PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Thomas Meyers
Thomas Holton
Jimmy Dominguez

Planning Commission Agenda
Regular Meeting
130 South McKinley Avenue
Thursday, October 13, 2022
6:00 PM
(Order & Contents Subject to Change by Action of the Commission)
** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order - Roll Call

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the Minutes of the September 22, 2022 Meeting

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. P2022-018 Coyote Creek PUD Filing No. 5 Preliminary Plat

b. P2022-019 High Pointe Hills Annexation

Discussion Items

a. High Pointe Hills Concept Plan

Future Business

a. Next Planning Commission Meeting on November 10, 2022 at 6:00 PM

Adjourn

Virtual Meeting Instructions

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/766668765

You can also dial in using your phone.
United States: +1 (646) 749-3129

Access Code: 766-668-765

Get the app now and be ready when your first meeting starts: https://meet.goto.com/install

If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 22, 2022

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, September 22, 2022.

Chair Mike Simone called the meeting to order at 6:02 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bushrod White, Kathy Kvasnicka and Thomas Holton. Member Jimmy Dominguez participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Clay Hartley and Planning Technician Magaly Morales-Tejada.

APPROVAL OF AGENDA

Bush White moved to approve the agenda and Kathy Kvasnicka seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARINGS

There were no public hearings.

DISCUSSION ITEMS

Lupton Greens Concept Plan

Planner Clay Hartley presented this item. He stated that with the new development code in place, concept plans are no longer items that will be voted on and are now discussion items meant to provide Planning Commission an opportunity to provide feedback to the applicant. This application proposes to change 25.5 acres of C-2 zoning to R2 zoning on a property located north and adjacent to county road 10 ½ and approximately 0.16 miles east of S. Denver Ave. The development would also complete the section of S. Rollie Ave between CR 12 and CR 10 ½. The proposal also includes 4.98 acres of open space and water detention.

Fred Croci, representative of FTL LLP Developers provided a brief presentation. He stated that FTL Developers are responsible for the development to the north of this property and this property would further the development to the south. The proposal would change the zoning from C-2 to R-2 on a portion of the property to meet current market demands for residential properties and retain the C-2 zoning on the remainder of the property. C-2 zoning is planned to be used to provide flex space for small contractors and buildings. The detention pond is designed to meet the needs of the entire site.

Chair Simone opened up the discussion to Commissioners comments and questions. Commissioners discussed:

DRAFT

- Maintenance of the detention pond.
- Long-term plans for the roadway along this property.
- Impacts of removing commercial zoning and addition of residential to the area.
- Concerns with water supply.
- The need for recreational amenities within the development.

The applicants acknowledged the Commissioners concerns and stated they would use the feedback received to continue working on the plans for this development.

Review of Meeting Discussion

A review of meeting discussion took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on October 13, 2022 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 7:03 PM.

Submitted by

_____

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

_____

Mike Simone, Chair

DRAFT

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT
STAFF REPORT
LUP2022-0018 & PPL2022-0003

PROJECT DESCRIPTION

Project Nos.: LUP2022-0018 & PPL2022-0003

Project Name: Coyote Creek PUD Filing No. 5 Preliminary Plat

Owner's Name: Bob Quinette with Lupton Land LLC

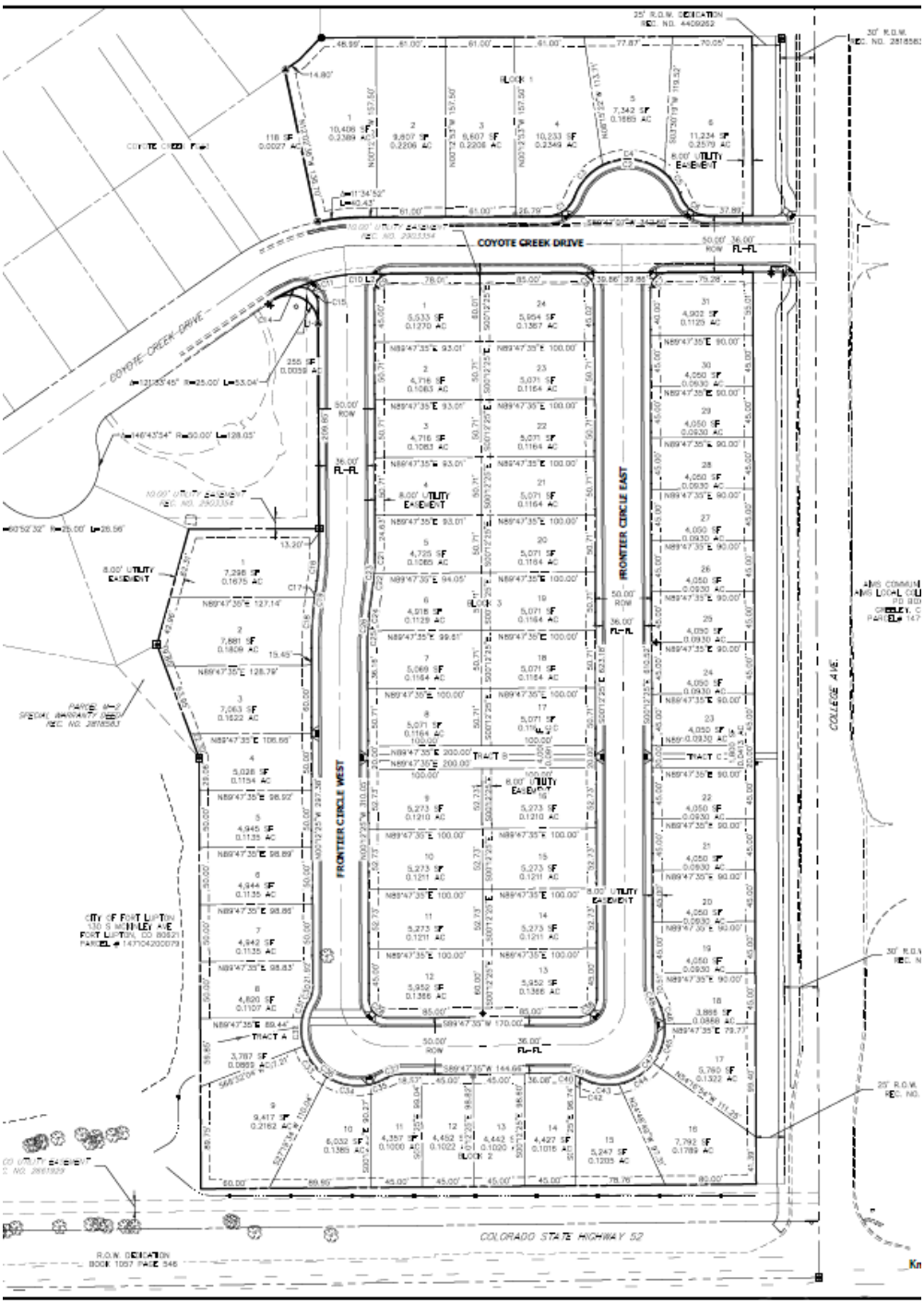
Representative's Name: Kenneth Merritt with JR Engineering

Location of Request:

The site consists of land located adjacent to the north and south of Coyote Creek Drive approximately 25 feet west of College Ave (the "Property"). The Property is located in the Northwest Quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton., County of Weld, State of Colorado.

Nature of Request:

The Applicant has submitted a request for a preliminary plat for 61 single-family detached residential lots and will include .22 acres of common open space.



Site Size: 10 acres, more or less.

Zone District: PUD Planned Unit Development.

Proposed Use: Residential uses to include 61 single-family detached residential lots, including open space amenity area.

Existing Use: Vacant

Hearing Dates: Planning Commission – October 13, 2022 at 6:00 PM; and
City Council – November 1, 2022 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado, with an option to attend virtually via GoToMeeting.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

This property was originally annexed in 1994 with a larger area that was known as the Twombly Annexation. The Coyote Creek Development Plan from 1996 serves as the master PUD plan for this property. This piece is considered the fifth filing of the Coyote Creek development.

APPLICATION PROCESS

The Applicant is requesting approval of a preliminary plat for a residential subdivision that will include 61 single-family detached homes, including open space amenity area.

This application is being review under the Fort Lupton Municipal Code ("FLMC"). Pursuant to Sec. 17-22(b)(14) of the FLMC after required public notice of the preliminary plat, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the preliminary plat. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the preliminary plat, referral agency comments, Planning Commission recommendation and any public testimony. City Council shall approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Subdivision Regulations require published notice of the hearings in a timely manner prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton press on September 22, 2022.

Notice of the public hearings were posted on the Property on September 27, 2022, pursuant to the Subdivision Regulations, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbor within 500 feet of the Property, and owners and lessees of mineral interests on September 27, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The area is zoned PUD Planned Unit Development with residential uses. The objective of a PUD is to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans.

The Preliminary Plat is for a residential subdivision to include 61 single-family detached residential lots, including common areas and interconnecting trails. The Applicant has submitted the required documents pursuant to the Code.

The PUD plan was previously approved.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map designates this area for Single-Family Attached land uses. This designation allows for single-family attached homes in formal, planned developments. These provide higher density and more affordable housing options to complement traditional single-family detached neighborhoods.

The proposed development plans for single-family detached homes within Filing No. 5. The Master Planned Coyote Creek Development originally proposed multi-family housing at this location, however did provide for the ability to develop single-family attached or detached housing.

REFERRALS

Referrals were provided to the list below.

City Attorney	Police Chief	Public Works Director
Building Inspector	Golf Course Manager	GIS Specialist
Fort Lupton Fire Protection District	CDOT	Weld County School District RE-8
Weld County GIS	Colorado Parks and Wildlife	NCWCD
United Power	Comcast	CenturyLink
Xcel Energy	Postmaster	

Additional documents are available for review at www.fortluptonco.gov/DocumentCenter/Index/693.

RESOLUTION NO. P2022-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PUD PLAT LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, JR Engineering ("Applicants") have applied for approval of the Coyote Creek PUD Filing No. 5 Preliminary Plat for 61 single family detached residential lots (the "Application"); and

WHEREAS, the Planning Commission held a public meeting on October 13, 2022 for the purpose of reviewing the Coyote Creek PUD Filing No. 5 Preliminary Plat; and

WHEREAS, after review of the Application and consideration of staff comments, Applicant's presentation and any public input, Planning Commission finds the request for the Coyote Creek PUD Filing No. 5 Preliminary Plat conforms with City codes and requirements and policies therein; and

WHEREAS, all legal notification requirements have been met, including publishing the time and place of the public hearings in the Fort Lupton Press, posting notice at least fifteen (15) days before the hearings on the property, mailing notice to property owners within five-hundred (500) feet of the property; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration staff comments, the applicant presentation, all referral comments and any citizen testimony in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, and the facts presented on this date, the Planning Commission hereby recommends approval of Coyote Creek PUD Filing No. 5 Preliminary Plat for a planned unit development located in the northeast quarter of section 5, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, with the following conditions:

I. Prior to finalizing the Preliminary Plat:

A. The title of the Preliminary PUD Plat shall include the Project No.: LUP2022-0018 & Plan No.: PPL2022-0003.

B. The Applicant shall update the Preliminary Plat with any redlined changes provided by staff.

C. The Applicant shall work with City staff to finalize the street names within the development.

DONE THIS 13th DAY OF OCTOBER, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

_____
Chairman

ATTEST:

_____
Planning Director

Coyote Creek Filing No. 5 – Development Narrative

Coyote Creek Filing 5 is generally located south of Coyote Creek Drive in the southeast corner of the approved Coyote Creek PUD Master Development Plan and is designated as Parcels A & B being approximately 10 acres in size. Parcels A & B is currently identified on the approved PUD Master Development Plan as Multi-Family and allows for up to 149 Multi-Family Dwelling Units with an allowed Density of 14.9 Dwelling Unit per Acre. Coyote Creek Filing 5 is proposing to modify the current approved Land Use from Multi-Family to Single Family Detached Residential which if approved would allow for 61 Single Family Detached Residential Lots on 10 Acres with a Gross Density of 6.1 Dwelling Units per Acres.

Also included as part of Coyote Creek Filing 5 Development are 2.4 Acres of Public Street Right-of –Way Dedication (23% of Total Site Area), 0.22 Acres of Common Open Space (2.1% of Total Site Area) to also be owned and maintained by the Coyote Creek Filing 5 Home Owners Association (HOA). When approved by the City the Developers of Coyote Creek Filing 5 will also be responsible to construct all necessary Public Roads, Water, Sanitary Sewer, Storm Sewer and Gray Water Irrigation infrastructure needed to support the proposed Single Family Residential Development.

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

COYOTE CREEK PA-5 LOCATED IN
NW QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF
6TH P.M., FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO.: LUP & PLAN NO.:

KEY CONTACTS

OWNER:

LUPTON LAND, LLC (303) 587–1966
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
ATTN: BOB QUINETTE

PLANNER/CIVIL ENGINEER/LANDSCAPE ARCHITECT

JR ENGINEERING (970) 305–6754
2900 SOUTH COLLEGE AVENUE, SUITE 3D
FORT COLLINS, CO 80525
ATTN: KEN MERRITT

CITY

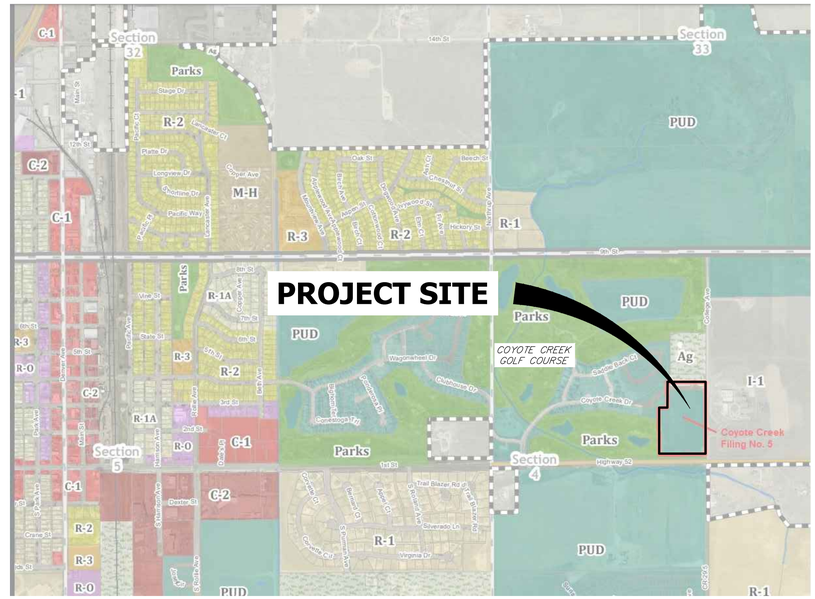
CITY OF FORT LUPTON, ENGINEERING (720) 466–6106
130 SOUTH McKINLEY AVENUE
FORT LUPTON, CO. 80621
ATTN: TODD HODGES

BENCHMARK:

WELD COUNTY BENCHMARK 4907, 3–3/4" PIPE CAP ON PIPE APPROXIMATELY 90 FEET WEST OF THE WESTERLY MOST RAILROAD TRACK AND 26 FEET SOUTH OF THE CENTERLINE OF 9TH STREET, ELEVATION=4908.22 (NAVD88)

BASIS OF BEARING:

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3–1/4" ALUMINUM CAP STAMPED "1/4 2003 PLS 14823" IN A RANGE BOX AND AT THE SOUTH END BY A #6 REBAR WITH 3–1/4" ALUMINUM CAP STAMP ILLEGIBLE OFF TO THE SIDE IN A RANGE BOX, BEARING N00°16'07"W AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE.



PROJECT LOCATION MAP
SCALE: 1" = 1000'

SHEET INDEX

1	–	COVER SHEET
2	–	PRELIMINARY PLAT
3	–	PRELIMINARY SITE PLAN
4	–	PRELIMINARY GRADING & EROSION CONTROL PLAN
5	–	PRELIMINARY DRAINAGE PLAN
6	–	PRELIMINARY UTILITY PLAN
7–9	–	PRELIMINARY STREET PLAN AND PROFILE
10–11	–	LANDSCAPE PLAN
12–30	–	PRODUCT ELEVATIONS & PLANS

TOTAL – 30

LAND SUMMARY CHART

TOTAL SITE AREA – 9.996AC
NUMBER OF LOTS – 61 LOTS
GROSS DENSITY – 6.102 DU'S/AC
MINIMUM LOT SIZE – 3,866 SF
MAXIMUM LOT SIZE – 11,234 SF
AVERAGE LOT SIZE – 5954 SF

SINGLE FAMILY LOT AREA	343,563SF	7.887AC	78.90% OF SITE AREA
OPEN SPACE (TRACTS A–C)	9,586SF	0.220AC	2.20% OF SITE AREA
PUBLIC ROW	82,276SF	1.889AC	18.90% OF SITE AREA
TOTAL	435,425SF	9.996AC	100% OF SITE AREA

SETBACK REQUIREMENTS

FRONT SETBACK	20' HOUSE / GARAGE
REAR YARD SETBACK	20'
SIDE ACCESS SETBACK	5'
CORNER SIDE YARD SETBACK AT ROW	15'

DESIGN STANDARDS

NO HOME MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FOURTH (4TH) LOTS ON THE SAME SIDE OF THE STREET (E.G. THE FIRST AND FIFTH LOTS IN A ROW MAY CONTAIN THE SAME MODEL ELEVATION, BUT THE SECOND AND THIRD LOT MUST CONTAIN TWO (2) DIFFERENT MODEL ELEVATIONS.
ALL STREET FACING GARAGE DOORS ON GARAGES ATTACHED TO PRINCIPAL DWELLING STRUCTURES SHALL HAVE THE ABILITY TO BE PROUD OF THE FRONT FACADE OF THE DWELLING PORTION OF THE STRUCTURE AND/OR FRONT PORCH.
GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY–FIVE (45) PERCENT OF THE FRONT FACADE OF THE PRINCIPAL DWELLING STRUCTURE FOR TWO–CAR GARAGES NOR MORE THAN FIFTY (50) PERCENT FOR THREE–CAR GARAGES.

FENCING STANDARDS

FENCES SHALL BE CONSTRUCTED PER THE FORT LUPTON MUNICIPAL CODE, EXCEPT THAT CHAIN LINK/WOVEN WIRE FENCES ARE NOT AN ALLOWED MATERIAL. (SEE DETAIL SHEET 11)

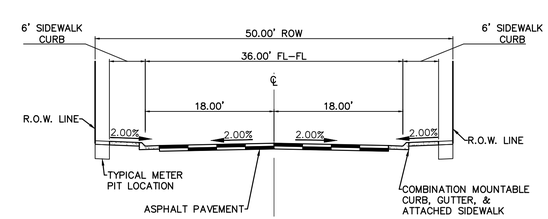
UTILITY MAINTENANCE STATEMENT

ALL PUBLIC WATER , STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER , STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCE S UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER.STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

P.U.D. LAND USE STANDARDS

SINGLE–FAMILY USES ON STANDARD LOTS. INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERECTED OR STRUCTURALLY ALTERED , UNLESS OTHERWISE PROVIDED FOR IN THE COYOTE CREEK P.U.D., EXCEPT FOR SINGLE–FAMILY DWELLINGS. INCLUDING HOMES BUILT ON SITE . SINGLE–FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE–PERMITTED USES SHALL BE ALLOWED.AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS. IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER PLATTED LOT IS ALLOWED . ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS. BUT MAY NOT EXCEED 150 S.F. GFA.



RESIDENTIAL STREET SECTION
NOT TO SCALE

811 Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
303–587–1966

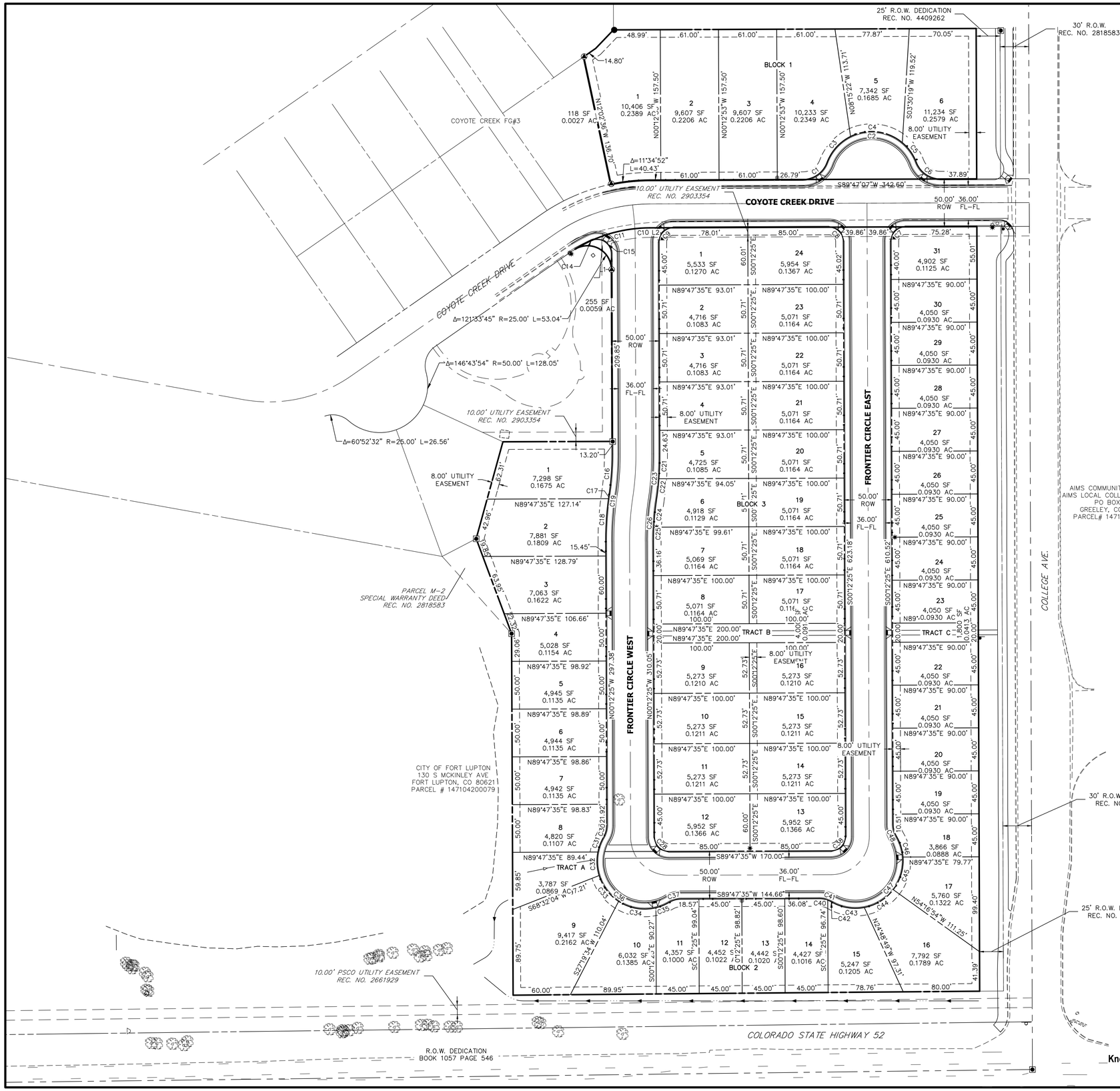
J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	N/A
V–SCALE	N/A
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT
COVER SHEET

SHEET 1 OF 30
JOB NO. 16093.01



LEGAL DESCRIPTION

TWO PARCELS OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX, AND AT THE WEST QUARTER CORNER BY AN ALUMINUM CAP STAMPED "LS 13155" BEARING S89°17'03" A DISTANCE OF 2647.93 FEET AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE. NAD(83).

PARCEL 5-A:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 82.71 FEET;

THENCE DEPARTING SAID EAST LINE, S89°17'03" A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING;

THENCE S89°30'42"W A DISTANCE OF 488.71 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1553 AT PAGE 516, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY LINE, N00°14'34"W A DISTANCE OF 378.66 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL M-2 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583;

THENCE ON THE EASTERLY LINE OF SAID PARCEL M-2, N20°26'53"W A DISTANCE OF 106.12 FEET, TO A POINT ON THE SOUTHEASTERLY CORNER OF LOT 1 BLOCK 1 COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671;

THENCE ON THE EASTERLY LINE OF SAID BLOCK 1 COYOTE CREEK FILING NO. 3, THE FOLLOWING FOUR (4) COURSES:

1. N15°25'44"E A DISTANCE OF 105.27 FEET;
2. N89°47'35"E A DISTANCE OF 114.28 FEET;
3. N00°12'25"W A DISTANCE OF 180.06 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 121°33'45" AND AN ARC LENGTH OF 53.04 FEET, TO A POINT OF REVERSE CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF COYOTE CREEK DRIVE, AS SHOWN ON THE PLAT OF SAID COYOTE CREEK FILING NO. 3;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 31°33'17" AND AN ARC LENGTH OF 82.61 TO A POINT OF TANGENT;
2. N89°47'07"E A DISTANCE OF 342.60 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE, AS RECORDED UNDER RECEPTION NO. 4409262;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 800.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 372,791 SQUARE FEET OR 8.5581 ACRES.

PARCEL 5-B:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 933.03 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COYOTE CREEK DRIVE AS SHOWN ON THE PLAT OF COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'07"W A DISTANCE OF 55.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE AS RECORDED UNDER RECEPTION NO 4409262, AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°47'07"W A DISTANCE OF 342.60 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 11°49'43" AND AN ARC LENGTH OF 41.29 FEET, TO A POINT OF NON-TANGENT BEING THE SOUTHEASTERLY CORNER OF LOT 49 BLOCK 3 AS SHOWN ON SAID PLAT COYOTE CREEK FILING NO. 3;

THENCE ON THE EASTERLY LINES OF SAID BLOCK 3 COYOTE CREEK FILING NO. 3, THE FOLLOWING THREE (3) COURSES:

1. N12°02'36"W A DISTANCE OF 136.33 FEET;
2. N55°08'04"E A DISTANCE OF 15.74 FEET;
3. N43°48'13"E A DISTANCE OF 26.92 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED AS THE CITY OF FORT LUPTON TANK AND PUMPSTATION SITE RECORDED IN BOOK 708 UNDER RECEPTION NO. 1630100;

THENCE ON SAID SOUTHERLY LINE, N89°47'07"E A DISTANCE OF 379.91 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COLLEGE AVENUE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 157.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 62,641 SQUARE FEET OR 1.4380 ACRES.

CONTAINING A COMBINED AREA OF 435,432 SQUARE FEET OR 9.9961 ACRES.

LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)
RESIDENTIAL LOTS	343,563	7.887
TRACTS	9,586	0.220
PUBLIC ROW	82,276	1.889
TOTAL	435,425	9.996

Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
303-587-1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=X'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

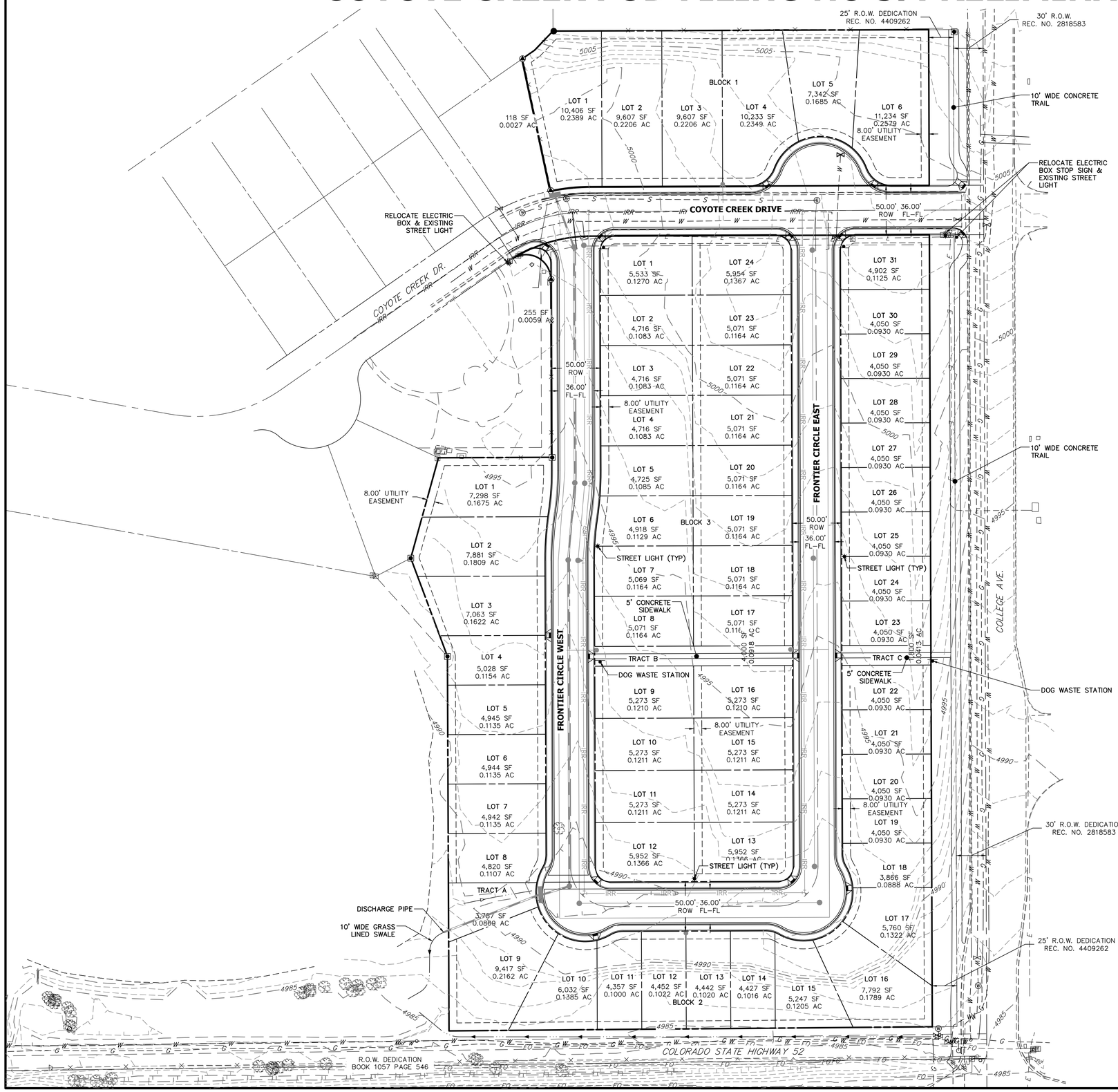
COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

PRELIMINARY PLAT

SHEET 2 OF 30

JOB NO. 16093.01

COYOTE CREEK PUD FILING NO 5. PRELIMINARY PLAT



SITE LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY
- EXISTING WOODEN FENCE
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING CURB AND GUTTER
- PROPOSED SIGN
- PROPOSED CURB AND GUTTER
- EXISTING STREET LIGHTS
- PROPOSED STREET LIGHT
- 3/4" METER VAULTS
- FIRE HYDRANT

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

Know what's **below.** **Call** before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=X'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

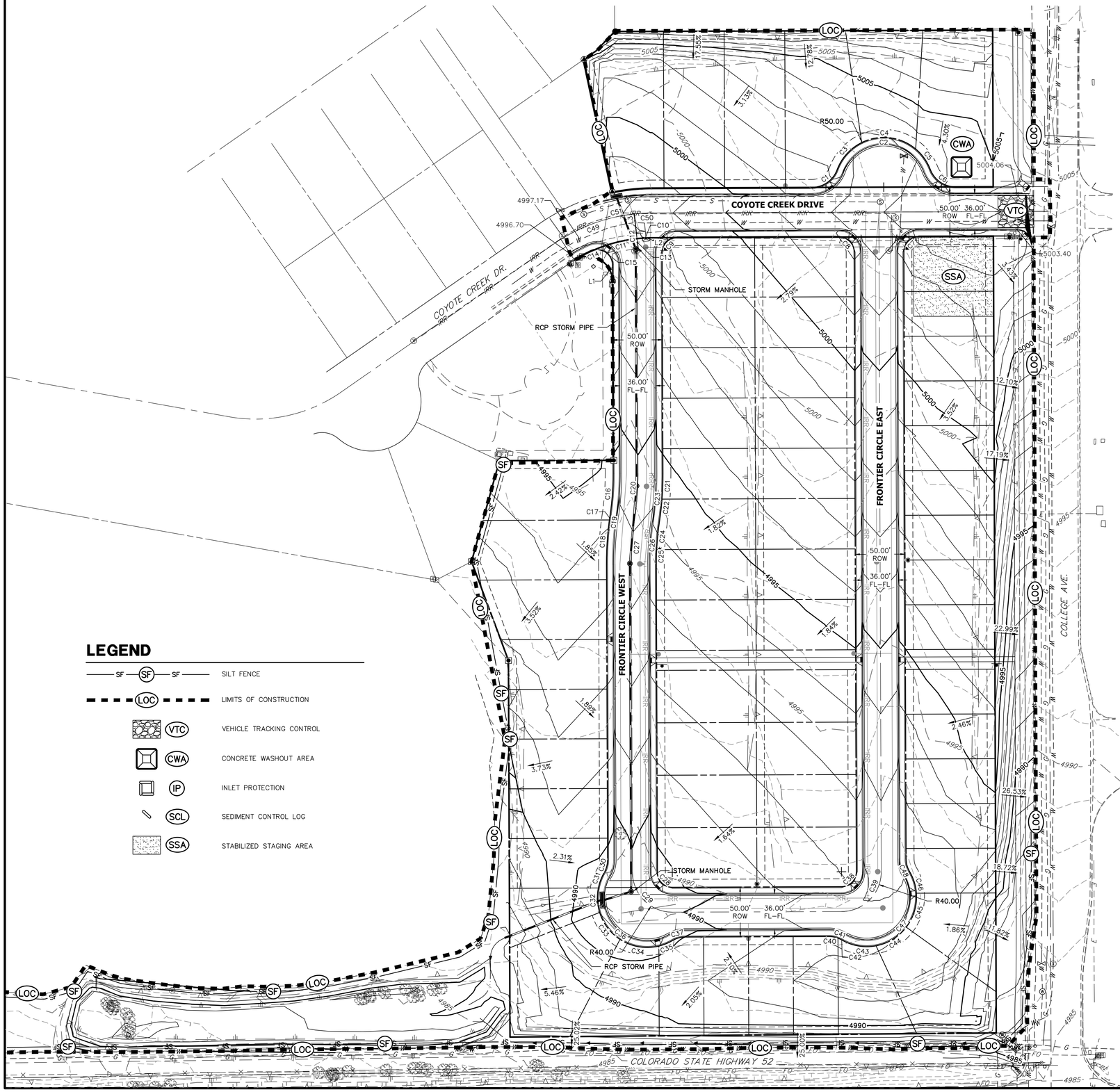
COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

PRELIMINARY SITE PLAN

SHEET 3 OF 30

JOB NO. 16093.01

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT



LEGEND

SF	SILT FENCE
LOC	LIMITS OF CONSTRUCTION
VTC	VEHICLE TRACKING CONTROL
CWA	CONCRETE WASHOUT AREA
IP	INLET PROTECTION
SCL	SEDIMENT CONTROL LOG
SSA	STABILIZED STAGING AREA

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	69°28'23"	27.00'	32.74'
C2	138°56'45"	50.00'	121.25'
C3	138°56'45"	50.00'	121.25'
C4	138°56'45"	50.00'	121.25'
C5	138°56'45"	50.00'	121.25'
C6	69°28'23"	27.00'	32.74'
C7	89°59'30"	15.00'	23.56'
C8	90°00'28"	15.00'	23.56'
C9	89°59'32"	15.00'	23.56'
C10	31°33'17"	150.00'	82.61'
C11	31°33'17"	150.00'	82.61'
C12	5°54'13"	175.00'	18.03'
C13	5°54'13"	175.00'	18.03'
C14	31°33'17"	150.00'	82.61'
C15	114°14'29"	15.00'	29.91'
C16	8°45'26"	275.00'	42.03'
C17	8°45'26"	325.00'	49.67'
C18	8°45'26"	325.00'	49.67'
C19	8°45'26"	325.00'	49.67'
C20	8°45'26"	300.00'	45.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	8°45'26"	325.00'	49.67'
C22	8°45'26"	325.00'	49.67'
C23	8°45'26"	325.00'	49.67'
C24	8°45'26"	275.00'	42.03'
C25	8°45'26"	275.00'	42.03'
C26	8°45'26"	275.00'	42.03'
C27	8°45'26"	300.00'	45.85'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	40.00'	62.83'
C30	30°27'58"	25.00'	13.29'
C31	150°55'56"	50.00'	131.71'
C32	150°55'56"	50.00'	131.71'
C33	150°55'56"	50.00'	131.71'
C34	150°55'56"	50.00'	131.71'
C35	150°55'56"	50.00'	131.71'
C36	150°55'56"	50.00'	131.71'
C37	30°27'58"	25.00'	13.29'
C38	90°00'00"	15.00'	23.56'
C39	90°00'00"	40.00'	62.83'
C40	30°27'58"	25.00'	13.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'25"W	209.85'
L2	N89°47'07"E	342.60'
L3	N06°06'38"W	15.98'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	30°27'58"	25.00'	13.29'
C42	30°27'58"	25.00'	13.29'
C43	150°55'56"	50.00'	131.71'
C44	150°55'56"	50.00'	131.71'
C45	150°55'56"	50.00'	131.71'
C46	150°55'56"	50.00'	131.71'
C47	150°55'56"	50.00'	131.71'
C48	30°27'58"	25.00'	13.29'
C49	25°45'23"	175.00'	78.67'
C50	5°53'45"	175.00'	18.01'
C51	31°39'09"	175.00'	96.68'

GRADING AND EROSION CONTROL NOTES

A. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF FORT LUPTON'S "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.

B. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

C. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.

D. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. (REFER TO SECTION 2.26.00 OF THESE STANDARDS AND SPECIFICATIONS FOR SEEDING MIX.) PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS SO MERIT.

E. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.

F. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT EXCEED 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.

