

ORDINANCE No. 96-10

AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF HUDSON, COLORADO AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH.

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

Section 1. Findings of Fact.

(a) Application has been made for zoning certain property described on attached **Exhibit A** within the Town of Hudson, Colorado, as Agriculture Two District (A-2).

(b) Such application was made in conjunction with a petition for annexation of the property and the Board of Trustees approved the annexation by Ordinance No. 96-9.

(c) Public notice has been given of such zoning by one publication in a newspaper of general circulation within the Town, or the official newspaper of the Town, at least fifteen (15) days before the public hearing of such zoning.

(d) A public hearing was held before the Planning Commission on August 20, 1996.

(e) The evidence presented at the hearing shows a need exists for the zoning of the property as Agriculture Two (A-2).

Section 2. The property is hereby zoned Residential One District (A-2).

Section 3. The zoning ordinance and zoning map are hereby amended to conform with the zoning change to the property.

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, ADOPTED AND ORDER PUBLISHED ONCE IN FULL this 14th day of August, 1996.

TOWN OF HUDSON, COLORADO

George Roskop
Mayor

ATTEST:

Judy Larson
Town Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 1996.

George Roskop
Mayor

ATTEST:

Judy Larson
Town Clerk

Exhibit A

Legal Description of Property to be zoned:

That part of the NW3 of Section 11, Township 1 North, Range 65 West of the 6th P.M., County of Weld, State of Colorado, described as: Beginning at the Southeast corner said NW3, thence S89E35'36"W along the South line said NW3 a distance of 1046.77 feet to a point on the West ROW line of the Neres Canal said point being on the present Hudson Town limits; Thence Northerly along said West ROW line and along said Town limits the following courses and distances;

N37E40'13"E	29.96 feet;
N29E13'43"E	120.50 feet;
N12E25'55"E	66.01 feet;
N08E33'37"E	203.21 feet
N06E37'15"E	278.27 feet;
N05E36'50"E	267.29 feet;
N03E25'21"W	203.65 feet;
N08E43'02"W	170.91 feet;
N20E19'48"W	185.72 feet;
N29E10'08"W	156.00 feet;

N44E35'52"W 24.94 feet to a point; thence N45E24'08"E a distance of 80.76 feet to a point on the East ROW line of the Neres Canal; Thence N00E22'45" a distance of 906.34 feet to a point on the South ROW line of Colorado State Highway No. 52; Thence N89E37'15"E along said South ROW line a distance of 690.81 feet; Thence S00E27'26"E a distance of 860.00 feet; Thence N89E37'15"E a distance of 300.0 feet to a point in the East line said NW3; Thence S00E27'26"E along said East line a distance of 1739.28 feet to the point of beginning.

Contains 50.519 acres more or less.

Basis of Bearings: The South line NW3 Section 11. Township 1 North. Range 65 West is assumed to bear S89E35'36"W.

AKA Eastridge Estates