

ORDINANCE NO.

14-08

Series of 2014

TITLE: AN ORDINANCE ZONING THE NEWLY ANNEXED LAND AIRPORT ANNEXATION NO. 1 AND LAND AIRPORT ANNEXATION NO. 2 AS INDUSTRIAL TWO (I-2), INDUSTRIAL THREE (I-3), COMMERCIAL TWO (C-2), AGRICULTURE TWO (A-2), AND AGRICULTURE THREE (A-3) DISTRICTS

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 the newly annexed Land Airport Annexation No. 1 and Land Airport Annexation No. 2 within the Town of Hudson, Colorado, which property is more particularly described in **Exhibits A and B** respectively (the "Property"), attached hereto and incorporated herein by this reference, to Industrial Two (I-2) District, Industrial Three (I-3) District, Commercial Two (C-2) District, Agriculture Two (A-2) District, and Agriculture Three (A-3) 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 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 Industrial Two (I-2) District, Industrial Three (I-3) District, Commercial Two (C-2) District, Agriculture Two (A-2) District, and Agriculture Three (A-3) District.

Section 2. The Property is hereby rezoned to Industrial Two (I-2) District, Industrial Three (I-3) District, Commercial Two (C-2) District, Agriculture Two (A-2) District, and Agriculture Three (A-3) District as more particularly described in **Exhibit C**, attached hereto and incorporated herein by this reference.

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

Section 4. Airport. The operation of a private airport and related facilities is a use by right within the Industrial Two (I-2) District.

Section 5. 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.

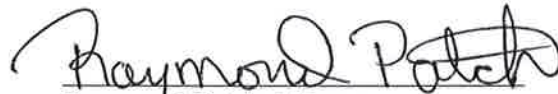
Section 6. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.


Section 7. Effective Date. This Ordinance shall become effective thirty (30) days after final publication.

INTRODUCED, READ IN FULL, AND ADOPTED this 20th day of August, 2014.



TOWN OF HUDSON, COLORADO


Raymond Patch, Mayor



Linnette Barker, CMC, Town Clerk

PASSED ON SECOND AND FINAL READING this 5th day of November, 2014, AND ORDERED PUBLISHED ONCE IN FULL.



TOWN OF HUDSON, COLORADO


Raymond Patch, Mayor


Linnette Barker, CMC, Town Clerk

APPROVED AS TO FORM:



Corey Y. Hoffmann, Town Attorney

EXHIBIT A

Legal Description: Land Airport Annexation No. 1

A parcel of land being within Sections 30 and 31, Township 2 North, Range 64 West of the 6th P.M., within Section 36, Township 2 North, Range 65 West of the 6th P.M., and within Section 6, Township 1 North, Range 64 West of the 6th P.M., County of Weld, State of Colorado and being more particularly described as follows:

Considering the West line of the Southwest One-Quarter of Section 31, Township 2 North, Range 64 West of the 6th P.M. as bearing N00°25'59"W with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 31, Township 2 North, Range 64 West of the 6th P.M. Thence N88°08'14"E 30.01 feet to the East right-of-way line of Weld County Road 49 and the POINT OF BEGINNING; Thence N00°25'59"W 1691.17 feet along said East right-of-way line and the existing Hudson Town limit line; Thence S89°34'01"W 60.00 feet along the existing Hudson Town limit line to the West right-of-way line of Weld County Road 49; Thence N00°25'59"W 1001.07 feet along said West right-of-way line; Thence N00°29'19"W 2049.76 feet continuing along said West line to the intersection with the South right-of-way line of the Burlington Northern Railroad; Thence along the said South right-of-way line 1116.35 feet along the arc of a curve concave to the Southeast, said curve having a radius of 6255.32 feet, delta angle of 10°13'31" and a long chord which bears N51°45'36"E 1114.86 feet to the intersection with the North right-of-way line of Weld County Road 16; Thence S43°11'34"E 3890.40 feet; Thence S89°30'04"W 1966.30 feet; Thence S00°31'26"E 1961.35 feet; Thence S08°05'58"E 1161.09 feet; Thence S65°08'19"W 1809.63 feet to the East right-of-way line of Weld County Road 49; Thence N00°37'11"W 1293.65 feet along said East line to the POINT OF BEGINNING.

Said Parcel contains 262.24 acres, more or less, and is subject to all existing rights-of-way and easements.