G. UTILITY CONSTRUCTION IS NOT APPROVED UNDER THIS PLAN.

H. THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY, SHOULD CONDITIONS MERIT THEM.

I. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE DEVELOPER. IN ADDITION, THE CITY MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

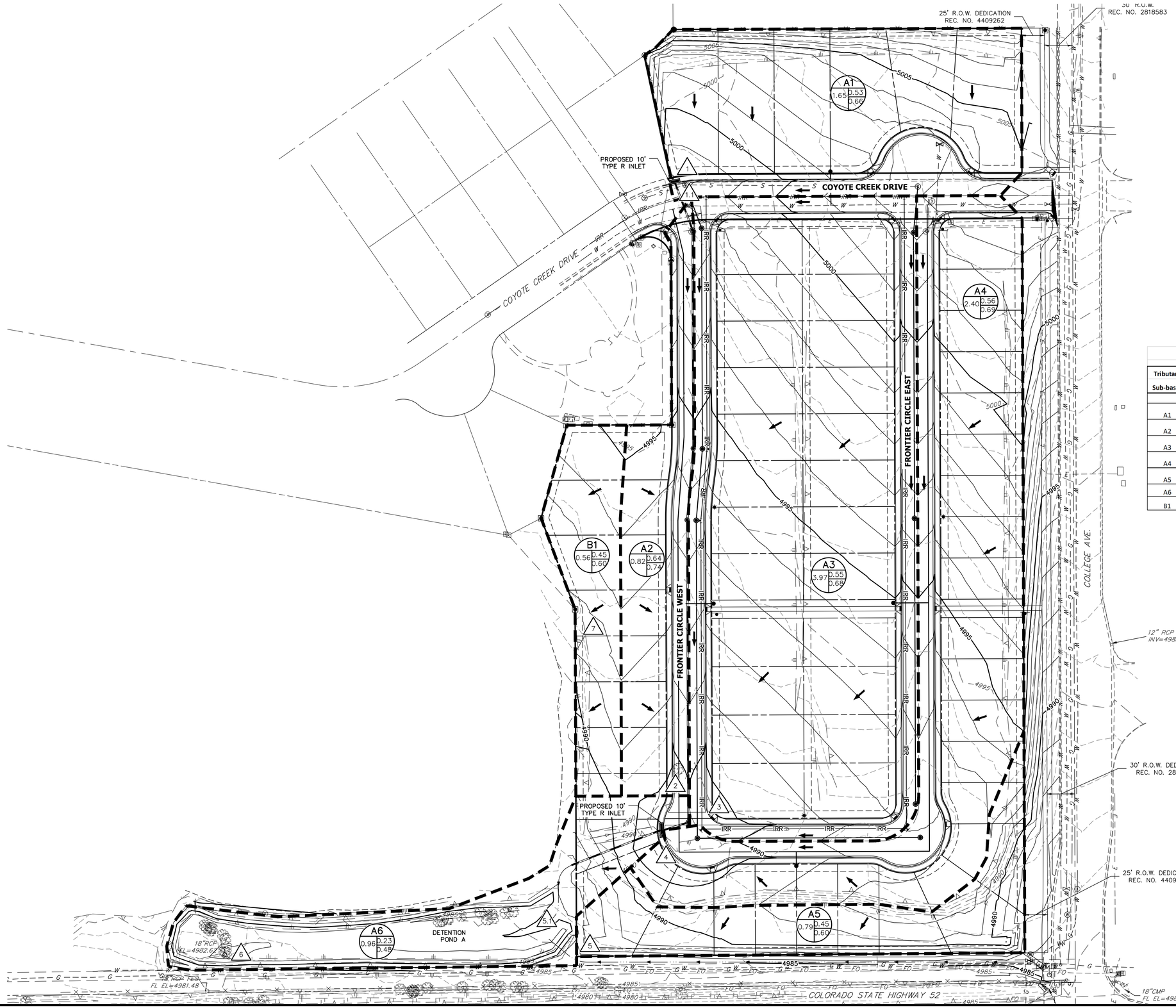
COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

PRELIMINARY GRADING & EROSION CONTROL PLAN

SHEET 4 OF 30

JOB NO. 16093.01

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT



BASIN SUMMARY TABLE

Tributary Sub-basin	Area (acres)	Percent Impervious	C_5	C_{100}	t_c (min)	Q_5 (cfs)	Q_{100} (cfs)
A1	1.65	59%	0.53	0.66	11.9	3.1	6.0
A2	0.82	72%	0.64	0.74	7.5	2.3	4.3
A3	3.97	62%	0.55	0.68	10.0	8.5	16.2
A4	2.40	63%	0.56	0.69	10.8	5.1	9.7
A5	0.79	50%	0.45	0.60	12.3	1.3	2.4
A6	0.96	14%	0.23	0.48	9.1	0.9	1.7
B1	0.56	50%	0.45	0.60	5.3	1.2	2.3

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's **below.**
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

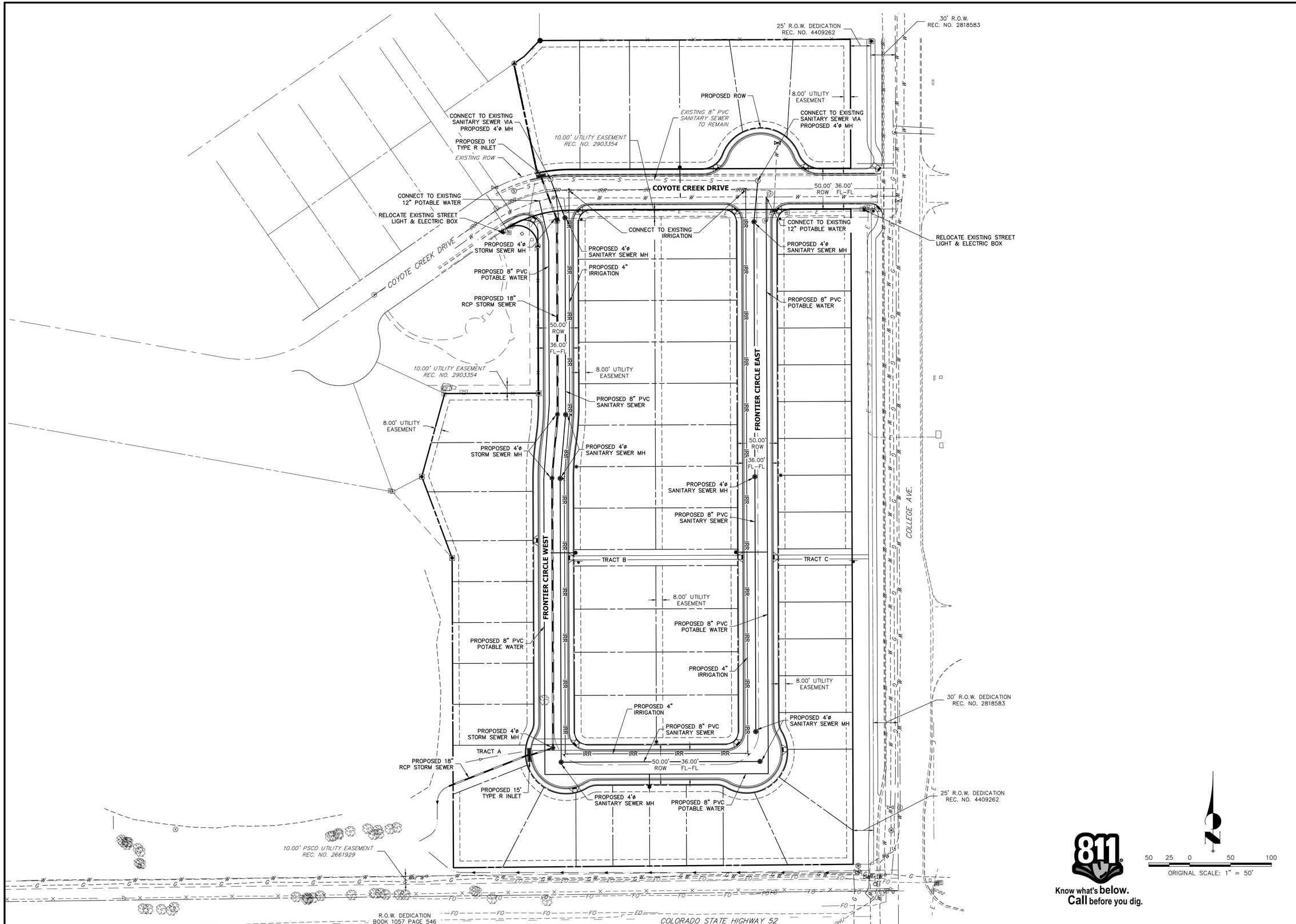
J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=X'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	XXX
CHECKED BY	

COYOTE CREEK PUD FILING
NO. 5 PRELIMINARY PLAT
PRELIMINARY DRAINAGE PLAN

SHEET 5 OF 30
JOB NO. 16093.01



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
303-587-1966

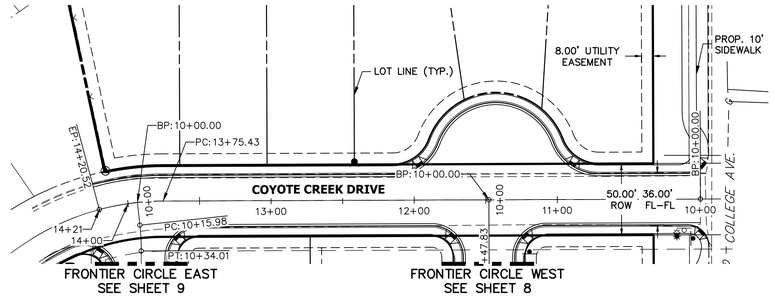
J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

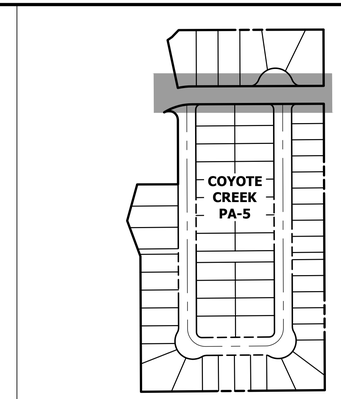
COYOTE CREEK PUD FILING
NO. 5 PRELIMINARY PLAT
PRELIMINARY UTILITY PLAN

SHEET 6 OF 30
JOB NO. 16093.01



COYOTE CREEK DRIVE

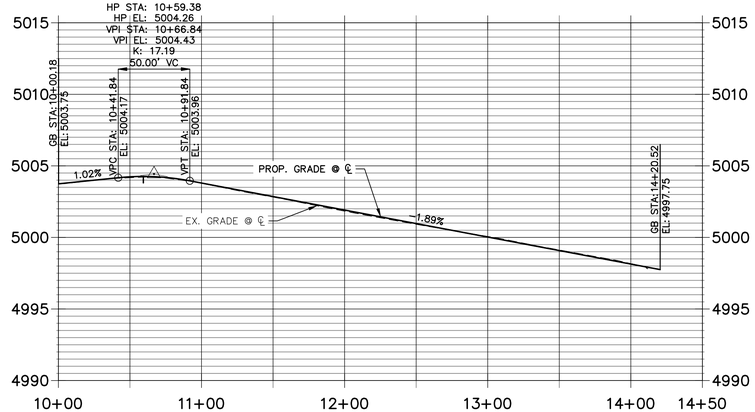
STA. 10+00.00 TO 14+50.00

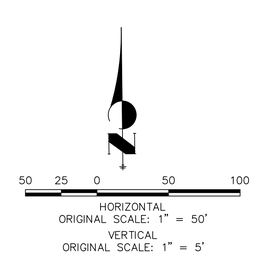


KEY MAP

N.T.S.

COYOTE CREEK DRIVE PROFILE
STA 10+00.00 TO 14+50.00





Know what's **below.**
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

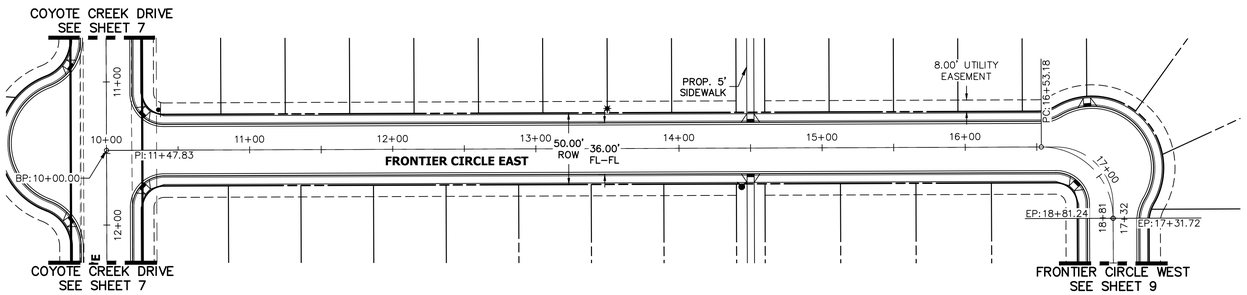
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

COYOTE CREEK FILING NO 5

PRELIMINARY STREET PLAN AND PROFILE

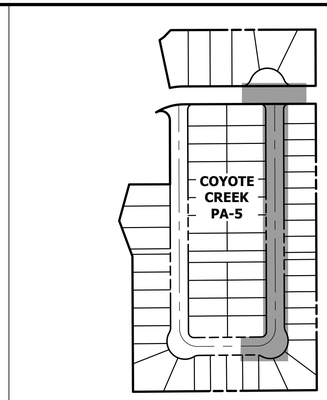
SHEET 7 OF 30

JOB NO. 16093.01



FRONTIER CIRCLE EAST

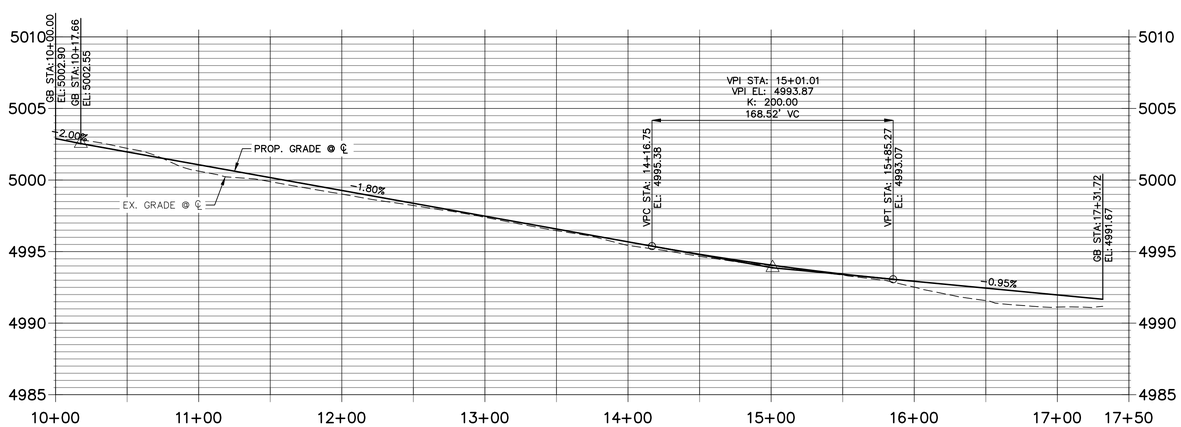
STA. 10+00.00 TO 17+50.00



KEY MAP

N.T.S.

