF 410.00 FEET;

7) SOUTH 00°26'16" EAST A DISTANCE OF 26.62 FEET;

8) NORTH 89°33'44" EAST A DISTANCE OF 189.13 FEET;

9) SOUTH 00°26'16" EAST A DISTANCE OF 258.00 FEET;

10) NORTH 89°33'44" EAST A DISTANCE OF 185.68 FEET TO A POINT OF CURVATURE,

- 11) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $69^{\circ}31'26''$, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 60.67 FEET AND A CHORD THAT BEARS NORTH $89^{\circ}38'21''$ EAST A DISTANCE OF 57.02 FEET;
- 12) NORTH $89^{\circ}33'44''$ EAST A DISTANCE OF 176.44 FEET;
- 13) NORTH $00^{\circ}26'16''$ WEST A DISTANCE OF 252.97 FEET;
- 14) NORTH $89^{\circ}33'44''$ EAST A DISTANCE OF 180.00 FEET;
- 15) NORTH $00^{\circ}26'16''$ WEST A DISTANCE OF 239.27 FEET TO A POINT OF CURVATURE;
- 16) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $42^{\circ}50'23''$, A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 130.85 FEET, AND A CHORD THAT BEARS NORTH $20^{\circ}58'56''$ EAST A DISTANCE OF 127.82 FEET.
- 17) NORTH $42^{\circ}24'08''$ EAST A DISTANCE OF 397.72 FEET;
- 18) NORTH $89^{\circ}33'44''$ EAST A DISTANCE OF 42.89 FEET TO A POINT OF CURVATURE;
- 19) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $177^{\circ}58'06''$, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 155.31 FEET, AND CHORD THAT BEARS NORTH $88^{\circ}32'47''$ EAST A DISTANCE OF 99.98 FEET;
- 20) NORTH $87^{\circ}31'50''$ EAST A DISTANCE OF 225.17 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 3,731,504 SQUARE FEET OR 85.664 ACRES MORE OR LESS.

EXHIBIT B – AMENDED HUDSON HILLS PUD DEVELOPMENT PLAN & GUIDE