



**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: Annexation	PROJECT ADDRESS: 109 County Rd 69

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

PROJECT INFORMATION:		
Is site within Lyons' Planning Area?	Yes	Is site within Lyons' Town Limits? No
Existing Use (single family, commercial, etc.):	Single Family	Proposed Use: Parks and Open Space
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 <a href="#">2010 Lyons Planning Area Map</a> . Does your proposed use meet the use designation shown?	Yes	This 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 <a href="#">2010 Lyons Comprehensive Plan</a> or the <a href="#">2014 Lyons Recovery Action Plan</a> or the <a href="#">2016 Lyons Primary Planning Area Action Plan</a> ?	Yes	The proposed Annexation is consistent with with the Goals and Policies of the 2023 Comprehensive Plan. Policy LU-1.3
Is the project or property consistent with the Sustainable Design and Development Principles in Appendix D of the <a href="#">Comprehensive Plan</a> .	Yes	The property is consistent with the 2023 Comprehensive Plan. Goal LU-2: Policy LU-2.3.
Is the project/property in or adjacent to a gateway designation on the <a href="#">Comprehensive Plan's</a> 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 <a href="#">Parks Recovery Plan's</a> Trails Planning, Park Connectivity and Recreational Opportunities Map (pg. 47)?	Yes	The proposed project is adjacent to Bohn Park.
Is the proposed project or property in the floodplain? View floodplain map on the <a href="#">Town website under maps</a> .	Yes	
Is the proposed project or property adjacent to a public facility or does it include a <a href="#">public/municipal facility</a> ?	Yes	The proposed property is adjacent to Bohn Park and its public facilities
Does the proposed project or property have unique <a href="#">wildlife habitat</a> or include a wildlife corridor?	Yes	The proposed property is identified as a critical wildlife habitat (Wetland)

#### UTILITY PROVIDER:

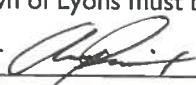
Water:	Sewer:	Electric:
Gas:	Cable:	Phone:
Fire Protection:	Other:	

#### CERTIFICATION:

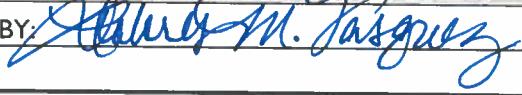
I certify that I am the lawful owner of the parcel(s) of land, which this application concerns, and consent to this action.

Owner: The Town of Lyons Date: 5/23/2023

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: 5/25/2023

#### FOR STAFF USE ONLY:

APPLICATION ACCEPTED BY: 	DATE ACCEPTED: <u>5/25/23</u>
FEE RECEIVED:	TRACKING #: