

APPLICANT FULL NAME AND ADDRESS (Street: City, State, Zip): **JOHN HYMAN & ANTRICA RICE**

APPLICANT'S CONTACT (Telephone, Email) **310 560 3680 RICHYMAN@GMAIL.COM**  
**310 560 1099**

PROJECT NAME AND ADDRESS: **HYMAN - 306 STICKNEY ST**

TYPE OF APPLICATION (please check one)

Annexation	Sketch Plan	Minor Subdivision
Change of Zone	Preliminary Plat	Plat Vacation
<u>Conditional Use Review</u>	Final Plat	Lot Consolidation
Vacation of Right-of-Way or Easement	Plat Amendment	Survey Correction Plat
Variance (zoning / building)	Planned Unit Development	Site Plan or Development Plan
Special Use Review	Telecommunications	Other _____

PROJECT INFORMATION:

Is site within Lyons' Planning Area?	<b>Yes</b>	Is site within Lyons' Town Limits?	<b>Yes</b>
Existing Land Use (single family, commercial etc):		Proposed Use:	<b>ADU</b>
Existing Zoning:	<b>R 1</b>	Proposed Zoning:	<b>R 1</b>
Number of Existing Residential Lots:	<b>1</b>	Number of Proposed Residential Lots:	<b>1</b>
Number of Existing Commercial Lots:		Number of Proposed Commercial Lots:	
Number of Existing Industrial Lots:		Number of Proposed Industrial Lots:	
Total property acreage:	<b>.25 Ac</b>	Does the property have slopes greater than 5%:	<b>NO</b>
Legal Description of Property (location within section, township and range); Lot and Block; and Subdivision <b>3N-70-18 LOT 6 BLOCK 2 NORTHVILLE</b>			

ADDITIONAL CONTACTS (Owner, consultants):

Full Name:
Address:
Contact Info (email, phone):
Full Name:
Address:
Contact Info (email phone):

COMPREHENSIVE PLAN AND PARKS OPEN SPACE TRAILS MAP CONSISTENCY:

	yes/ no	Please describe
Locate your property on the <i>2010 Lyons Planning Area Map</i> and determine if your proposed use meets the future land use designations.	Yes	
Is the project or property consistent with the guiding principles, goals, and objectives set forth in the <i>2010 Lyons Comprehensive Plan</i> , or the <i>Lyons Recovery Action Plan</i> or the <i>2016 Lyons Primary Action Plan</i> which were adopted as an addendum to the Comprehensive Plan.	Yes	
Is the project or property consistent with the Sustainable Design and Development Principles in Appendix D of the Comprehensive Plan.	Yes	
Is the project or property is or adjacent to a gateway designation in the <i>Comprehensive Plan's Lyons Gateway Map</i> (p87) and the <i>Parks Recovery Plan's Trail Planning, Park connectivity &amp; Recreation Opportunity Map</i>	No	
Does the proposed project or property have or is it adjacent to a designation on the legend of the <i>Trails Planning, Park Connectivity and Recreational Opportunities Map</i> ?	No	
Is the proposed project or property in the floodplain? Current floodplain is available on the Town website under maps.	No	
Is the proposed project or property adjacent to a public facility or does it include a public facility?	No	
Does the proposed project or property have unique wildlife habitat or a wildlife corridor?	No	

UTILITY PROVIDER:

Water: <i>TOWN OF LYONS</i>	Sewer: <i>TOL</i>	Electric: <i>TOL</i>
Gas: <i>XCEL ENERGY</i>	Cable: <i>LYONS Common</i>	Phone: <i>CENTURY LINK</i>
Fire Protection: <i>LYONS</i>	Other:	

CERTIFICATION:

I certify that I am the lawful owner of the parcel(s) of land, which this application concerns, and consent to this action.

Owner: John Hyman

Date: \_\_\_\_\_

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Lyons must be submitted prior to having this application processed.

Applicant: John Hyman

Date: \_\_\_\_\_

**FOR STAFF USE ONLY:**

APPLICATION ACCEPTED BY: \_\_\_\_\_

DATE ACCEPTED: \_\_\_\_\_

FEE RECIEVED: \_\_\_\_\_

TRACKING NUMBER \_\_\_\_\_

**AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES/DEPOSITS (If Required)**

This Agreement is entered between JOHN HYMAN & ANTHEA RICE as APPLICANT and THE TOWN OF LYONS, in consideration of the TOWN'S acceptance of APPLICANT'S application for the land use approval as further described below:

1. APPLICANT hereby represents that he/she/it is the owner of 100% of the real property for which this application is being processed or that 100% of the property owners have also signed this application. APPLICANT has submitted to the TOWN an application for approval of:

ADU DETACHED, BEHIND GARAGE  
ON ALLEY - NORTH WEST CORNER OF  
PROPERTY

2. APPLICANT acknowledges and understands that the Board of Trustees establishes a fee and deposit schedule for land use applications. The Agreement shall govern the payment of fees and deposits for processing applications.
3. The application shall not be accepted for processing unless the property owner(s) of record of the property included in the application sign(s) this Agreement.
4. A fee in the amount required by the Town sufficient to cover the internal and external costs of administration, processing, site visits, publication of notice and similar matters will be paid by the APPLICANT for processing the development application. An application fee of 250 and an escrow fee of \$500, as required by resolution shall be paid to the Town prior to processing the application.
5. The applicant shall be required to pay all actual costs incurred by the Town for review of the application by consultants, including but not limited to engineering, surveying, legal and planning plus fifteen percent (15%) of such actual costs for the Town's administrative costs plus supplies. The Town may require a deposit from APPLICANT to offset the Town's costs for review prior to consideration of any application submittal pursuant to this Code.

