

**TOWN OF LYONS, COLORADO**

**PLANNING AND COMMUNITY DEVELOPMENT COMMISSION  
RESOLUTION 2025-19-PCDC**

**A RESOLUTION OF THE TOWN OF LYONS PLANNING AND COMMUNITY  
DEVELOPMENT COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE  
APPROVING COMMERCIAL EAST CORRIDOR (CEC) ZONING FOR THE  
PROPERTY LOCATED AT 4497 UTE HIGHWAY**

**WHEREAS**, pursuant to C.R.S. § 31-23-301, the Town of Lyons (the “Town”) possesses the authority to regulate land uses within the Town; 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**, pursuant to LMC 15-1-220, the Town of Lyons Planning and Community Development Commission (“PCDC”) “shall, by resolution, recommend approval of the petition for annexation with or without modifications and/or conditions, or recommend denial. If the zoning of the property is requested at the time of annexation, the PCDC shall, by resolution, recommend approval with or without modifications and/or conditions or recommend denial of the requested zoning. The PCDC shall refer any such recommendation to the Board of Trustees”; and

**WHEREAS**, the applicant has requested the Property, as is more particularly described below, be rezoned from County zoning Agricultural to CEC, Commercial East Corridor; and

**WHEREAS**, the proposed zoning designation of Parcel is consistent with the Lyon’s Thrive Comprehensive Plan, Future Land Use Plan, and the 2012 Boulder County Land Use IGA; and

**WHEREAS**, the PCDC held a public hearing on August 11, 2025 considering the request for the proposed zoning of the Property; and

**WHEREAS**, the PCDC has determined it is in the best interest of the Town to recommend to the Board of Trustees that the Property be zoned as CEC, Commercial East Corridor; and

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND COMMUNITY  
DEVELOPMENT COMMISSION:**

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

Section 2. The property is more particularly described 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.

Section 3. The PCDC hereby recommends approval of the ordinance.

Section 4. This resolution shall take effect immediately upon adoption.

**ADOPTED THIS 11 DAY OF AUGUST, 2025.**

**PLANNING AND COMMUNITY  
DEVELOPMENT COMMISSION FOR THE  
TOWN OF LYONS, COLORADO**

By: Amy Schwartz  
Amy Schwartz, Chair

ATTEST:

*Maria Marquez-Rubio*

Maria Marquez-Rubio  
Deputy Town Clerk

# Reso 19-2025 4497 Ute Highway Zoning

Final Audit Report

2025-08-13

Created:	2025-08-12
By:	Maria Marquez-Rubio (mmarquezrubio@townoflyons.com)
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## "Reso 19-2025 4497 Ute Highway Zoning" History

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