

# ZONING AMENDMENT MAP LYONS MUNICIPAL CENTER

A PORTION OF RAILROAD AVE., TOWN OF LYONS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

## Legal Description

(PROVIDED BY THE TOWN OF LYONS)

A STRIP OF LAND BEING GENERALLY ONE HUNDRED FEET IN WIDTH RUNNING THROUGH THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO; SAID STRIP OF LAND, LOCATED IN THE TOWN OF LYONS, COLORADO, RUNS WESTERLY BETWEEN THE WESTERLY LINE OF THIRD AVENUE AND THE EASTERLY LINE OF FIFTH AVENUE ALONG THE SAID RIGHT-OF-WAY FOR RAILROAD NOW KNOWN AS RAILROAD AVENUE, THENCE WESTERLY BY THE MOST PRACTICABLE ROUTE TO THE EAST RIGHT-OF-WAY OF FIFTH AVENUE. ("SUBJECT PROPERTY").

EXCLUDING ANY PORTION OF THE SUBJECT PROPERTY INCLUDED WITHIN LOT 1, TOWN OF LYONS AMENDED PLAT RECORDED ON 04/30/2004 AT RECEPTION NO. 2582358 IN THE REAL PROPERTY RECORDS OF BOULDER COUNTY, COLORADO.

## Site and Land Use Data:

TOTAL PARCEL ACREAGE: 2.41 ACRES OR 105,042 SQ.FT. MORE OR LESS.

EXISTING ZONING: R2-A (MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT)

PROPOSED ZONING: M (MUNICIPAL FACILITIES AND SERVICES DISTRICT)

## Town of Lyons Approval Certificate:

APPROVED BY THE BOARD OF TRUSTEES THIS \_\_\_\_ DAY OF \_\_\_\_\_

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_  
TOWN CLERK

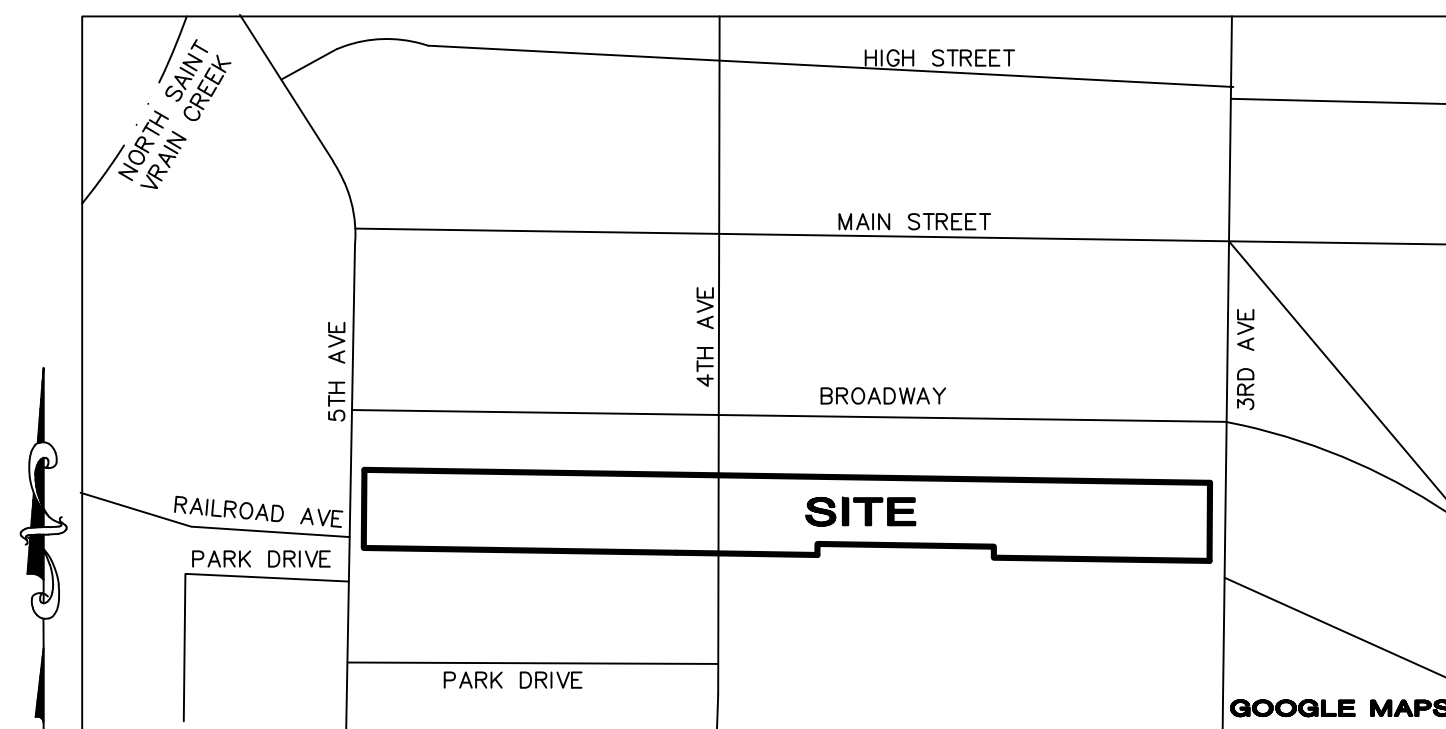
## Planning and Community Development Commission Certificate:

THIS IS TO CERTIFY THAT THIS ZONING AMENDMENT MAP HAS BEEN RECOMMENDED BY THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION OF THE TOWN OF LYONS, STATE OF COLORADO.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN OF PCDC \_\_\_\_\_

SHEET 1 OF 1



Vicinity Map  
NOT TO SCALE

## Notes

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70565777-2, DATED DECEMBER 22, 2017 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ZONING MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. DATES OF FIELDWORK: NOVEMBER 17, 2017 (CREW CHIEF T. FENDICK)
7. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#9 MARCH 10, 1885	BK 59 PG 327	US PATENT
#11 JAN 8, 1988	REC. NO. 897226	TOWN OF LYONS ZONING DISTRICT MAP
#12 DEC 12, 1991	REC. NO. 1148353	TERMS IN QUIT CLAIM DEED
#14 SEPT 12, 2016	REC. NO. 03542805	CONTRACT #2015-01-025 FOR THE BENEFIT OF DEPARTMENT OF HIGHER EDUCATION
SEPT 12, 2016	REC. NO. 03542806	
#15 DEC 12, 1910	BK 337, PG 232	DECREE
#19 JULY 27, 2005	REC. NO. 2707470	LAND LEASE AGREEMENT
JUNE 5, 2006	REC. NO. 2781248	FIRST AMENDMENT
#20 MAY 25, 2006	REC. NO. 2779012	BOA RESOLUTION
#21 JUNE 5, 2006	REC. NO. 2781240	LYONS ORDINANCE
#22 JUNE 5, 2006	REC. NO. 2781243	DEED OF TRUST
#23 JUNE 5, 2006	REC. NO. 2781244	FINANCING STATEMENT
#24 JUNE 5, 2006	REC. NO. 2781245	COLORADO HOUSING AND FINANCE AUTHORITY REGULATORY AGREEMENT
#25 JUNE 5, 2006	REC. NO. 2781246	DEED OF TRUST
JUNE 5, 2006	REC. NO. 2781247	ASSIGNMENT OF RENTS AND INCOME
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#18 DEC 7, 1971	REC. NO. 999679	EASEMENT FOR CONSTRUCTING AND MAINTAINING A DRAINAGE FACILITY (TO SOUTH)
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## Recorder's Certificate:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND IS DULY RECORDED ON