Subsequent deposits may be required when the initial deposits are eighty-five percent (85%) depleted. These deposits may exceed the total amount of fees collected using the standard schedule of fees. The Town shall not continue the processing of any application for which the APPLICANT has refused to deposit the funds to cover the Town's cost of review. Any funds deposited in excess of the standard fees remaining after paying the costs specified above shall be refunded to the APPLICANT. In the event of non-payment of fees, the Town shall have the right to file a legal action to collect any balance due to the Town plus its costs and attorney's fees against any or all persons signing this Agreement as APPLICANT. The Town may certify to the County Treasurer any amount due pursuant to this paragraph as a lien on the property for which the application is submitted to be due and payable with the real estate taxes for the Town if the APPLICANT does not pay such amount within (30) days of written request by the Town.

**APPLICANT(S)/OWNER(S)-**

(All Owners/Applicants must sign this application)

By: John Hyman  
 As: JOHN HYMAN  
 Date: \_\_\_\_\_  
 Address: 306 STICKNEY ST  
LYONS, CO, 80540

By: ANTHEA RICE  
 As: ANTHEA RICE  
 Date: \_\_\_\_\_  
 Address: 306 STICKNEY ST  
LYONS, CO, 80540

**LAND USE PERMITS**

APPLICATION TYPE	APPLICATION FEE (NON-REFUNDABLE)	ESCROW ACCOUNT	ADDITIONAL MATERIAL REQUIRED
Rezoning except LI	\$ 500.00	\$ 1,000.00	See LMC 16-15-30
Special or Conditional Use Review	\$ 250.00	\$ 500.00	See LMC 16-7-35 or 16-7-30
PUD Rezoning	\$ 500.00	\$ 1,000.00	See LMC 16-4-50
Variance to Zoning	\$ 500.00	\$ 250.00	See LMC 16-15-30
Board of Appeals	\$ 500.00	\$ 250.00	See LMC 16-15-30
Telecommunication Application	\$ 500.00	\$ 1,500.00	See LMC 16-11-50
Zoning verification letter	\$ 50.00		

**DEVELOPMENT OR SITE PLAN**

Up to 1 Acre	\$ 500.00	\$ 2,000.00	See LMC 16-17-30
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Up to 3 Acres	\$ 500.00	\$ 4,000.00	See LMC 16-17-31
Up to 10 Acres	\$ 500.00	\$ 6,000.00	See LMC 16-17-32
Over 10 Acres	\$ 500.00	\$ 8,000.00	See LMC 16-17-33

**SUBDIVISION**

Survey Correction Plat	\$ 500.00	\$ 500.00	Sec. LMC 17-9-40
Lot Consolidation	\$ 250.00	\$ 500.00	Sec. LMC 17-7-50
Plat Vacation	\$ 500.00	\$ 500.00	Sec. LMC 17-6-40
Plat Amendment	\$ 500.00	\$ 500.00	Sec. LMC 17-5-40
Minor Subdivision	\$ 500.00	\$ 1,000.00	Sec. LMC 17-3-40

**MAJOR SUBDIVISION**

Sketch Plan (Reg and PUD)	\$ 500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-50
Preliminary Plan (Reg and PUD)	\$ 500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-60.
Final Plat (Reg and PUD)	\$ 500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-70.

**ANNEXATIONS**

up to 5 acres	\$ 500.00	\$ 3,000.00	Sec LMC 15-1-120
5-20 acres	\$ 500.00	\$ 6,000.00	Sec LMC 15-1-120
Over 20 acres	\$ 500.00	\$ 8,000.00	Sec LMC 15-1-120

Paul Glasgow, AICP

Director of Community Development Town Of Lyons

Dear Paul,

With this letter, we would like to open the conversation and begin the application and conditional use review process to get permits and build an approx. 600 sq ft 1br/1ba ADU in our backyard, on the alley abutting the back of our garage at the NW corner of Stickney and 3rd (306 Stickney). The siting is easy on our 10,679 sq ft. lot and the design, style, scale and color will completely match our 1,442 sq ft 1925 bungalow house in grey horizontal siding and white trim. The moment we're done, the unit will look as if it has always been there.

In our location, we will make no impacts on any traffic or park access, nor will there be any environmental impacts. We will build with permits and inspections to local building codes and design standards, observe all needed setbacks and site requirements, be energy star compliant, and be solar ready with ample south-facing roof faces. There is one off-street parking place already, we can easily turn it into two spaces.

