

DEVELOPMENT PIPELINE

Town of Lyons

Updated: November 19, 2021

New/Change

DEVELOPMENT	DESCRIPTION	ADDRESS	LAND USE APPLICATION	2021				2022						
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
Planet Bluegrass	Conditional Use Review	500 W. Main Street	11/12/2021											
Notes: Conditional Use Application Submission 11/12														
Moss Rock Development	Development Plan Review & Lot Consolidation	349 Main Street	11/5/2021											
Notes: Development Review Submission 11/15														
Lyons Mane LLC Condos	Minor Subdivision (Condos)	402 Main St.												
Notes: Pre-app 9/9/2021														
Bella la Crema Annexation	Annexation	19617 N St Vrain Dr												
Notes: Pre-app 9/14/2021														
Tebo/Rheingold Property Annexation	Annexation	4435, 4497, 4545 Ute Hwy, and 4617 Highland Dr												
Notes: Rebo Pre-app meeting held 7/26; Rheingold Pre-app Meeting held 10/5														
348 Evans ADU	Conditional Use Process	348 Evans St.												
Notes: Pre-app meeting held 6/29														
River Bend	PUD Finalization/Expansion	501 W. Main Street												
Notes: River Bend has hired a civil engineer to confirm the conditions of approval. Director of Utilities and Town Engineer met with civil engineer on site 9/20/21.														
St. Vrain Market	Expansion	455 Main Street												
Notes: Pre-app meeting held 3/31														
Spirit Hound Distillery Expansion	Expansion to east of existing building	4196 Ute Highway												
Notes: Pre-app meeting held 3/16/21; TCO Extension for Emergency Seating until 4/15/22														
MainStage Brewery & Beer Garden	Site Plan Review	446 Main Street	7/28/2021											
Notes: Site Plan Review App submitted 7/28; Revisions requested 8/3; Partial Resubmission 10/27/21														
A-Lodge Hotel	Rezoning Process	338 Main Street												
429 Main St.	Expansion , Housing	429 Main St.												
Generator Development	Development Agreement Amendment	4651 & 4652 Ute Highway												
Hawkins Annexation	Annexation	113 Stone Canyon Road												
Lyons Valley Park	Housing (new local partnership)	344-354 McConnell Drive												
Farmette	Improvements	4121 Ute Highway	9/9/2020											
Summit Housing	Housing Development	0 Carter Drive												
Igadi/Cirque LLC	Retail Marijuana Development	4170 Ute Hwy.												
Denver Rec	Improvements	4071 Ute Highway	10/28/2020											
Solhawk	Change of Use/No Work Permit	401 Main St.												
A-Lodge Hotel	Redevelopment & Expansion	338/328 Main Street	2/11/2021											
Prickly Pear Tavern	Minor Building Permit/Tenant Improvement	160 E Main St.												
Solace	Minor Building Permit/Change of Use	437 Main St.												
Moxie Bread	Minor Building Permit/Change of Use	347 Main St.												
210 Ewald ADU	Conditional Use Process	210 Ewald Ave.	7/23/2021											
Hatrock Rezoning	Rezoning Process	431 4th Ave.	7/13/2021											

**Developments above the red line have commenced; below the red line are "conceptual" with no official development process started
 ***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.

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
210 Ewald Ave.	210 Ewald ADU	Conditional Use Process	BOT	7/23/2021	Conditionally Approved	8/16/2021
160 E. Main St.	Prickly Pear Tavern	Minor Building Permit(s)	Administrative	5/12/2021	Finaled	8/18/2021
338 and 328 Main St.	A-Lodge Beer Garden Phase 1	Minor Building Permit(s)	Administrative	5/26/2021	Finaled	8/18/2021
431 4th Ave.	Hatrock Rezoning	Rezoning Process	BOT	7/13/2021	Conditionally Approved	9/7/2021