

**TOWN OF LYONS, COLORADO  
ORDINANCE 1196**

**AN ORDINANCE OF THE TOWN OF LYONS, COLORADO,  
ANNEXING THE PROPERTY LOCATED AT 4497 UTE HIGHWAY  
TO THE TOWN OF LYONS, COLORADO**

**WHEREAS**, a written petition, together with four (4) prints of an annexation map, has been filed with the Town of Lyons ("Town") Clerk requesting annexation of certain property located at to be known as "4497 Ute Highway", as more particularly described below; and

**WHEREAS**, the Town of Lyons Board of Trustees ("Board of Trustees") desires to approve an annexation petition in accordance with the Municipal Annexation Act, Section 31-12-101 et seq., Colorado Revised Statutes, and LMC Chapter 15; and

**WHEREAS**, the Board of Trustees previously approved Resolution 2025-46, finding substantial compliance and initiating annexation proceedings for the Property, as defined therein and described below; and

**WHEREAS**, concurrently with the adoption of this Ordinance on second reading, the Board of Trustees approved Resolution 2025-XX, setting forth findings of fact and determinations regarding the Property; and

**WHEREAS**, the Town of Lyons PCDC has considered the annexation application and held a public hearing regarding the zoning request on August 11, 2025, and

**WHEREAS**, the subject parcels are called out within the Lyons Thrive Comprehensive Plan, Future Land Use Plan, and the 2012 IGA; and

**WHEREAS**, the Board of Trustees has determined it is in the best interest of the Town to annex the Property to the Town.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO, AS FOLLOWS:**

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The Board of Trustees hereby incorporates the findings of Resolution 2025-46 and 2025-XX and further finds that it is in the best interest of the Town to annex the Property to the Town.

Section 3. The Property is more particularly described in the real property records for Boulder County as:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BOULDER,  
STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:**

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A PORTION OF THE WESTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2944811, DATED JULY 22, 2008 IN THE RECORDS OF BOULDER COUNTY CLERK IN THE RECORDER TO BEAR NORTH 09°54'42" EAST, A DISTANCE OF 102.44 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING THAT THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 09°54'42" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 32.45 FEET TO THE SOUTHERLY LINE OF THE 48 FOOT RIGHT-OF-WAY FOR THE ROUGH AND READY DITCH, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 57°36'17" EAST, ALONG SAID SOUTHERLY LINE OF THE ROUGH AND READY DITCH, A DISTANCE OF 127.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 27°39'44" WEST, A DISTANCE OF 27.06 FEET;
2. THENCE SOUTH 21°02'40" WEST, A DISTANCE OF 40.07 FEET;
3. THENCE SOUTH 03°08'10" WEST, A DISTANCE OF 107.87 FEET

TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 36 AND COLORADO STATE HIGHWAY 66 AND COLORADO STATE HIGHWAY 7; THENCE NORTH 81°02'31" WEST, ALONG SAID NORTHERLY RIGHT OF WAY OF US HIGHWAY 36, A DISTANCE OF 90.95 FEET TO A POINT ON SAID WESTERLY LINE OF SAID PARCEL OF LAND; THENCE NORTH 09°54'42" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 87.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

is hereby annexed to the Town of Lyons, Colorado, and is made a part of the Town, to be known as the 4497 Ute Highway Property, which annexation shall become effective upon completion of the Conditions contained in C.R.S. Section 31-12-113, including, without limitation, all required filings for recording with the Boulder County Clerk and Recorder.

Section 4. That, in annexing the Property to the Town, the Town does not assume any obligation respecting the construction of water mains, electric service lines, streets, or any other service or utilities in connection with the Property except as may be provided for by Ordinances of the Town or as contractually agreed to in an annexation agreement with the applicant.

INTRODUCED AND PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2025.

INTRODUCED, AMENDED, PASSED, ADOPTED, AND ORDERED PUBLISHED ON SECOND  
READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

**TOWN OF LYONS, COLORADO**

By: \_\_\_\_\_  
Hollie Rogin, Mayor

ATTEST:

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Dolores M. Vasquez, CMC Town Clerk