



Town of Lyons
Community Development Department
432 5th Ave.
Lyons, CO 80540
(303)823-6622
communitydevelopment@townoflyons.com

LAND USE APPLICATION FORM

APPLICANT FULL NAME: The Town of Lyons	ADDRESS: 432 5th Avenue, Lyons CO, 80540
APPLICANT'S PHONE #: 303-823-6622 x22	APPLICANT'S EMAIL: apainter@townoflyons.com
PROJECT NAME: Rezoning of 109 County Rd. 69 (AKA Martin Parcel)	PROJECT ADDRESS: 109 County Rd. 69 Unincorporated Boulder County

TYPE OF APPLICATION (Check One)		
Annexation	Sketch Plan	Minor Subdivision
<input checked="" type="checkbox"/> Change of Zone	Preliminary Plat	Plat Vacation
Conditional Use Review	Final Plat	Lot Consolidation
Vacation of Right-of-Way/Easement	Plat Amendment	Survey Correction Plat
Variance (zoning / building / sub.)	Planned Unit Development	Site Plan or Development Plan
Special Use Review	Telecommunications	Other:

PROJECT INFORMATION:	
Is site within Lyons' Planning Area? Yes	Is site within Lyons' Town Limits? No
Existing Use (single family, commercial, etc.): DRBOP	Proposed Use: Social Trails
Existing Zoning: RR- Rural Residential	Proposed Zoning: Parks and Open Space
Number of Existing Residential Lots: 0	Number of Proposed Residential Lots: 0
Number of Existing Commercial Lots 0	Number of Proposed Commercial Lots: 0
Number of Existing Industrial Lots: 0	Number of Proposed Industrial Lots: 0
Total Property Acreage: 8.79 Acres	Does the property have slopes greater than 5%? No

Legal Description of Property – Lot #, Block #, and Subdivision; or Location in Section, Township, and Range
LOT 1 LESS TRI TR NW COR & LOT 2 LESS SMALL TR SOLD TO BO CO BLK 1 MEADOW PARK FRUIT FARMS 6.60 ACS M/L

ADDITIONAL CONTACTS (Owner, Consultants):	
Full Name: Town of Lyons	
Address: 432 5th Avenue Lyons, CO 80540	
Contact Info (email, phone): apainter@townoflyons.com, 303-823-6622 x22	
Full Name: Alexander Painter	
Address: 432 5th Avenue Lyons, CO 80540	
Contact Info (email phone): apainter@townoflyons.com, 303-823-6622 x22	



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COMPREHENSIVE PLAN AND PARKS OPEN SPACE TRAILS MAP CONSISTENCY:

	Yes/No	Describe
Locate your property on the 2010 Lyons Planning Area Map . Does your proposed use meet the use designation shown?	Yes	The property is in alignment with the 2023 Lyons Primary Planning Area
Is the project or property consistent with the guiding principles, goals, and objectives set forth in the 2010 Lyons Comprehensive Plan , or the 2014 Lyons Recovery Action Plan or the 2016 Lyons Primary Planning Area Action Plan ?	Yes	The proposed property is consistent with the Goals and Policies of the 2023 Lyons Thrive Comprehensive Plan.
Is the project or property consistent with the Sustainable Design and Development Principles in Appendix D of the Comprehensive Plan .	Yes	The proposed property will not have any development occurring and is in alignment with Policy NE-2.1: Sustainable Development Practices
Is the project/property in or adjacent to a gateway designation on the Comprehensive Plan's Lyons Gateway Map (p87)?	Yes	The proposed property is adjacent to HWY 7/South St. Vrain Dr.
Does the proposed project or property have or is it adjacent to a designation on the legend of the Parks Recovery Plan's Trails Planning, Park Connectivity and Recreational Opportunities Map (pg. 47)?	Yes	The proposed property is adjacent to Bohn Park.
Is the proposed project or property in the floodplain? View floodplain map on the Town website under maps .	Yes	
Is the proposed project or property adjacent to a public facility or does it include a public/municipal facility ?	Yes	The proposed property is adjacent to Bohn Park and its public facilities.
Does the proposed project or property have unique wildlife habitat or include a wildlife corridor?	Yes	The proposed property is identified as a critical wildlife habitat (Wetland).

UTILITY PROVIDER:

Water:	Sewer:	Electric:
Gas:	Cable:	Phone:
Fire Protection:	Other:	

CERTIFICATION:

I certify that I am the lawful owner of the parcel(s) of land, which this application concerns, and consent to this action.

Owner: The Town of Lyons

Date: 05/26/2023

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Lyons must be submitted prior to having this application processed.

Applicant: Alexander Painter

Date: 05/26/2023

FOR STAFF USE ONLY:

APPLICATION ACCEPTED BY: <u>Heber M. Jaeger</u>	DATE ACCEPTED: <u>5/26/23</u>
FEE RECEIVED:	TRACKING #: