

**TOWN OF LYONS, COLORADO
ORDINANCE NO. 1040**

**AN ORDINANCE OF THE TOWN OF LYONS, COLORADO
AMENDING CERTAIN SECTIONS OF ARTICLE 4 OF
CHAPTER 16 OF THE LYONS MUNICIPAL CODE
PERTAINING TO OUTDOOR ACTIVITY OVERLAY
DISTRICTS AND MODIFYING THE BOUNDARIES OF THE
RESTRICTED OUTDOOR ACTIVITY (ROA) OVERLAY
DISTRICT AND THE OPEN OUTDOOR ACTIVITY (OOA)
OVERLAY DISTRICT**

WHEREAS, pursuant to C.R.S. § 31-23-301, the Town of Lyons ("Town") possesses the authority to zone, rezone, change, supplement, and revise the zoning classifications or designation of property and to regulate land uses within the Town; and

WHEREAS, the Town is authorized by C.R.S. § 31-23-301 to regulate zoning and land use within the Town's boundaries, and the Town has in fact adopted a comprehensive zoning scheme; and

WHEREAS, the Lyons Comprehensive Plan establishes a goal of economic sustainability through promoting a business-friendly environment that encourages commercial and job growth, and creating an environment in which local business may prosper; and

WHEREAS, the Town of Lyons is noted for its appreciation for music and the beauty of its outdoor environment and,

WHEREAS, the Planning and Community Development Commission (PCDC) determined that certain changes to Article 4 of Chapter 16 of the Lyons Municipal Code (LMC) are required to promote economic development within the boundaries of the existing Outdoor Activity Overlay Districts and directed staff to prepare this Ordinance; and

WHEREAS, Section 16-15-10 of the LMC authorizes the PCDC to initiate text amendments to Chapter 16 of the LMC titled *Lyons Zoning Regulations* and to initiate amendments to the official zoning district map; and

WHEREAS, the text of Chapter 16 of the LMC shall not be amended unless such amendment complies with any of the criteria set forth in § 16-15-50 of the LMC, which, among other criteria, permits an amendment that furthers the implementation of the goals and objectives of the Comprehensive Plan; and

WHEREAS, the official zoning map of the Town shall not be amended unless such amendment complies with any of the criteria set forth in § 16-15-40 of the LMC, which,

among other criteria, permits an amendment that extends the boundaries of an existing district because of changed or changing conditions in a particular area or in the Town generally; and

WHEREAS, the Town's Outdoor Activity Overlay Districts were created and codified in 2009 by and through the adoption of Ordinance Nos. 862, 863 and 864; and

WHEREAS, the Outdoor Activity Overlay Districts consist of the following three (3) overlay districts:

Restricted Outdoor Activity (ROA) Overlay District
Limited Outdoor Activity (LOA) Overlay District
Open Outdoor Activity (OOA) Overlay District; and

WHEREAS, certain properties in the Lyons Downtown area were included in the ROA, LOA and OOA Districts in 2009 by and through the adoption of Ordinance Nos. 868, 869 and 870 (the "Prior Rezoning Ordinances"); and

WHEREAS, each of the Prior Rezoning Ordinances included *Exhibit A: Lyons Downtown Overlay Zone Map* (the "2009 Overlay District Map") as an attachment; and

WHEREAS, the 2009 Overlay District Map shows the boundaries of the ROA, LOA and OOA Districts as established in the Prior Rezoning Ordinances; and

WHEREAS, PCDC has recommended certain text amendments to the ROA and LOA Districts; and

WHEREAS, PCDC is also recommending an update and revision to the 2009 Overlay District Map, specifically that all of Block 30 (located generally between Main Street and High Street and 4th Avenue and 5th Avenue) be included in the OOA District; and

WHEREAS, the Town-initiated text amendments and amendment to the 2009 Overlay District Map is collectively referred to as the "Application"; and

WHEREAS, the 2009 Overlay District Map included Lots 10 – 16, Block 30 (the "Subject Property") in the ROA District; and

WHEREAS, the 2009 Overlay District Map included Lots 13 – 15, Block 27 (the "Subject Property") in the LOA District; and

WHEREAS, the Application includes a specific request to change the overlay district designation of the Subject Property to the OOA District; and

WHEREAS, the 2009 Overlay District Map included Lots 21 and 22, Block 27 (the "Subject Property") in the LOA District; and

WHEREAS, the Application includes a specific request to change the overlay district Designation of the Subject Property to the ROA District; and

WHEREAS, as required by law, a duly noticed public hearing was held before the PCDC to review the Application; and

