

From: [Bilobran - CDOT, Timothy](#)
To: [Maria Marquez-Rubio](#)
Cc: [Justin Doles](#); [Aaron Caplan](#); [Dave Cosgrove](#); [Dolores Vasquez](#); [Lisa Ritchie](#)
Subject: Re: Referral Request - 4651 4652 Ute Hwy PUD
Date: Tuesday, August 26, 2025 3:24:07 PM
Attachments: [image001.png](#)
[SH66_PEL_ROW_Preservation_Footprint.kmz](#)

Maria and all,

Thank you very much for sending this in. Until the applicant prepares traffic studies/memos, we can't comment much beyond "Please make sure the applicant has a copy of the CO 66 Access Control Plan and understands they will be responsible for implementing that plan as best as possible with the parcels under their control/ownership."

We'd also ask the town to make sure if the applicants are dedicating the ROW shown in the Hwy 66 PEL layer (if applicable)

Please let me know if you have any questions.

Thanks,
Tim

On Tue, Aug 26, 2025 at 12:58 PM Maria Marquez-Rubio
<MMarquezRubio@townoflyons.com> wrote:

Hello,

The Town of Lyons is requesting your review and comments regarding the proposed Planned Unit Development for the property located at 4651 & 4652 Ute Hwy.

Attached, please find the referral packet containing relevant application materials for your review.

We kindly ask for your comments or any conditions you believe should be considered during this process. Please submit your response by September 16, 2025. If you have no comments, a "no comment" response is still appreciated.

Please feel free to contact Lisa Ritchie with any questions or if additional information is needed.

Thank you for your time and cooperation.

Maria



Maria Marquez Rubio
Deputy Town Clerk
303-823-6622, ext. 21
mmarquezrubio@townoflyons.com

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Tim Bilobran
Region 4 Permits Manager



O 970.350.2163 | C 970.302.4022 | F 970.350.2198
timothy.bilobran@state.co.us | codot.gov | www.cotrip.org
10601 W. 10th Street, Greeley, CO 80634