FRONTIER CIRCLE EAST ALIGNMENT PROFILE
STA 10+00.00 TO 17+50.00



50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

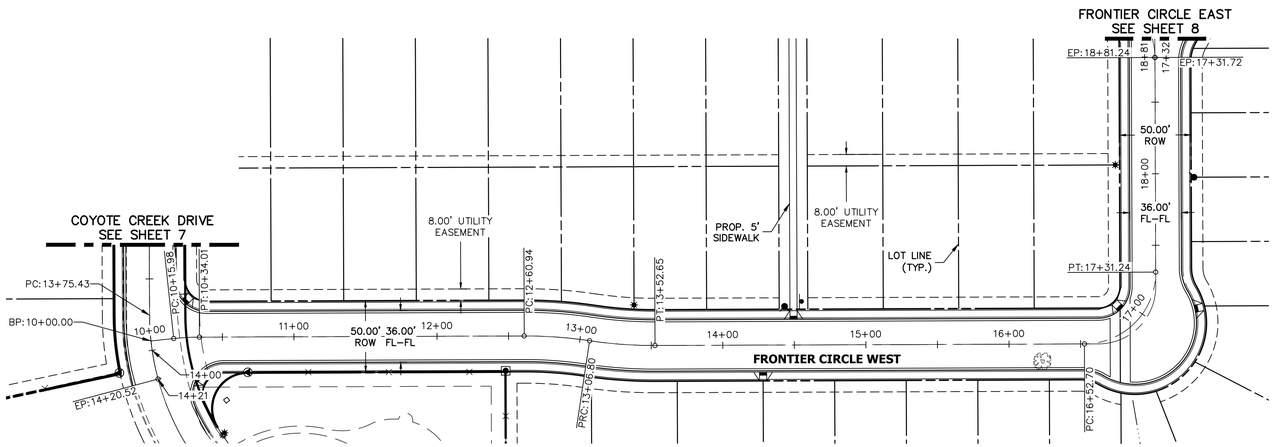
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

COYOTE CREEK FILING NO 5

PRELIMINARY STREET PLAN AND PROFILE

SHEET 8 OF 30

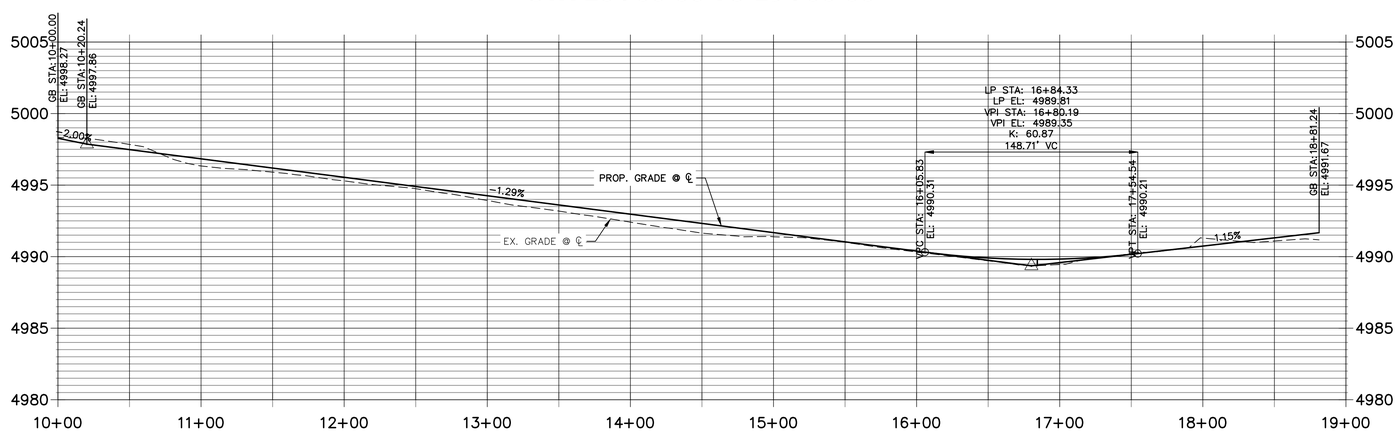
JOB NO. 16093.01

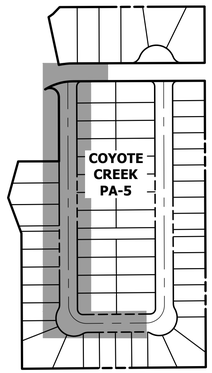


FRONTIER CIRCLE WEST

STA. 10+00.00 TO 19+00.00

FRONTIER CIRCLE WEST ALIGNMENT PROFILE
STA 10+00.00 TO 19+00.00





KEY MAP

N.T.S.

50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

811 Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

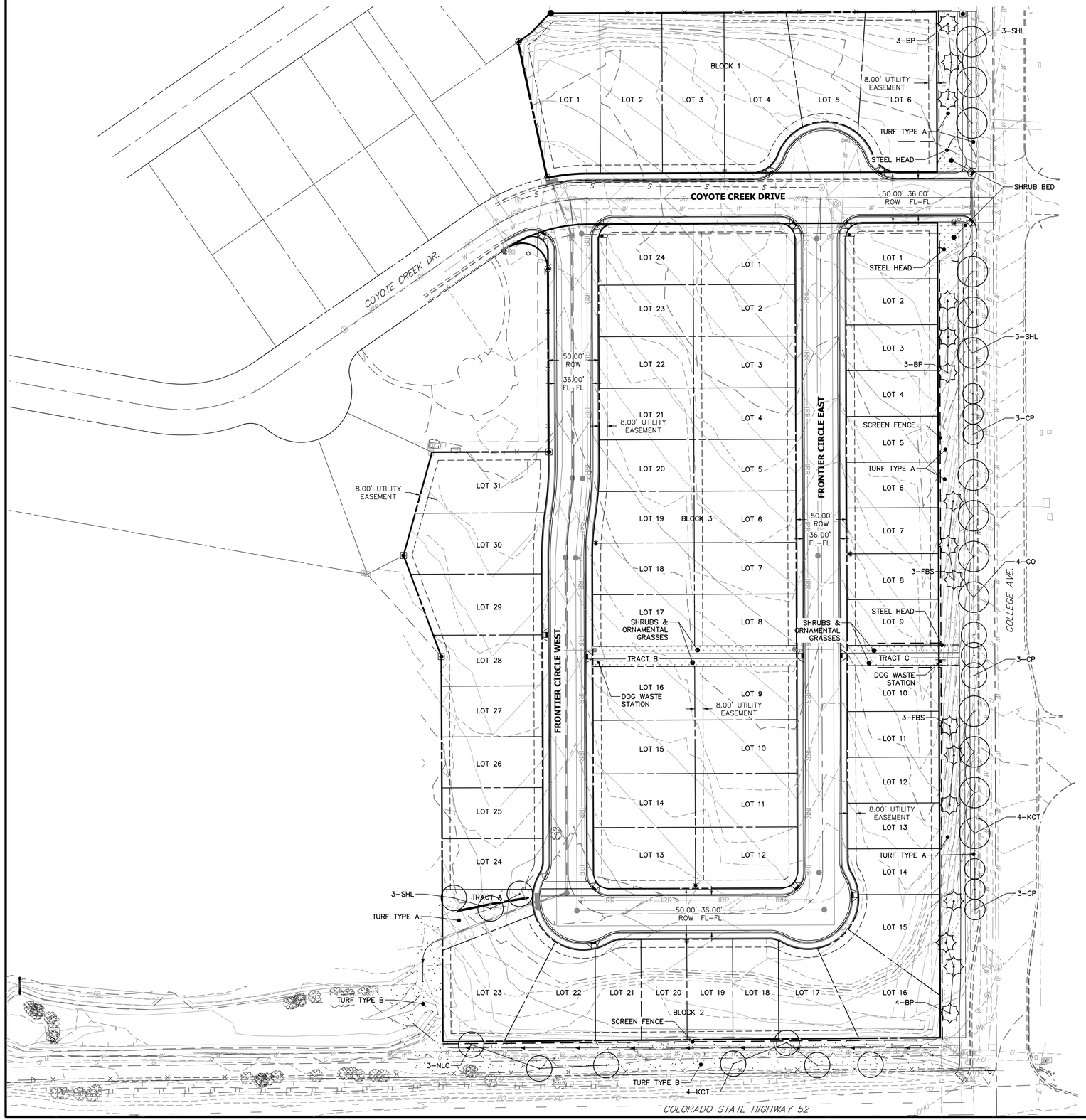
COYOTE CREEK FILING NO 5

PRELIMINARY STREET PLAN AND PROFILE

SHEET 9 OF 30

JOB NO. 16093.01

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT



LANDSCAPE LEGEND

- EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- STEEL HEADER
- **TURF TYPE A:** IRRIGATED HYBRID KENTUCKY X TEXAS BLUE GRASS SOD, TURF MASTER ENVIROTURF OR APPROVED EQUAL
- **TURF TYPE B:** DROUGHT TOLERANT IRRIGATED TURF SEED MIX
- SHRUBS & ORNAMENTAL GRASSES

- CONIFEROUS TREE 6' HGT
- DECIDUOUS STREET/ SHADE TREE, 2" CALIPER
- ORNAMENTAL TREE, 1 1/2" CALIPER SIZE
- STOP SIGN OR DOG WASTE STATION
- FIRE HYDRANT

SITE LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY
- COLLEGE AVE/HWY 52
- SCREEN FENCE
- EXISTING WOODEN FENCE
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING CURB AND GUTTER
- PROPOSED SIGN
- PROPOSED CURB AND GUTTER
- EXISTING STREET LIGHTS
- PROPOSED STREET LIGHT
- 3/4" METER VAULTS
- FIRE HYDRANT

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

Know what's **below.** **Call** before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

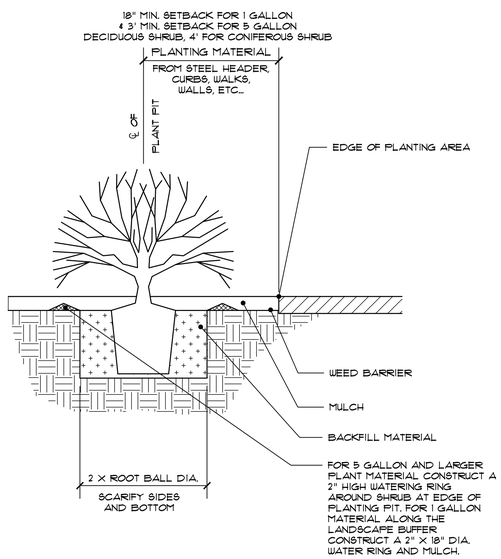
H-SCALE	1"=50'
V-SCALE	1"=X'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