WHEREAS, pursuant to §16-15-30(f) of the LMC ("Step 6: PCDC Public Hearing and Action on Zoning Amendment"), the PCDC held a public hearing on the Application, and following the conclusion of said hearing, adopted Resolution 2018-PCDC-1, recommending that the Board of Trustees proceed with the consideration and adoption of this Ordinance; and

WHEREAS, as set forth in Resolution 2018-PCDC-1, PCDC has determined that the Application complies with the criteria set forth in § 16-15-50 of the LMC by furthering the implementation of the goals and objectives of the Comprehensive Plan, and complies with the criteria set forth in § 16-15-40 of the LMC due to changed or changing conditions in the area; and

WHEREAS, as required by law, the Board of Trustees conducted a duly noticed public hearing on the Application, considered the evidence presented, and approved this Ordinance; and,

WHEREAS, the Board of Trustees recognizes that § 10-11-10 of the LMC protects residents from unreasonable noise in private residences; and

WHEREAS, the Board of Trustees held a workshop on November 19, 2018, where the Board of Trustees directed staff to make changes to the Application as recommended for approval by the PCDC; and

WHEREAS, a revised Lyons Downtown Overlay Zone Map (the "2018 Overlay District Map") is attached to this Ordinance as **Exhibit 1** and is incorporated herein by reference; and

WHEREAS, the Town Clerk is in possession of the publisher's affidavits of publication concerning the notice of public hearings before the PCDC and the Board of Trustees on the Application and this Ordinance; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, the Board of Trustees finds that the amendments to the Town's zoning regulations as set forth in this Ordinance further the public health, safety, convenience and general welfare of the community; generally conform with the Town's Comprehensive Plan, as amended and

updated; and otherwise meet the applicable criteria set forth in Chapter 16 of the LMC; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the Board of Trustees desires to comply with state law and the LMC by setting a public hearing in order to provide the public an opportunity to present testimony and evidence regarding the Application. Approval of this Ordinance on first reading does not constitute a representation that the Board of Trustees, or any member of the Town Board, supports, approves, rejects, or denies this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, THAT:

Section 1. Recitals Incorporated. The recitals set forth above are hereby incorporated by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Based on the evidence in the record and testimony provided at the public hearing, the Board of Trustees specifically finds that: (a) the Application complies with the criteria set forth in § 16-15-50 of the LMC by furthering the implementation of the goals and objectives of the Comprehensive Plan, and (b) the Application complies with the criteria set forth in § 16-15-40 of the LMC due to changed or changing conditions in the area.

Section 3. Section 16-4-310, entitled "Restricted Outdoor Activity (ROA) Overlay District", of Article 4 of Chapter 16 of the LMC is hereby amended to read in full as follows.

Sec. 16-4-310. - Restricted Outdoor Activity (ROA) Overlay District.

- (a) **Intent.** The intent of this Section is to create the following overlay district to encourage revitalization in downtown Lyons and to ensure a high degree of compatibility between new and existing uses by restricting the hours of operation, types of uses and outdoor activities based on the uses' proximity to existing residences and the elementary school: Restricted Outdoor Activity (ROA) Overlay District.
- (b) **Application.** Unless specifically modified by the applicable overlay district, development shall adhere to the base zoning district (existing zoning).
- (c) **Restricted Outdoor Activity (ROA) Overlay Standards.**
 - (1) **Permitted uses.** In addition to the uses permitted in the underlying zoning district, the following are allowed as permitted principal uses in the ROA Overlay District:
 - a. Bed and breakfasts.
 - b. Nonprofit artistic or cultural production or performance facilities.

(2) Prohibited uses

- a. Retail liquor stores.
- b. Adult-oriented uses.

(3) Outdoor music is allowed:

Between Memorial Day and Labor Day:

9 A.M. – 9 P.M. Mon.-Sat.;

9 A.M. – 4 P.M. Sun.;

Between Labor Day and Memorial Day:

4 P.M. – 9 P.M. Fri.;

9 A.M. – 9 P.M. Sat.; and

9 A.M. – 4 P.M. Sun.

(4) A business may apply for four (4) exemptions from the above restrictions. For purposes of this section exemption is defined as one day. Applications shall be made in writing to the Town Administrator. In approving or denying a temporary exemption, consideration shall be given to the effective dates and anticipated impact on adjacent land uses. The Town Administrator shall notify the applicant of approval or denial of the application within seven (7) days of receipt of a complete application. Any application not approved or denied within seven (7) days shall be deemed approved.

(5) All trash in areas located within the outdoor dining area on the property or on adjacent streets and sidewalks shall be picked up and disposed of immediately after closing.

