

**TOWN OF LYONS, COLORADO  
RESOLUTION 2024-53**

**A RESOLUTION OF THE TOWN OF LYONS, COLORADO  
APPROVING OR DENYING MINOR DEVELOPMENT REVIEW FOR THE  
501 WEST MAIN STREET (“RIVERBEND”) DEVELOPMENT PLAN APPLICATION**

**WHEREAS**, the Colorado Revised Statutes and the Colorado Constitution, Chapter XX, Section 6 provide broad authority to local governments to plan for and regulate the use of land within their jurisdictions, as authorized in Article 20 of Title 29, et seq., and Article 23 of Title 31, et seq., C.R.S.; and

**WHEREAS**, the Town previously approved Ordinance 1163, approving the zoning overlay designation of PUD-C for the 501 West Main Street property known as the “Riverbend Property”; and

**WHEREAS**, Chris Legh (“Applicant”), on behalf of Lyons Properties LLC, a Colorado limited liability company (“Owner”), has submitted an application for a development plan for the redevelopment of the Riverbend Property (the “Application”); and

**WHEREAS**, Lyons Municipal Code (“LMC”) Section 16-17-10 *et seq.* splits the development review process into either “Minor” or “Major” Development Plan Review; and

**WHEREAS**, pursuant to LMC Section 16-17-20(f)(2) b 1., the Board of Trustees of the Town of Lyons (the “Board”) may decide upon a recorded vote “that a proposed development should be subject to Minor Development Review instead of Major Development Review.”; and

**WHEREAS**, due to the unique nature of the Riverbend Property application and the substantial review of the proposed redevelopment as part of the proceedings for Ordinance 1153, Town Staff has referred the application to the Board for consideration of whether it should be processed as a Minor Development Review instead of Major Development Review pursuant to LMC Section 16-17-20(f)(2) b 1.; and

**WHEREAS**, the Board desires to APPROVE/DENY the Application to be processed as a Minor Development Review instead of a Major Development Review in accordance with LMC Section 16-17-20(f)(2) b 1.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO:**

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The Town Board of Trustees hereby:

- (a) APPROVES/DENYS the Application to be processed as a Minor Development Review instead of a Major Development Review in accordance with LMC Section 16-17-20(f)(2) b 1.

Section 3. This resolution shall become effective immediately upon adoption by the Board of Trustees.

**ADOPTED THIS 1<sup>st</sup> DAY OF JULY 2024.**

**TOWN OF LYONS, COLORADO**

By: \_\_\_\_\_  
Hollie Rogin, Mayor

**ATTEST:** \_\_\_\_\_ :

By: \_\_\_\_\_  
Dolores Vasquez, Town Clerk