

May, 15 2024

**Dear Neighboring Property Owners:**

The Town of Lyons is considering an application for a new Planned Unit Development (PUD) located at 501 West Main Street (River Bend). This application was submitted by Chris Legh (Lyons Properties) on April 8th. The proposed PUD amends the language of the previously approved PUD to alter the following:

- Allow for an extended 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.

This is notice that the PCDC will convene at **6:30 pm** on **Thursday, May 30<sup>th</sup>, 2024**, via a hybrid virtual and in-person meeting at Town Hall. This meeting will consider the potential recommendation of approval to the Board of Trustees for the proposed PUD. Public comment and discussion will be available during this meeting. Please find the Public Hearing Notice attached.

DOUBLE GATEWAY  
TO THE ROCKIES

The Board of Trustees will convene at **7:00 pm** on **Monday, June 17<sup>th</sup>, 2024**, via a hybrid virtual and in-person meeting. This meeting will have public comment and will be used by the Board of Trustees to establish if the proposed PUD meets the necessary Lyons Municipal Code criteria.

Sincerely,

Andrew Bowen, AICP  
*Senior Planner*  
Town of Lyons

TELEPHONE

303.823.6622

FACSIMILE

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432 5TH AVENUE • P.O. BOX 49  
LYONS • COLORADO 80540

**TOWNOFLYONS.COM**

## Project Location Map:



May 15, 2024

**PUBLIC HEARING NOTICE**

Notice is hereby given that on Thursday, May 30, 2024, at 6:30 pm, via a hybrid meeting, the **Planning and Community Development Commission Public (PCDC) Public Hearing will occur.**

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/83207171916?pwd=V29Na2JFQkRiZkRGQkZydzM0Q2xhQT09>

Meeting ID: 832 0717 1916

Passcode: 189325

The public hearing is for the review of a new Planned Unit Development (PUD) located at 501 West Main Street (River Bend).

Members of the Public and other interested parties are hereby invited to attend the PCDC public hearing virtually or in-person at Town Hall (432 5<sup>th</sup> Avenue, Lyons, CO 80540), and as well may be heard or submit written comments regarding the matter under consideration to the Town Clerk at [dvasquez@townoflyons.com](mailto:dvasquez@townoflyons.com), at Town Hall, 432 5<sup>th</sup> Ave, Lyons, or by mail at P.O. Box 49, Lyons, CO 80540.

Submitted by:

Dolores M. Vasquez, CMC  
Town Clerk  
Town of Lyons

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May 15, 2024

**PUBLIC HEARING NOTICE**

Notice is hereby given that on Monday, June 17, 2024, at 7:00 pm, via a hybrid meeting, the **Board of Trustees ("Board") Public Hearing will occur.**

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/85133224735?pwd=dXFKTDZBRjIEOE5WSnc1MXVieUIJdz09>

Meeting ID: 851 3322 4735

Passcode: 100138

[Dial by Location:](#)

• +1 305 224 1968

Meeting ID: 851 3322 4735

This will be the public Board of Trustees hearing for the review of a new Planned Unit Development (PUD) located at 501 West Main Street (River Bend).

Members of the Public and other interested parties are hereby invited to attend the in-person public hearing at Town Hall (432 5<sup>th</sup> Avenue, Lyons, CO 80540) or virtual public hearing and as well may be heard or submit written comments regarding the matter under consideration, to the Town Clerk at [dvasquez@townoflyons.com](mailto:dvasquez@townoflyons.com), Town Hall, 432 5<sup>th</sup> Ave, Lyons, or by mail at P.O. Box 49, Lyons, CO 80540.

Submitted by:

Dolores M. Vasquez, CMC  
Town Clerk  
Town of Lyons

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