Because the ADU is intended to be a long-term rental, we will be filling a post-flood need here in Lyons for accessible and affordable housing, and the new renters will most definitely add to the grateful local economy and the Town's needed tax revenues by their purchases.

We have been Lyons residents for eight years, but lost our first house on the No. St Vrain the night of the flood and now find ourselves happily rooted in town, with our daughter and grandkids two blocks away. We hope you will help and support us in this project and come to find that it shows a textbook case of your idea done well and a tasteful vision of the town that still allows renters to live and work here while the town maintains and improves its charm and character.

We are available to complete the needed package and answer any questions that arise.

Thank You,                      John and Anthea



# ONE REPORT

To: GATEWAY REALTY GROUP

Date Ordered: 01-21-2020

Attn: JOHN HYMAN

Order Number 826781

Fax:

Phone: 303-823-8400

Address: 306 STICKNEY ST LYONS, CO

County: BOULDER

### LEGAL DESCRIPTION

LOT 6, BLOCK 2, NORTONVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

### OWNERSHIP & ENCUMBRANCES

Certification Date: 01-14-2020

OWNERSHIP: JOHN EDWARD HYMAN AND ANTHEA SUSAN RICE

<u>Doc Type</u>	<u>Doc Fee</u>	<u>Date</u>	<u>Reference#</u>
WARRANTY DEED	\$46.00	08-02-2018	3669338

### ENCUMBRANCES AND OTHER DOCUMENTS

<u>Item</u>	<u>Payable To</u>	<u>Amount</u>	<u>Date</u>	<u>Reference#</u>
DEED OF TRUST	LITTLEFIELD GLENN S.	\$360,000.00	08-02-18	3669339

Cust Ref#

By: THOMAS SCHELSTRAETE  
Land Title  
Property Resource Specialist  
Email: tschelstraete@ltgc.com  
Phone: 303-850-4191  
Fax:

This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.





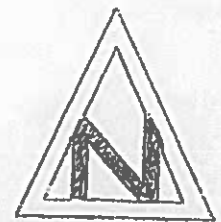
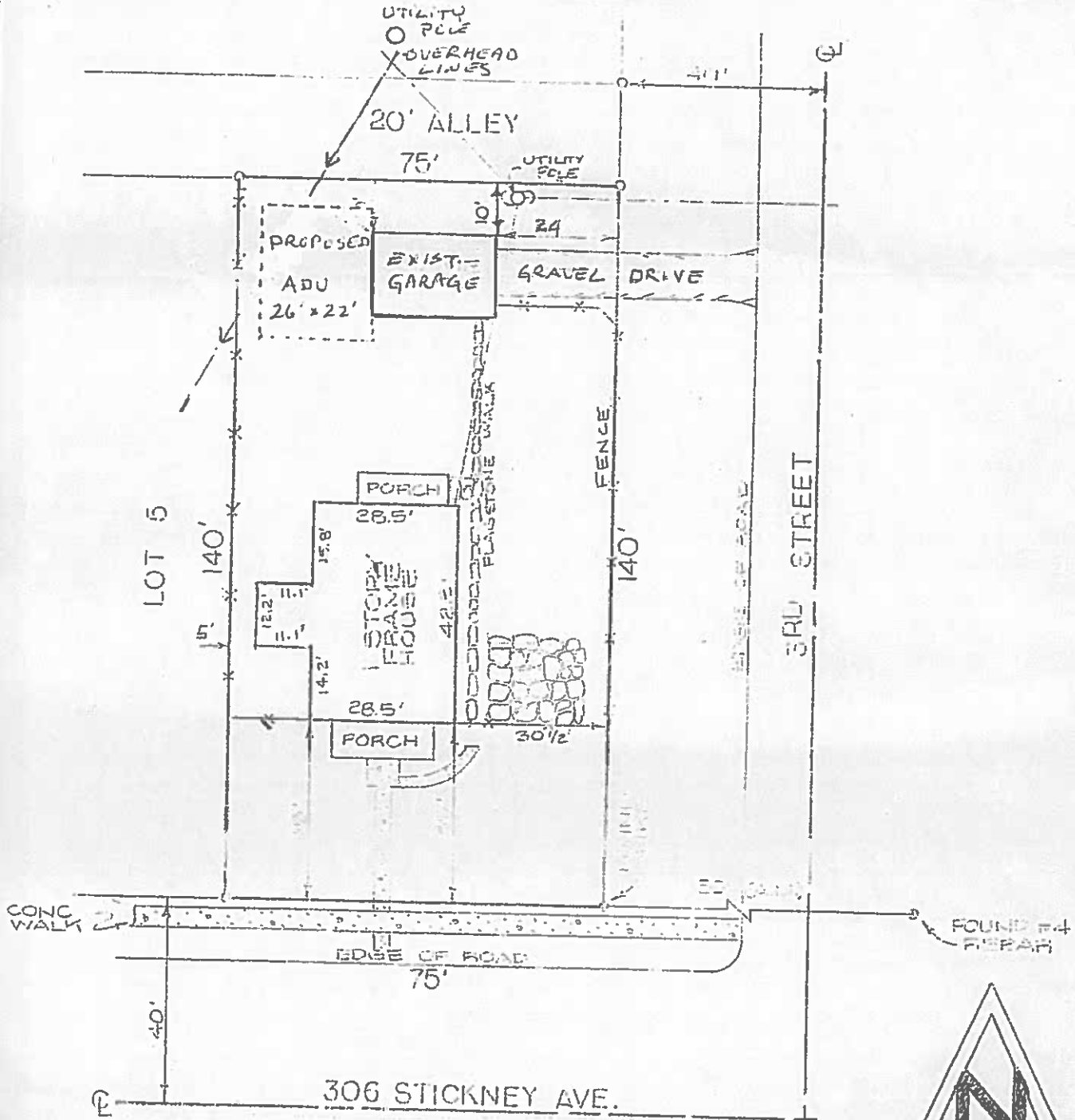
**LEGAL DESCRIPTION**  
(provided by Client)

