

REFERRAL REQUEST



Project Name: 4651 and 4652 Ute Highway – PUD
Today's Date: 8/26/25
Comments Due By: 9/16/25

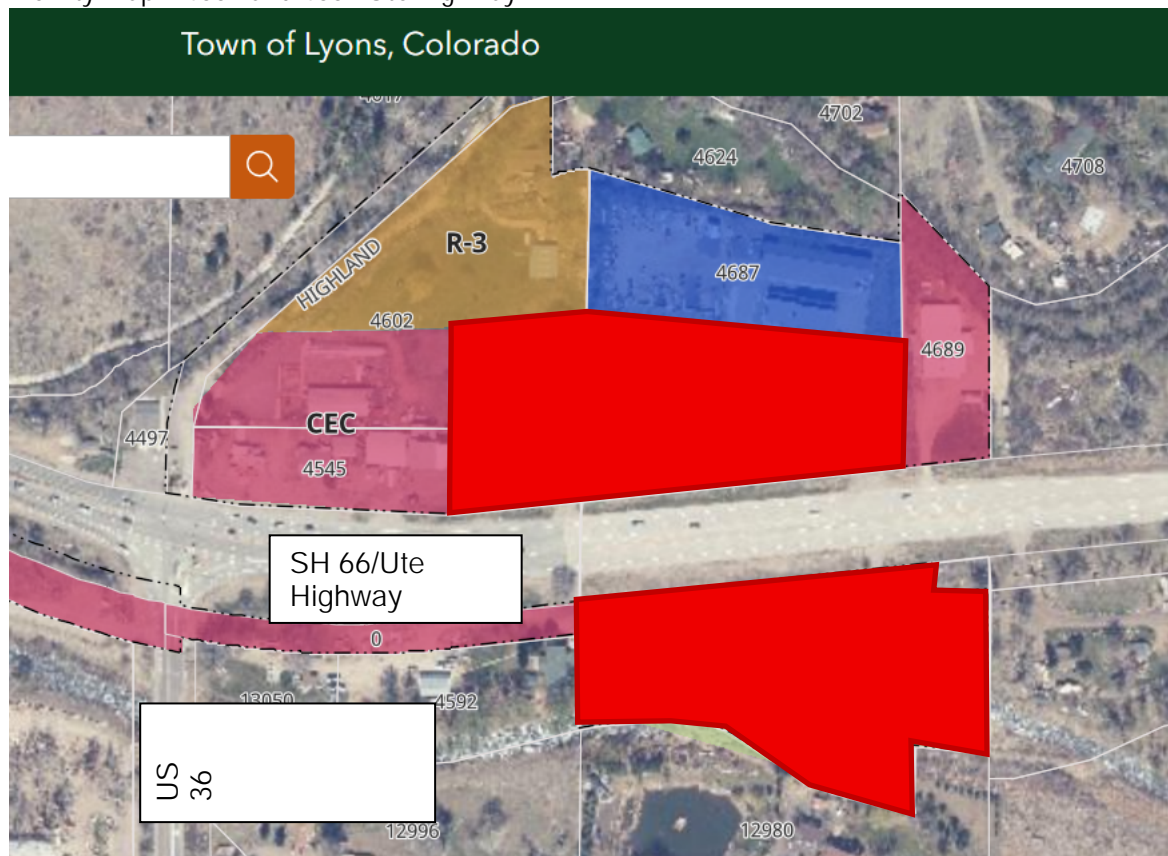
The Town of Lyons has received the following item for review:

Applicant: Lyons Ute Highway LLC
Zoning District: A1 and CEC
Location: 4651 and 4652 Ute Highway

Project Description:

The Town of Lyons has received a complete application for a petition for rezoning the properties to Planned Unit Development (PUD).

Vicinity Map – 4651 and 4652 Ute Highway



DOUBLE GATEWAY
TO THE ROCKIES

Please review the application and provide comments by the date noted above. Any response not received on or before that date will be deemed a neutral response.

TELEPHONE

303.823.6622

FACSIMILE

303.823.8257

432 5TH AVENUE • P.O. BOX 49
LYONS • COLORADO 80540

TOWNOFLYONS.COM

If you have any questions, please contact Lisa Ritchie, Planning and Building Director, at 303-823-6622 ext 25 or at lritchier@townoflyons.com.



Please check the appropriate response below or send a letter.

| | |
|---|---|
| | We have reviewed the proposal and have no conflicts. |
| | See attached letter for comments regarding this proposal. |
| | Please note the following concern: |
| Electric Utility currently could be Lyons or Longmont. | |
| Stormwater quality will need to be addressed in the Development Plan | |
| Sanitary Sewer is on the North Side of 66. Development's service will be under Hwy. | |

Signature: Aaron Caplan

Date: 15 Sep 2025

Printed Name/Agency: Utilities & Engineering Director.

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.

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