

PROJECT INFORMATION

PROPOSED USES

PROJECT NAME:
LYONS PEOPLE'S HOUSE & LYONS MAKER'S VILLAGE

PROJECT ADDRESS:
4651 and 4652 UTE HIGHWAY LYONS, CO 80503

PROJECT LEGAL DESCRIPTION:
LOT 1: RAILROAD SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.
LOTS 2 AND 3: LYONS VILLAGE EAST REPLAT A, TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

LOTS 1 AND 3 TO BE COMBINED INTO A SINGLE PARCEL FOLLOWING PUD APPROVAL.

PHASING:
PROJECT MAY BE PHASED, BUT IS NOT REQUIRED TO BE PHASED.

UTILITY AND DRAINAGE:
UTILITY AND DRAINAGE STUDIES TO BE PROVIDED DURING DEVELOPMENT PLAN REVIEW(S).

OWNER:
LYONS UTE HWY LLC
1575 BOULDER STREET UNIT E
DENVER, CO 80211
P. 303.884.8158

ARCHITECT:
DAVISURBAN
2624 W 32ND AVENUE
DENVER, CO 80211
P: 303.322.0509

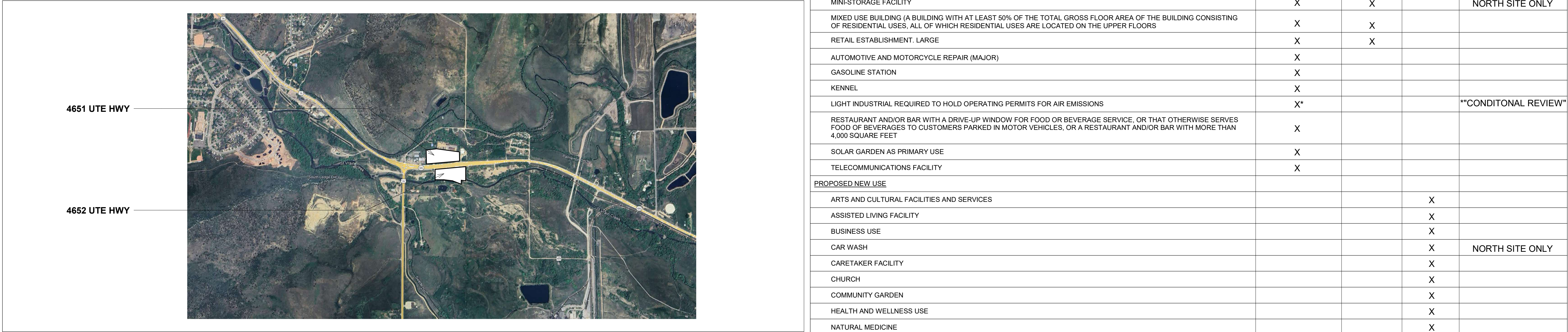
PARCEL SIZES:
LOT 1: 33,362 S.F. (0.77 ACRES)
LOT 2: 180,936 S.F. (4.15 ACRES)
LOT 3: 148,863 S.F. (3.42 ACRES)
TOTAL: 363,161 S.F. (8.34 ACRES)

EXISTING ZONING:
A-1, CEC

PROPOSED ZONING:
PUD

	PERMITTED USES ALLOWED IN CEC BY SPECIAL REVIEW	REQUESTED TO CHANGE TO USE BY RIGHT(UBR)	NEW USES PROPOSED AS USE BY RIGHT(UBR)	NOTES
ALL USES PERMITTED AS USE BY RIGHT UNDER THE EXISTING CEC ZONING TO REMAIN USE BY RIGHT				
USES PERMITTED BY SPECIAL REVIEW UNDER CEC ZONING TO BE CONSIDERED PERMITTED USES				
AUTOMOBILE, BOAT AND MOTORCYCLE RENTAL AND SALES	X	X		OUTDOOR SALES AREA LIMITED TO 5,000 S.F. PER SITE WITHOUT SPECIAL REVIEW
AUTOMOTIVE AND MOTORCYCLE REPAIR (MINOR)	X	X		
CAMPGROUND	X	X		SOUTH SITE ONLY
DOG DAYCARE FACILITY	X	X		NORTH SITE ONLY
ELECTRIC VEHICLE CHARGE STATION	X	X		
EVENT CENTER, LARGE	X	X		
HOTEL OR MOTEL, LARGE	X	X		
MINI-STORAGE FACILITY	X	X		NORTH SITE ONLY
MIXED USE BUILDING (A BUILDING WITH AT LEAST 50% OF THE TOTAL GROSS FLOOR AREA OF THE BUILDING CONSISTING OF RESIDENTIAL USES, ALL OF WHICH RESIDENTIAL USES ARE LOCATED ON THE UPPER FLOORS	X	X		
RETAIL ESTABLISHMENT, LARGE	X	X		
AUTOMOTIVE AND MOTORCYCLE REPAIR (MAJOR)	X			
GASOLINE STATION	X			
KENNEL	X			
LIGHT INDUSTRIAL REQUIRED TO HOLD OPERATING PERMITS FOR AIR EMISSIONS	X*			**"CONDITONAL REVIEW"
RESTAURANT AND/OR BAR WITH A DRIVE-UP WINDOW FOR FOOD OR BEVERAGE SERVICE, OR THAT OTHERWISE SERVES FOOD OF BEVERAGES TO CUSTOMERS PARKED IN MOTOR VEHICLES, OR A RESTAURANT AND/OR BAR WITH MORE THAN 4,000 SQUARE FEET	X			
SOLAR GARDEN AS PRIMARY USE	X			
TELECOMMUNICATIONS FACILITY	X			
PROPOSED NEW USE				
ARTS AND CULTURAL FACILITIES AND SERVICES			X	
ASSISTED LIVING FACILITY			X	
BUSINESS USE			X	
CAR WASH			X	NORTH SITE ONLY
CARETAKER FACILITY			X	
CHURCH			X	
COMMUNITY GARDEN			X	
HEALTH AND WELLNESS USE			X	
NATURAL MEDICINE			X	
NONPROFIT ORGANIZATION FACILITIES AND SERVICES			X	
RV STORAGE			X	NORTH SITE ONLY
SMALL MANUFACTURING FACILITY WITH FEWER THAN 10 EMPLOYEES			X	

