

J. MATTHEW McMULLEN,  
AIA, NCARB, LEED-AP, BD+C  
741 MEMORY LANE,  
LONGMONT, CO 80504  
MOBILE: 720-415-8317  
Email: matt@theaoc.us

PGT PROJECT NUMBER: 50008-21

**BUILDER:**  
ON SITE: \_\_\_\_\_  
TO BE DETERMINED.

**OFF SITE:**  
BONAVILLA HOMES  
111 GRANT ST.  
P.O. BOX 127  
AURORA, NE 68818  
PH. 402-694-5250

**STRUCTURAL ENGINEER:**  
STEPHEN C. WERNSMAN  
WERNSMAN ENGINEERING, INC.  
1011 42ND ST.  
EVANS, CO 80862  
PHONE: 970-353-4463  
970-820-0010

**OWNERS:**  
COLORADO LOOKOUT LYONS, LLC.  
RONALD LEIGH WILLIAMS, MEMBER

ADDRESS : HOME: 600 INDIAN  
LOOKOUT RD., #637,  
CO 80540  
MAILING: 1550 LARIMER ST., #637, DENVER, CO 80202  
PHONE: 202-207-8744

317 EVANS ST.  
LYONS, CO 80540

### GENERAL PLAN INFORMATION

**3.1 TITLE OF PROJECT:**  
317 EVANS STREET

**3.4 ADDRESS OF PROJECT:**  
317 EVANS STREET, LYONS, CO 80540

**3.5 LEGAL DESCRIPTION OF PROPERTY:**  
LOTS 2 & 3, BLOCK 24, 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.

**3.7 NAME, ADDRESS AND PHONE NUMBER OF PERSON OR FIRM RESPONSIBLE FOR PLAN:**  
J. MATTHEW McMULLEN, AIA, NCARB, LEED-AP, BD+C, 741 MEMORY LANE, LONGMONT, CO 80504 PHONE: 720-415-8317

**3.6 NAME, ADDRESS AND PHONE NUMBER OF PROPERTY OWNER:**  
RONALD LEIGH WILLIAMS, JR.  
HOME: 600 INDIAN LOOKOUT RD., LYONS, CO 80540  
MAILING: 1550 LARIMER ST., #637, DENVER, CO 80202  
PHONE: 202-207-8744

**3.6 NAME, ADDRESS AND PHONE NUMBER OF PROPERTY OWNER:**  
RONALD LEIGH WILLIAMS, JR.  
HOME: 600 INDIAN LOOKOUT RD., LYONS, CO 80540  
MAILING: 1550 LARIMER ST., #637, DENVER, CO 80202  
PHONE: 202-207-8744

**3.9 LOT SIZE (SQUARE FOOTAGE):** 14,091 SF  
OR 0.32 AC

**3.11 EXISTING ZONING:** R-1

**3.11 PROPOSED ZONING:** PUD-R

**NET PROJECT LAND AREA IN SQUARE FEET:** 14,091 SF

**NUMBER OF DWELLING UNITS:** 9

**NUMBER OF AFFORDABLE HOUSING UNITS:** 0

**PROJECT NET DENSITY:** 1 UNIT/1565.67 SF OR 28 UNITS/AC

**CUMULATIVE GROSS FLOOR AREA OF ALL LEVELS OF ALL BUILDING:**

BUILDING A - 2 UNIT	3,085.33 SF
BUILDING B - 4 UNIT	2,254.67 SF
BUILDING C - 3 UNIT	1,689.76 SF
BUILDING D - 2 CAR...	576.0 SF
<b>TOTAL:</b>	<b>7,605.76 SF</b>

**NUMBER OF PARKING SPACES PROVIDED:**

4 STANDARD (8'X18') UNENCLOSED SPACES  
1 COMPACT (7'5"X15') UNENCLOSED SPACE  
1 VAN ACCESSIBLE (8'X18') UNENCLOSED SPACE  
2 ENCLOSED SPACES IN TWO-CAR DETACHED GARAGE  
2 TANDEM UNENCLOSED SPACES IN DRIVEWAY  
TOTAL: 10 SPACES (8 UNENCLOSED, 2 ENCLOSED)

**4.6 IMPERVIOUS LOT COVERAGE:**

LOT AREA	14106.06
<b>BUILDING A - 2 UNIT</b>	<b>1708.02</b>
BUILDING A - PORCH	233.83
BUILDING B - 4 UNIT	2857.71
RAMP AND LANDING	227.14
BUILDING C - 3 UNIT	2158.88
BUILDING D - 2 CAR GARAGE	693.44
APRON PARKING SPACES @ GARAGE	236.53
PAVED PARKING SPACES	1047.19
SIDEWALK	1737.20
TRASH DISPOSAL AREA	160.00
<b>TOTAL</b>	<b>11059.94</b>

**IMPERVIOUS LOT COVERAGE**

**4.7 LAND USE:**

9 UNITS OF MULTIFAMILY RESIDENTIAL: 7,029.76 SF  
1 2-CAR DETACHED GARAGE: 576 SF

Impervious lot coverage plan diagram showing building footprints and paved areas. Labels include: LOT AREA, APRON PARKING, SIDEWALK, BUILDING A - PORCH, BUILDING C - 3 UNIT, BUILDING D - 2 CAR GARAGE, RAMP & LANDING, BUILDING B - 4 UNIT, and TRASH DISPOSAL AREA.

