

# DEVELOPMENT PIPELINE

Town of Lyons  
Updated: August 4, 2021

New/Change

DEVELOPMENT	DESCRIPTION	ADDRESS	LAND USE APPLICATION	2020		2021				2022				
				Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
<b>A-Lodge Hotel</b>	Rezoning Process	349 Main Street												
Notes: Pre-app meeting being scheduled														
<b>Moss Rock Development</b>	Redevelopment & Expansion	349 Main Street												
Notes: Pre-app meeting held 7/21														
<b>Hatrock Rezoning</b>	Rezoning Process	431 4th Ave.												
Notes: Pre-app meeting held 6/24; PCDC Public Hearing 8/9; BOT Public Hearing 8/16														
<b>Tebo Property Annexation</b>	Annexation	4545/4559 Ute Hwy.												
Notes: Pre-app meeting held 7/26														
<b>348 Evans ADU</b>	Conditional Use Process	348 Evans St.												
Notes: Pre-app meeting held 6/29														
<b>210 Ewald ADU</b>	Conditional Use Process	210 Ewald Ave.												
Notes: Pre-app meeting held 6/24; PCDC Public Hearing 8/9; BOT Public Hearing 8/16														
<b>River Bend</b>	PUD Finalization/Expansion	501 W. Main Street												
Notes: Philip working with consultant for River Bend on PUD next steps; River Bend has engineer working on drainage report														
<b>St. Vrain Market</b>	Expansion	455 Main Street												
Notes: Pre-app meeting held 3/31														
<b>Spirit Hound Distillery Expansion</b>	Expansion to east of existing building	4196 Ute Highway												
Notes: Pre-app meeting held 3/16; meeting with civil engineer 3/26; TCO Extension granted														
<b>MainStage Brewery &amp; Beer Garden</b>	Site Plan Review	446 Main Street												
Notes: Pre-app held; BOT determined Site Plan Review 8/2; App submitted 7/28														
<b>432-436 Main</b>	Expansion	432-436 Main St.												
<b>Generator Development</b>	PUD, River Restoration	4651 Ute Highway												
<b>Main Street Project</b>	Redevelopment & Expansion, Housing	400-402 Main Street												
<b>429 Main St.</b>	Expansion	429 Main St.												
<b>Bella La Crema</b>	Expansion	405 Main Street												
<b>Planet Bluegrass Expansion</b>	Redevelopment & Expansion	304 2nd Avenue												
<b>Lyons Valley Park</b>	Housing (new local partnership)	344-354 McConnell Drive												
<b>Farmette</b>	Improvements	4121 Ute Highway	9/9/2020											
<b>Summit Housing</b>	Housing Development	0 Carter Drive												
<b>Igadi/Cirque LLC</b>	Retail Marijuana Development	4170 Ute Hwy.												
<b>Denver Rec</b>	Improvements	4071 Ute Highway	10/28/2020											
<b>Solhawk</b>	Change of Use/No Work Permit	401 Main St.												
<b>A-Lodge Hotel</b>	Redevelopment & Expansion	338/328 Main Street	2/11/2021											
<b>Prickly Pear Tavern</b>	Minor Building Permit/Tenant Improvement	160 E Main St.												
<b>Solace</b>	Minor Building Permit/Change of Use	437 Main St.												
<b>Moxie Bread</b>	Minor Building Permit/Change of Use	347 Main St.												

\*This document is for general reference only; the projected timing is based on best information available to staff.  
 \*\*Developments above the red line have commenced; below the red line are "conceptual" with no development process started with either a pre-application conference or land use app submission  
 \*\*\*The beginning of the gray bars indicates the timing of an actual or anticipated submission, and the end of a gray bar indicates a projected end of construction.

