



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 Ute Hwy LLC	ADDRESS:	
APPLICANT'S PHONE #:		APPLICANT'S EMAIL:	
PROJECT NAME:	Lyons People's House & Maker's Village	PROJECT ADDRESS:	4651 & 4652 Ute Hwy Lyons, CO 80503

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.)	<input checked="" type="checkbox"/>	Planned Unit Development	Site Plan or Development Plan
Special Use Review		Telecommunications	Other:

PROJECT INFORMATION:			
Is site within Lyons' Planning Area? Yes		Is site within Lyons' Town Limits? Yes	
Existing Use (single family, commercial, etc.): I		Proposed Use: restaurant/camping/event/light industrial	
Existing Zoning: CEC, A-1		Proposed Zoning: PUD	
Number of Existing Residential Lots: 0		Number of Proposed Residential Lots: 0	
Number of Existing Commercial Lots 3		Number of Proposed Commercial Lots: 1	
Number of Existing Industrial Lots: 0		Number of Proposed Industrial Lots: 1	
Total Property Acreage: 8.35		Does the property have slopes greater than 5%? Yes	

Legal Description of Property – Lot #, Block #, and Subdivision; or Location in Section, Township, and Range
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.

ADDITIONAL CONTACTS (Owner, Consultants):			
Full Name: Rene Doubleday			
Address: [REDACTED]			
Contact Info (email, phone): [REDACTED]			
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	
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	
Is the project or property consistent with the Sustainable Design and Development Principles in Appendix D of the Comprehensive Plan.	Yes	
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)?	No	
Is the proposed project or property in the floodplain? View floodplain map on the Town website under maps.	Yes	
Is the proposed project or property adjacent to a public facility or does it include a public facility?	No	
Does the proposed project or property have unique wildlife habitat or include a wildlife corridor?	Yes	Adjacent to St. Vrain Creek

UTILITY PROVIDER:		
Water: Town of Lyons	Sewer: Town of Lyons	Electric: Town of Lyons
Gas: Xcel	Cable:	Phone:
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: <u>Ruf Phillips</u>	Date: 7/31/25
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: <u>Ruf Phillips</u>	Date: 7/31/25

FOR STAFF USE ONLY:	
APPLICATION ACCEPTED BY:	DATE ACCEPTED:
FEE RECEIVED:	TRACKING #:



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AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES/DEPOSITS (If Required)

This Agreement is entered between Lyons Ute Hwy, LLC as APPLICANT and THE TOWN OF LYONS, in consideration of the TOWN'S acceptance of APPLICANT'S application for the land use approval as further described below:

1. APPLICANT hereby represents that he/she/it is the owner of 100% of the real property for which this application is being processed or that 100% of the property owners have also signed this application. APPLICANT has submitted to the TOWN an application for approval of:
PUD for 4651-4652 Ute Hwy, Longmont, CO 80503
2. APPLICANT acknowledges and understands that the Board of Trustees establishes a fee and deposit schedule for land use applications. The Agreement shall govern the payment of fees and deposits for processing applications.
3. The application shall not be accepted for processing unless the property owner(s) of record of the property included in the application sign(s) this Agreement.
4. A fee in the amount required by the Town sufficient to cover the internal and external costs of administration, processing, site visits, publication of notice and similar matters will be paid by the APPLICANT for processing the development application. An application fee of _____ and an escrow fee of \$_____, as required by resolution shall be paid to the Town prior to processing the application. see payment for same address Lot Consolidation Plan.
5. The applicant shall be required to pay all actual costs incurred by the Town for review of the application by consultants, including but not limited to engineering, surveying, legal and planning plus fifteen percent (15%) of such actual costs for the Town's administrative costs plus supplies. The Town may require a deposit from APPLICANT to offset the Town's costs for review prior to consideration of any application submittal pursuant to this Code. Subsequent deposits may be required when the initial deposits are eighty-five percent (85%) depleted. These deposits may exceed the total amount of fees collected using the standard schedule of fees. The Town shall not continue the processing of any application for which the APPLICANT has refused to deposit the funds to cover the Town's cost of review. Any funds deposited in excess of the standard fees remaining after paying the costs specified above shall be refunded to the APPLICANT. In the event of non-payment of fees, the Town shall have the right to file a legal action to collect any balance due to the Town plus its costs and attorney's fees against any or all persons signing this Agreement as APPLICANT. The Town may certify to the County Treasurer any amount due pursuant to this paragraph as a lien on the property for which the application is submitted to be due and payable with the real estate taxes for the Town if the APPLICANT does not pay such amount within (30) days of written request by the Town.

APPLICANT(S)/OWNER(S)-

(All Owners/Applicants must sign this application)

By: Ruf Phillips
As: Owner
Date: 7/31/25
Address: 1 [REDACTED]

By: _____
As: _____
Date: _____
Address: _____



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LAND USE PERMITS

APPLICATION TYPE	APPLICATION FEE (NON-REFUNDABLE)	ESCROW ACCOUNT	ADDITIONAL MATERIAL REQUIRED
Rezoning (except LI)	\$500.00	\$1,000.00	See LMC 16-15-30
Special or Conditional Use Review	\$250.00	\$500.00	See LMC 16-7-35 or 16-7-30
PUD Rezoning	\$500.00	\$1,000.00	See LMC 16-4-50
Variance (Zoning / Building / Subdivision)	\$250.00	\$500.00	See LMC 16-15-30
Board of Appeals	\$250.00	\$500.00	See LMC 16-15-30
Telecommunication Application	\$500.00	\$1,500.00	See LMC 16-11-50
Zoning Verification Letter	\$50.00	---	---
Change of Use	\$200.00	---	Requires Inspection and Occupancy Review
16-7-50(b) Review	\$150.00	---	See LMC 16-7-50(b)
DEVELOPMENT OR SITE PLAN			
Up to 1 Acre	\$500.00	\$2,000.00	See LMC 16-17-30
Up to 3 Acres	\$500.00	\$4,000.00	See LMC 16-17-31
Up to 10 Acres	\$500.00	\$6,000.00	See LMC 16-17-32
Over 10 Acres	\$500.00	\$8,000.00	See LMC 16-17-33
SUBDIVISION			
Survey Correction Plat	\$500.00	\$500.00	Sec. LMC 17-9-40
Lot Consolidation	\$250.00	\$500.00	Sec. LMC 17-7-50
Plat Vacation	\$500.00	\$500.00	Sec. LMC 17-6-40
Plat Amendment	\$500.00	\$500.00	Sec. LMC 17-5-40
Minor Subdivision	\$500.00	\$1,000.00	Sec. LMC 17-3-40
MAJOR SUBDIVISION			
Sketch Plan (Reg and PUD)	\$500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-50
Preliminary Plan (Reg and PUD)	\$500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-60.
Final Plat (Reg and PUD)	\$500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-70.
ANNEXATIONS			
Up to 5 acres	\$500.00	\$3,000.00	Sec LMC 15-1-120
5-20 acres	\$500.00	\$6,000.00	Sec LMC 15-1-120
Over 20 acres	\$500.00	\$8,000.00	Sec LMC 15-1-120