

TOWN OF LYONS -- LAND USE APPLICATION FORM

APPLICANT FULL NAME AND ADDRESS (Street: City, State, Zip): Summit Housing Group, Inc. 283 W Front St, Ste 1, Missoula, MT 59802

APPLICANT'S CONTACT (Telephone, email) Rusty Snow, 406-541-0999, rusty@summithousinggroup.com

PROJECT NAME AND ADDRESS: Lyons Valley Townhomes, TBD Carter Drive, Lyons, CO 80540

TYPE OF APPLICATION (please check one)

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

PROJECT INFORMATION:

Is site within Lyons' Planning Area? Yes	Is site within Lyons' Town Limits? yes
Existing Land use (single family, commercial etc): non-use agriculture	Proposed Use: multi and single family homes
Existing Zoning: r-1 Low Density Residential District/R-1 Low Density Residential District with a Planned Residential Development overlay	Proposed Zoning: N/A
Number of Existing Residential Lots: 12	Number of Proposed Residential Lots: N/A
Number of Existing Commercial Lots N/A	Number of Proposed Commercial Lots: N/A
Number of Existing Industrial Lots: N/A	Number of Proposed Industrial Lots: N/A
Total property acreage: 6.58	Does the property have slopes greater than 5%: yes
Legal Description of Property (location within section, township and range); Lot and Block; and Subdivision: Lots 23 through 33, inclusive, Block 2, and Tract A, Lyons Valley Park Filing No. 8, County of Boulder, State of Colorado.	

ADDITIONAL CONTACTS (Owner, consultants):

Full Name: Nathan Lopuch, Lyons Valley Townhomes, LP
Address: 283 W Front St, Ste 1, Missoula, MT 59802
Contact Info (email, phone): nathanl@smgmt.net, 4065410999
Full Name: Jenn Clary, Encompass Design Inc.
Address: 1535 Liberty Lane Suite 110b, Missoula, MT 59808
Contact Info (email phone): 406-540-4437, jenn@encompassdesigninc.com

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COMPREHENSIVE PLAN AND PARKS OPEN SPACE TRAILS MAP CONSISTENCY:

	yes/no	Please describe
Locate your property on the 2010 Lyons Planning Area Map and determine if your proposed use meets the future land use designations.	Yes	The use of the land is for multifamily and single family homes, which is approved by current zoning and the land use map.
Is the project or property consistent with the guiding principles, goals, and objectives set forth in the 2010 Lyons Comprehensive Plan, or the Lyons Recovery Action Plan or the 2016 Lyons Primary Action Plan which were adopted as an addendum to the Comprehensive Plan.	Yes	The project is consistent with the guiding principles of the Comprehensive Plan, including Economic Sustainability and Quality of Life, Social Well-Being, Sustainability
Is the project or property consistent with the Sustainable Design and Development Principles in Appendix D of the Comprehensive Plan.	Yes	The project is consistent with Appendix D Sustainable Design and Development Principles including Build for Everyone, Fit within and Enhance the Environment, Create Inviting Public Space, and Smart Street Design
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 & Recreation Opportunity Map</i>	no	The project is not adjacent to a gateway destination per the Gateways Map.
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: Town of Lyons	Sewer: Town of Lyons	Electric: Town of Lyons
Gas: Xcel Energy	Cable: CenturyLink	Phone: Century Link
Fire Protection: Lyons Fire Protection District	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 Lyons, VP of the General Partner Date: 6-27-19

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: KFS Date: 6-27-19

FOR STAFF USE ONLY:

APPLICATION ACCEPTED BY:

DATE ACCEPTED:

FEE RECEIVED:

TRACKING NUMBER

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

This Agreement is entered between Lyons Valley Townhomes, LP 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: Site Plan
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 \$500.00 and an escrow fee of \$6000.00, 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: Matthew W. Parch

As: VP of its General Partner (Owner)

Date: 6/26/2019

Address: 283 W Front St, Ste 1, Missoula MT 59802

By: RFS

As: President (Applicant)

Date: 6-27-19

Address: 283 W. Front St., Ste. 1

Missoula, MT 59802

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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
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