

Annexation Impact Report

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2. NA
3. The Town of Lyons plans for extending or providing municipal services to the parcel to be annexed are forthcoming, as the contiguous properties to the East are the Tebo properties that are already being annexed.
4. The incremental costs should be very minimal, as the property is just across Highland Dr. from the Tebo properties that are being annexed as well.
5. Statement of existing districts:

Property Overview

- Address: 4497 Ute Highway, Longmont, CO 80503
- County: Boulder County
- Current Jurisdiction: Unincorporated Boulder County
- Proposed Annexation: Town of Lyons

School District

- District Name: St. Vrain Valley School District RE-1J
- District Office: 395 South Pratt Parkway, Longmont, CO 80501
- Contact: (303) 776-6200
- Website: www.svvsd.org
- Description: This unified school district serves the Longmont area and surrounding communities, providing education from preschool through 12th grade.

Fire Protection District

- District Name: Lyons Fire Protection District
- Headquarters: 251 Broadway St, Lyons, CO 80540
- Contact Info: (303) 823-6611; info@lyonsfire.org

- Email: info@lyonsfire.org
- Website: <https://www.lyonsfire.org/>
- Description: Lyons Fire Protection District proudly protects over 6200 people living within 66 square miles. This includes 40 square miles in northern Boulder County and 26 square miles in Larimer County. It is a combination fire department serving the town of Lyons, Colorado, and surrounding areas. It takes pride in helping keep our community safe.

Water and Sanitation Services

- Water Provider: Private Well
- Sanitation: Private Septic System
- Description: The property currently relies on a private well for water supply and a septic system for wastewater management.

Library District

- Name: Lyons Regional Library District
- Address: 451 4th Ave, Lyons, CO 80540
- Contact: (303) 823-5165
- Email: info@lyonslibrary.com
- Website: <https://lyons.colibraries.org/>
- Description: Operates a modern public library with robust programming (STEM, financial literacy, storytimes, and more), digital resources, meeting spaces, and free Wi-Fi.

Metropolitan or Special Districts

- Status: No known metropolitan or special districts currently serve this property.
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6. This property will be commercial only, so it will not affect the school district.
 7. This annexation will have practically no effect on the environment as there are no major changes or modifications planned at this time. Soil erosion should be less because the new owner will be caring for the surrounding land better than previous owners. Fire mitigation is also already being planned/carried out.