Section 4. Section 16-4-320, entitled "Limited Outdoor Activity (LOA) Overlay District", of Article 4 of Chapter 16 of the LMC is hereby deleted in its entirety.

Section 5. The 2018 Overlay District Map attached to this Ordinance as Exhibit 1 is hereby adopted. The 2018 Overlay District Map shall supersede the 2009 Overlay District Map attached as Exhibit A to the Prior Rezoning Ordinances in its entirety. Nothing in this Ordinance shall change the existing base zoning of each of the parcels included within the boundaries of the ROA, LOA and OOA Districts.

Section 6. The Town Administrator, town planner and other appropriate staff are authorized and instructed to revise the official zoning map of the Town of Lyons so that the zoning designations described in this Ordinance are illustrated in graphic form. Failure to amend the official zoning map in accordance with this Ordinance shall not, however, have the effect of limiting, preventing, or precluding the effect or effective date of this Ordinance.

Section 7. In accordance with §16-15-30(b)(i) of the LMC ("Step 9: Post-Approval Actions"), the Town Clerk shall cause an appropriate revision of the official zoning map to be prepared for recording with the County Clerk and Recorder. The Town Clerk shall cause a copy of the rezoning map pertaining to the Subject Property complying with the adequate provisions of Section 16-15-30 of the LMC and a copy of this Ordinance to be recorded with the Boulder County Clerk and Recorder.

Section 8. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 9. Repeal. All other ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this Ordinance are hereby repealed, provided that such repeal shall not repeal any repealer clauses in such ordinances nor revive any ordinance thereby.

Section 10. Effective Date. This Ordinance shall become effective thirty (30) days after publication following final passage in accordance with Section 2-2-160 of the Lyons Municipal Code.

INTRODUCED AND PASSED ON FIRST READING THIS 18th DAY OF JUNE, 2018.

INTRODUCED, PASSED, ADOPTED AND ORDERED PUBLISHED THIS 3RD DAY OF DECEMBER, 2018

TOWN OF LYONS, COLORADO


Connie Sullivan, Mayor

ATTEST:


Debra K. Anthony, Town Clerk

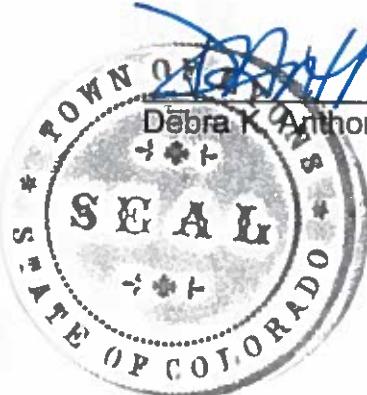


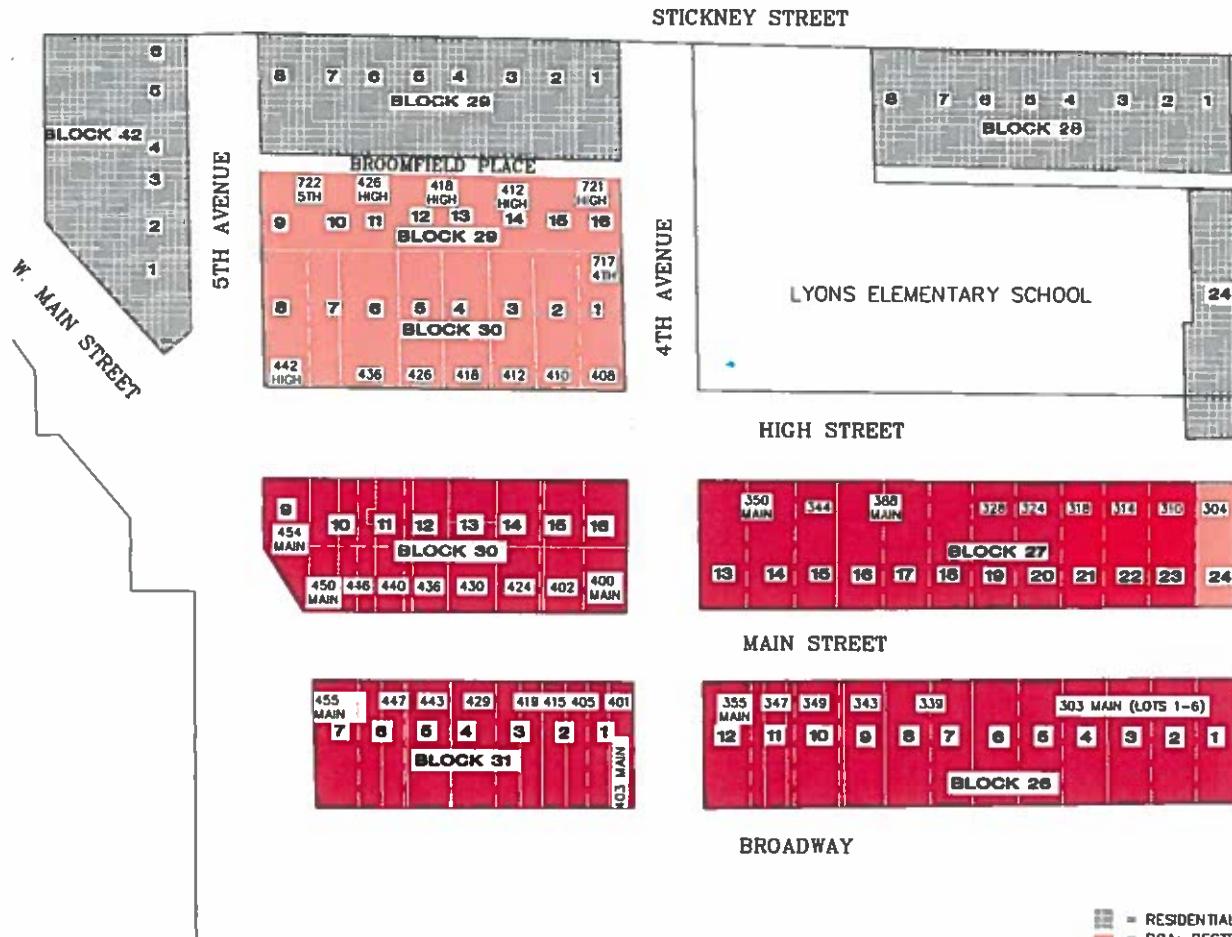
Exhibit 1
2018 Overlay District Map

(attached*)

* supersedes and replaces the Lyons Downtown Overlay Zone Map attached as Exhibit A to Ordinance No. 868, 869 and 870 dated July 6, 2009.

ZONING EXHIBIT

SHEET 1 OF 1



Lyons Downtown Overlay Zone Map

- = RESIDENTIAL
- = ROA: RESTRICTED OUTDOOR ACTIVITY OVERLAY
- = LOA: LIMITED OUTDOOR ACTIVITY OVERLAY
- = OOA: OPEN OUTDOOR ACTIVITY OVERLAY

ZONING EXHIBIT
PREPARED FOR

TOWN OF LYONS

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655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355



JOB NUMBER:
18-70,686
DATE:
05-23-2018
DRAWN BY:
E. PRESCOTT
CHECKED BY:
ETB

SHEET 1 OF 1

**TOWN OF LYONS
PUBLIC HEARING NOTICE**

The Town of Lyons Board of Trustees will hold a Public Hearing commencing at 7:00 pm., on Monday, October 15, 2018, at the Shirley F. Johnson Council Chambers at the Lyons Town Hall, 432 5th Ave., Lyons, CO.

At said hearing, the BOT will consider

**Ordinance 1040, an Ordinance AMENDING CERTAIN SECTIONS OF
ARTICLE 4 OF CHAPTER 16 OF THE LYONS MUNICIPAL CODE
PERTAINING TO OUTDOOR ACTIVITY OVERLAY DISTRICTS AND
MODIFYING THE BOUNDARIES OF THE RESTRICTED OUTDOOR
ACTIVITY (ROA) OVERLAY DISTRICT AND THE OPEN OUTDOOR
ACTIVITY (OOA) OVERLAY DISTRICT**

Members of the public and other interested parties are hereby invited to attend the public hearing and may be heard or submit written comments regarding the matter under consideration. Written comments may be filed with the Town Clerk at Town Hall, 432 5th Ave, Lyons, CO.

May 25, 2018

VIA REGISTERED MAIL

Dear Property Owner,

Please see the attached items:

1. Copy of the Public Notice in the Lyons Recorder for the Planning and Community Development Commission (PCDC) scheduled for Monday June 11, 2017 at 7:00 pm and the Board of Trustees scheduled for Monday, July 2nd, 2017 to consider
 - a. Consider a proposed inclusion of property into the Open Outdoor Activity Overlay District; and
 - b. Consider a proposed modification of the Restrictive Outdoor Activity Overlay District and Limited Outdoor Activity Overlay District to allow Bars, Taverns, Retail liquor stores, Brew pubs, Commercial outdoor rooftop seating and similar uses upon conditional use review.
2. The DRAFT ordinance is available at Town Hall or at your request can be emailed to you. (Please email dvasquez@townoflyons.com for a copy.
3. Site and Vicinity Map