Lot 6, Block 2,  
NORTONVILLE,  
County of Boulder,  
State of Colorado.



**FLATIRONS SURVEYING, INC.**

5717 Arapahoe Road  
Boulder, Colorado 80303  
(303) 443-7001  
www.flatsurv.com



SCALE: 1"=30'

- NOTES:**
- 1-This Certificate does not constitute a Title Search by Flatirons Surveying, Inc. to determine ownership, rights of way, easements or encumbrances not shown by the plat that may affect this tract of land. There may be easements or rights of way that may affect this tract of land, that are not shown on this Certificate.
  - 2-An Improvement Survey Plat is recommended to depict more precisely the locations of the improvements shown hereon.
  - 3-The Neighbor's Overhead Utility Lines cross the airspace of the subject property as shown hereon.

*Handwritten signature/initials*

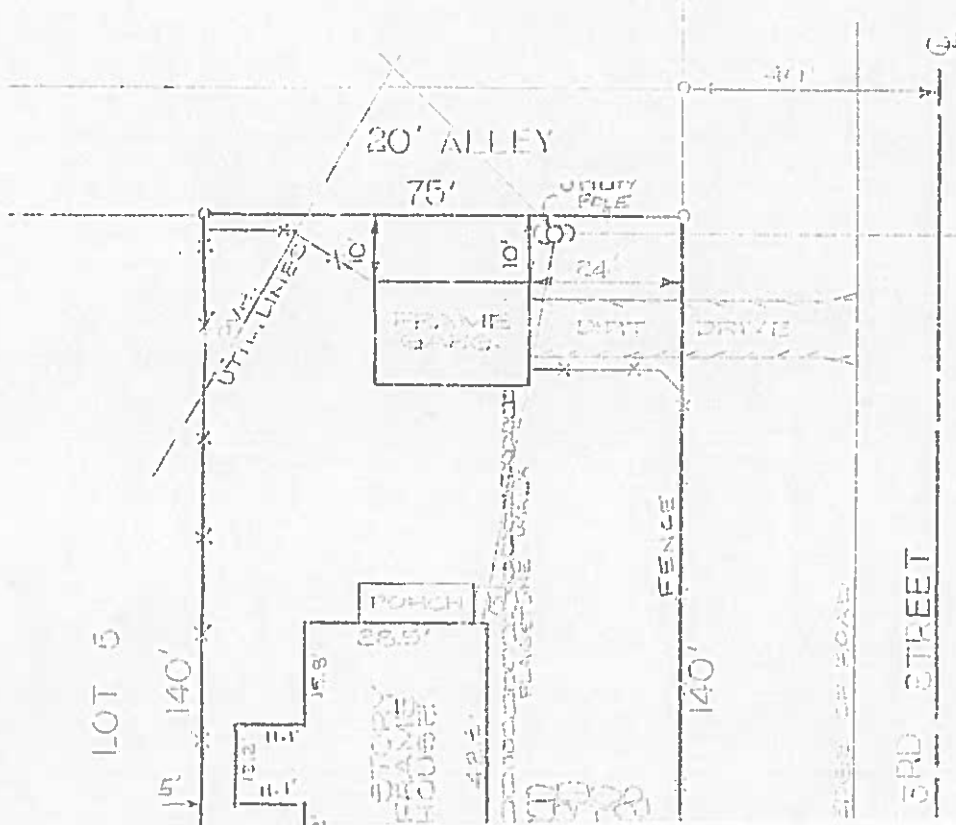
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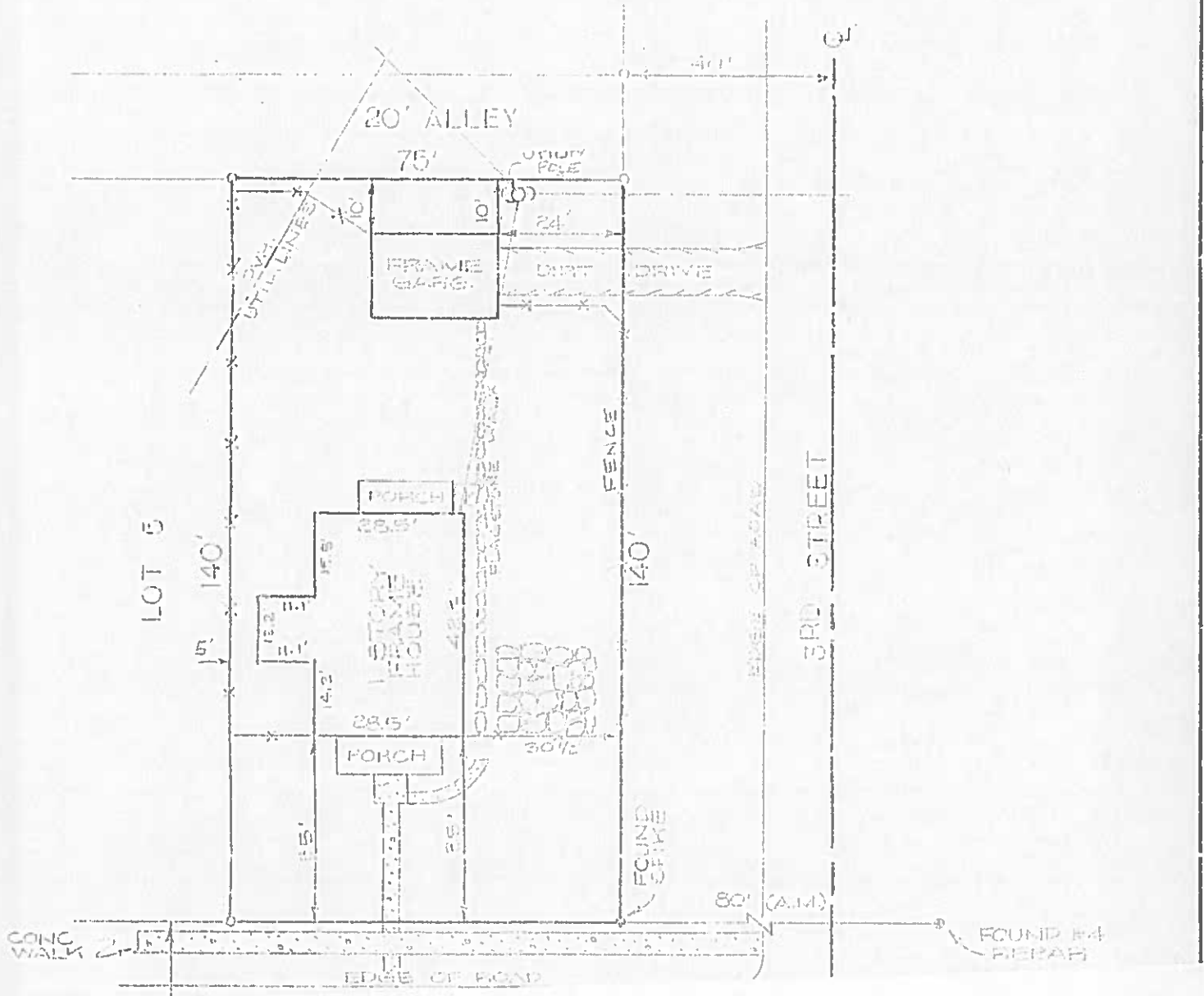
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State of Colorado.



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5717 Arapahoe Road  
Boulder, Colorado 80303  
(303) 443-7001  
www.flatironsurvey.com



# L. Nothhaft & Son Incorporated

Fire Sprinkler Contractors

2520 West 62<sup>nd</sup> Court • Denver, Colorado 80221  
Phone (303) 433-3329  
Fax (303) 433-2432

May 17, 2018

Mr. Ben Elliott  
Project Manager  
Adolfson & Peterson Construction  
797 Ventura Street  
Aurora, CO 8011

[welliott@a-p.com](mailto:welliott@a-p.com)

Re: Lyons Elementary School  
High Street between 4<sup>th</sup> and 3<sup>rd</sup> Avenues  
Lyons, CO

Flow Test Results

Dear Sir:

As requested, we performed a flow test on the four existing fire hydrants around the Lyons Elementary School on 05/16/18 starting at 10:45 am. The test was performed by Harry Nothhaft, Jonathan Nothhaft and Clyde Gallegos of L. Nothhaft & Son, Inc. with assistance from Tim Ream and Greg ? from the Town of Lyons Utilities.

