

ORDINANCE NO.

17-03

Series of 2017

TITLE: AN ORDINANCE ZONING THE HIGHWAY 52 ANNEXATION TO C-1 COMMERCIAL DISTRICT

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

Section 1. Findings of Fact.

- A. The Town desires to rezone land as described in Exhibit A and commonly known as the Highway 52 Annexation to C-1, Commercial district.
- 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.
- 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 C-1, Commercial.

Section 2. The Property is hereby rezoned to C-1, Commercial.

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


Section 4. 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 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 ten (10) days after final publication by title only.

INTRODUCED, READ IN FULL, AND APPROVED ON FIRST READING this 3rd day of May, 2017.

TOWN OF HUDSON, COLORADO


Raymond Patch, Mayor

ATTEST:


Rebecca Utecht, Town Clerk

PASSED ON SECOND AND FINAL READING this 17th day of May, 2017, AND ORDERED PUBLISHED ONCE BY TITLE ONLY with a complete copy available for public inspection and acquisition in the office of the town clerk.

TOWN OF HUDSON, COLORADO


Raymond Patch, Mayor

ATTEST:


Rebecca Utecht, Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, Town Attorney



EXHIBIT A, LEGAL DESCRIPTION

A parcel of land being a portion of the West Half of Section Three (3), Township One North (T.1N.), Range Sixty-five West (R.65W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the Center Quarter Corner of said Section 3 and assuming the North line of the Southwest Quarter of said Section 3 as bearing South 89°44'39" West a distance of 2664.11 feet with all other bearings contained herein relative thereto:

THENCE South 00°09'02" West along the East line of the Southwest Quarter of said Section 3 a distance of 50.00 feet to the North line of that parcel of land annexed to the Town of Hudson in an Annexation Map recorded September 11, 2002 as Reception No. 2986545 of the Records of Weld County;

THENCE South 89°44'39" West along said North line a distance of 1159.46 feet to the Northwest corner thereof and to the point of **POINT OF BEGINNING**

The next 5 (five) courses are along the West, Southwesterly and Southeasterly lines of that parcel of land annexed to the Town of Hudson in an Annexation Map recorded September 11, 2002 as Reception No. 2986545 of the Records of Weld County:

THENCE South 01°11'21" East a distance of 67.60 feet to the beginning point of a curve, non-tangent to this course;

THENCE along the arc of a curve concave to the Southwest a distance of 581.91 feet, said curve has a Radius of 1985.00 feet, a Delta of 16°47'47" and is subtended by a Chord bearing South 56° 32' 13" East a distance of 579.82 feet to the end point of said curve;

THENCE South 48°08'16" East a distance of 103.00 feet;

THENCE South 43°38'21" East a distance of 743.05 feet;

THENCE North 46°21'09" East a distance of 113.90 feet to the East line of the Southwest Quarter of said Section 3;

THENCE South 00°09'02" West along the East line of the Southwest Quarter of said Section 3 a distance of 381.34 feet to the Southwesterly right of way line of Colorado State Highway 52;

The next 3 (Three) courses are along the Southwesterly right of way lines of Colorado State Highway 52:

THENCE North 43°38'21" West a distance of 815.33 feet;

THENCE North 45°07'27" West a distance of 294.00 feet to the beginning point of a curve, non-tangent to this course;

THENCE along the arc of a curve concave to the Southwest a distance of 1068.59 feet, said curve has a Radius of 1835.00 feet, a Delta of 33°21'55" and is subtended by a Chord bearing North 64°49'18" West a distance of 1053.55 feet;

THENCE North 08°29'45" East along a line radial to the aforesaid curve a distance of 150.00 feet to the beginning point of a curve, concentric with the previously described curve;

THENCE along the arc of a curve concave to the Southwest a distance of 399.57 feet, said curve has a Radius of 1985.00 feet, a Delta of 11°32'00" and is subtended by a Chord bearing South 75°44'15" East a distance of 398.90 feet to the Westerly prolongation of the North line of that

parcel of land annexed to the Town of Hudson in an Annexation Map recorded September 11, 2002 as Reception No. 2986545 of the Records of Weld County;
THENCE North 89°44'39" East along the Westerly prolongation of said North line a distance of 159.67 feet to the **POINT OF BEGINNING**;

TOTAL ANNEXED AREA for the SH52 Annexation is 7.693 acres, more or less (±).