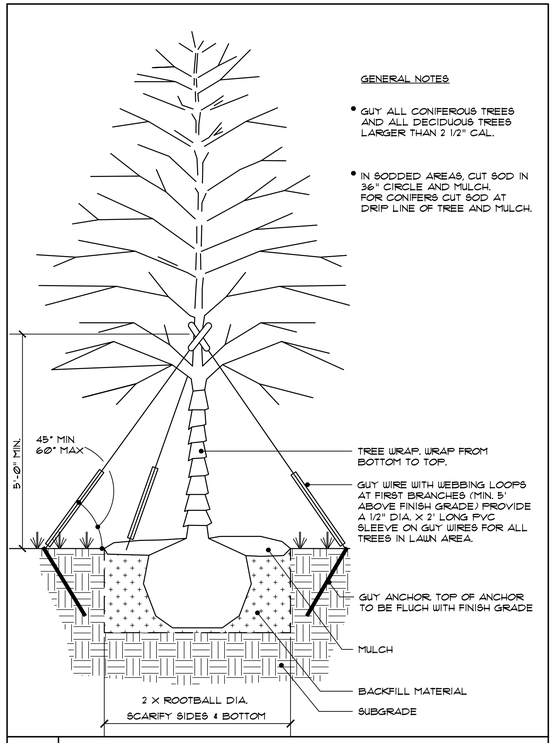
LANDSCAPE PLAN

SHEET 10 OF 30

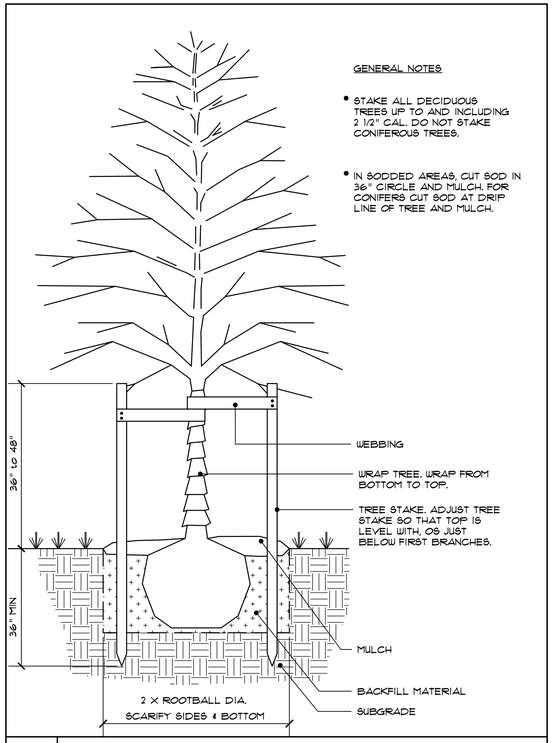
JOB NO. 16093.00



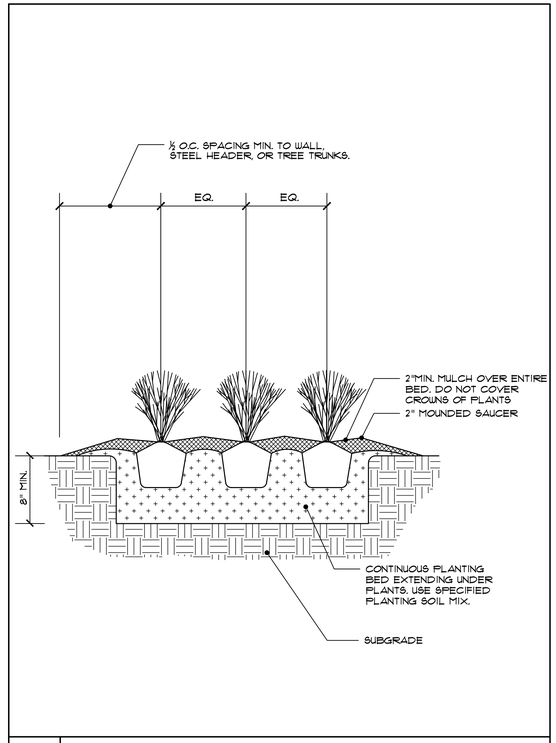
A SHRUB PLANTING



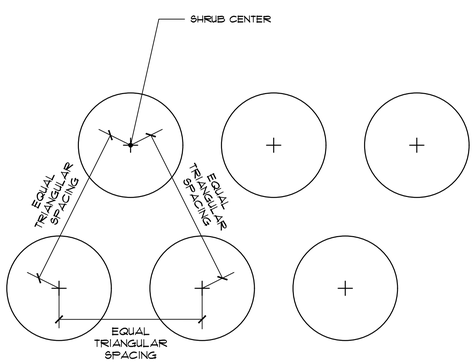
B TREE PLANTING AND GUYING



C TREE PLANTING AND STAKING



D PERENNIAL PLANTING



E TRIANGULAR SHRUB SPACING

CONIFEROUS TREES

Quantity	Symbol	Common Name	Botanical Name	Mitigation Size	Cont.	Kc Value	Species Diversity
10	BP	Bosnian Pine	Pinus Nigra	6' HGT.	B&B	L	20.41%
6	CBS	Columnar Blue Spruce	Picea Pungens 'Iseli Fastigiate'	6' HGT.	B&B	L	12.24%

DECIDUOUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value	Species Diversity
8	KCT	Kentucky Coffeetree	Gymnocladus Dioicus 'Espresso'	2" Cal	B&B	L	16.33%
4	CO	Chinkapin Oak	Quercus Muehlenbergii	2" Cal	B&B	M	8.16%
3	NLC	Narrowleaf Cottonwood	Populus Angustifolia	2" Cal	B&B	L	6.12%
9	SHL	Shademaster Honeylocust	Gleditsia Triacanthos Inermis	2" Cal	B&B	L	18.37%

ORNAMENTAL TREES

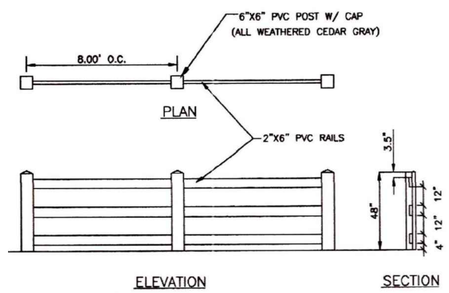
Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value	Species Diversity
9	CP	Chanticleer Pear	Pyrus Calleryana 'Chanticleer'	2" Cal	B&B	M	18.37%
49	**Total Trees**						**100%**

TURF TYPE A:
DROUGHT TOLERANT IRRIGATED SOD MIX

HYBRID KENTUCKY x TEXAS BLUEGRASS BEING A MIX OF 100% TEXAS BLUEGRASS HYBRID SEED. THE SEED SOURCE & TURF BASED MIX FOR SOD SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION OF SOD.

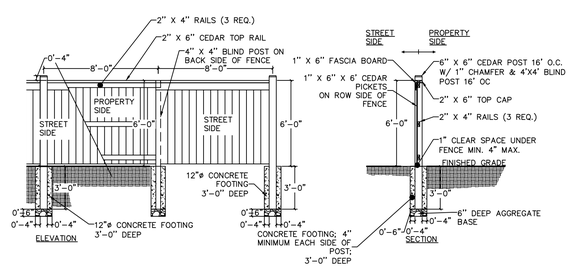
TURF TYPE B:
DROUGHT TOLERANT IRRIGATED TURF SEED MIX

30% EPHRAIM CRESTED WHEATGRASS, 25% DWARF PERENNIAL RYSEGRASS, 20% SR3200 BLUE FESCUE, 15% REUBENS CANADA BLUEGRASS, 10% CHEWINGS FESCUE.
TOTAL: 15 LBS/ACRE (DRILLED) = 55 SEEDS/SF



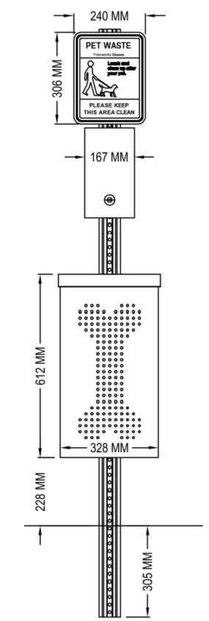
SPLIT RAIL FENCE

SCALE: NTS



COLLEGE AVENUE/HWY 52 SCREEN FENCE

SCALE: NTS



DOG WASTE STATION

SCALE: NTS

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

LANDSCAPE DETAILS

SHEET 11 OF 30

JOB NO. 16093.01

Fort Lupton
COLORADO

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

Sign Posting Affidavit
Coyote Creek Filing No. 5 Preliminary Plat
Project No. LUP2022-0018
Plan No PPL2022-0003

Facing Coyote Creek Dr.

I, Robert Quinetto hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 27 day of September, 2022.

Robert Quinetto
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by ROBERT QUINETTO this 28th day of September, 2022. Witness my hand and seal.

My commission expires 01-16-2023

LAN T COOLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194001893
MY COMMISSION EXPIRES 01-16-2023

Notary Public

(SEAL)

Public Notice

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat known as the Coyote Creek Filing No. 5 Preliminary Plat, this application includes 2 parcels the first is located south and adjacent to Coyote Creek Dr. and approximately 0.01 miles west of College Avenue and the second is located north and adjacent to Coyote Creek Dr and approximately 0.01 miles west of College Avenue within the City of Fort Lupton, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission **on Thursday, October 13, 2022, at 6:00 P.M.,** and before the City Council **on Tuesday, November 1, 2022, at 6:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

TWO PARCELS OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX, AND AT THE WEST QUARTER CORNER BY AN ALUMINUM CAP STAMPED "LS 13155" BEARING S89°17'03" A DISTANCE OF 2647.93 FEET AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE. NAD(83).
PARCEL 5-A: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 82.71 FEET;THENCE DEPARTING SAID EAST LINE, S89°17'03" A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING;THENCE S89°30'42"W A DISTANCE OF 488.71 FEET, TO A POINT ON THE LINE OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1553 AT PAGE 516, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;
THENCE ON SAID EASTERLY LINE, N00°14'34"W A DISTANCE OF 378.66 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL M-2 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583;
THENCE ON THE EASTERLY LINE OF SAID PARCEL M-2, N20°26'53"W A DISTANCE OF 106.12 FEET, TO A POINT ON THE SOUTHEASTERLY CORNER OF LOT 1 BLOCK 1 COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671;
THENCE ON THE EASTERLY LINE OF SAID BLOCK 1 COYOTE CREEK FILING NO. 3, THE FOLLOWING FOUR (4) COURSES:
1. N15°25'44"E A DISTANCE OF 105.27 FEET;
2. N89°47'35"E A DISTANCE OF 114.28 FEET;
3. N00°12'25"W A DISTANCE OF 180.06 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 121°33'45" AND AN ARC LENGTH OF 53.04 FEET, TO A POINT OF REVERSE CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF COYOTE CREEK DRIVE, AS SHOWN ON THE PLAT OF SAID COYOTE CREEK FILING NO. 3;
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:
1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 31°33'17" AND AN ARC LENGTH OF 82.61 TO A POINT OF TANGENT;
2. N89°47'07"E A DISTANCE OF 342.60 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE, AS RECORDED UNDER RECEPTION NO. 4409262;
THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 800.80 FEET, TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 372,791 SQUARE FEET OR 8.5581 ACRES.
PARCEL 5-B:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:
THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 933.03 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COYOTE CREEK DRIVE AS SHOWN ON THE PLAT OF COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'07"W A DISTANCE OF 55.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE AS RECORDED UNDER RECEPTION NO 4409262, AND THE POINT OF BEGINNING;
THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:
1. S89°47'07"W A DISTANCE OF 342.60 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 11°49'43" AND AN ARC LENGTH OF 41.29 FEET, TO A POINT OF NON-TANGENT BEING THE SOUTHEASTERLY CORNER OF LOT 49 BLOCK 3 AS SHOWN ON SAID PLAT COYOTE CREEK FILING NO. 3;
THENCE ON THE EASTERLY LINES OF SAID BLOCK 3 COYOTE CREEK FILING NO. 3, THE FOLLOWING THREE (3) COURSES:
1. N12°02'36"W A DISTANCE OF 136.33 FEET;
2. N55°08'04"E A DISTANCE OF 15.74 FEET;
3. N43°48'13"E A DISTANCE OF 26.92 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED AS THE CITY OF FORT LUPTON TANK AND PUMPSTATION SITE RECORDED IN BOOK 708 UNDER RECEPTION NO. 1630100;
THENCE ON SAID SOUTHERLY LINE, N89°47'07"E A DISTANCE OF 379.91 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COLLEGE AVENUE;
THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 157.50 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 62,641 SQUARE FEET OR 1.4380 ACRES.
CONTAINING A COMBINED AREA OF 435,432 SQUARE FEET OR 9.9961 ACRES.

Legal Notice No. FLP702
First Publication: September 22, 2022
Last Publication: September 22, 2022
Publisher: Fort Lupton Press

Fort Lupton
COLORADO

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 27th day of September, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Preliminary Plat Map for Coyote Creek No. 5 Preliminary Plat was sent via United States Mail, postage pre-paid, to the following addresses:

ARELLANO-ORNEALAS JOSE JUAN
14606 HIGHWAY 52
FORT LUPTON, CO 806218223

SANCHEZ CARLOS ARTURO
1640 WAGONWHEEL DR
FORT LUPTON, CO 80621

DRAKE DUSTY
4007 E 113TH PL
THORNTON, CO 80621

CARLETON KEATS S
2280 COYOTE CREEK DR
FORT LUPTON, CO 80621

GARDEN WILLIAM L
2290 COYOTE CREEK DR
FORT LUPTON, CO 80621

CALLAWAY RICHARD C
2291 COYOTE CREEK DR
FORT LUPTON, CO 80621

WAGNER AMY L
2300 COYOTE CREEK DR
FORT LUPTON, CO 80621

SPADY AUSTIN
2303 COYOTE CREEK DR
FORT LUPTON, CO 80621

SWEENEY ALANA
2303 HORSE SHOE CIR
FORT LUPTON, CO 80621

MAUL MICHAEL R
2303 SQUIRES CT
LONGMONT, CO 80621

BARTOLO DARREN
2310 COYOTE CREEK DR
FORT LUPTON, CO 80621

SKROCKI JOISAN
2310 COYOTE CREEK DR
FORT LUPTON, CO 80621

BOYER JADE
2311 HORSE SHOE CIR
FORT LUPTON, CO 80621

GUTIERREZ EYENIRA
2316 HORSE SHOE CIR
FORT LUPTON, CO 80621

MENDEZ JUSTIN C
2318 COYOTE CREEK DR
FORT LUPTON, CO 80621

FADASE SOLOMON S
2319 COYOTE CREEK DR
FORT LUPTON, CO 80621

CHAVEZ VICTORIA
2321 SADDLE BACK CT
FORT LUPTON, CO 80621

REYES JOSE I
2322 SADDLE BACK CT
FORT LUPTON, CO 80621

WIEGERT CHRISTINA A
2324 HORSE SHOE CIR
FORT LUPTON, CO 80621

MENDOZA JAVIER
8707 E FLORIDA AVE UNIT 608
DENVER, CO 80247

LENTZ DIANA L
2328 SADDLE BACK COURT
FORT LUPTON, CO 80621

ANDERSON NOAH
2331 COYOTE CREEK DR
FORT LUPTON, CO 80621

FLETCHER LOUIS D
2330 HORSE SHOE CIR
FORT LUPTON, CO 80621

LAIRD JUSTIN R
2331 HORSE SHOE CIR
FORT LUPTON, CO 80621

GLEIM AMY CHRISTINE
2334 COYOTE CREEK DR
FORT LUPTON, CO 80621

ROBERTS BRANDON
2336 SADDLEBACK CT
FORT LUPTON, CO 80621

DUCOING TODD
2337 SADDLE BACK CT
FORT LUPTON, CO 80621

HELZER TINA
2342 COYOTE CREEK DR
FORT LUPTON, CO 80621

HOTTEL CINDY E
2345 SADDLE BACK CT
FORT LUPTON, CO 80621

OBENCHAIN JESSICA LAIRD
2346 HORSE SHOE CIR
FORT LUPTON, CO 80621

Fort Lupton
COLORADO

AGUIRRE MARIA LUISA
2350 COYOTE CREEK DR
FORT LUPTON, CO 80621

YOUNG RYAN JH
2353 HORSE SHOE CIR
FORT LUPTON, CO 80621

BETZ ELI JUSTIN
2362 HORSE SHOE CIR
FORT LUPTON, CO 80621

SCHURR TANYA
2375 COYOTE CREEK DR
FORT LUPTON, CO 80621

RODRIGUEZ MELCHOR EDUARDO
2401 COYOTE CREEK DRIVE
FORT LUPTON, CO 80621

TUDOR ADAM J
2412 HORSE SHOE CIRCLE
FORT LUPTON, CO 80621

VAZQUEZ JESUS G MORALES
2424 HORSESHOE CIR
FORT LUPTON, CO 80621

TENORIO KATHLEEN L
5380 COUNTY ROAD 29 1/2
FORT LUPTON, CO 80621

WATERMEULEN JACQUELYNN ANN VAN
2370 HORSE SHOE CIR
FORT LUPTON, CO 80621

AIMS LOCAL COLLEGE DISTRICT
PO BOX 69
GREELEY, CO 80632

TSCHIDA JOSHUA P
2350 COYOTE CREEK DR
FORT LUPTON, CO 80621

CHACON JORDAN M
2355 SADDLE BACK CT
FORT LUPTON, CO 80621

FERRARA CALEB
456 GRANGE LN
JOHNSTOWN, CO 80621

HUMILDAD ALEJANDRO
2375 SADDLE BACK CT
FORT LUPTON, CO 80621

SPOMER KYLIE
2404 HORSESHOE CIRCLE
FORT LUPTON, CO 80621

RIFE AMANDA
2418 HORSE SHOE CIR
FORT LUPTON, CO 80621

STEWART DALTON
2432 HORSE SHOE CIR
FORT LUPTON, CO 80621

TENORIO LAWRENCE J
5379 COUNTY ROAD 29 1/2
FORT LUPTON, CO 80621

LUPTON LAND LLC
17 BEACON HILL LN
GREENWOOD VILLAGE, CO 80111

Once you submit the form I will send you a meeting confirmation,

HARNDEN AMANDA ROSE
2353 HORSE SHOE CIR
FORT LUPTON, CO 80621

JOHNSON MATTHEW
2359 COYOTE CREEK DR
FORT LUPTON, CO 80621

RETANA LUIS
2371 HORSE SHOE CIR
FORT LUPTON, CO 80621

PADILLA ERIK
2376 HORSESHOE CIRCLE
FORT LUPTON, CO 80621

MARTINEZ DAVID
2405 HORSE SHOE CIRCLE
FORT LUPTON, CO 80621

SILVA HECTOR
2419 HORSE SHOE CIRCLE
FORT LUPTON, CO 80621

CW-MURATA LLC
8655 S PRIEST DR
TEMPE, AZ 85284

CW-BRIGGS LLC
8655 S PRIEST DR
TEMPE, AZ 85284

HOWARTH LINDA K SEPERATE PROPERTY TRUST
2326 COYOTE CREEK DR
FORT LUPTON, CO 80621

City Official

Fort Lupton
COLORADO

Planning & Building Department
130 S. McKinley Avenue Phone: 303.857.6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortluptonco.gov

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat known as the Coyote Creek Filing No. 5 Preliminary Plat, this application includes 2 parcels the first is located south and adjacent to Coyote Creek Dr. and approximately 0.01 miles west of College Avenue and the second is located north and adjacent to Coyote Creek Dr and approximately 0.01 miles west of College Avenue within the City of Fort Lupton, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, October 13, 2022, at 6:00 P.M., and before the City Council on Tuesday, November 1, 2022, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.
ALL INTERESTED PERSONS MAY ATTEND

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: COYOTE CREEK NO. 5 PRELIMINARY PLAT

LEGAL DESCRIPTION

TWO PARCELS OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX, AND AT THE WEST QUARTER CORNER BY AN ALUMINUM CAP STAMPED "LS 13155" BEARING S89°17'03" A DISTANCE OF 2647.93 FEET AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE. NAD(83).
PARCEL 5-A: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 82.71 FEET;THENCE DEPARTING SAID EAST LINE, S89°17'03" A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING;THENCE S89°30'42"W A DISTANCE OF 488.71 FEET, TO A POINT ON THE LINE OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1553 AT PAGE 516, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY LINE, N00°14'34"W A DISTANCE OF 378.66 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL M-2 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583;
THENCE ON THE EASTERLY LINE OF SAID PARCEL M-2, N20°26'53"W A DISTANCE OF 106.12 FEET, TO A POINT ON THE SOUTHEASTERLY CORNER OF LOT 1 BLOCK 1 COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671;
THENCE ON THE EASTERLY LINE OF SAID BLOCK 1 COYOTE CREEK FILING NO. 3, THE FOLLOWING FOUR (4) COURSES:

1. N15°25'44"E A DISTANCE OF 105.27 FEET;
2. N89°47'35"E A DISTANCE OF 114.28 FEET;
3. N00°12'25"W A DISTANCE OF 180.06 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 121°33'45" AND AN ARC LENGTH OF 53.04 FEET, TO A POINT OF REVERSE CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF COYOTE CREEK DRIVE, AS SHOWN ON THE PLAT OF SAID COYOTE CREEK FILING NO. 3;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 31°33'17" AND AN ARC LENGTH OF 82.61 TO A POINT OF TANGENT;
2. N89°47'07"E A DISTANCE OF 342.60 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE, AS RECORDED UNDER RECEPTION NO. 4409262;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 800.80 FEET, TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 372,791 SQUARE FEET OR 8.5581 ACRES.
PARCEL 5-B:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:
THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 933.03 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COYOTE CREEK DRIVE AS SHOWN ON THE PLAT OF COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'07"W A DISTANCE OF 55.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE AS RECORDED UNDER RECEPTION NO 4409262, AND THE POINT OF BEGINNING;
THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°47'07"W A DISTANCE OF 342.60 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 11°49'43" AND AN ARC LENGTH OF 41.29 FEET, TO A POINT OF NON-TANGENT BEING THE SOUTHEASTERLY CORNER OF LOT 49 BLOCK 3 AS SHOWN ON SAID PLAT COYOTE CREEK FILING NO. 3;

THENCE ON THE EASTERLY LINES OF SAID BLOCK 3 COYOTE CREEK FILING NO. 3, THE FOLLOWING THREE (3) COURSES:

1. N12°02'36"W A DISTANCE OF 136.33 FEET;
2. N55°08'04"E A DISTANCE OF 15.74 FEET;
3. N43°48'13"E A DISTANCE OF 26.92 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED AS THE CITY OF FORT LUPTON TANK AND PUMPSTATION SITE RECORDED IN BOOK 708 UNDER RECEPTION NO. 1630100;

THENCE ON SAID SOUTHERLY LINE, N89°47'07"E A DISTANCE OF 379.91 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COLLEGE AVENUE;
THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 157.50 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 62,641 SQUARE FEET OR 1.4380 ACRES.
CONTAINING A COMBINED AREA OF 435,432 SQUARE FEET OR 9.9961 ACRES.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: COYOTE CREEK NO. 5 PRELIMINARY PLAT

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

COYOTE CREEK PA-5 LOCATED IN
NW QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF
6TH P.M., FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO.: LUP & PLAN NO.:

KEY CONTACTS

OWNER:

LUPTON LAND, LLC (303) 587-1966
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
ATTN: BOB QUINETTE

PLANNER/CIVIL ENGINEER/LANDSCAPE ARCHITECT

JR ENGINEERING (970) 305-6754
2900 SOUTH COLLEGE AVENUE, SUITE 3D
FORT COLLINS, CO 80525
ATTN: KEN MERRITT

CITY

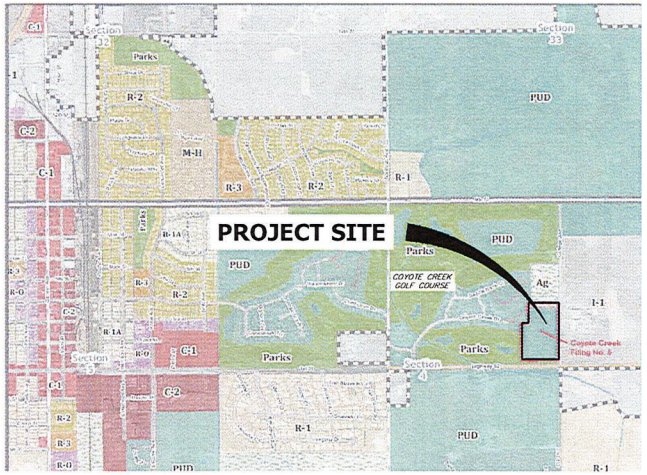
CITY OF FORT LUPTON, ENGINEERING (720) 466-6106
130 SOUTH McKINLEY AVENUE
FORT LUPTON, CO. 80621
ATTN: TODD HODGES

BENCHMARK:

WELD COUNTY BENCHMARK 4907, 3-3/4" PIPE CAP ON PIPE APPROXIMATELY 90 FEET WEST OF THE WESTERLY MOST RAILROAD TRACK AND 26 FEET SOUTH OF THE CENTERLINE OF 9TH STREET, ELEVATION=4908.22 (NAVD88)

BASIS OF BEARING:

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "1/4 2003 PLS 14823" IN A RANGE BOX AND AT THE SOUTH END BY A #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMP ILLEGIBLE OFT TO THE SIDE IN A RANGE BOX, BEARING N00°16'07"W AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE.



PROJECT LOCATION MAP
SCALE: 1" = 1000'

SHEET INDEX

1	-	COVER SHEET
2	-	PRELIMINARY PLAT
3	-	PRELIMINARY SITE PLAN
4	-	PRELIMINARY GRADING & EROSION CONTROL PLAN
5	-	PRELIMINARY DRAINAGE PLAN
6	-	PRELIMINARY UTILITY PLAN
7-9	-	PRELIMINARY STREET PLAN AND PROFILE
10-11	-	LANDSCAPE PLAN
12-30	-	PRODUCT ELEVATIONS & PLANS

TOTAL - 30

LAND SUMMARY CHART

TOTAL SITE AREA - 9.996AC
NUMBER OF LOTS - 61 LOTS
GROSS DENSITY - 6.102 DU'S/AC
MINIMUM LOT SIZE - 3,866 SF
MAXIMUM LOT SIZE - 11,234 SF
AVERAGE LOT SIZE - 5954 SF

SINGLE FAMILY LOT AREA	343,563SF	7.887AC	78.90% OF SITE AREA
OPEN SPACE (TRACTS A-C)	9,586SF	0.220AC	2.20% OF SITE AREA
PUBLIC ROW	82,276SF	1.889AC	18.90% OF SITE AREA
TOTAL	435,425SF	9.996AC	100% OF SITE AREA

SETBACK REQUIREMENTS

FRONT SETBACK	20' HOUSE / GARAGE
REAR YARD SETBACK	20'
SIDE ACCESS SETBACK	5'
CORNER SIDE YARD SETBACK AT ROW	15'

DESIGN STANDARDS

NO HOME MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FOURTH (4TH) LOTS ON THE SAME SIDE OF THE STREET (E.G. THE FIRST AND FIFTH LOTS IN A ROW MAY CONTAIN THE SAME MODEL ELEVATION, BUT THE SECOND AND THIRD LOT MUST CONTAIN TWO (2) DIFFERENT MODEL ELEVATIONS.
ALL STREET FACING GARAGE DOORS ON GARAGES ATTACHED TO PRINCIPAL DWELLING STRUCTURES SHALL HAVE THE ABILITY TO BE PROUD OF THE FRONT FACADE OF THE DWELLING PORTION OF THE STRUCTURE AND/OR FRONT PORCH. GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY-FIVE (45) PERCENT OF THE FRONT FACADE OF THE PRINCIPAL DWELLING STRUCTURE FOR TWO-CAR GARAGES NOR MORE THAN FIFTY (50) PERCENT FOR THREE-CAR GARAGES.

FENCING STANDARDS

FENCES SHALL BE CONSTRUCTED PER THE FORT LUPTON MUNICIPAL CODE, EXCEPT THAT CHAIN LINK/WOVEN WIRE FENCES ARE NOT AN ALLOWED MATERIAL. (SEE DETAIL SHEET 11)

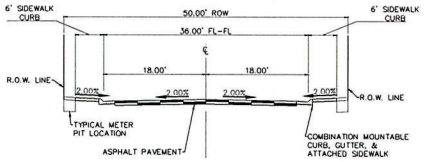
UTILITY MAINTENANCE STATEMENT

ALL PUBLIC WATER , STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER , STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCE S UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

P.U.D. LAND USE STANDARDS

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERECTED OR STRUCTURALLY ALTERED , UNLESS OTHERWISE PROVIDED FOR IN THE COYOTE CREEK P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS. INCLUDING HOMES BUILT ON SITE . SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE-PERMITTED USES SHALL BE ALLOWED.AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS, IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER PLATTED LOT IS ALLOWED . ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS. BUT MAY NOT EXCEED 150 S.F. GFA.