The hydrants involved in the testing were as follows:

- 3<sup>rd</sup> & High, 2-way hydrant at elevation 5383
- 4<sup>th</sup> and High, 2-way hydrant at elevation 5380
- 4<sup>th</sup> and Stickney, 3-way hydrant at elevation 5397
- 3<sup>rd</sup> and Stickney, 2-way hydrant at elevation 5409

Test #1, Flow at 3 <sup>rd</sup> & High, control at 4 <sup>th</sup> & High	-	78/56 at 920 gpm
Test #2, Flow at 4 <sup>th</sup> & High, control at 3 <sup>rd</sup> & High	-	79/56 at 1060 gpm
Test #3, Flow at 4 <sup>th</sup> & Stickney, control at 3 <sup>rd</sup> & Stickney	-	74/70 at 160 gpm
Test #4, Flow at 3 <sup>rd</sup> & Stickney, control at 4 <sup>th</sup> & Stickney	-	82/50 at 920 gpm

There is an obvious problem with the hydrant at 4<sup>th</sup> & Stickney. Mr Ream with the Town of Lyons Utilities was not able to explain either the water main sizes or the nature of the problem with the hydrant. So it is appropriate to disregard this hydrant flow rate from the analysis.

Based on the flow test results from the remaining hydrants, the available fire flows would be as follows:

- Test #1, 1550 gpm at 20 psi
- Test #2, 1840 gpm at 20 psi
- Test #4, 1320 gpm at 20 psi.



# L. NOTHHAFT & SON INC.

FIRE SPRINKLER CONTRACTORS

## HYDRANT FLOW TEST REPORT #1

Site Name: Lyons Elementary School  
 Site Address: Lyons, CO  
 Purpose of Test: Fire Flow Analysis

Test Date 5/16/2018 Test Time 10:45 AM Approximate Temp 78

Test Conducted By LNS Contact Tim Ream

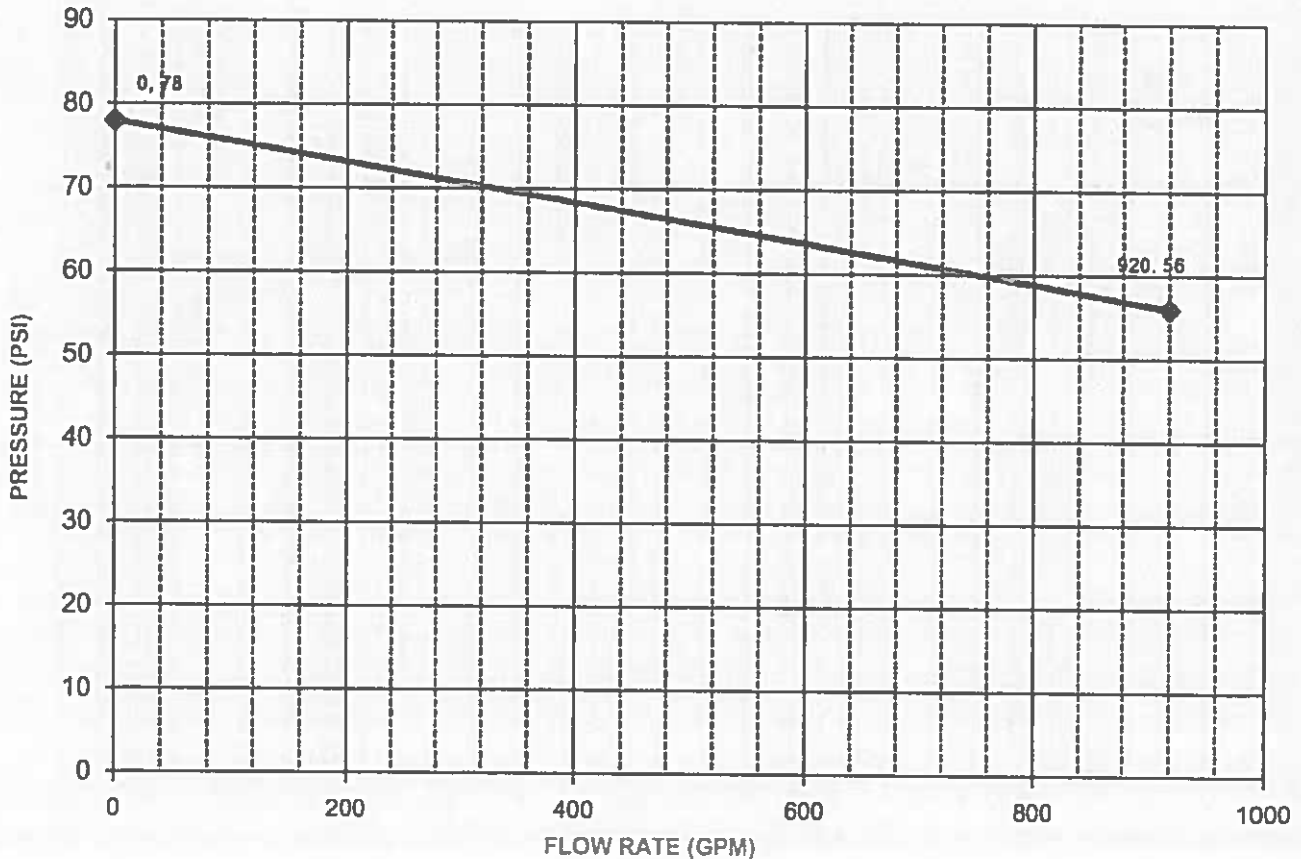
Test Witnessed By Town of Lyons Contact Greg