VICINITY MAP



LYONS SIGNATURE BLOCKS

Board of Trustees Approval: The Board of Trustees of the Town of Lyons, by Ordinance No. _____ approved the rezoning of this propoerty to PUD on the _____ day of _____, 20____

Mayor or Mayor Pro Tem

ATTEST:

Town Clerk

(Town Seal)

The following signatures constitute all owners and holders of deeds of trust for the land and structures included in this plan

OwnerDate:

Company

DENSITY & DIMENSIONAL STANDARDS

PARKING SUMMARY

Lyons People's House & Maker's Village

4651 & 4652 Ute Hwy Lyons, CO 80503

DAVISURBAN
2624 W 32ND AVE
DENVER, CO 80211
P: 303.322.0509

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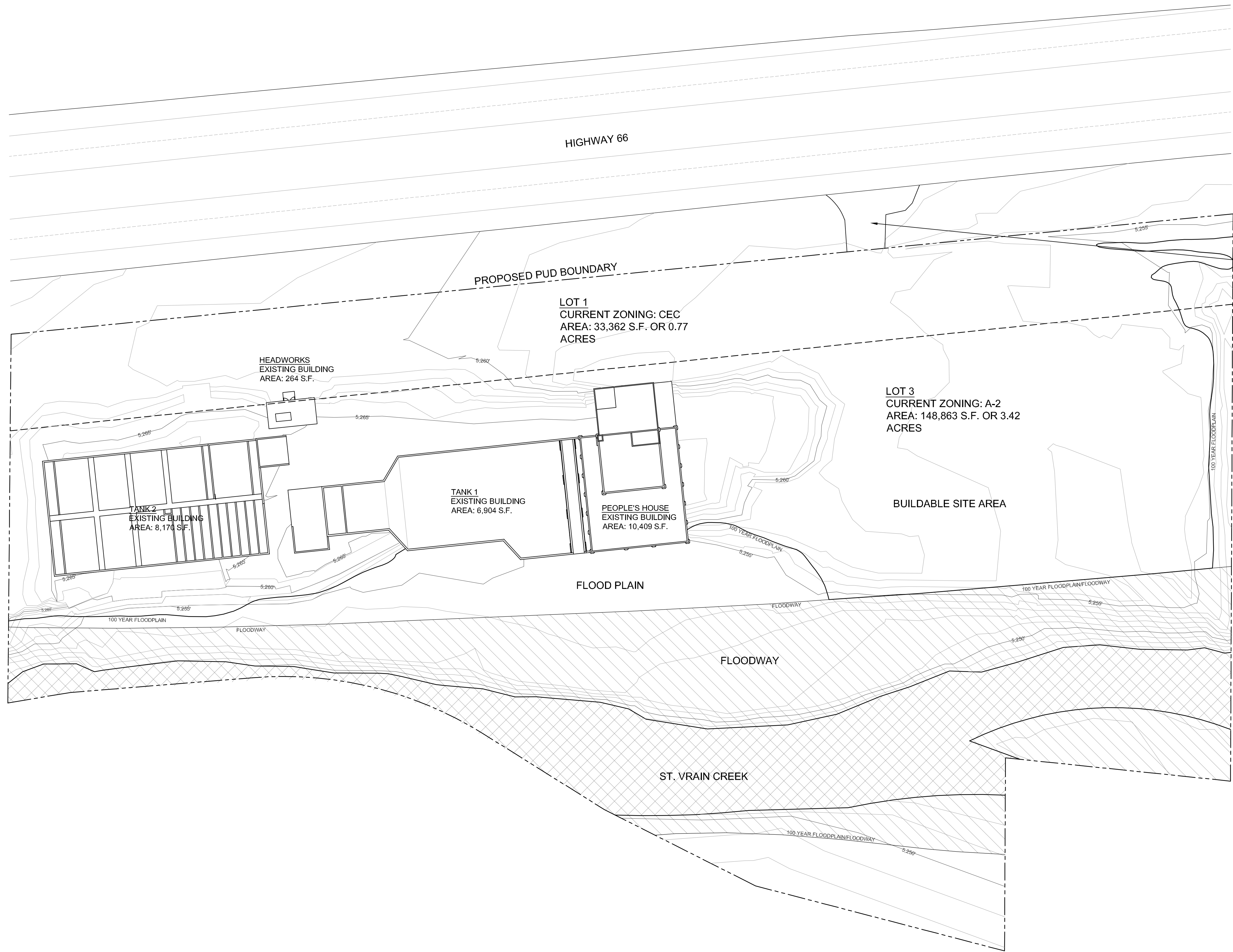
07.30.2025

Date	Description

PUD TITLE SHEET

G.03

12/30/2025 4:26:52 PM



SITE ACCESS POINT TO BE CONSISTENT WITH THE CDOT HIGHWAY 66 ACCESS CONTROL PLAN, OR OTHERWISE APPROVED BY CDOT AND THE TOWN OF LYONS.

EXISTING BUILDINGS ARE INTENDED, BUT NOT REQUIRED, TO BE REPURPOSED. SPECIFIC BUILDING USES AND ANY NEW BUILDINGS ON SITE TO BE PART OF FUTURE SITE DEVELOPMENT PLAN(S).

