



**TEBO**  
PROPERTIES

March 17<sup>th</sup>, 2024  
Town of Lyons  
432 5<sup>th</sup> Ave.  
Lyons, CO 80540

Re: Letter of intent and statement of community need

Dear Mayor Rogin and Boards of Trustees,

On behalf of Tebo Properties, I greatly appreciate your time and attention as we submit this letter of intent and statement of community need to annex our property, which is located on the northeast corner of the convergence of Hwy 66 and Hwy 36, at the future entrance to the Town of Lyons. The two parcels, detailed further in the included zoning map, present an opportunity for the Town of Lyons and Tebo Properties to work together to create a vision for the eastern entrance to Lyons.

Currently, the site consists of a group of older vintage buildings with various commercial and residential uses. Upon annexation, we anticipate that the existing commercial buildings will be torn down, with new buildings built in their place. Along the Hwy 66 frontage, the commercial portion, it is most likely that convenience-related retailers would enter the development. While we do not currently have any signed leases, typically tenants of this type of development include: quick service food establishments, a convenience store, a coffee shop, dental and other light medical uses, yoga and other fitness uses and occasionally a hair/nail salon. We also expect to have interest for a retailer or service provider positioned to serve the Town of Lyons' vibrant outdoor community. While we cannot say for certain which specific tenants will occupy the development, we look forward to working with the Town and community as we progress forward.

In addition to the commercial orientated development along the Hwy 66 frontage, we anticipate the northern portion of our property will eventually become a small residential development, potentially including more affordable options in the form of townhouses, condos, a small apartment building and/or other similar workforce housing. At this time, we have not developed a site plan or designs for this portion of our property, but we would like to designate the appropriate zoning now to accommodate for the best use of the property.

We respectfully request the zoning of "CEC" along the Hwy 66 frontage and a zoning of "R3" on the northern portion of the property. As a part of this submittal, we are including a proposed zoning map to show the preferred delineation between the two zoning classifications.

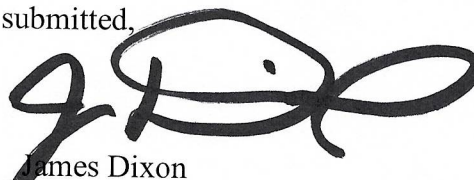
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We believe that both residents of Lyons, and visitors, will benefit from the addition of much needed convenience retailers at this location. In addition, the Town will also likely see an increase to its sales tax base which will support additional resources to better provide for Lyons' general needs, as it deems appropriate.

Please allow this letter, and the additional materials provided, to serve as our formal request to annex our property into the Town of Lyons. We sincerely look forward to working with you and the community through the process to ensure this annexation and the eventual development of the property is completed in the most positive manner for betterment of the Town of Lyons and its residents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JD' followed by a large, stylized flourish.

James Dixon  
CEO-Tebo Properties

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