Control Hydrant Loc.: 4th Ave & High Street Flow Hydrant Loc.: 3rd Ave & High Street

Gauge S/N: 15026 CALIB: 4/17/2018 Gauge S/N: 14637 CALIB: 4/17/2018

HYDRANT DATA		PRESSURE DATA	
Size of Flowing Outlet	2.5 in.	Static Pressure	78 psi
Coefficient of Flowing Outlet	0.9	Residual Pressure	56 psi
Elevation Difference Between Gauge Hydrant and Base of Riser	0	Pitot Pressure	psi
Looped or Dead End Main (L/D)	Unknown	Flow Rate	920 gpm
		(Based on $Q = 29.84 (D^2) (\sqrt{PITOT}) (C)$ )	

### PLOTTED FLOW GRAPH





# L. NOTHHAFT & SON INC.

FIRE SPRINKLER CONTRACTORS

## HYDRANT FLOW TEST REPORT #3

Site Name: Lyons Elementary School  
 Site Address: Lyons, CO  
 Purpose of Test: Fire Flow Analysis

Test Date 5/16/2018 Test Time 11:05 AM Approximate Temp 78

Test Conducted By LNS Contact Tim Ream

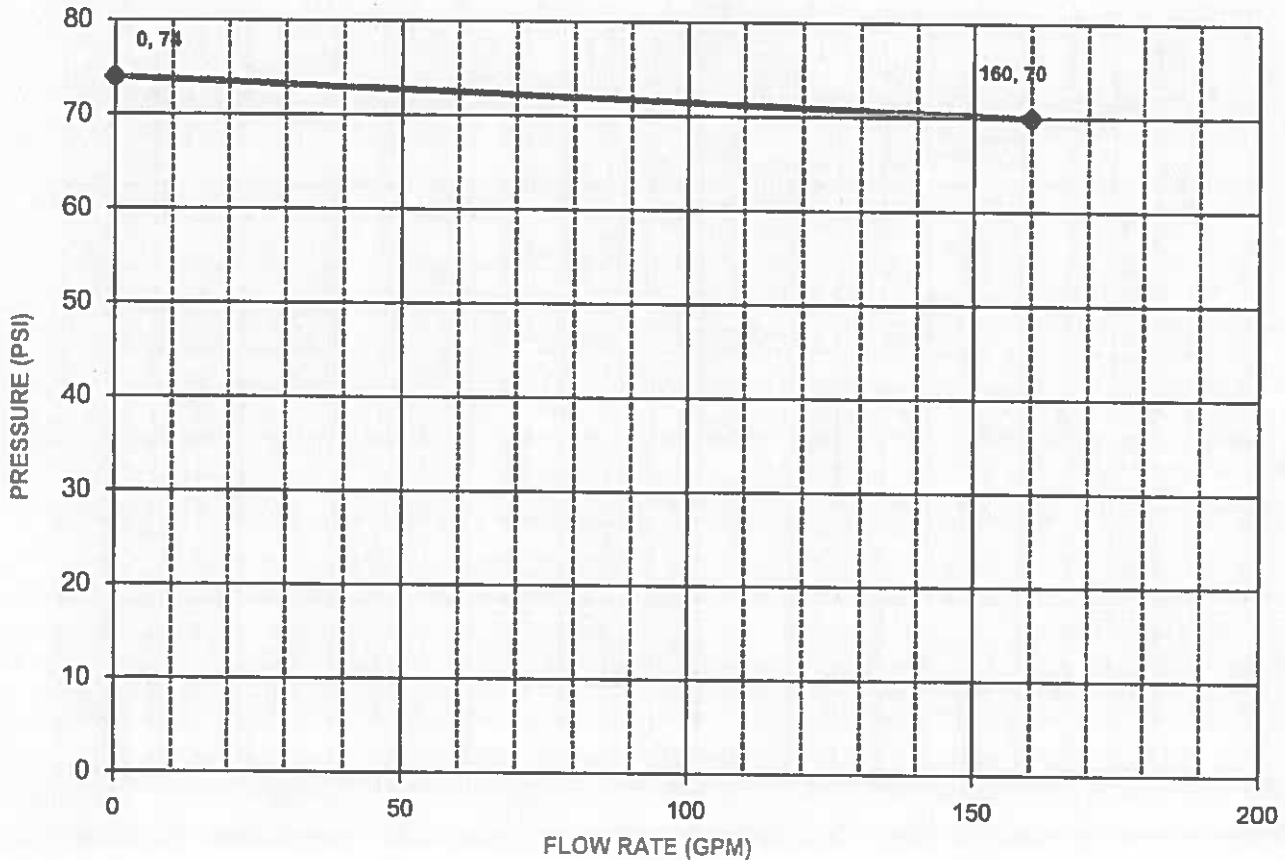
Test Witnessed By Town of Lyons Contact Greg