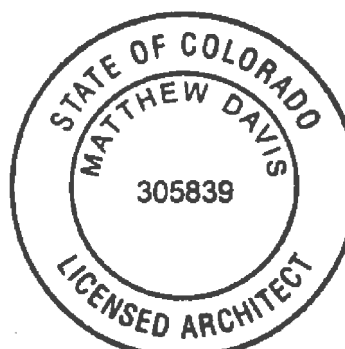
ALL EXISTING UTILITY EASEMENTS TO REMAIN, SEE SURVEY EXHIBIT.

FLOOD PLAIN AND FLOODWAY INFORMATION PER FEMA FLOOD MAP EFFECTIVE 10/24/2024.

THIS PUD WILL ACCOMMODATE THE PLANNED ST. VRain GREENWAY TRAIL, AS SHOWN IN THE 2004 ST. VRain GREENWAY TRAIL MASTER PLAN.

Lyons People's House & Maker's Village
4651 & 4652 Ute Hwy Lyons, CO 80503

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DENVER, CO 80211
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07.30.2025

Date	Description

PUD
4652 UTE HWY
SOUTH SITE PLAN

G.04



LOT 2
CURRENT ZONING: CEC
AREA: 180,936 S.F. OR 4.15 ACRES

BUILDABLE SITE AREA

PROPOSED PUD BOUNDARY

HIGHWAY 66

SITE DEVELOPMENT TO MAINTAIN THE EXISTING ACCESS EASEMENT FOR THE TOWN OF LYONS FROM HWY 66 TO THE TOWN PROPERTY NORTH OF THE SITE OR WILL RELOCATE THE EASEMENT WITH THE PERMISSION OF THE TOWN OF LYONS DURING THE FUTURE SITE DEVELOPMENT PROCESS.

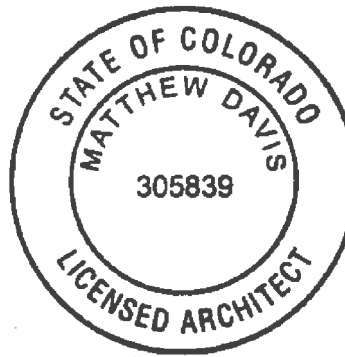
FUTURE SITE DEVELOPMENT MAY INCLUDE SHARED ACCESS WITH THE DEVELOPMENT TO THE WEST PER THE HIGHWAY 66 ACCESS CONTROL PLAN.

ALL EXISTING UTILITY EASEMENTS TO REMAIN, SEE SURVEY EXHIBIT.

SITE ACCESS POINT TO BE CONSISTENT WITH THE CDOT HIGHWAY 66 ACCESS CONTROL PLAN, OR OTHERWISE APPROVED BY CDOT AND THE TOWN OF LYONS.

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4651 & 4652 Ute Hwy Lyons, CO 80503

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07.30.2025

Date	Description

PUD
4651 UTE HWY
NORTH SITE PLAN

G.05

Parcel Description
(PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

LYONS VILLAGE EAST REPLAT A RECORDED ON 02/10/2020 AT
RECEPTION NO. 03765233
RAILROAD SUBDIVISION RECORDED ON 02/19/2020 AT RECEPTION
NO. 03766935

PARCEL A:

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A,
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

LOT 1, RAILROAD SUBDIVISION,
COUNTY OF BOULDER, STATE OF COLORADO.

ALTA/NSPS LAND TITLE SURVEY

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A AND LOT 1, RAILROAD SUBDIVISION, LOCATED IN
THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 4