DOUBLE GATEWAY
TO THE ROCKIES

Regards,

Paul Glasgow, AICP
Town Planner



Enclosures

c.c. Deb Anthony,
Town Clerk

TELEPHONE	303.823.6622
FACSIMILE	303.823.8257

432 5TH AVENUE • P.O. BOX 49
LYONS • COLORADO 80540

TOWNOFLYONS.COM

September 17, 2018

VIA CERTIFIED MAIL

Dear Adjacent Property Owners:

On the back of this letter you will find a Public Hearing Notice concerning a Public Hearing to consider Ordinance 1040, an Ordinance amending certain sections of Article 4 of Chapter 16 of the Lyons Municipal Code pertaining to Outdoor Activity Overlay Districts and modifying the boundaries of the Restricted Outdoor Activity (ROA) Overlay District and the Open Outdoor Activity (OOA) Overlay District.

Members of the public and other interested parties are hereby invited to attend the public hearing and may be heard or submit written comments regarding the matter under consideration. Written comments may be filed with the Town Clerk at Town Hall, 432 5th Ave, Lyons, CO

If you have any questions, please call Town Planner Paul Glasgow at 303-823-6622 x 25, email him at pglasgow@townoflyons.com or stop by Town Hall.

Sincerely,



Dolores M. Vasquez
Deputy Town Clerk
dvasquez@townoflyons.com

DOUBLE GATEWAY
TO THE ROCKIES

TELEPHONE

303.823.6622

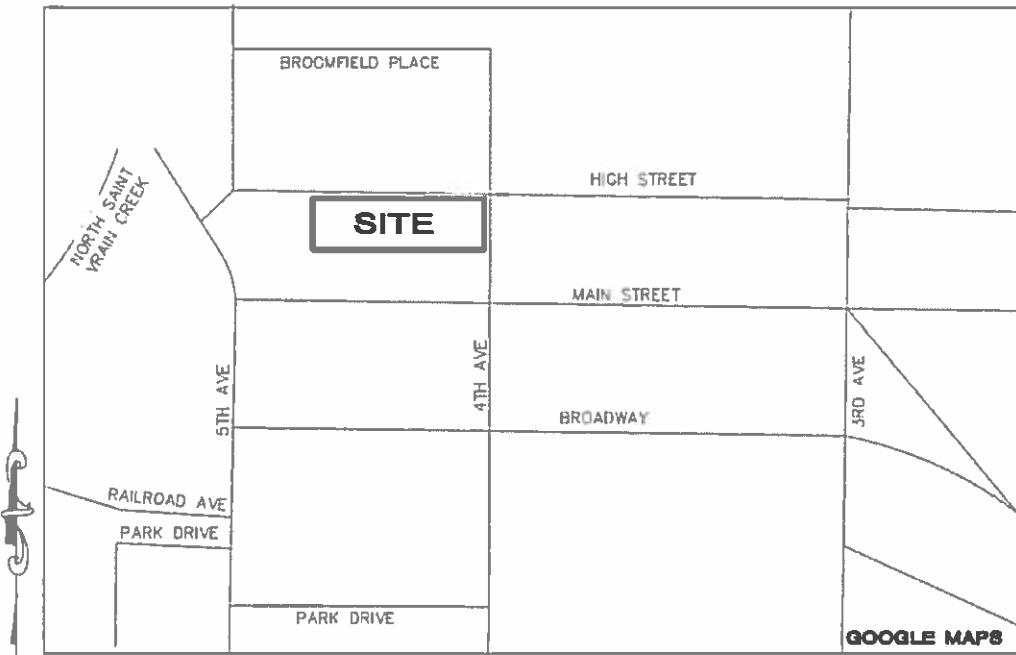
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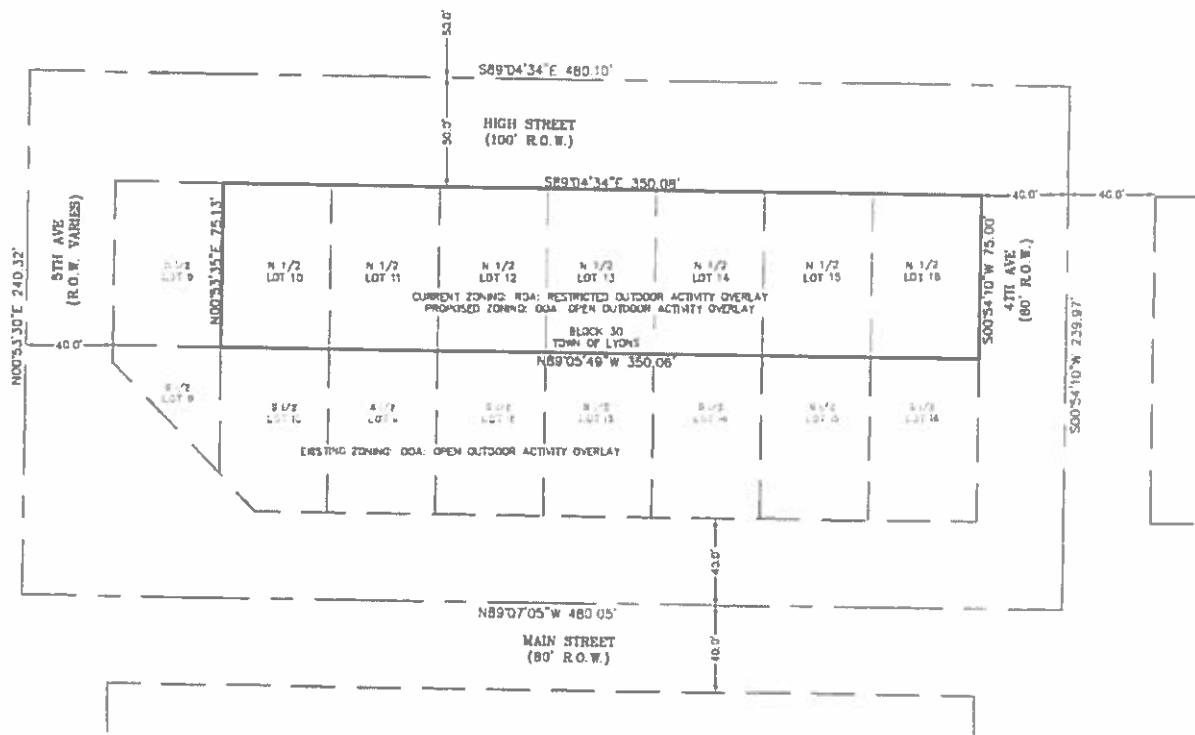
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LYONS • COLORADO 80540

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SITE and VICINITY MAP



Vicinity Map



1.	354 EVANS ST HOLDING CO LLC	480 ADELIMA BEACH RD	PORT TOWNSEND	WA	98368
2.	426 5TH AVENUE LLC	3030 N LAKERIDGE TRL	BOULDER	CO	80302
3.	ADAMS JOHN K	PO BOX 1642	LYONS	CO	80540
4.	ALEX WALTER F & LINDA S	PO BOX 137	LYONS	CO	80540-9999
5.	AYALA PATRICIA LOU	208 EWALD ST	LYONS	CO	80540-8838
6.	BACHY DARLENE M	PO BOX 15	LYONS	CO	80540-0015
7.	BANTA CASSANDRA DEY & LLOYD H	PO BOX 576	LYONS	CO	80540
8.	BARNARD CHESTER A & SHARRELJ	PO BOX 47	HYGIENE	CO	80533-0047
9.	BOUCHARD CAROL B	4715 BROADWAY STE B15	BOULDER	CO	80304
10.	BRAY MARK K	PO BOX 82	LYONS	CO	80540
11.	BRIGHTON THERESA & IAN	PO BOX 2692	LYONS	CO	80540-2692
12.	BRINSTOOL CARLD	3322 COLARD LN	LYONS	CO	80540
13.	CALLAHAN DENNIS P & KRISTEN J	PO BOX 2661	LYONS	CO	80540
14.	CARSTENSEN JAMES A	PO BOX 1472	LYONS	CO	80540-1472
15.	CHAPIN THOMAS	PO BOX 551	LYONS	CO	80540
16.	CINNAMON KENNETH R	PO BOX 931	LYONS	CO	80540
17.	COHAN PRISCILLA B	426 PARK ST PO BOX 636	LYONS	CO	80540
18.	CORSON CHARLES FRANCIS & SUSAN A	PO BOX 1665	LYONS	CO	80540
19.	CRIFFIELD JAMES LEE	1403 ROWELL DR	LYONS	CO	80540
20.	EDWARDS GILLIAN TRUST	8540 W 10TH AVE	LAKWOOD	CO	80215
21.	EDSBERG RICK & BONNIE LIVING TRUST	PO BOX 144	LYONS	CO	80540
22.	EDWARDS GILLIAN TRUST	8540 W 10TH AVE	LAKWOOD	CO	80215
23.	ELSDER DAWN L & DONALD E & MARISSA R	1536 APPLE VALLEY RD	LYONS	CO	80540-9032
24.	GACHNE RITA	PO BOX 276	LYONS	CO	80540
25.	ELSDER DAWN L & DONALD E & MARISSA R	336 EVANS ST	LYONS	CO	80540
26.	GARNER BARBARA M & ROBERT L	713 MAIDEN CHOICE LN APT 2101	CATONSVILLE	MD	21228-3951
27.	GLPROPERTIES EAST LLC	1716 N MAIN ST UNIT 209 - A	LONGMONT	CO	80501
28.	GRACE EBEN D	PO BOX 671	LYONS	CO	80540
29.	GROVES KATHERINE C	PO BOX 452	LYONS	CO	80540
30.	HANKINS LAURA E ET AL	PO BOX 1871	LYONS	CO	80540
31.	HAYDEN ARNOLD	PO BOX 1667	LYONS	CO	80540-1667
32.	HOFMEISTER OTTO & NANCY A	PO BOX 149	LYONS	CO	80540-0149
33.	HOH ANNE L	PO BOX 721	LYONS	CO	80540-0721
34.	HUBBARD LINDA D & RAY ROBINSON JONES	PO BOX 372	LYONS	CO	80540
35.	HUEBERS EDWARD A	PO BOX 812	LYONS	CO	80540
36.	JOHNSON JANET	PO BOX 149	LYONS	CO	80540-0149
37.	JOHNSON LAVERN M	PO BOX 9	LYONS	CO	80540
38.	JONES RICHARD B LIVING TRUST ET AL	PO BOX 1065	LYONS	CO	80540
	KANIZAY KELLY	P.O. BOX 522	LYONS	CO	80540-0522

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 7017 0660 0000 9246 8872
 7017 0660 0000 9246 8879

Overlay dist mixed 5/25/18 - PCDC
 + on 8/17/18 for BOT

39.	KELLING SURVIVOR TRUST	PO BOX 355	LYONS	CO	80540-0355	7017 0660 0000 9246 7700
40.	KNUDSON KURT	PO BOX 2702	LYONS	CO	80540	7017 0660 0000 9246 7694
41.	LAMBERT JEFF & MARY	15067 W WILDFLOWER DR	SURPRISE	AZ	85374-5056	7017 0660 0000 9246 7687
42.	LEONARD MICHELE & THOMAS BURKE BISHOP J	4120 RIVERSIDE DR	BOULDER	CO	80304	7017 0660 0000 9246 7670
43.	LEWIS DAVID M	PO BOX 1811	LYONS	CO	80540	7017 0660 0000 9246 7656
44.	LYONS 305 LLC	1639 GENEVA CIR	LONGMONT	CO	80503	7017 0660 0000 9246 7649
45.	MANNELL CYBELE	4291 30TH ST	BOULDER	CO	80301	7017 0660 0000 9246 7649
46.	MATHEWS CHARLES T	2188 MEAD DR	BOULDER	CO	80301-5111	7017 0660 0000 9246 7632
47.	MCCAIN STEVE TODD	PO BOX 1155	LYONS	CO	80540	7017 0660 0000 9246 7625
48.	MCCRUMB GARY G	PO BOX 806	LYONS	CO	80540	7017 0660 0000 9246 7618
49.	MCCULLOUGH ORGAIN E	535 EVANS ST	LYONS	CO	80540	7017 0660 0000 9246 7601
50.	MCKENNA BARBARA MARCUS & DANIEL	PO BOX 1158	LYONS	CO	80540-1158	7017 0660 0000 9246 7595
51.	MECKLE JOSEPH D	PO BOX 181	LYONS	CO	80540	7017 0660 0000 9246 7588
52.	MERCER DONALD & MARGARET JT	240 PARK STREET PO BOX 282	LYONS	CO	80540-0282	7017 0660 0000 9246 7581
53.	MILLER DOUG	PO BOX 1192	LYONS	CO	80540	7017 0660 0000 9246 7564
54.	MORRILL CALISTA	PO BOX 1574	LYONS	CO	80540-1574	7017 0660 0000 9246 7557
55.	MURNAN MICHAEL & RHONDA VANDENBOS	PO BOX 1143	LYONS	CO	80540	7017 0660 0000 9246 7540
56.	ORBACK DAVID & JANET	PO BOX 642	LYONS	CO	80540-0642	7017 0660 0000 9246 7531
57.	PINELLO KAHLES ET AL	2073 HOLLY ST	DENVER	CO	80207	7017 0660 0000 9246 7526
58.	OLLARD RANDALL & GEORGIANNA LIVING TRUS	PO BOX 316	LYONS	CO	80540	7017 0660 0000 9246 7519
59.	RAMEY JOHN	PO BOX 520002	BIG LAKE	AK	99652	7017 0660 0000 9246 7502
60.	RICHARDSON LAURA M	PO BOX 1550	LYONS	CO	80540	7017 0660 0000 9246 7496
61.	RINGQUIST STEVEN M & DEBRA A HOPE	310 BRILLIANT AV	PITTSBURGH	PA	15215	7017 0660 0000 9246 7489
62.	RIVER CLIFF LLC	900 PEARL ST - STE 200	BOULDER	CO	80302	7017 0660 0000 9246 7472
63.	ROGERS NICHOLAS	342 4TH AVE	LYONS	CO	80540	7017 0660 0000 9246 7465
64.	SAIDEL TOBI JEAN	PO BOX 1182	LYONS	CO	80540	7017 0660 0000 9246 7458
65.	SCHEY LIVING TRUST	1941 SKYCREST DR 4	WALNUT CREEK	CA	94595	7017 0660 0000 9246 7441
66.	SCHNABEL JOSHUA & TIFFANY MARTINDALE	214 EWALD AVE	LYONS	CO	80540	7017 0660 0000 9246 7434
67.	SCHOFIELD GLENDA M	PO BOX 1173	LYONS	CO	80540	7017 0660 0000 9246 7427
68.	SCHOPEN MELISSA A & DAVID F	PO BOX 453	LYONS	CO	80540	7017 0660 0000 9246 7410
69.	SECRET LIVING REVOCABLE TRUST	PO BOX 1481	LYONS	CO	80540	7017 0660 0000 9246 7403
70.	SIDDALL DAN & KATHY	398 COLARD LN	LYONS	CO	80540	7017 0660 0000 9246 7397
71.	STACY WILLEN A JUNE	PO BOX 255	LYONS	CO	80540	7017 0660 0000 9246 7380
72.	STILLMAN JASON	PO BOX 1324	LYONS	CO	80540-1324	7017 0660 0000 9246 7373
73.	TUART SONNIN & BARBARA ANN FAMILY TRUS	PO BOX 2132	GLEN ELLEN	CA	95442	7017 0660 0000 9246 7366
74.	STUART SONNIN & BARBARA FAMILY TRUST	768 WEST NAPA ST	SONOMA	CA	95476-6452	7017 0660 0000 9246 7359
75.	SULLIVAN RONERT J & AMANDA D MAGERAS	210 EWALD AVE	LYONS	CO	80540	7017 0660 0000 9246 7342
76.	TODD CHRISTOPHER ET AL	PO BOX 666	LYONS	CO	80540	7017 0660 0000 9246 7335
77.	WARD PATRICK A ET AL	PO BOX 854	LYONS	CO	80540-0854	7017 0660 0000 9246 7328

