



Land Use

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NOTICE TO PROPERTY OWNERS COUNTY OF BOULDER, COLORADO BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

DATE: April 12, 2011
TIME: 9:30 a.m.
PLACE: Commissioners Hearing Room, Third Floor,
County Courthouse, 1325 Pearl St., Boulder, Colorado

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners, County of Boulder, at the time and place specified above. All persons in any manner interested in the following item are requested to attend such hearing and aid the Commissioners in their consideration of this matter.

PUBLIC HEARING ON SECOND AMENDMENT TO LYONS AREA COMPREHENSIVE DEVELOPMENT PLAN INTERGOVERNMENTAL AGREEMENT (IGA)

Public Hearing to discuss proposed Amendment to the existing Intergovernmental agreement with the Town of Lyons which, pursuant to Section 29-20-105, C.R.S., as amended, adopts an amendment to the enforceable comprehensive development plan for properties in the unincorporated area of Boulder County surrounding the Town of Lyons, all located in the north half of Section 20 Township 3 North, Range 70 West (refer to attached map).

- **For properties within the unincorporated area of the County but designated by the proposed IGA amendment to be part of the LPA for purposes of the IGA as amended, the current County zone district designation and land use regulations, and conservation easements if any, will remain in effect except where any such parcel may be annexed to the Town of Lyons. However, any parcel-specific limitations on development of properties that are contained in the proposed IGA amendment will continue to apply after annexation has occurred.**
- **Properties located outside the identified LPA as agreed to in the proposed IGA amendment are to be treated as “rural preservation area” for land use purposes as described and mapped in the Boulder County Countywide Coordinated Comprehensive Development Plan IGA (the “Super IGA), to which both the County and the Town of Lyons are signatory parties. The annexation of any such parcel to the Town of Lyons requires an additional approval by the Board of County Commissioners before the annexation can occur.**

The proposed Lyons Area Comprehensive Development Plan includes provisions for annexation and regulation of development on designated parcels within the Plan Area Boundary. For these purposes, such Plan contains master plans, zoning plans, permit and other land use standards which will operate in lieu of and supersede to the extent of conflict with existing regulations or ordinances of the local governments.

Information regarding this matter, including the text and map of the proposed comprehensive development plan and intergovernmental agreement, is available for public examination at the Boulder County Land Use Dept., 13th and Spruce, Boulder, CO (303-441-3930).

Free parking in City of Boulder CAGID lots is available for BOCC hearing participants. See staff at lobby desk for parking vouchers. If you need special services provided under the Americans with Disabilities Act, please contact Julia Yager, ADA Coordinator in the County Human Resources Office at (303-441-3508), at least 48 hours before the scheduled hearing.