**Current Development Tracking**

Address	Development	Project Type	Decision-Maker	First Contact (if known)	Pre-App Conference Date(s)	App Submitted	Completeness Check	Review/Referrals Due	Revised App Submitted	PCDC Public Hearing	BOT Public Hearing	Final Action	Final Action Date
4121 Ute Highway	Farmette Pole Barn	PDP/Minor Building Permit(s)	Administrative						1/29/2021				
338 and 328 Main St.	A-Lodge Beer Garden Phase 1	Minor Building Permit(s)	Administrative						5/26/2021				
338 and 328 Main St.	A-Lodge Beer Garden Phase 2	Minor Building Permit(s)	Administrative						7/22/2021				
338 and 328 Main St.	A-Lodge Rezoning	Rezoning Process	BOT		7/21/2021								
4196 Ute Highway	Spirit Hound Distillery Expansion	Development Plan Review	BOT	UNK	3/16/2021; 3/26/2021								
Carter Drive - Summit	Summit Housing	PDP/Minor Building Permit(s)	Administrative	UNK					4/19/2021				
4651 Ute Highway	Generator Development	PUD; Development Plan Review	PCDC and BOT; BOT	UNK	UNK; 1/21/2020								
349 Main Street	Moss Rock Development	Development Plan Review	BOT	UNK		7/21/2021							
4170 Ute Highway	Igadi/Cirque LLC	PDP/Minor Building Permit(s)	Administrative		2/16/2021				5/12/2021				
160 E. Main St.	Prickly Pear Tavern	Minor Building Permit(s)	Administrative		3/9/2021				5/12/2021				
501 W. Main Street	River Bend	PUD	PCDC and BOT	UNK									
429 Main St.	2nd Story Residential Addition	Site or Development plan Review	Admin or BOT	UNK		4/2/2021							
455 Main St.	St. Vrain Market Expansion	Site Plan Review	Admin	UNK		3/31/2021							
210 Ewald Ave.	210 Ewald ADU	Conditional Use Process	BOT	8/7/2020		6/24/2021	7/23/2021	7/26/2021		8/9/2021	8/16/2021		
348 Evans St.	348 Evans ADU	Conditional Use Process	BOT		6/28/2021	6/29/2021							
431 4th Ave.	Hatrock Rezoning	Rezoning Process	BOT	UNK		6/25/2021	7/12/2021	7/16/2021	8/6/2021	8/9/2021	8/16/2021		
450 Main St.	Main Stage Brewery Building	Site Plan Review	Administrative	UNK		7/15/2021	7/28/2021						

\*PDP = Post-Development Plan

## COMPLETED PROJECTS

Address	Development	Project Type	Decision-Maker	App Submitted	Final Action	Action Date
0 Carter Drive - Summit	Summit Housing	Development Plan Review	BOT	UNK	Conditionally Approved	12/3/2020
4121 Ute Highway	Farmette	Development Plan Review	BOT	9/9/2020	Conditionally Approved	12/7/2020
4071 Ute Highway	Denver Rec	Minor Building Permit(s)	Administrative	10/28/2020; 1/11/2021	Finaled	1/11/2021
4196 Ute Highway	Spirit Hound Distillery Temporary Roxbox Expansion	Minor Building Permit(s); C/O	Administrative	12/1/2020	Approved	2/24/2021
4170 Ute Highway	Retail Marijuana Development	Development Plan Review	PCDC/BOT	UNK	Conditionally Approved	8/12/2019
401 Main Street	Solhawk	Change of Use/No Work Permit	Administrative	3/4/2021	Finaled	3/17/2021
328 and 338 Main St.	A-Lodge Beer Garden	Site Plan Review	Administrative	2/11/2021; 3/14/2021	Conditionally Approved	4/15/2021
450 and 446 Main St.	MainStage Brewery & Beer Garden	Minor Building Permit(s)	Administrative	2/25/2021	Finaled	5/5/2021
347 Main St.	Moxie Mercantile	Minor Building Permit(s)	Administrative	7/9/2021	Finaled	7/12/2021
437 Main St.	Solace	Minor Building Permit(s)	Administrative	5/26/2021	Finaled	8/3/2021