

ORDINANCE NO.

19-14
Series of 2019

**TITLE: AN ORDINANCE REZONING CERTAIN PROPERTY TO
COMMERCIAL TWO DISTRICT (C-2)**

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

Section 1. Findings of Fact.

- A. The Town desires to rezone certain 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 Commercial Two District (C-2).
- 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 Commercial Two District (C-2) as more particularly described on Exhibit A.

Section 2. The Property is hereby rezoned to Commercial Two District (C-2) as more particularly described on Exhibit A.

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

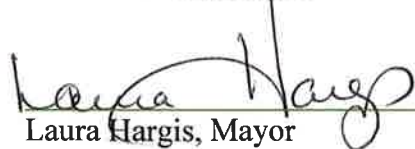
Section 4. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Hudson, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation 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.

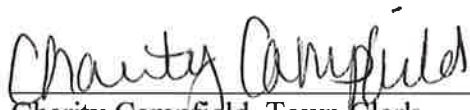
Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication by title only.

INTRODUCED, READ BY TITLE, AND ADOPTED ON FIRST READING this 3 day of July, 2019.

TOWN OF HUDSON, COLORADO


Laura Hargis, Mayor

ATTEST:


Charity Campfield, Town Clerk

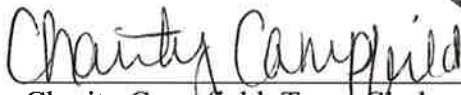
PASSED by a vote of 6 for and 0 against AND ORDERED PUBLISHED BY TITLE ONLY, with a complete copy available for public inspection in the office of the Town Clerk this 17 day of July, 2019.

TOWN OF HUDSON, COLORADO




~~Laura Hargis, Mayor~~
Maria Chavez, Mayor Pro Tem

ATTEST:


Charity Campfield, Town Clerk

APPROVED AS TO FORM:


Corey Y. Hoffmann, Town Attorney

EXHIBIT A

A parcel of land originally dedicated as Public Street Right of Way by the Plat of "The Town of Hudson" recorded December 31, 1907 as Reception No. 125091 of the Records of Weld County, said Right of Way located in the Southeast Quarter (SE1/4) of Section Three (3), Township One North (T.1N.), Range Sixty-five West (R.65W.), of the Sixth Principal Meridian (6th P.M.), Town of Hudson, County of Weld, State of Colorado, and more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 16, Block 34 of the Plat of "The Town of Hudson" and assuming the West line of Lots 9-16, Block 34 to bear North 00°01'35" West a distance of 199.85 feet, with all other bearings herein relative thereto;

THENCE North 89°40'28" East along the South line of said Block 34 a distance of 106.96 feet to the Northwesterly Right of Way line of Hudson Drive as established by that document recorded October 27, 1936 in Book 1000, Page 498 of the Records of Weld County;

THENCE South 41°21'39" West along said Northwesterly Right of Way line a distance of 80.34 feet to the North line of Block 47 of the Plat of "The Town of Hudson";

THENCE South 89°40'28" West along the North line of said Block 47 a distance of 53.84 feet to the Northwest corner of said Block 47 and East Right of Way line of Birch Street;

THENCE North 00°01'35" West along East Right of Way line of Birch Street a distance of 60.00 feet to the Southwest Corner of Lot 16, Block 34 and to the **POINT OF BEGINNING**.

Said vacated Right of Way parcel contains 4,824 sq. ft. or 0.11 acre, more or less (±).