Control Hydrant Loc.: 4th Ave & Stickney Street Flow Hydrant Loc.: 3rd Ave & Stickney Street

Gauge S/N: 15026 CALIB: 4/17/2018 Gauge S/N: 14637 CALIB: 4/17/2018

HYDRANT DATA		PRESSURE DATA	
Size of Flowing Outlet	2.5 in.	Static Pressure	74 psi
Coefficient of Flowing Outlet	0.9	Residual Pressure	70 psi
Elevation Difference Between Gauge Hydrant and Base of Riser	0	Pitot Pressure	psi
Looped or Dead End Main (L/D)	Unknown	Flow Rate	160 gpm
		(Based on $Q = 29.84 (D^2) (\sqrt{PITOT}) (C)$ )	

### PLOTTED FLOW GRAPH

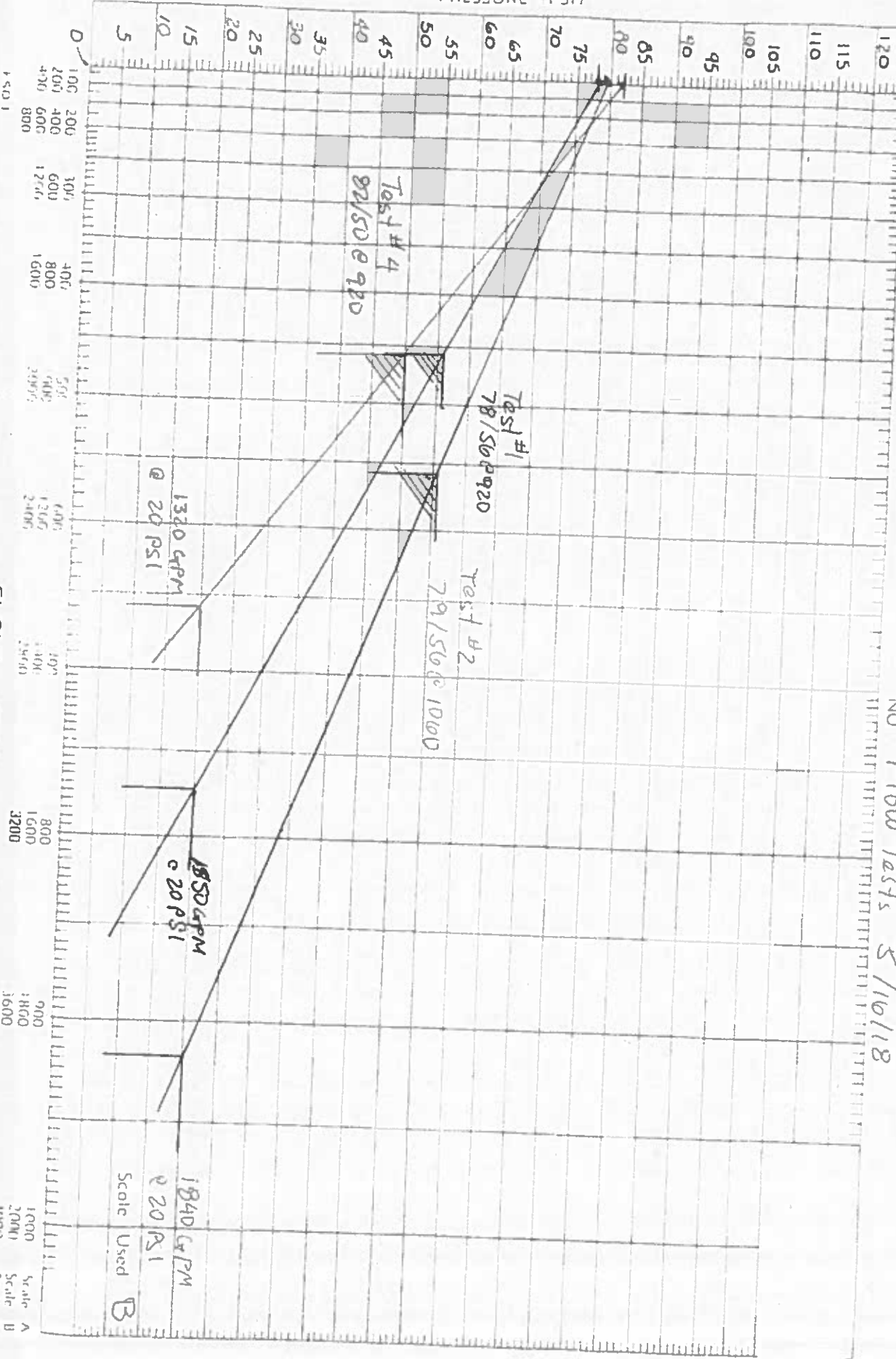


# L. NOTHHAFT & SON INCORPORATED

CONTRACT NAME Lyons Elementary School

NO Flow Tests 5/16/18

PRESSURE (PSI)



FLOW - GPM

1840 GPM @ 20 PSI

Scale Used B

Scale A  
Scale B  
Scale C