

ORDINANCE NO.

12-01
Series of 2012

TITLE: AN ORDINANCE ZONING THE TOWN OF HUDSON WASTEWATER LAGOON PROPERTY C-1, COMMERCIAL ONE DISTRICT

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

Section 1. Findings of Fact.

- A. The Town desires to rezone property within the Town of Hudson, Colorado, which property is more particularly described in **Exhibit A** (the "Property"), attached hereto and incorporated herein by this reference, to Commercial One District (C-1).
- 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 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 Commercial One District (C-1).

Section 2. The Property is hereby rezoned to Commercial One District (C-1).

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

Section 4. Safety Clause. The Town Board of Trustees 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 Board of Trustees 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 thirty (30) days after final publication.


INTRODUCED, READ IN FULL, AND ADOPTED this 4th day of January, 2012.

TOWN OF HUDSON, COLORADO




Neal Pontius, Mayor

ATTEST:


Linnette Barker, Town Clerk

PASSED ON SECOND AND FINAL READING this 18th day of January, 2012, AND ORDERED PUBLISHED ONCE IN FULL.

TOWN OF HUDSON, COLORADO




Neal Pontius, Mayor

ATTEST:


Linnette Barker, Town Clerk

APPROVED AS TO FORM:



Corey Y. Hoffmann, Town Attorney

EXHIBIT A

Legal Description

A parcel of land located in the SW ¼, Section 3, Township 1 North, Range 65 West of the Sixth Principal Meridian in the Town of Hudson, Weld County, Colorado, more particularly described as follows:

Commencing at the NE corner, SW ¼, Section 3;

Thence S0°43'20"W along the east line of said SW ¼, Section 3, a distance of 50.09 feet;

Thence S89°16'40"E, 12.00 feet to the Point of Beginning on the west right-of-way line of Hickory Street;

Thence S0°43'20"W along said west line, 931.77 feet to the north right-of-way line of Colorado State Highway 52;

Thence westerly along said north through the following five courses:

- 1) S46°55'27"W, 97.27 feet;
- 2) N43°04'03"W, 743.05 feet;
- 3) N47°34'03"W, 103.00 feet to a tangent, 1985.00-foot radius curve;
- 4) Westerly along said tangent, 1985.00-foot radius curve, concave southerly through a central angle of 16°47'46", a distance of 581.90 feet;
- 5) N0°37'03"W, 117.28 feet to the south right-of-way line of County Road 12-1/2;

Thence S89°42'03"E along said south line, 1147.45 feet to the Point of Beginning.

Said parcel, as described, contains an area of 13.25 acres or 577,364 square feet, more or less.