TOTAL AREA = 363,162 SQ. FT., OR 8.34 ACRES, MORE OR LESS

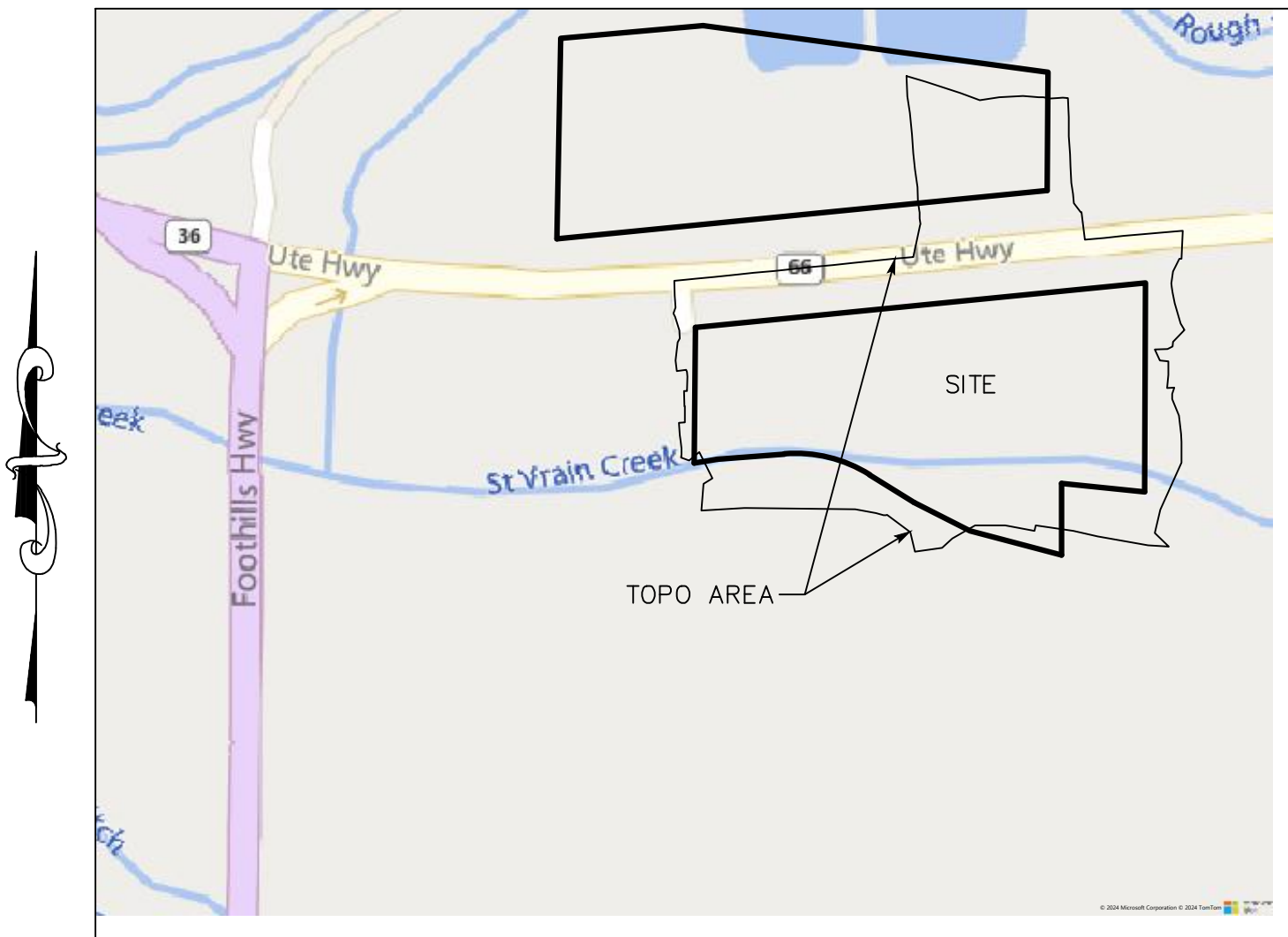
Notes

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER
OK70617951.2026947, DATED MARCH 02, 2020 AT 5:00 P.M., WAS ENTIRELY RELIED
UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND
ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND
DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
THERE MAY BE OTHER RECORDED EASEMENTS AND RIGHTS OF WAY AFFECTING THE
SUBJECT PROPERTY. IT IS RECOMMENDED THAT THE CLIENT OBTAIN CURRENT TITLE
RESEARCH FROM A TITLE COMPANY.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON
ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
HEREON.
3. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF
GENERATOR DEVELOPMENT, NAMED IN THE STATEMENT HEREON. SAID STATEMENT
DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY
THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°15'07"E
ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T3N, R70W OF
THE 6TH P.M., BETWEEN A FOUND 1-1/2" IRON PIPE WITH 2-1/2" BRASS CAP MARKED
"20, 21" AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND A FOUND #5
REBAR WITH 2" ALUMINUM CAP MARKED "LEE W. STADELE N1/16, S20, S21, 2000 LS
26300" AT THE NORTH ONE-SIXTEENTH CORNER BETWEEN SECTIONS 20 AND 21 AS
SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH
AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE
THERETO.
6. WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM PLANS AND MARKINGS HAVE
BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV.
TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION,
THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY,
COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR
OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR
RESULT IN AN INCOMPLETE RESPONSE. A PRIVATE UTILITY LOCATOR WAS HIRED FOR
THE PREPARATION OF THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE
PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL
UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR
UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
(ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND
SPECIFICATIONS, ITEM 11a & 11b)
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND
SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS
TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER
WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY
SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY
GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY
TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES,
CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT
SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX
MONTHS, OR BOTH. 18 U.S.C. § 1858.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D
(DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS.
DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL
VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT
REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC
MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES.
ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF
DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY
STANDARDS.
10. BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE
BENCHMARK AT THE NORTH PART OF LOT 3, BEING A FOUND MAG NAIL WITH AN
ELEVATION OF 5258.44 FEET. A CHECK SHOT, 0.1'±, WAS TAKEN ON NGS POINT Z 410,
BEING A STAINLESS STEEL ROD IN LOGO BOX MARKED "Z 410 1984" LOCATED 0.2
MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5270.03 FEET NAVD88. NO
DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY
SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT
PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES
OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
12. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, REGULATORY
FLOODWAY AND ZONE X, 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA
FLOOD INSURANCE RATE MAP: MAP NO. 08013C0253K, DATED OCTOBER 24, 2024.
FLOOD INFORMATION IS SUBJECT TO CHANGE.
13. FLOODPLAIN LINES SHOWN HEREON ARE APPROXIMATE AND ARE DERIVED FROM GIS
INFORMATION DOWNLOADED FROM FEMA.
14. DATES OF FIELDWORK: DECEMBER 2024 - MARCH 2025,
PREVIOUS SURVEYS:
(FSI JOB #19-73,896) DATE: OCTOBER 9, 2019,
(FSI JOB #17-69,365) DATE: APRIL 3, 2017.

15. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF
PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT
CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
16. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 363,162 SQ. FT. OR 8.34 ACRES,
MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A
DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN
FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR
THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE
RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES
(ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND
SPECIFICATIONS, ITEM 4).
17. OWNERSHIP INFORMATION IS PER BOULDER COUNTY WEBSITE AS RESEARCHED ON
JANUARY 06, 2025 AND IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY
TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 13).
18. THE SEPTEMBER 12, 2013 FLOOD WAS AN AVULSIVE EVENT, NOT A RELICTIVE OR
EROSIVE EVENT, AND DID NOT THEREFORE, CHANGE ANY BOUNDARY CALLING TO ITS
CENTERLINE OR BANK FROM THE POSITION IMMEDIATELY PRIOR TO THE FLOOD.
19. THE FENCES ARE NOT COINCIDENT WITH THE PROPERTY LINES AS SHOWN HEREON.
20. DRIVE EXTENDS INTO SUBJECT PROPERTY AS SHOWN HEREON.
21. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR
ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED
AS ORIGINAL, UNDISTURBED MONUMENTS.
22. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE
DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE
TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR
BOOK AND PAGE.

