



# Community Planning & Permitting

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**TO:** Alexander Painter  
**FROM:** Hannah Hippely, AICP Long Range Planning Division Manager  
**RE:** 109 CR 69 Annexation and Rezoning Martin Parcel  
**DATE:** 6/8/23

After reviewing the provided materials, Boulder County's Department of Community Planning & Permitting has the following comments:

1. The subject property is within the Lyon's Planning Area as defined in the Lyons Planning Area Comprehensive Development Plan Intergovernmental Agreement (the IGA).
2. The property is also identified as Primary Planning Area on the IGA Map. This designation identifies the property as one which is intended to be annexed into the Town of Lyons.
3. The proposed zoning, Parks and Open Space, is appropriate given that it is a Deed Restricted Buy Out Property.
4. Please note that there is an easement on the property which reserved an area for Boulder County to use as a turnaround per the special warranty deed recorded at Reception No. 03752802.

This concludes the Department of Community Planning & Permitting comments at this time.