

ORDINANCE No. 94-13

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 Residential One District (R-1).
- (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. 94-12.
- (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 October 18, 1994, and the Planning Commission recommended that the property be zoned Residential One (R-1).
- (e) The evidence presented at the hearing shows a need exists for the zoning of the property as Residential One District (R-1).

Section 2. The property is hereby zoned Residential One District (R-1).

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 26th day of October, 1994.

TOWN OF HUDSON, COLORADO

Kathryn Whisenant, Mayor

ATTEST:

Judy Larson, Town Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 1994.

Kathryn Whisenant, Mayor

ATTEST:

Judy Larson, Town Clerk

Exhibit A

PROPERTY DESCRIPTION

A parcel of land being part of the Northwest Quarter (NW3) of Section Eleven (11), Township One North (T.1N.), Range Sixty-five West (R.65W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner (NW Cor) of said Section 11 and assuming the North line of said NW3 to bear South 90E00'00" East with all other bearings contained herein relative thereto:

THENCE South 90E00'00" East along said North line a distance of 682.01 feet to the **TRUE POINT OF BEGINNING**:

THENCE continuing South 90E00'00" East a distance of 141.00 feet to the NW Cor of that parcel of land as Annexed by that plat as recorded November 18, 1983 in Book 1013 as Reception Number 01947546 of the records of the Weld County Clerk and Recorder (WCCR); THENCE along the West, South, and East lines of said annexation by the following Three (3) courses and distances:

THENCE South 00E00'00" East a distance of 130.00 feet;

THENCE South 90E00'00" East a distance of 125.00 feet;

THENCE North 00E00'00" West a distance of 92.00 feet;

THENCE South 90E00'00" East a distance of 59.74 feet;

THENCE South 00E24'00" West a distance of 455.10 feet;

THENCE North 89E49'25" West a distance of 201.00 feet;

THENCE South 00E24'00" West a distance of 50.00 feet;

THENCE North 89E49'25" West a distance of 125.00 feet;

THENCE North 00E24'00" East a distance of 110.00 feet to the Southwest Corner (SW Cor) of that parcel of land as described in Book 1165 as Reception Number 02109051 as recorded July 31., 1987;

THENCE along the South and East line of the aforesaid parcel of land, the East line of that parcel of land as described in Book 1377 as Reception Number 02328139 as recorded April 8, 1993, and the East and North lines of that parcel of land as described in book 1001 as Reception Number 01932278 as recorded July 5, 1983 by the following Three (3) courses and distances:

THENCE South 89E49'25" East a distance of 125.00 feet;

THENCE North 00E24'00" East a distance of 400.00 feet;

THENCE South 89E49'25" West a distance of 125.00 feet;

THENCE North 00E24'00" East a distance of 32.10 feet to the **TRUE POINT OF BEGINNING**.

Said described parcel of land contains 2.257 Acres, more or less(∇), and is subject to any rights-of-way or other easements as granted or reserved by instruments of records or as now existing on said described parcel of land.