#18	APR. 26, 2017	REC. NO. 03588703	SPECIAL WARRANTY DEED
#21	FEB. 04, 2019	REC. NO. 03696591	PLAT OF LYONS VILLAGE EAST
	APR. 26, 2017	REC. NO. 3588702	QUITCLAIM DEED
	OCT. 15, 2019	REC. NO. 03742435	ORDINANCE 0-2019-54
	FEB. 10, 2020	REC. NO. 03765233	PLAT OF LYONS VILLAGE EAST
			REPLAT A
	FEB. 09, 2020	REC. NO. 03766987	RELEASE OF EASEMENT
#23	JUN. 27, 2017	REC. NO. 03600104	LYONS VILLAGE EAST
			ANNEXATION MAP
#25	JAN. 27, 2005	REC. NO. 2660774	EASEMENT AGREEMENT
#26	APR. 11, 2006	REC. NO. 2769113	ORDINANCE NO. 800
	APR. 11, 2006	REC. NO. 2769112	ANNEXATION MAP
#27	FEB. 10, 2020	REC. NO. 03765233	PLAT OF LYONS VILLAGE EAST
			REPLAT A
#29	FEB. 19, 2020	REC. NO. 03766935	PLAT OF RAILROAD
			SUBDIVISION
23. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE
DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN
GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION
NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#10	OCT. 19, 1972	REC. NO. 39998	DECLARATION OF COVENANTS
#11	APR. 16, 1976	REC. NO. 173439	SERVICE PLAN
	MAY 06, 1976	REC. NO. 175714	FIRST AMENDMENT
	MAY 13, 1976	REC. NO. 176575	SECOND AMENDMENT
#12	MAR. 19, 1993	REC. NO. 01274954	SETTLEMENT AGREEMENT
#13	SEPT. 30, 2010	REC. NO. 03102102	FINDINGS AND DECREE
#14	FEB. 11, 2003	REC. NO. 2395078	LYONS PLANNING AREA
			COMPREHENSIVE DEVELOPMENT
			PLAN INTERGOVERNMENTAL
			AGREEMENT
	JUN. 22, 2011	REC. NO. 03155123	RESOLUTION 2011-23
	JUL. 14, 2011	REC. NO. 03159093	RE-RECORDED RESOLUTION
#15	AUG. 19, 2003	REC. NO. 2490437	INTERGOVERNMENTAL
			AGREEMENT
#16	NOV. 07, 2003	REC. NO. 2524695	BOULDER COUNTY COUNTYWIDE
			COORDINATED COMPREHENSIVE
			DEVELOPMENT PLAN
			INTERGOVERNMENTAL
			AGREEMENT
#17	OCT. 19, 2011	REC. NO. 03178050	INTERGOVERNMENTAL
			AGREEMENT
#19	OCT. 14, 2019	REC. NO. 03742072	RIGHT OF FIRST REFUSAL
			AGREEMENT
#20	OCT. 14, 2019	REC. NO. 03742071	MEMORANDUM OF AGREEMENT
#22	APR. 24, 2018	REC. NO. 03652025	ORDINANCE NO. 1018
#24	JAN. 29, 2004	REC. NO. 2553381	QUITCLAIM DEED AND RELEASE
#30	MAR. 02, 2020	REC. NO. 03769202	DEED OF TRUST



Vicinity Map
NOT TO SCALE

Surveyor's Certificate
TO GENERATOR DEVELOPMENT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 7(C), 11, 13, 18 & 19 OF TABLE A
THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 2, 2024.

DATE OF PLAT OR MAP: MARCH 05, 2025

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND
SURVEYORS RULE 1.6(B)(2) THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR
PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE
BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE
STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR
IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRON, INC.

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

GENERATOR DEVELOPMENT

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE.,
SUITE 395
BOULDER, CO 80301
(303) 443-7001

655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733

7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997



JOB NUMBER:

24-81,913

DATE:

03-05-2025

DRAWN BY:

M. ROBAK

CHECKED BY:

JJK/TDH/JZG

SHEET 1 OF 4

ALTA/NSPS LAND TITLE SURVEY

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A AND LOT 1, RAILROAD SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 4

TOTAL AREA = 363,162 SQ. FT., OR 8.34 ACRES, MORE OR LESS

Boundary Closure Report

PARCEL A — LOT 3, AND PARCEL B:

COURSE: S00°15'07"W LENGTH: 308.26'
COURSE: N83°57'53"W LENGTH: 122.98'
COURSE: S00°14'47"W LENGTH: 106.00'
COURSE: N74°59'35"W LENGTH: 139.45'
COURSE: N63°22'41"W LENGTH: 92.63'
COURSE: N57°56'06"W LENGTH: 77.33'

LENGTH: 131.44' RADIUS: 205.00'
DELTA: 036°44'11" COURSE: N76°18'09"W
CHORD: 129.20'

COURSE: S85°19'49"W LENGTH: 99.19'
COURSE: S80°38'57"W LENGTH: 34.59'
COURSE: N00°30'05"E LENGTH: 200.31'
COURSE: N84°22'07"E LENGTH: 667.13'

AREA: 182,226 SQ. FT. COURSE: N01°40'45"E
ERROR CLOSURE: 0.01' EAST: 0.000'
ERROR NORTH: 0.009'

