

Lyons People's House and Maker's Village

4651 & 4652 Ute Highway Lyons, CO 80503

07-30-2025

PUD Application

3) Written Statement

a) Need for the proposed PUD

- As the first major development coming to the Eastern Corridor, we believe it will take a varied and creative combination of uses to activate the site and give it the best chance for success. The proposed project under consideration includes a mix of light industrial, retail, restaurant, and event venue—just to name a few—and those uses do not currently fit in any existing Town of Lyons zoning category.

b) Present and Future Impacts on the existing adjacent properties, uses, and physical characteristics of the surrounding area.

- The sites have been unused since 2003 with little to no activity or beneficial interest and fell derelict. With approximately seven developable acres in total, the development/renovation will need to be phased and will likely evolve over time. The near term goals are to improve safety and security on the parcels and work on infrastructure improvements. The future development will bring activity to the Eastern Corridor in several ways. The north parcel is ultimately designed to serve small companies in *maker's, artisan, and craftsman* spaces. The south parcel is planned to feature community events, restaurant/retail uses, an extension of the Lyons multimodal path, and the improvement of the creek frontage. Adjacent properties will benefit from the visual improvements to the sites and creek. Safety will be improved by inviting productive commercial activity and eliminating vacant land and buildings. Environmental conditions will be improved with the addition of native vegetation, water quality control, an increased number of trees, and renovated landscaping. Some of these improvements related to the St. Vrain are already underway.

c) Impact on area access and traffic.

- The projects will include improvements to the existing driveways on the sites. The north parcel will ultimately include an interior street, connecting the Tebo, Generator and Grace Design properties. The number of cars traveling on

Hwy 66 is already substantial due to the proximity and travel path to Estes Park and Rocky Mountain National Park. We hope to give those travelers a place to stop and enjoy some of the best of what Lyons has to offer. Ultimately, in future phases of the project, we plan to attract interesting and innovative tenants who will help create a destination for guests throughout the region.

d) Availability of utilities

- 4651 Ute Hwy (North Parcel)

Water, power, gas, fiber, and sewer are all present and accessible for development.

- 4652 Ute Hwy (South Parcel)

Water, power, gas, and fiber are run underground from the north parcel and accessible for development. Sewer access to the north side of Highway 66 is proving difficult and has lengthened the development time horizon considerably, as we continue to explore all feasible options to access service under Highway 66.

The development will apply for use of Lake Macintosh raw water shares, and procure such shares from private sellers.

e) Potential impacts of public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools, and transit.

- The impact to fire, police, sanitation, parks, school and transit is expected to be minimal. Raw water shares will be purchased to accommodate the project. The Eastern Corridor is geographically separated from existing parks and schools, although some of our desired uses around arts, history, river activation and culture could benefit students. As stated above, vehicle traffic is expected to be minimal at the outset. The South Parcel will house a 10' wide multi-modal path which will eventually connect with the existing path west of Hwy. 36. to improve pedestrian and bicycle connectivity between Town proper and the Eastern Corridor.

f) Fiscal impact analysis

- New costs to the Town of Lyons are not fully known. We are seeking resource assistance (time, political connections, financing, etc.) to help solve getting the sewer connection from the forced main on the north side of Hwy 66 to the South parcel. Additionally, the Town has loaned equipment to establish temporary power on the South parcel for the purpose of installing lighting and a security system to eliminate chronic trespassing and vandalism. In the long term, we see the cost implications to be minimal. Initially all streets and public spaces will be privately

maintained, not requiring repair/maintenance/snow removal, etc. Presumably we would have no impact on the school or library system. Police and fire would respond to calls, but proposed uses are not expected as high-risk for these entities.

We understand, prior to any development under this PUD, if any streets or public spaces will be dedicated to the Town, a replat will be required. Additionally, the municipal code requires approval of a Major Development Plan prior to any vertical development. The Town may require an updated fiscal impact analysis with each subsequent approval in order to determine impacts associated with more specific development plans.

- Future benefits to the Town of Lyons could be significant but are yet unknown. The expectation is to create an increase in sales and property tax revenues as the sites are developed. Additional revenue may include permit fees and potential lodging fees. Further benefits may be derived from infrastructure improvements and utility fees.

10) Surrounding and interested property ownership notification envelopes

TEBO STEPHEN  
PO BOX T  
BOULDER, CO 80306-1996

JONES M COLLEEN REV LIV TR...  
4708 HIGHLAND DR  
LONGMONT, CO 80503-9133

HARDT BRETT & KALAH ET AL  
10954 W 100TH DR  
WESTMINSTER, CO 80021-7821

EATON JONATHAN B & TRACEY...  
4702 HIGHLAND DR  
LONGMONT, CO 80503

DIRKES FRED DAVID & DOROT...  
4413 MORGAN COUNTY RD 36  
BRUSH, CO 80723

JACOB JILL  
4624 HIGHLAND DR  
LONGMONT, CO 80503

GRACE BROS LTD  
4689 UTE HWY  
LONGMONT, CO 80503-9127

BLUE MOUNTAIN STONE INC  
PO BOX 946  
LYONS, CO 80540

VANN DIANA JEWELL L ET AL  
12996 FOOTHILLS HWY  
LONGMONT, CO 80503-9141

BRALY KEVIN  
PO BOX 51  
HYGIENE, CO 80533

COUNTY OF BOULDER C/O BO...  
5201 ST VRAIN RD BLDG 1  
LONGMONT, CO 80503

PDK INVESTMENTS LLC  
PO BOX 51  
HYGIENE, CO 80533

- Envelopes will be delivered to TOL
- 11) Mineral estate owner notice certification
  - There were no mineral rights transferred from the seller (Town of Lyons) to Lyons Ute Hwy, LLC and the owner of the mineral rights is unknown to either party. See attached statement. Original available upon request.

**APPENDIX 17-B**  
**FORM OF CERTIFICATION FOR MINERAL ESTATE NOTICE**

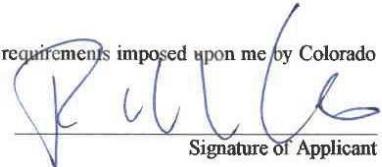
**APPLICANT CERTIFICATION REGARDING  
NOTICE TO MINERAL ESTATE OWNER**

I, Paul Tamburello, submitted an application for land use approval from the Town of Lyons generally described as:

A Rezoning Application       A Subdivision Application  
 Conditional Use Review       A Site or Development Plan Application  
 An Application for Planned Unit Development (Rezoning and Subdivision)  
 A Variance Application

I understand that state law, found at Colorado Revised Statutes Sections 24-65.5-101 through 24-65.5-104, imposes specific legal requirements involving my providing written notice to the mineral estate owner of my application.

I HEREBY CERTIFY that I have complied with the notice requirements imposed upon me by Colorado Revised Statutes.



Signature of Applicant

Paul Tamburello

Print Name

STATE OF Colorado )  
COUNTY OF Denver ) ss.

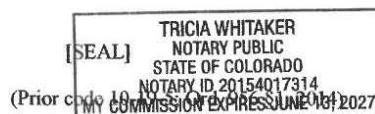
Acknowledged before me on April 23, 2025, by Paul Tamburello

Witness my hand and official seal.

My commission expires: 6/13/27



Notary Public



13) Additional items per applicant if any