**FOR DEVELOPMENT PLAN (MAJOR DEVELOPMENT REVIEW):**

a. **Certificate of Dedication:**  
Know all men by these presents that Ronald Leigh Williams Jr, as member of Colorado Lookout Lyons LLC, being the sole owner(s) of the land described as follows:

Lots 2 & 3, Block 24, 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.

have caused said land to be site planned under the name of and do hereby dedicate to the public forever all public streets and rights-of-way, easements, and other places designated or described as for public uses Ronald Leigh Williams Jr, as member of Colorado Lookout Lyons LLC agree to develop the land as depicted. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

In witness whereof, we have hereunto set our hands and seals this 20 day of 20.

State of Colorado )  
County of Boulder )  
The foregoing instrument was acknowledged before me this 20 day of 20 by  
Witness My Hand and Seal \_\_\_\_\_  
My commission expires \_\_\_\_\_

Chairman \_\_\_\_\_  
Planning and Community Development Commission Secretary \_\_\_\_\_

Ditch Company Certificate  
Approved this 20 day of 20  
(Ditch Company)  
by \_\_\_\_\_ Representative \_\_\_\_\_

b. **Surveyor's Certificate:**  
I certify this Development Plan accurately represents the results of a survey made by me or under my direct supervision and done in accord with applicable State of Colorado requirements.  
by \_\_\_\_\_ (SEAL)  
(registered land surveyor, reg. no.)

Attest: \_\_\_\_\_  
Town Clerk \_\_\_\_\_

**COUNTY CLERK RECORDING CERTIFICATE**  
This Develop Plan was filed for record in the office of the County Clerk and Recorder of Boulder County at o'clock, M, on the day of 20, reception no. \_\_\_\_\_.

**LYONS**  
COLORADO

TOWNOFLYONS.COM  
TELEPHONE: 303.823.6622

Double Gateway to the Rockies  
402 1/2 Avenue • P.O. Box 49  
Lyons, Colorado 80540

Boulder County Clerk and Recorder  
By \_\_\_\_\_ Deputy \_\_\_\_\_

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Town Clerk \_\_\_\_\_

**FOR REZONING:**

a. **Surveyor's Certificate:**  
I, \_\_\_\_\_, a registered professional land surveyor in the State of Colorado, do hereby certify that this map and legal description were prepared by me or under my direct supervision and done in accord with applicable State of Colorado requirements.  
by \_\_\_\_\_ (SEAL)  
(registered land surveyor, reg. no.)

Witness My Hand and Seal \_\_\_\_\_  
My commission expires \_\_\_\_\_

Chairman \_\_\_\_\_  
Planning and Community Development Commission Secretary \_\_\_\_\_

**Clerk and Recorder's Certificate**  
State of Colorado )  
County of Boulder )  
I hereby certify that this instrument was filed in my office this 20 day of 20, by and is recorded in plat book number \_\_\_\_\_, film number \_\_\_\_\_, reception number \_\_\_\_\_.

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Attest: \_\_\_\_\_  
By: \_\_\_\_\_ Mayor \_\_\_\_\_

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**GENERAL PLAN INFORMATION**

**STATISTICAL INFORMATION**

**4.6 IMPERVIOUS LOT COVERAGE:**

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Site plan diagram showing building footprints and paved areas. Labels include: LOT AREA, APRON PARKING, SIDEWALK, BUILDING A - PORCH, BUILDING C - 3 UNIT, BUILDING D - 2 CAR GARAGE, RAMP & LANDING, BUILDING B - 4 UNIT, and TRASH DISPOSAL AREA.

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**CONTEXT/VICINITY MAP**  
317 Evans Street  
Lyons, CO 80540  
SCALE: 1:100 METERS  
12-7-2022

1 CONTEXT / VICINITY MAP

Context/vicinity map showing the location of the proposed development on Evans Street in Lyons, CO. The map includes surrounding streets, landmarks, and the proposed building footprint.

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PLAN NORTH

TRUE NORTH

DRAWING ISSUE

01 12/07/2022 SITE / DEV. PLAN

COVER SHEET