PRECISION 1: 197707

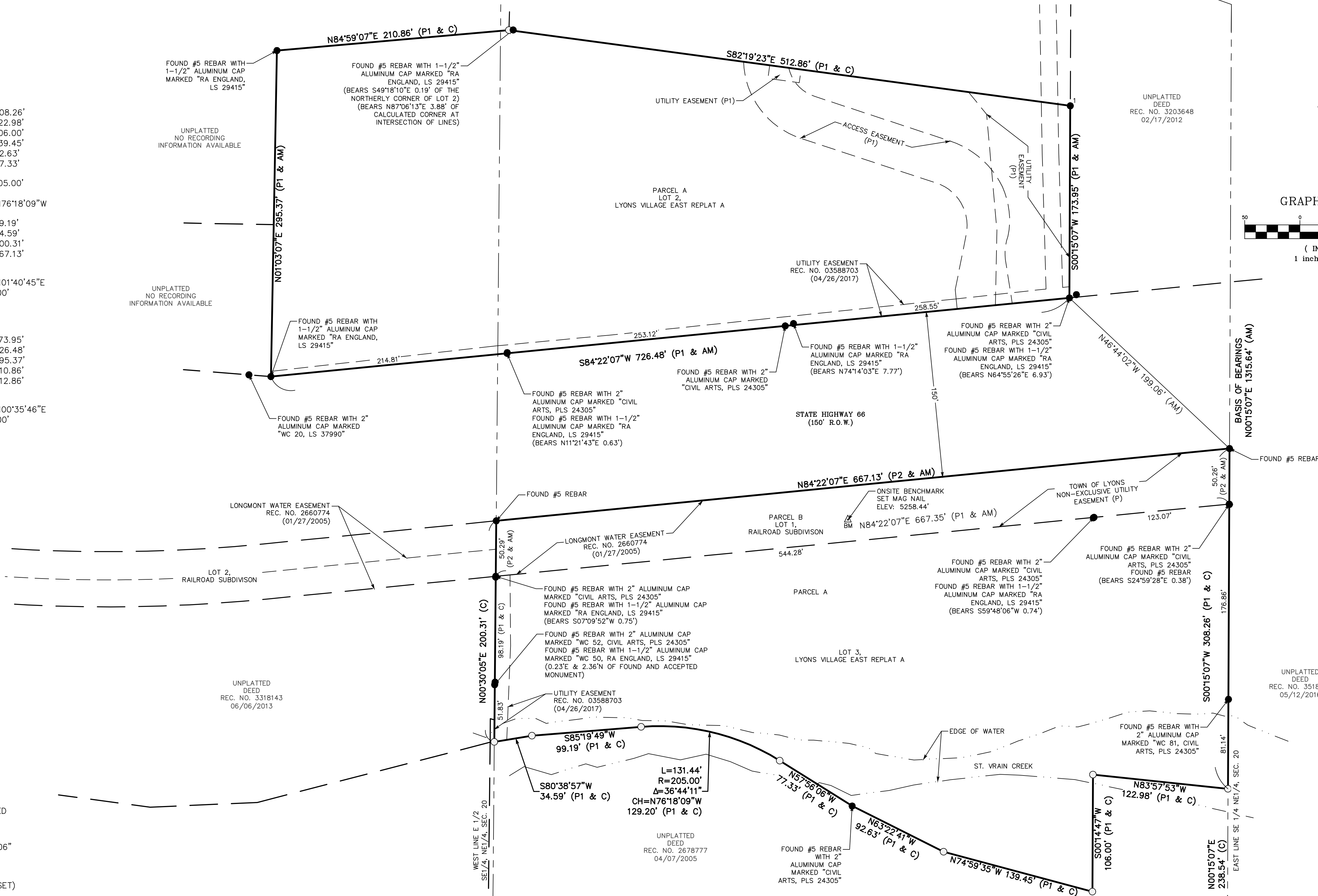
PARCEL A — LOT 2:
COURSE: S00°15'07"W LENGTH: 173.95'
COURSE: S84°22'07"W LENGTH: 726.48'
COURSE: N01°03'07"E LENGTH: 295.37'
COURSE: N84°59'07"E LENGTH: 210.86'
COURSE: S82°19'23"E LENGTH: 512.86'

AREA: 180,936 SQ. FT. COURSE: N00°35'46"E
ERROR CLOSURE: 0.00' EAST: 0.000'
ERROR NORTH: 0.004'

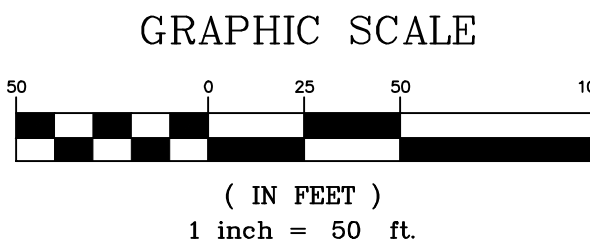
PRECISION 1: 1919520000

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 1" BRASS TAG "FLATSURV LS16406"
- FOUND BENCHMARK AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P1) AS PER THE PLAT OF LYONS VILLAGE EAST REPLAT A, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEPTION NO. 03765233
- (P2) AS PER THE PLAT OF RAILROAD SUBDIVISION, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON FEBRUARY 19, 2020 AT RECEPTION NO. 03766935
- ELEV ELEVATION



NORTH 1/16TH CORNER,
SEC. 20—SEC. 21, T3N, R70W, 6TH P.M.
FOUND #5 REBAR WITH
2" ALUMINUM CAP MARKED
"LEE W. STADELE N1/16, S20, S21, 2000 LS 26300"
(PER MONUMENT RECORD DATED 8/31/2016)



REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
GENERATOR DEVELOPMENT

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997
3825 IRIS AVE.,
SUITE 395
BOULDER, CO 80301
(303) 443-7001



JOB NUMBER:
24-81,913
DATE:
03-05-2025
DRAWN BY:
M. ROBAK
CHECKED BY:
JKJ/TDH/JZG

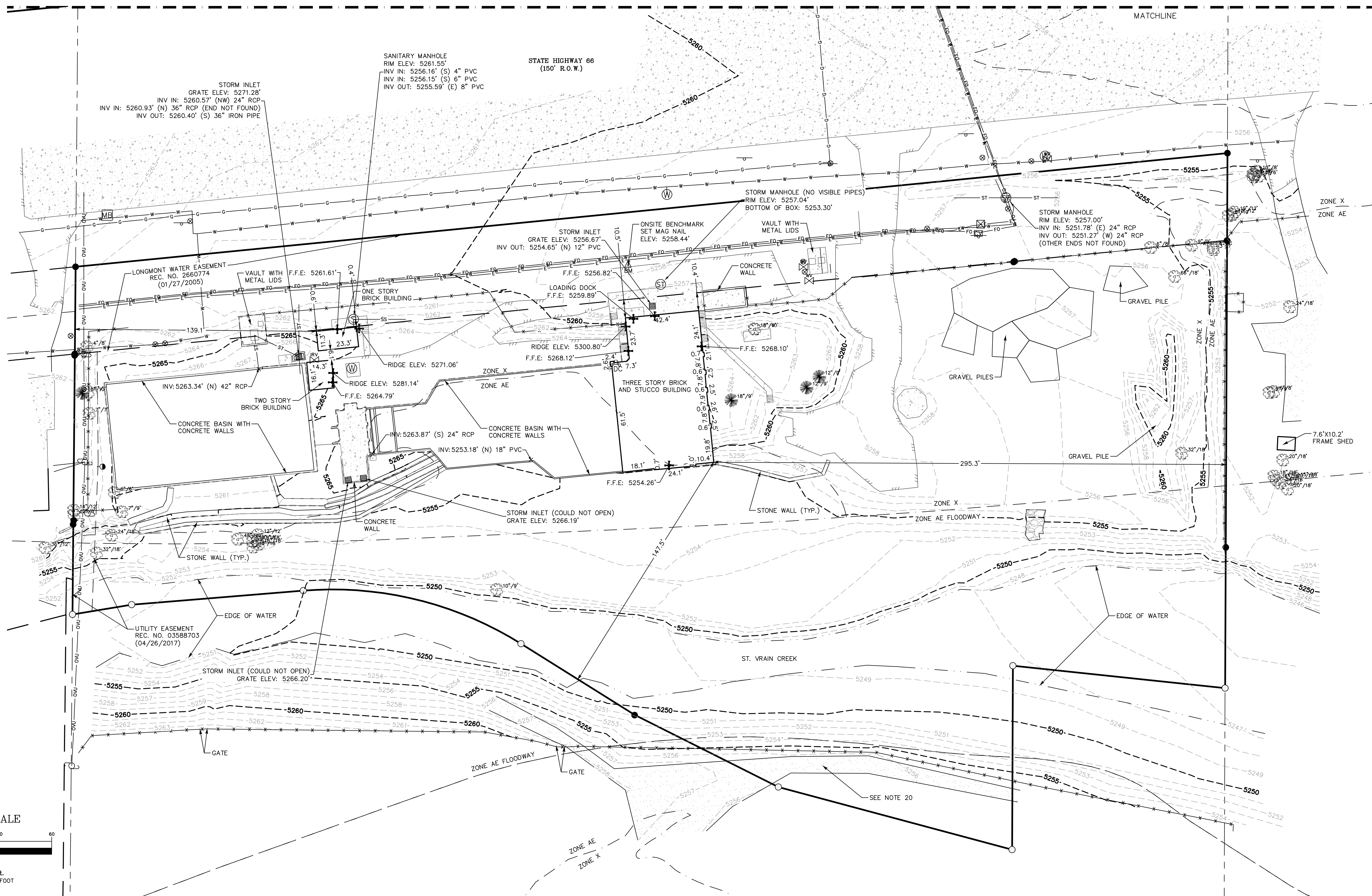
SHEET 2 OF 4

ALTA/NSPS LAND TITLE SURVEY

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A AND LOT 1, RAILROAD SUBDIVISION, LOCATED IN
THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 4

TOTAL AREA = 363,162 SQ. FT., OR 8.34 ACRES, MORE OR LESS

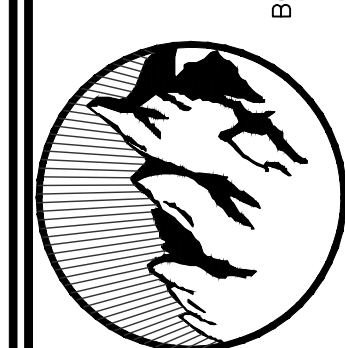


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DENVER, CO 80221
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SHEET 3 OF 4

