

## REFERRAL REQUEST

Project Name:	Tebo Annexation
Today's Date:	July 22, 2024
Comments Due By:	August 14, 2024

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

Applicant:	Stephen D. Tebo
Zoning District:	Current: A-Agricultural (Boulder County Zoning
Location:	4545-4559 Ute Hwy. & 4602 Highland Drive, Longmont, CO 80540

### Project Description:

The Town of Lyons has received a complete application for a petition for annexation (details provided below).

On Monday July 15th, the Town of Lyons Board of Trustees (BOT) voted by Resolution (RESOLUTION 2024-55) to process a Petition for Annexation pursuant to Chapter 15 of the Lyons Municipal Code. This decision to move forward was based on the Board's finding that the application packet submitted was in substantial compliance with the Municipal Annexation Act. If approved the resulting annexation will add 5+- acres of land to the Town's Eastern Corridor.

The Applicant, Stephan Tebo, is requesting that two parcels (4545-4559 Ute Highway and 4602 Highland Drive, shown below) be annexed into the Town of Lyons' corporate limits.



A proposal for initial zoning designation has also been requested. 4545-4559 Ute Highway is proposed to be zoned CEC, while 4602 Highland Drive is proposed to be zoned R3. Both parcels are currently zoned A-Agricultural which is a Boulder County zoning designation.

Currently, there are no development plans for either parcel, however, a concept plan showing commercial uses along Ute Highway was submitted with the application packet.

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](mailto: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.

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

We have reviewed the proposal and have no conflicts.

See the attached letter for comments regarding this application:

Please note the following concern/s:

---

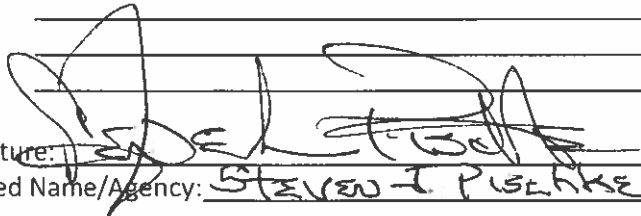
---

---

---

---

Signature:



Date:

08-12-2024

Printed Name/Agency:

STEVEN I PISCHE

Lyons Fire

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](mailto:dvasquez@townoflyons.com).



Lyons Fire  
Protection District

August 12, 2024

Andrew Bowen, Town Planner  
Town of Lyons  
PO Box 49  
Lyons, CO 80540

Andrew:

Lyons Fire has reviewed the documents regarding the request by Mr. Stephen Tebo to annex properties located at 4545-4559 Ute Highway and 4602 Highland Drive in an unincorporated portion of Boulder County into the Town of Lyons and have the following comments:

- ✚ Lyons Fire has recently conducted fire safety inspections on all the properties noted above and has found numerous fire code violations. As of the date of this letter, all the violations noted are still outstanding. Follow up inspections will occur in the next 30-45 days and/or until such time as all the violations have been corrected.
- ✚ Currently there is no fire hydrant that serves these properties. Should development occur at some point in time in the future, water and fire hydrants will be required to meet the proposed development demand.
- ✚ Currently there is a small bridge that has the potential to serve as an access point to the northern portion of 4602 Highland Drive. This bridge does not meet the weight load requirements of our fire apparatus.
- ✚ The road that serves the northern portion of 4602 Highland Drive does not meet the road access requirements as noted in the International Fire Code as adopted by the fire district and ratified by the town.

Lyons Fire continues to appreciate the Town looking to us for support and comments relating to annexation situations when they arise. We, like everyone else, realize that it is getting harder and harder to make ends meet with the increase in prices across the board. With additional commercial development in the community, we project that that kind of development has the potential to provide the fire district with additional property tax monies so that we could begin to meet the ever-increasing demands for service – in particular, emergency medical calls. From a safety perspective as well as a standard of service that dictates a minimum staffing model, it is important to note that we are behind the curve (also known as deficient).

Thank you.

Steven J. Pischke  
Assistant Chief/Fire Marshal  
[spischke@lyonsfire.org](mailto:spischke@lyonsfire.org)  
303-823-6611 Office  
303-434-3918 Cell

