

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

## LAND USE APPLICATION FORM

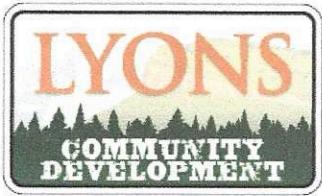
APPLICANT FULL NAME: <i>Lyons Properties LLC</i>	ADDRESS: <i>Po. Box 1972 Lyons CO, 80540</i>
APPLICANT'S PHONE #: <i>720 938 1715</i>	APPLICANT'S EMAIL: <i>CPLEAH@AOL.COM</i>
PROJECT NAME: <i>LYONS RIVER BEND</i>	PROJECT ADDRESS: <i>501 WEST. MAIN, LYONS CO. 80540</i>

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

PROJECT INFORMATION:		
Is site within Lyons' Planning Area?	<i>YES</i>	Is site within Lyons' Town Limits?
Existing Use (single family, commercial, etc.):	<i>C</i>	Proposed Use: <i>EVENT. VENUE</i>
Existing Zoning:	<i>PUD-C</i>	Proposed Zoning: <i>C (NEW AGREEMENT.)</i>
Number of Existing Residential Lots:	<i>1</i>	Number of Proposed Residential Lots:
Number of Existing Commercial Lots	<i>1</i>	Number of Proposed Commercial Lots:
Number of Existing Industrial Lots:	<i>0</i>	Number of Proposed Industrial Lots:
Total Property Acreage:	<i>5.97</i>	Does the property have slopes greater than 5%? <i>YES</i>

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 JERINN.
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: Cherylyn Jarah 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: Cherylyn Jarah Date: 4-8-24

#### FOR STAFF USE ONLY:

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