ALTA/NSPS LAND TITLE SURVEY

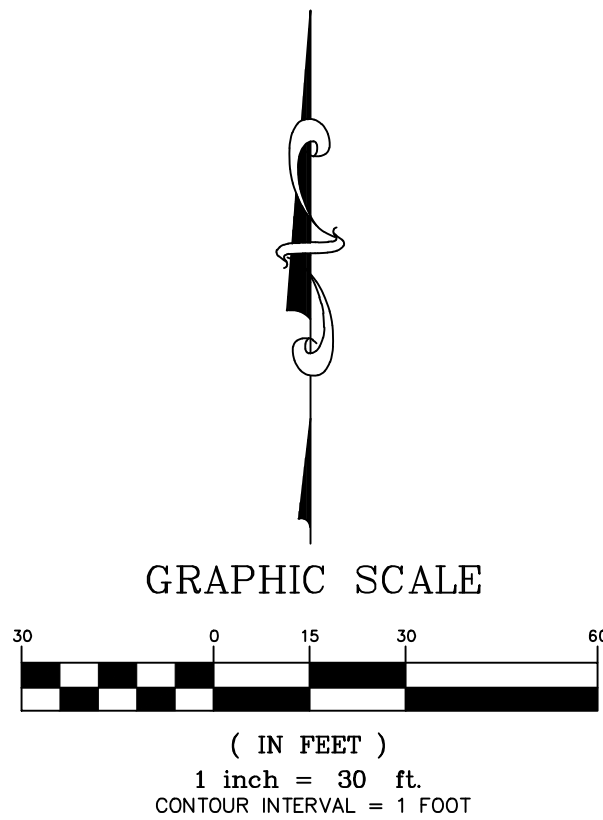
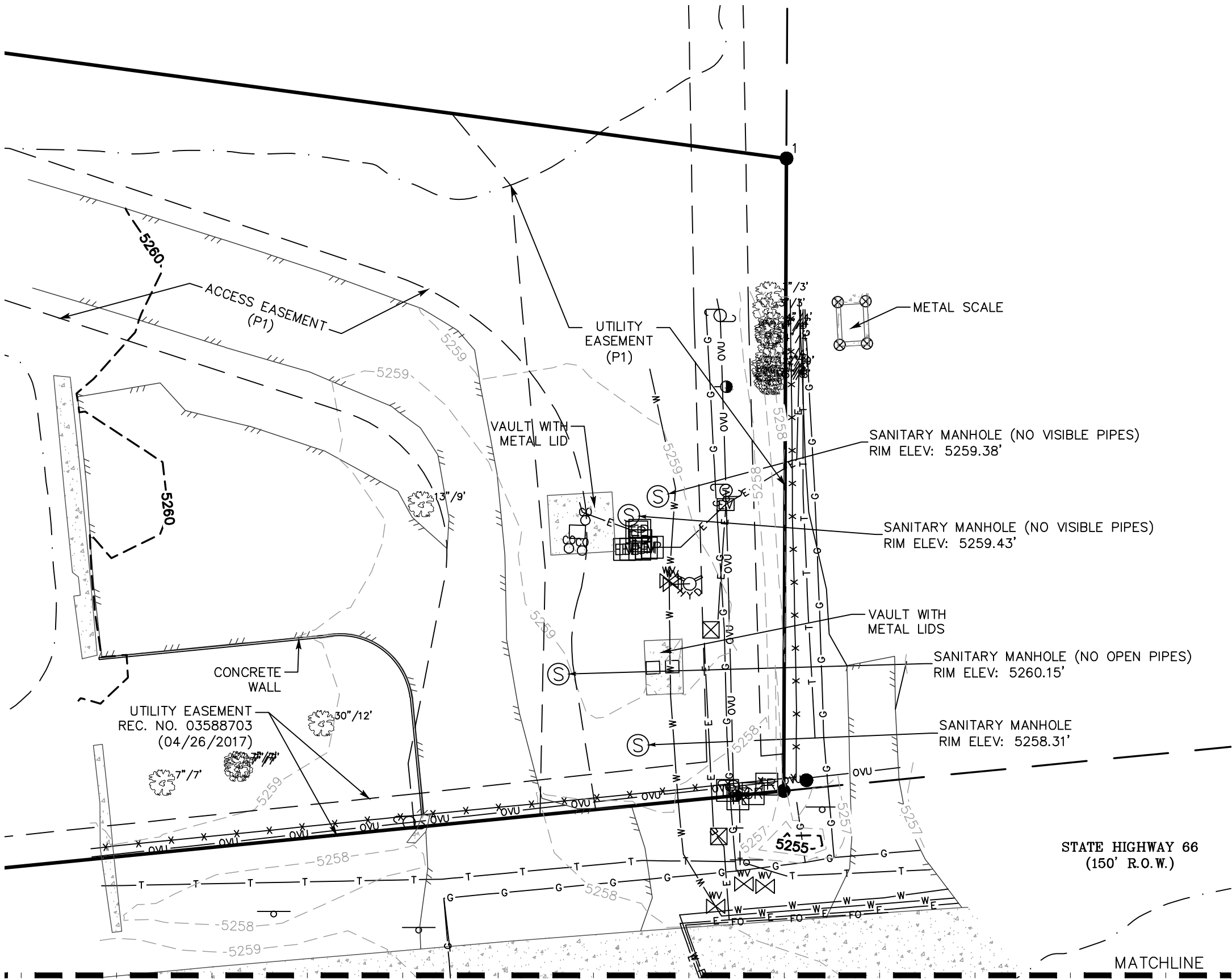
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SHEET 4 OF 4

TOTAL AREA = 363,162 SQ. FT., OR 8.34 ACRES, MORE OR LESS

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 1" BRASS TAG "FLATSURV LS16406"
- FOUND BENCHMARK AS DESCRIBED
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- AS PER THE PLAT OF RAILROAD SUBDIVISION, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON FEBRUARY 19, 2020 AT RECEPTION NO. 03766935
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- SIGN
- BOLLARD
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER LINE
- WATER LINE SCALED FROM MAPS
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER LINE
- STORM SEWER MANHOLE
- GRATE INLET
- ELECTRIC LINE
- TRANSFORMER
- ELECTRIC METER
- ELECTRICAL PANEL
- ELECTRIC VAULT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- CABLE/FIBEROPTIC RISER
- CABLE/FIBEROPTIC VAULT
- FIBEROPTIC LINE
- TELEPHONE LINE
- TELEPHONE RISER
- GAS LINE
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- MAILBOX
- FFE FINISHED FLOOR ELEVATION
- ELEV ELEVATION
- INV INVERT



REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

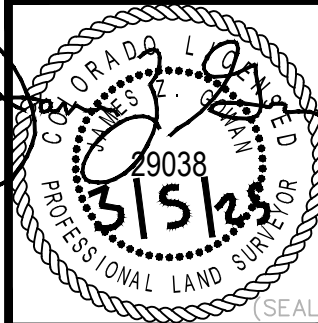
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SHEET 4 OF 4