

ORDINANCE NO.

11-05
Series of 2010

TITLE: AN ORDINANCE ZONING THE NEWLY ANNEXED RITCHIE-ROY ANNEXATION AS I-1, INDUSTRIAL ONE DISTRICT

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 Ritchie-Roy Annexation Property within the Town of Hudson, Colorado, which property is more particularly described in **Exhibit A** (the "Property"), attached hereto and incorporated herein by this reference, to I-1, Industrial one 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 I-1, Industrial one district.

Section 2. The Property is hereby rezoned to I-1, Industrial one district.

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

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, AND ADOPTED this 5th day of October, 2011.



TOWN OF HUDSON, COLORADO


Neal Pontius, Mayor

ATTEST:


Linnette Barker, Town Clerk


PASSED ON SECOND AND FINAL READING this 16th day of November, 2010, AND ORDERED PUBLISHED ONCE IN FULL.



TOWN OF HUDSON, COLORADO


Neal Pontius, Mayor

ATTEST:


Linnette Barker, Town Clerk

APPROVED AS TO FORM:

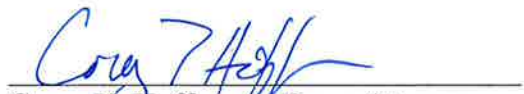

Corey Y. Hoffmann, Town Attorney

EXHIBIT A

PROPERTY DESCRIPTION - RITCHEY/ROY ANNEXATION TO THE TOWN OF HUDSON

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND IN THE SOUTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6th P.M., WELD COUNTY, COLORADO, PARCEL 1 AND PARCEL 2 BEING THAT TRACT OF LAND DESCRIBED IN CHICAGO TITLE OF COLORADO INC. TITLE COMMITMENT NO. 1243913, DATED OCTOBER 10, 2001 AND THE NORTH HALF OF EIGHTH AVENUE OF THE VACATED TOWN OF HUDSON LYING EASTERLY OF INTERSTATE 76 RIGHT-OF-WAY, THE PERIMETER OF SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 00° 27' 00" EAST AND WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00° 27' 00" EAST, 1427.04 FEET ALONG SAID WEST LINE TO THE CENTERLINE OF EIGHTH AVE. OF THE VACATED TOWN OF HUDSON AND THE TRUE POINT

OF BEGINNING;

THENCE SOUTH 89° 14' 31" WEST, 486.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 76;

THENCE NORTH 55° 16' 30" EAST, 53.69 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE NORTH 55° 16' 30" EAST, 541.30 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2;

THENCE NORTH 55° 16' 30" EAST, 793.16 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF THE NERES CANAL;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE BY THE FOLLOWING 2 (TWO) COURSES;

1) SOUTH 42° 08' 25" EAST, 315.87 FEET;

2) SOUTH 17° 35' 02" EAST, 127.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING 2 (TWO) COURSES;

1) SOUTH 52° 36' 12" WEST, 456.68 FEET;

2) SOUTH 53° 41' 30" WEST, 194.52 FEET;

THENCE SOUTH 89° 03' 56" WEST, 385.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 00° 27' 00" WEST, 30.01 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

Contains 10.85 acres more or less and is subject to all existing easements and / or rights-of-way of record and as existing on the ground.