

REFERRAL REQUEST



Project Name: River Bend - PUD Agreement
Today's Date: 04/25/2024
Comments Due By: 05/13/2024

The Town of Lyons has received the following application for review:

Applicant: Chris Legh
Zoning District: Current: PUD-Commercial Planned Unit Development District ;
Location: 501 W Main St. Lyons, CO 80540

Project Description:

The Town of Lyons has received a complete application for proposal (see attached) summarized below.

The applicant, Chris Legh, is proposing a new PUD agreement to replace the existing PUD agreement. This request is necessary, as the Town of Lyons does not have a PUD amendment process. The proposed PUD proposes the following changes to the existing PUD:

- Allow for an extended primitive camping timeframe.
- Allow for the construction of a 6,000 sf venue structure instead of the previously approved 4,000 sf.
- Allow for music to be amplified.
- Allow for the addition of ten (10) additional tiny homes.

DOUBLE GATEWAY
TO THE ROCKIES

As part of the codified process, the application is submitted to you for review and comments. Please reply by the above-listed date so that we may fully consider 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, Andrew Bowen, at 303.823.6622 x25 or email him at abowen@townoflyons.com. Please note that only a portion of the submitted documents have been enclosed. If you desire to review the entire file, please call the Town Clerk Dolores Vasquez at 303.823.6622 x12.

Please check the appropriate response below or send a letter.

We have reviewed the proposal and have no conflicts.

See the attached letter for comments regarding this application:

Please note the following concern/s:

The following motion was unanimously approved at a UEB meeting on May 1, 2024:

The UEB recommends that the PUD revision be contingent on fixing language concerning payment for borrowed water shares and taps to be paid upon changes in ownership to include change in partnership/shareholders. Also that changes during development review will need reconsideration of the number of water rights and taps for water, sewer, and possibly electric.

Signature: James A. Kerr Date: May 5, 2024

Printed Name/Agency: Town of Lyons Utilities and Engineering Board (UEB)

Please mail your comments to: Town of Lyons, PO Box 49, Lyons, CO 80540, ATTN: Dolores Vasquez, fax them to: 303.823.8257, or email them to: dvasquez@townoflyons.com.

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