78. WEBB RYAN S & KATHRYN P	6387 BRUNTWOOD CT	BOULDER	CO	80303-3002	7017 0660 0000 9246 7311
79. WECHSLER DAVID W	PO BOX 202	LYONS	CO	80540	7017 0660 0000 9246 7304
80. WECHSLER JULIE J	PO BOX 202	LYONS	CO	80540-0202	7017 0660 0000 9246 7298
81. WEST RONALD LEE	PO BOX 1274	LYONS	CO	80540	7017 0660 0000 9246 7281
82. WOLFF MARK S & KATHERINE TWANG	214 VIA ROBINA #17	SAN CLEMENTE	CA	92672	7017 0660 0000 9246 7274

LYONS
COLORADO

432 5TH AVENUE • P.O. BOX 49
LYONS • CO • 80540

CERTIFIED MAIL



7017 0660 0000 9226 1087

9/21
affected
Not home?

1st NOTICE 8-27-18 ✓
2nd NOTICE 10-6-18
RETURNED



1st NOTICE 10-15

2nd NOTICE
RETURNED

3rd NOTICE

4th NOTICE

5th NOTICE

6th NOTICE

7th NOTICE

8th NOTICE

9th NOTICE

10th NOTICE

11th NOTICE

12th NOTICE

13th NOTICE

14th NOTICE

15th NOTICE

16th NOTICE

17th NOTICE

18th NOTICE

19th NOTICE

20th NOTICE

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39th NOTICE

40th NOTICE

41st NOTICE

42nd NOTICE

43rd NOTICE

44th NOTICE

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LYONS • CO • 80540

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ACKITSON JAQUELINE JOHANNA
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432 5TH AVENUE • P.O. BOX 49
LYONS • CO • 80540

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GROVES KATHERINE C
PO BOX 452
LYONS, CO 80540-0452

1st NOTICE

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432 5TH AVENUE • P.O. BOX 49
LYONS • CO • 80540

VNC

RAMEY JOHN
PO BOX 520002
BIG LAKE, AK 99652

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UNITED STATES POSTAGE
PITNEY BOWES
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