

SPONSORED BY TRUSTEE

TRUSTEE'S BILL

ORDINANCE NO.

NO. 08-08
Series of 2008

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**TITLE: A BILL FOR AN ORDINANCE TO AMEND THE
PLANNED DEVELOPMENT ZONING OF CERTAIN
PROPERTY KNOWN AS THE HUDSON HILLS PD
WITHIN THE TOWN OF HUDSON**

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 amend the Hudson Hills Development Plan and Guide for certain property within the Town of Hudson, Colorado, which property is more particularly described in Exhibit A, attached hereto and incorporated herein by this reference, which development plan and guide shall remain as no more than one hundred and fifty two (152) single family detached residential units.
- 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 amending the development plan and guide as set forth herein.

Section 2. The Development Plan and Guide for the Hudson Hills PD are hereby amended as provided in **Exhibit B.**

Section 3. 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 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 thirty (30) days after final publication.

INTRODUCED, READ IN FULL, AND ADOPTED this 18th day of June, 2008.



TOWN OF HUDSON, COLORADO

Neal Pontius
Neal Pontius, Mayor

Judith A. McGill
Judith A. McGill, Town Clerk ProTem

PASSED ON SECOND AND FINAL READING this 2nd day of July, 2008, AND ORDERED PUBLISHED ONCE IN FULL.

TOWN OF HUDSON, COLORADO

Neal Pontius
Neal Pontius, Mayor

ATTEST:

Judith A. McGill
Judith A. McGill, Town Clerk ProTem

APPROVED AS TO FORM:

Corey Y. Hoffmann
Corey Y. Hoffmann, Town Attorney

EXHIBIT A

Legal Description

BEING A PORTION OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF HUDSON, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 10 BY A 2" ALUMINUM CAP ON A NO. 6 REBAR STAMPED "LS NO. 25937" IN A RANGE BOX, AND AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 10, BY A 2" ALUMINUM CAP ON A NO. 6 REBAR STAMPED "LS NO. 25937" 0.7 FEET BELOW THE ROADWAY SURFACE, THE LINE BETWEEN BEING CONSIDERED TO BEAR S90°00'00"W WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 10: THENCE N89°47'03"W, A DISTANCE OF 30.00 FEET TO 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;

THENCE S00°26'16"E ALONG THE SAID WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 45, A DISTANCE OF 2,602.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 10 AS RECORDED IN COMMISSIONERS BOOK 86, AT PAGE 273 OF THE OFFICIAL WELD COUNTY RECORDS;

THENCE S90°00'00"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 10, A DISTANCE OF 2,643.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;

THENCE N00°12'54"E CONTINUING ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 1,291.13 FEET TO THE C-S 1/16 CORNER OF SAID SECTION 10;

THENCE S89°53'34"E ALONG THE SOUTHERLY LINE FO THE S 1/16, A DISTANCE OF 664.67 FEET TO THE C-W-SE 1/64 CORNER OF SAID SECTION 10;

THENCE N00°03'08"E ALONG THE EASTERLY LILNE OF THE SE 1/64, A DISTANCE OF 659.94 FEET TO THE NW-SE 1/64 CORNER OF SAID SECTION 10;

THENCE N89°50'19"W ALONG THE SOUTHERLY LINE OF THE S 1/64, A DISTANCE OF 662.79 FEET TO THE C-N-S 1/64 CORNER OF SAID SECTION 10;

THENCE N00°12'54"E ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER,

A DISTANCE OF 417.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BURLINGTON NORTHERN RAILROAD;

THENCE N36°02'12"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 299.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10 AND THE SOUTHERLY LINE OF THE TOWN OF HUDSON UNDER RECEPTION NO. 199292 OF THE OFFICIAL WELD COUNTY RECORDS;

THENCE S89°47'03"E ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10 AND THE SOUTHERLY LINE OF SAID TOWN OF HUDSON, A DISTANCE OF 2,438.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,393.790 SQUARE FEET OR 146.781 ACRES MORE OR LESS.