FILM \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_, PLAN FILE

\_\_\_\_\_, FEES PAID \_\_\_\_\_

RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

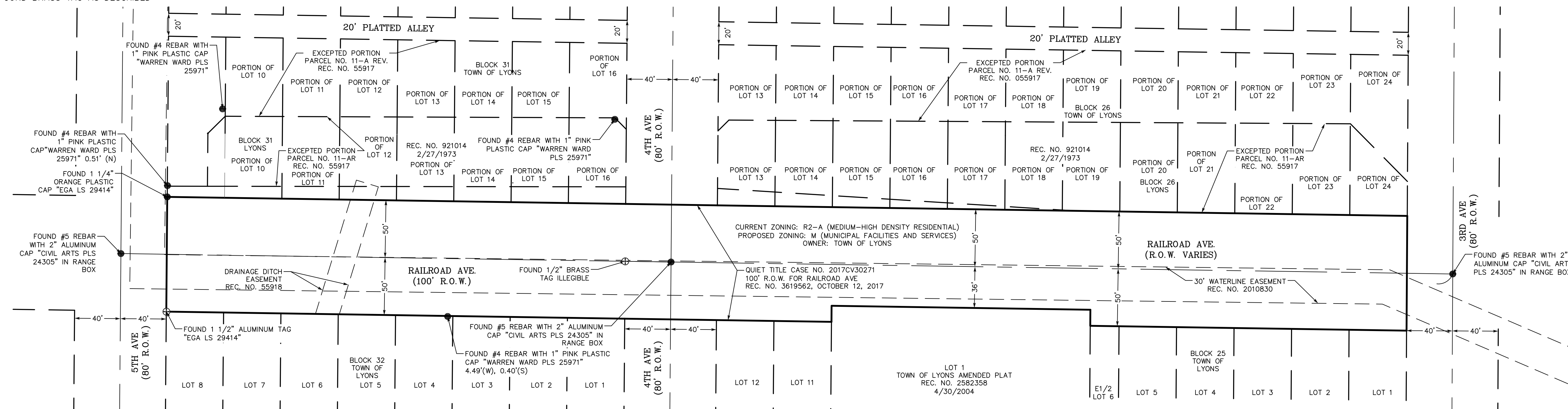
## Surveyor's Certificate

I, EDGAR T. BRISTOW, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO THE TOWN OF LYONS, THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS CONDUCTED BY ME ON JANUARY 5, 2018, THAT SAID SURVEY AND THE ATTACHED PRINT HEREON ARE ACCURATE TO THE BEST OF KNOWLEDGE INFORMATION AND BELIEF.

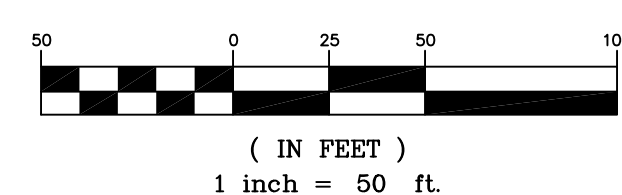
EDGAR T. BRISTOW COLORADO P.L.S. #19588  
PRESIDENT, FLATIRONS, INC.

## Legend

- FOUND MONUMENT AS DESCRIBED
- ⊗ FOUND BRASS TAG AS DESCRIBED



GRAPHIC SCALE



DATE: 2018-01-11 EP

REVISION: 1 - Redline per client

ZONING AMENDMENT MAP  
LYONS MUNICIPAL CENTER

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Flatirons, Inc.  
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FAX: (303) 443-9830

3660 DOWNING ST  
UNIT E  
DENVER, CO 80205  
PH: (303) 776-1733  
FAX: (303) 776-4355

DRAFT  
WORKING COPY ONLY  
WILL HAVE REVISION  
AND SIGNATURE

JOB NUMBER:  
17-69,008  
DATE:  
1/5/2018  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
ETB/JZG/MV

SHEET 1 OF 1

BY:PRESCOTT FILE:69008 ZONING C17.DWG DATE:1/11/2018 11:09 AM