ORDINANCE NO. 695

AN ORDINANCE REZONING LOTS 1 AND 2, HAYDEN GRANARY FINAL PLAT, AND ADJACENT PORTION OF EAST LINCOLN AVENUE AS DESCRIBED ON EXHIBIT A ATTACHED HERETO FROM COMMERCIAL (C) ZONE DISTRICT TO THE CENTRAL BUSINESS DISTRICT (CBD) ZONE DISTRICT

RECITALS

1. The owners of Lots 1 and 2, Hayden Granary Final Plat, located within the municipal limits of the Town of Hayden have filed applications requesting a zone district change of said Lots 1 and 2 from Commercial (C) to Central Business District (CBD) (the “Zoning Change”); and

2. The Town staff has provided information on the proposed Zoning Change for review by the community and Planning Commission; and

3. A Public Hearing was conducted by the Hayden Planning Commission, according to the regulations of the Town of Hayden, on February 13, 2020 and the Hayden Planning Commission recommended approval of the proposed Zoning Change to the Hayden Town Council subject to conditions that the 200 N Walnut Street Major Site Plan for Yampa Valley Brewing Company is approved and that the rezoning is authorized and approved by an ordinance of the Hayden Town Council and such ordinance is recorded in the records of the Routt County Clerk and Recorder; and

4. A Public Hearing was conducted by the Hayden Planning Commission, according to the regulations of the Town of Hayden, on February 13, 2020 to consider the approval of the 200 N Walnut Street Major Site Plan for Yampa Valley Brewing Company (the “Major Site Plan”), and the Planning Commission approved the Major Site Plan.

5. A Public Hearing was conducted on the Zone Change by the Hayden Town Council, according to the regulations of the Town of Hayden, on March 5, 2020 and [no] public comment on the proposed Zoning Change was received; and

6. Upon conclusion of the Public Hearing, the Hayden Town Council, [unanimously OR by majority vote], approved the Zoning Change.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF HAYDEN, COLORADO, THE FOLLOWING:
Ordinance No. 695
Page 2 of 3

Section 1. That Lots 1 and 2, Hayden Granary Final Plat, File No. ____________ at Reception No. ______________ and the adjacent portion of East Lincoln Avenue, as more particularly described on Exhibit A attached hereto is hereby rezoned to Central Business District (CBD).

Section 2. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date. This Ordinance, immediately on final passing and adoption, shall be published in accordance with Section 3-3h of the Home Rule Charter and recorded in the Town Book of Ordinances kept for that purpose, authenticated by the signatures of the Mayor and Town Clerk. This Ordinance shall be in full force and effect immediately after its publication in accordance with Section 3-3h of the Hayden Home Rule Charter.

Section 4. Public Hearing. A public hearing on this Ordinance will be held on the 5th day of March, 2020, at the regular meeting of the Hayden Town Council beginning at 7 p.m. at the Hayden Town Hall, 178 West Jefferson Ave, Hayden, Colorado.

INTRODUCED, READ, AND ORDERED PUBLISHED PURSUANT TO SUBSECTION 3-3(d) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 20TH DAY OF FEBRUARY, 2020.

ATTEST

[Town Clerk]

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SUBSECTIONS 3-3 (e) through (h) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 5TH DAY OF MARCH, 2020.

ATTEST

[Town Clerk]
EXHIBIT A

DOWLING LAND SURVEYORS, LLC
P.O. BOX 954
HAYDEN, COLORADO 81639
(970) 276-3613
dowling@plotz.biz

LEGAL DESCRIPTION LINCOLN AVENUE/GRANARY ZONING AMENDMENT JANUARY 8, 2020

A tract of land located in the North Hayden Addition to the Town of Hayden, portions of Walnut Street, and portions of Lincoln Avenue, further being portions of the NW1/4 NW1/4 of Section 10 and of the NE1/4 NE1/4 of Section 9, all T6N R88W, 6th P.M., Routt County, Colorado, being more particularly described as follows: BEGINNING at the intersection of the centerline of said Walnut Street and the North line of said North Hayden Addition thence S 22°03'00" E along the centerline of Walnut Street a distance of 152.99 feet, to the centerline of Lincoln Avenue; thence N 67°57'00" E along said centerline of Lincoln Avenue a distance of 634.51 feet, to a point on the projected North line of said North Hayden Addition; thence S 81°30'22" W along said line a distance of 170.65 feet, to the Northeast Corner of said North Hayden Addition; thence S 81°30'22" W along said North line of the North Hayden Addition a distance of 482.03 feet, to the POINT OF BEGINNING, containing 48535.8 Sq. Feet or 1.114 Acres, more or less.

Bearings based on the monumented North line of Block 4, Original Town of Hayden, the Northwest Corner being a rebar with plastic cap, TS&T, and the Northeast Corner being a No. 4 rebar, with illegible plastic cap - N 67°57'00" E.

granary zoning 1-8-20