EXHIBIT B

Legal Description: Land Airport Annexation No. 2

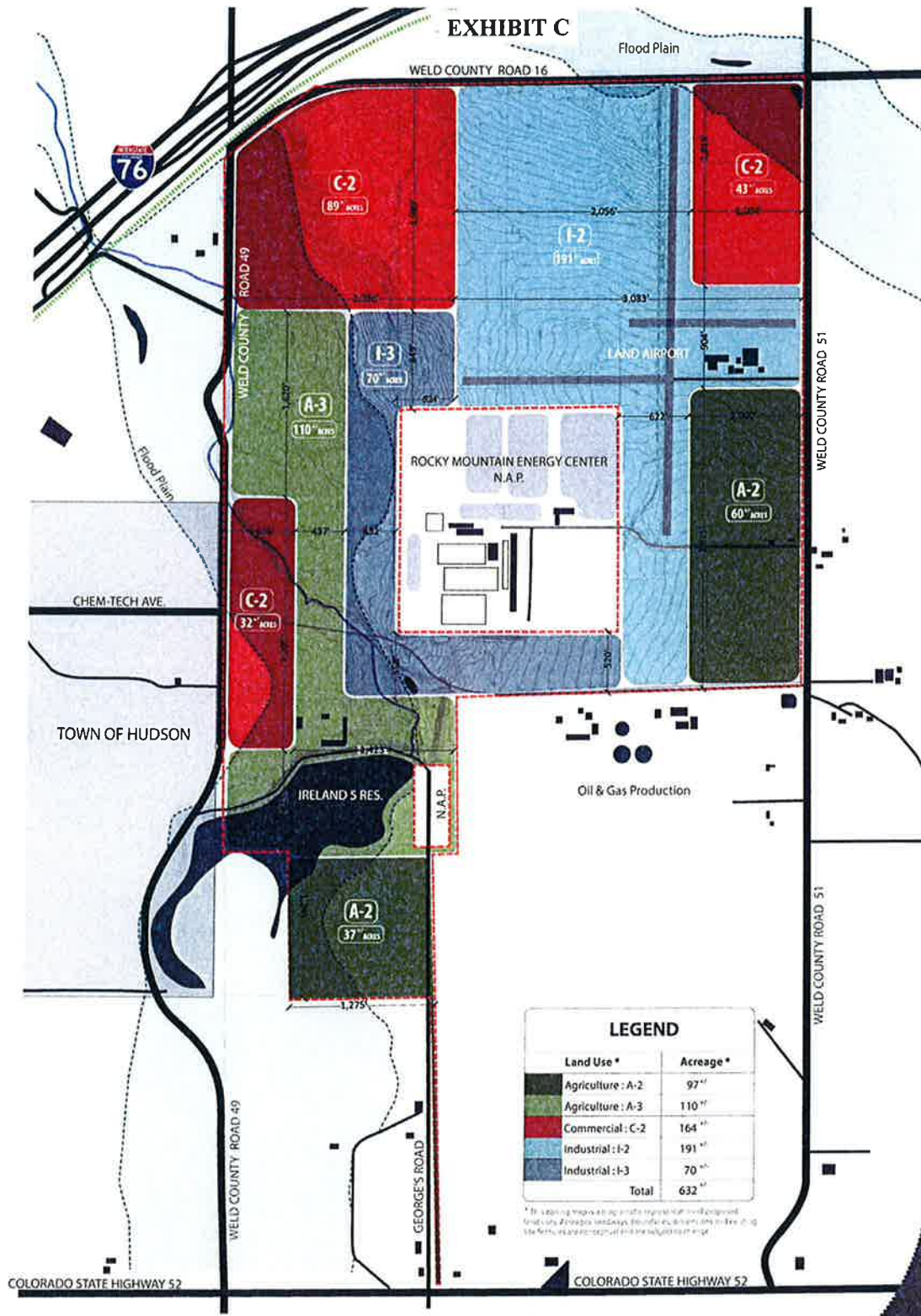
A parcel of land being within Sections 29, 30, 31 and 32, Township 2 North, Range 64 West of the 6th P.M. and within Section 6, Township 1 North, Range 64 West of the 6th P.M.. County of Weld, State of Colorado and being more particularly described as follows:

Considering the West line of the Southwest One-Quarter of Section 31, Township 2 North, Range 64 West of the 6th P.M. as bearing N00d25' 59"W with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 31, Thence N88d08'14"E 30.01 feet to the East right-of-way line of Weld County Road 49; Thence S00d37'11"E 1293.65 feet along said East line to the POINT OF BEGINNING; Thence N88d27'59"E 543.52 feet; Thence S01d'04'59"E 1295.21 feet; Thence N88d45'13"E 1245.62 feet; Thence S01d31'125"E 2504.07 feet to the North right-of-way line of State Highway 52, being 100 feet north of the South line of said Section 6; Thence N89d19'51"E 30.00 feet along said North right-of-way line; Thence N01d31'25"W 2504.38 feet; Thence N01d31'30"W 1241 .58 feet; Thence N88d27'56"E 220.00 feet; Thence N01d31'30"W 60.00 feet; Thence S88d27'56"W 13.61 feet; Thence N00d37'21"W 1305.20 feet to the South line of the SW1/4 of said Section 31, Thence N88d08'11"E 405.51 feet along south line to the South one-quarter corner of said Section 31; Thence N88d08'19"E 2680.30 feet along the south line of the SE 1/4 of said Section 31 and extension thereof to the East right-of-way line of Weld County Road 51; Thence N00d05'17"E 2653.84 feet along said East right-of-line; Thence N00d05'33"E 2695.73 feet continuing along said East right-of-way line to the North right-of-way line of Weld County Road 16; Thence S88d53'31"W 2670.97 feet along said North right-of-way line; Thence S88d53'15"W 1659.25 feet continuing along said North line; Thence 43d11'34"E 3890.40 feet; Thence S00d33'39"E 1958.51 feet; Thence S8925'06"W 1967.56 feet; Thence S08d05'58"E 1161.09 feet; Thence N89'19'38"E 305.16 feet; Thence S00d37'21"E 712.08 feet; Thence S88d27'56"W 305.20 feet; Thence N00d37'21"W 716.67 feet; Thence S65d08'19W 1809.63 feet to the POINT OF BEGINNING.

Said Parcel contains 376.23 Acres, more or less, and subject to existing rights-of-way and easements.

EXHIBIT C



Zoning Plan

Land Airport - Hudson, CO. 10.31.14

