

Town of Lyons
Community Development Department
 432 5th Ave.
 Lyons, CO 80540
 (303)823-6622
 communitydevelopment@townoflyons.com

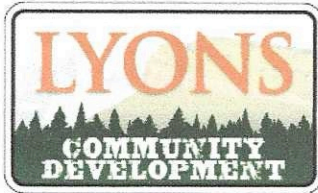
LAND USE APPLICATION FORM

APPLICANT FULL NAME: LYONS PROPERTIES LLC	ADDRESS: PO. BOX 1972 LYONS CO, 80540
APPLICANT'S PHONE #: 720 938 1715	APPLICANT'S EMAIL: CPLEGH@AOL.COM
PROJECT NAME: LYONS RIVER BEND	PROJECT ADDRESS: 501 WEST MAIN, LYONS CO. 80540

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

PROJECT INFORMATION:	
Is site within Lyons' Planning Area? YES	Is site within Lyons' Town Limits? YES
Existing Use (single family, commercial, etc.): C	Proposed Use: EVENT. VENUE
Existing Zoning: PUD-C	Proposed Zoning: C (NEW AGREEMENT.)
Number of Existing Residential Lots: 1	Number of Proposed Residential Lots: 1
Number of Existing Commercial Lots: 1	Number of Proposed Commercial Lots: 1
Number of Existing Industrial Lots: 0	Number of Proposed Industrial Lots: 0
Total Property Acreage: 5.97	Does the property have slopes greater than 5%? YES
Legal Description of Property – Lot #, Block #, and Subdivision; or Location in Section, Township, and Range 501 W MAIN ST, LYONS CO 80540	

ADDITIONAL CONTACTS (Owner, Consultants):
Full Name:
Address:
Contact Info (email, phone):
Full Name:
Address:
Contact Info (email phone):



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COMPREHENSIVE PLAN AND PARKS OPEN SPACE TRAILS MAP CONSISTENCY:

	Yes/No	Describe
Locate your property on the 2010 Lyons Planning Area Map. Does your proposed use meet the use designation shown?	YES.	UPDATING CURRENT PUD-C.
Is the project or property consistent with the guiding principles, goals, and objectives set forth in the 2010 Lyons Comprehensive Plan, or the 2014 Lyons Recovery Action Plan or the 2016 Lyons Primary Planning Area Action Plan?	YES	- MEETS ALL GOALS SET FORTH IN COMPREHENSIVE PLAN.
Is the project or property consistent with the Sustainable Design and Development Principles in Appendix D of the Comprehensive Plan.	YES	- BUILT TO CREATE ENDURING VALUE + BEAUTY. - CELEBRATE ST. JOHNN.
Is the project/property in or adjacent to a gateway designation on the Comprehensive Plan's Lyons Gateway Map (p87)?	NO	-
Does the proposed project or property have or is it adjacent to a designation on the legend of the Parks Recovery Plan's Trails Planning, Park Connectivity and Recreational Opportunities Map (pg. 47)?	YES.	ADJACENT TO LAVERN. JOHNSON PARK
Is the proposed project or property in the floodplain? View floodplain map on the Town website under maps.	YES.	100 YEAR.
Is the proposed project or property adjacent to a public facility or does it include a public facility?	YES.	ADJACENT TO LAVERN JOHNSON PARK
Does the proposed project or property have unique wildlife habitat or include a wildlife corridor?	NO	-

UTILITY PROVIDER:

Water: TOWN OF LYONS.	Sewer: TOWN OF LYONS	Electric: TOWN OF LYONS.
Gas: EXCEL	Cable: LYONS COMMUNICATION.	Phone: LYONS COMMUNICATION.
Fire Protection: TOWN OF LYONS.	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: [Signature] [Signature] Date: 4-8-24

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: [Signature] [Signature] Date: 4-8-24

FOR STAFF USE ONLY:

APPLICATION ACCEPTED BY:	DATE ACCEPTED:
FEE RECIEVED:	TRACKING #: