



# Annexation of 109 County Rd 69 (AKA Martin Parcel)

## **ITEM NAME**

---

Written Statements for 109 County Rd 69 Annexation

## **STAFF**

---

Planner II Alexander Painter

## **PROPERTY INFORMATION**

---

### **Sec. 15-I-120. - Step 2, Annexation application submittal:**

(6) (d) The written legal description (please also provide an electronic version of the legal description in Microsoft Word format).

**-Legal Description:** 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

### **Sec. 15-I-120. - Step 2, Annexation application submittal:**

(6) (f) Section, quarter-section and other monument corners and a description of all monuments that mark the property boundaries and all control monuments.

#### **Section and Quarter Section:**

- NWNE Quarter Section
- NE Quarter
- NE COR. SEC. 19 – Description from survey is as follows:

-Set 30" Long #6 Rebar, W/ 2-1/ Alum. Cap MKD. "CIVILARTS PLS 24305 2021" 0.9' Below Ground Level.

### **Sec. 15-I-120. - Step 2, Annexation application submittal:**

(6) (k) A map note that indicates the total perimeter of the annexation boundary, the contiguous length to the existing Town boundary and the length representing one-sixth ( 1/6 ) of the total annexation boundary perimeter.

**-Total Perimeter:** The total perimeter of 109 County Rd 69 is 2,718.07'

**-Contiguous Length:** The contiguous length of 109 County Rd 69 is just shy of 3/6 to the existing Town boundary.

**-Acreage:** The total acreage of 109 County Rd 69 is 8.79 acres.

## **COMPREHENSIVE PLAN**

---

### **Sec. 15-I-120. - Step 2, Annexation application submittal:**

(12) Description of consistency with the Comprehensive Plan. The applicant shall provide a narrative discussing how the project relates to the goals, policies and strategies set forth in the Comprehensive Plan.

The 2023 Lyons Thrive Comprehensive Plan speaks heavily on the annexation criteria and fully supports annexations within the Three-mile Plan and the Lyons Planning Area. Below is a list of goals, policies, and strategies that align this annexation with the 2023 Lyons Thrive



# Annexation of 109 County Rd 69 (AKA Martin Parcel)

Comprehensive Plan.

- Policy LU-1.3: Annexation. Pursue and/or consider requests for annexation that align with the criteria outlined in Chapter 3, help advance the goals and policies contained in this Comprehensive Plan and comply with all applicable Town ordinances.
- Pg. 64, Three-Mile Plan, “Establishes the Town of Lyons’ interests and intent regarding future annexation within a three-mile boundary of the Town’s current municipal limits, as required under Colorado law.”
- Pg. 64, Three-Mile Plan “1) Lyons Planning Area, which identifies areas where the Town of Lyons would consider annexations over the next ten to 20 years, and 2) Area of Interest, which includes areas within three miles of the Town of Lyons municipal boundary.”
- Pg. 110, Circulation and Access Considerations (South St. Vrain). St. Vrain Corridor Trail to Old South St. Vrain Road connector trail. Martin Parcel to CR69 or other opportunities.

## **Water Rights**

### **Sec. 15-1-120. - Step 2, Annexation application submittal:**

(13) Water Rights. *The applicant shall provide a water rights report for the property prepared by a qualified water engineer or water attorney detailing the water rights appurtenant to and severed from the property to be annexed and their historical use. The report must include both surface and subsurface (tributary and nontributary groundwater). In addition, the applicant shall provide a deed transferring all subsurface (nontributary) water rights (e.g., Laramie-Fox Hills aquifer) to the Town as authorized by Article 90 of Title 37, C.R.S.*

-Reserved interest in water rights and all road rights-of-way owned by Grantor appurtenant to the property. (Special Warranty Deed pg.1, last paragraph)

## **Mineral Rights**

- Boulder County retained all the mineral rights for the proposed property.