

## REFERRAL REQUEST



Project Name: 317 Evans Street Rezoning and Major Development Review

Today's Date: 12/05/2022

Comments Due By: 12/08/2022

**The Town of Lyons has received the following item for review:**

Applicant: Mr. Leigh Williams

Zoning District: R-1

Location: 317 Evans Street, Lyons CO 80540

**Project Description:** 317 Evans Street is currently a nonconforming multi-family residential set of units which the Applicant would like to upgrade to remedy the substandard conditions of the existing units. The Applicant will utilize modular construction, and will be asking for increasing the density from 6 units to 9.

To accomplish this, the Applicant is requesting a PUD-R Overlay District to the underlying R-1 Zone designation; this requires a Rezoning under §16-4-130 and §16-15-10 et seq. of the Lyons Municipal Code (LMC).

Please refer to attached preliminary zoning map.

Additionally, the Applicant is required to following the Major Development Review process, as outlined in §16-17-20 of the LMC.

The application is submitted to you for review and comments. Please reply by the above-listed date so that we may give full consideration to your recommendation. Any response not received before or on this date will be deemed to be a neutral response.

**If you have any questions regarding this application please call Planner II Dave Kimmell AICP, at 303-823-6622 x25 or email me at [dkimmell@townoflyons.com](mailto:dkimmell@townoflyons.com). Please note that only a portion of the submitted documents have been submitted at this time. If you desire to review the entire file, the first public hearing will be Monday, December 12, 2022 at 7pm before the Town of Lyons Planning & Community Development Commission, followed by the final hearing before the Board of Trustees on Monday, December 19, 2022 at 7pm – please see attached Public Notice Letter. Following the PCDC hearing, more documents will be available for your review if requested. At that time, please call the Town Clerk Dolores Vasquez at 303-823-6622 x 12.**

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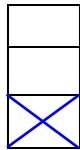
**TELEPHONE**

**303.823.6622**

**FACSIMILE**

**303.823.8257**

Please check the appropriate response below or send a letter.



We have reviewed the proposal and have no conflicts.

See attached letter for comments regarding this

Please note the following concern: No comments from an engineering review regarding the PUD overlay as no design or details of specific improvements were provided. However, this property is in the floodplain so all improvements will require a floodplain development permit to review any potential impacts to the floodway/floodplain and any associated development and building requirements.

Signature:

Date: 12/08/2022

Printed Name: Chris Jain, PE, CFM,  
Consor, Town Engineer

Kindly email your comments to: Town Clerk Dolores Vasquez at [dvasquez@townoflyons.com](mailto:dvasquez@townoflyons.com) and Planner II Dave Kimmett at [dkimmett@townoflyons.com](mailto:dkimmett@townoflyons.com)

Alternatively, you can mail your comments to: Town of Lyons, PO Box 49, Lyons, CO 80540, ATTN: Dolores Vasquez or fax them to: 303.823.8257

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