



PLAN NOTES

1. THIS MAP IS ILLUSTRATIVE ONLY AND IS INTENDED FOR REVIEW AND COMMENT BY TOWN OF LYONS ADMINISTRATION, PLANNING AND COMMUNITY DEVELOPMENT COMMISSION, AND BOARD OF TRUSTEES. THE APPLICANT HAS ADDRESSED THE KEYNOTED ISSUES BELOW WITH TOWN STAFF AND, UPON CLARIFICATION AND RESOLUTION OF THEM, WILL SUBMIT FOR APPROVAL A FINAL ZONING AMENDMENT MAP FULLY COMPLIANT WITH THE REQUIREMENTS OF SECTION 16-15-30 (b) (5) OF THE TOWN OF LYONS MUNICIPAL CODE.
2. IN RECOGNITION OF THE AVALANSIVE FLOOD EVENT WHICH OCCURRED IN SEPTEMBER 2013, THE APPLICANT AND THE TOWN OF LYONS HAVE ENTERED INTO A MEMORANDUM OF AGREEMENT DATED JANUARY 12, 2016, WHICH ADDRESSES A PROCESS TO ALIGN THE MUTUAL PROPERTY BOUNDARIES OF THE PARTIES IN A MANNER CONSISTENT WITH BEST SURVEYING PRACTICE AND REGULATORY STANDARDS OF THE STATE OF COLORADO AND BOULDER COUNTY.
3. THE PARCEL ADDRESSED AS 511 W MAIN REPRESENTS A CLAIM OF TITLE BY BARBARA AND HOWARD BEALL [PARCEL NUMBER 120918300002] CONVEYED BY A BOULDER COUNTY TREASURER'S DEED IN 1999 [RECEPTION NO. 2010140]. AS CURRENTLY INDICATED BY THE BOULDER COUNTY ASSESSOR'S MAPPING DATABASE, THIS PARCEL APPROXIMATES 0.56 ACRES IN SIZE AND SPANS THE BOUNDARY BETWEEN THE EXISTING R-2 ZONE DISTRICT AND THE ADJACENT C ZONE DISTRICT. THE GRANTING TREASURER'S DEED INDICATES THE ORIGINAL PARCEL SIZE AS 0.24 ACRES. THIS IS FURTHER SUPPORTED BY THE ASSESSOR'S ACCOUNT [R0050493] WHICH INDICATES A 0.25 ACRE CURRENT SIZE OF THE PARCEL, AS REDUCED FROM 0.24 ACRE BY THE 2006 TRANSFER OF 0.04 ACRE TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL R.O.M. ALONG HWY 36. AT APPLICANT'S REQUEST THE BOULDER COUNTY TREASURER AND ASSESSOR OFFICES HAVE RECENTLY REVIEWED THE ACCOUNT FOR THIS PARCEL AND HAVE CONFIRMED THAT THE CORRECT SIZE OF THE PARCEL IS 0.25 ACRE. A PARCEL OF THIS AREA HAVING A WIDTH CORRESPONDING TO THE HWY 36 FRONTAGE WOULD EXTEND NO MORE THAN 200' SOUTHWEST OF THE HIGHWAY R.O.M. WELL SHORT OF THE NORTH BOUNDARY OF THE FORMER 'RIVERBEND MOBILE HOME PARK'. THE APPLICANT DISPUTES THE VALIDITY OF THE BEALL CLAIM AND ITS EXTENSION OVERLAYING THE PROPERTY THAT HAS BEEN POSSESSED, OCCUPIED, MAINTAINED AND IDENTIFIED AS 501 W MAIN FOR OVER 30 YEARS. NEVERTHELESS, BECAUSE OF THE LACK OF CLARITY IN TITLE CREATED BY THIS CLAIM, THE APPLICANT HAS EXCLUDED IT FROM THIS REZONING REQUEST, THIS RESULTING IN THE APPROXIMATELY 0.23 ACRE 'ISLAND' REMNANT OF EXISTING R-2 ZONING AS SHOWN.



SHADED AREA INDICATES EXTENT OF THE EXISTING R-2 ZONE DISTRICT PROPOSED TO BE AMENDED TO PUD-C. THE PUD-C DISTRICT BOUNDARY ALIGNS WITH: DESIGNATED CENTERLINE OF COLORADO HIGHWAY 36; HISTORIC CENTERLINE OF THE NORTH ST. VRAIN RIVER; EXISTING ADJACENT PROPERTY LINES; AND THE EXTENSIONS OF ADJACENT PROPERTY LINES TO THE NOTED R.O.M. CENTERLINES.

JM Associates, Inc.
 Architecture / Planning
 PO Box 18390
 Boulder, Colorado 80308
 (303) 449-1887

River Bend PUD with Zoning Amendment
 501 West Main
 Lyons, Colorado

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03/03/16	APPLICATION
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