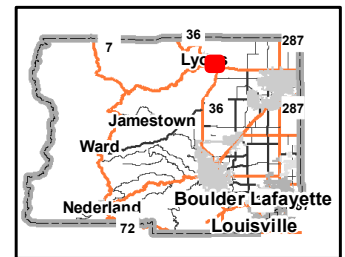
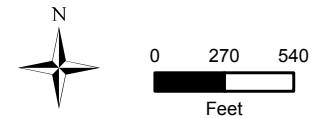
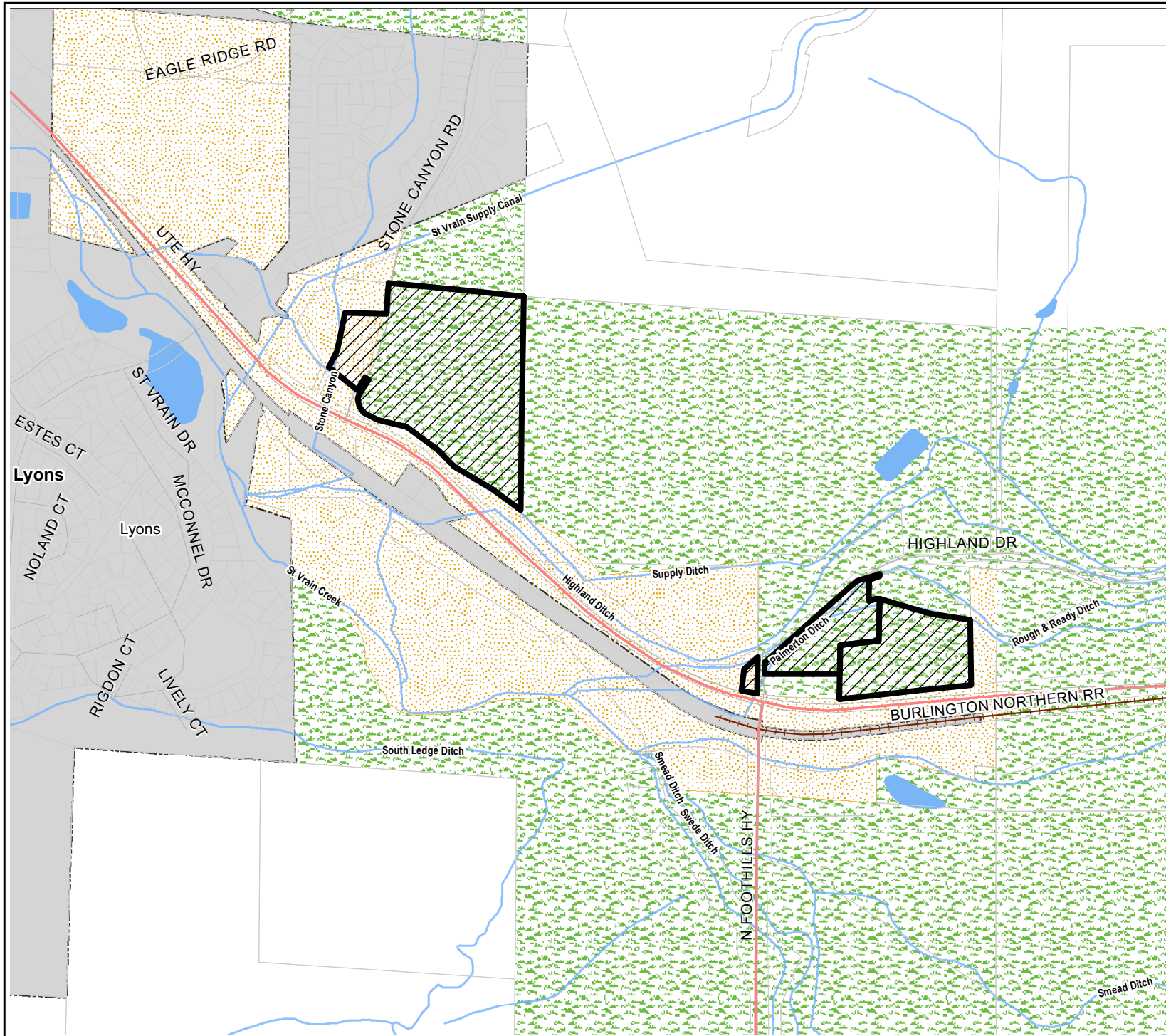
Land Use Department Map: Location



Proposed Lyons Planning Area Inclusion Properties

Legend

- PARCEL_AT_113_STONE_CANYON
- PARCEL_AT_4602_HIGHLAND
- PARCEL_AT_4651_UTE
- PARCEL_AT_4497_UTE
- Water
- Streams
- Municipalities
- Lyons
- Lyons Planning Area
- Rural Preservation Area



This map is for illustrative purposes only. Boulder County Land Use Department makes no warranties regarding the accuracy, completeness, reliability, or suitability of these data. Boulder County Land Use Department disclaims any liability associated with the use or misuse of these data. In accessing and/or relying on these data, the user fully assumes any and all risk associated with this information.
Map Created February 2011