RESIDENTIAL STREET SECTION
NOT TO SCALE

Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEM FOR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
303-587-1966

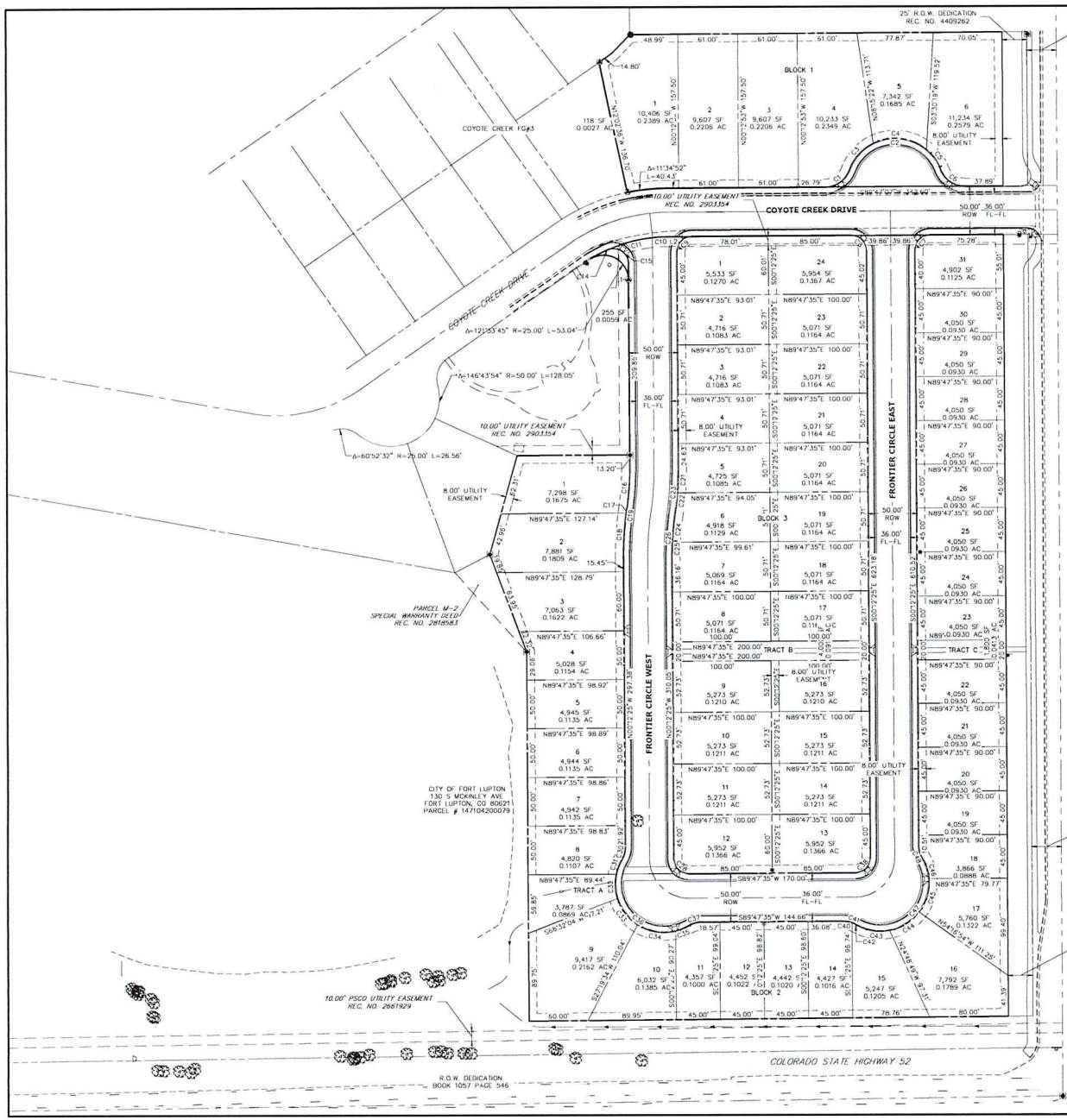
JR ENGINEERING
A Westrian Company
Centennial: 303-740-9393 • Colorado Springs: 719-593-2593
Fort Collins: 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT
COVER SHEET

SHEET 1 OF 30
JOB NO. 16093.01



LEGAL DESCRIPTION

TWO PARCELS OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX, AND AT THE WEST QUARTER CORNER BY AN ALUMINUM CAP STAMPED "LS 13155" BEARING S89°17'03" A DISTANCE OF 2647.53 FEET AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE, NAD(83).

PARCEL S-A:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 82.71 FEET;

THENCE DEPARTING SAID EAST LINE, S89°17'03" A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING;

THENCE S89°30'42"W A DISTANCE OF 488.71 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1553 AT PAGE 516, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY LINE, N00°14'34"W A DISTANCE OF 378.66 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL M-2 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583;

THENCE ON THE EASTERLY LINE OF SAID PARCEL M-2, N20°26'53"W A DISTANCE OF 106.12 FEET, TO A POINT ON THE SOUTHEASTERLY CORNER OF LOT 1 BLOCK 1 COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671;

THENCE ON THE EASTERLY LINE OF SAID BLOCK 1 COYOTE CREEK FILING NO. 3, THE FOLLOWING FOUR (4) COURSES:

1. N15°25'44"E A DISTANCE OF 105.27 FEET;
2. N89°47'35"E A DISTANCE OF 114.28 FEET;
3. N00°12'25"W A DISTANCE OF 180.06 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 121°33'45" AND AN ARC LENGTH OF 53.04 FEET, TO A POINT OF REVERSE CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF COYOTE CREEK DRIVE, AS SHOWN ON THE PLAT OF SAID COYOTE CREEK FILING NO. 3;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 31°33'17" AND AN ARC LENGTH OF 82.61 TO A POINT OF TANGENT;
2. N89°47'07"E A DISTANCE OF 342.60 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE, AS RECORDED UNDER RECEPTION NO. 4409262;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 800.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 372,791 SQUARE FEET OR 8.5581 ACRES

PARCEL S-B:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 933.03 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COYOTE CREEK DRIVE AS SHOWN ON THE PLAT OF COYOTE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 2832671, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'07"W A DISTANCE OF 55.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE AS RECORDED UNDER RECEPTION NO 4409262, AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°47'07"W A DISTANCE OF 342.60 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 11°49'43" AND AN ARC LENGTH OF 41.29 FEET, TO A POINT OF NON-TANGENT BEING THE SOUTHEASTERLY CORNER OF LOT 49 BLOCK 3 AS SHOWN ON SAID PLAT COYOTE CREEK FILING NO. 3;

THENCE ON THE EASTERLY LINES OF SAID BLOCK 3 COYOTE CREEK FILING NO. 3, THE FOLLOWING THREE (3) COURSES:

1. N12°02'36"W A DISTANCE OF 136.33 FEET;
2. N55°08'04"E A DISTANCE OF 15.74 FEET;
3. N43°48'13"E A DISTANCE OF 26.92 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED AS THE CITY OF FORT LUPTON TANK AND PUMPSTATION SITE RECORDED IN BOOK 708 UNDER RECEPTION NO. 1630100;

THENCE ON SAID SOUTHERLY LINE, N89°47'07"E A DISTANCE OF 379.91 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COLLEGE AVENUE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°12'25"E A DISTANCE OF 157.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 62,641 SQUARE FEET OR 1.4380 ACRES.

CONTAINING A COMBINED AREA OF 435,432 SQUARE FEET OR 9.9961 ACRES.

LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)
RESIDENTIAL LOTS	343,563	7.887
TRACTS	9,586	0.220
PUBLIC ROW	82,276	1.889
TOTAL	435,425	9.996

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE ENGINEERING APPROVES THEIR USE FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PARKWAY TRAIL
LONE TREE, CO 80124
BOB QUINETTE
303-587-1966

JR ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=X'
DATE	7/29/22
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

COYOTE CREEK PUD FILING NO. 5 PRELIMINARY PLAT

PRELIMINARY PLAT

SHEET 2 OF 30

JOB NO. 16093.01

RESOLUTION NO. P2022-019

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE HIGH POINTE HILLS ANNEXATION AND INITIAL ZONING TO THE 'A' AGRICULTURE ZONE DISTRICT FOR LAND LEGALLY DESCRIBED IN EXHIBIT A.

WHEREAS, the Planning Commission held a public hearing on October 13, 2022, for the purpose of reviewing an application submitted by Highway 52 General Partnership, L.L.P. for an annexation, known as the High Pointe Hills Annexation and Initial Zoning to the 'A' Agriculture Zone District; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the annexation and initial zoning conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 500 feet, and posting of the hearing on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the annexation known as the High Pointe Hills Annexation and Initial Zoning to the 'A' Agriculture Zone District, conditional upon the following:

I. Prior to recording the annexation map:

A. The title of the annexation and initial zoning map shall include the Project No. LUP2022-0020, and Plan Nos. ANX2022-0001 and SPL2022-0004.

B. Any redline comments provided by City Staff shall be made to the annexation map.

C. Applicant shall provide written acknowledgement of the comments from the State Geologist.

D. Applicant shall provide written acknowledgement of the comments from United Power.

E. Applicant shall provide written acknowledgement of the comments from Weld County Planning Services.

F. Applicant shall provide written acknowledgement of the comments from Xcel Energy.

DONE THIS 13th DAY OF OCTOBER, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

_____
Chairman

ATTEST:

_____
Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT A

DESCRIPTION – ANNEXATION

A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997", THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET , MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4765841 AND THE **POINT OF BEGINNING:**

THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORTH LINE OF SAID MP ANNEXATION, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°30'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTHEAST CORNER OF SAID JENKINS PARCEL;
2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;
3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0’ W.C., PLS 25937 2001” BEARS NORTH 00°23'24" W A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3 NORTH FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0’ W.C., PLS 25937 1998” BEARS NORTH 00°29’40" WEST A DISTANCE OF 50.00 FEET;
2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

HIGH POINTE HILLS ANNEXATION STAFF REPORT
PROJECT NO. LUP2021-0027 / PLAN NOS. ANX2021-0004 & COZ2022-0001

PROJECT DESCRIPTION

Project No.: LUP2022-0020 / Plan Nos. ANX2022-0001 & SPL2022-0004

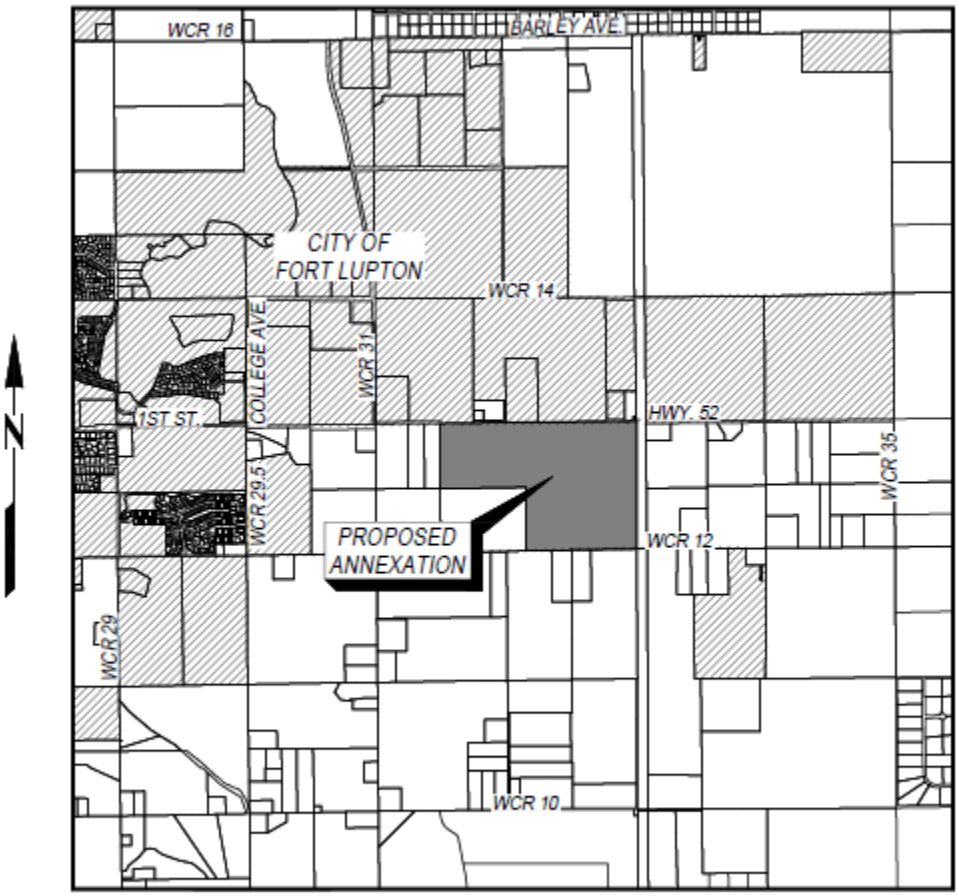
Project name: High Pointe Hills Annexation and Initial Zoning

Owner's Name: Highway 52 General Partnership, L.L.P. ("Applicants")

Representative: J.R. Osborne

Location of Request:

The site consists of one parcel of land which is located south and adjacent to State Highway 52 (Parcel No. 147103000035). The northwestern corner of the parcel is approximately one-quarter of a mile east of County Road 31. The annexation is located in the South Half of Section 3, Township 1 North, Range 66



VICINITY MAP
1"=3000'

West of the 6th P.M., County of Weld, State of Colorado.

The Property is directly surrounded by agricultural and rural residential land uses. There are also several Weld County Use by Special Review permits nearby including oil and gas wellheads, service lines, and mineral resource facilities.

Nature of Request:

The Applicant has submitted a request for annexation of one parcel of land to be initially designated as an 'A' Agriculture Zone District. A Concept Plan application has been submitted concurrently with this annexation request. The proposed Concept Plan would provide lots for housing and a significant portion of the development would be dedicated to open space.

Site Size: Subject Property: 181.907 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Concept Land Use Plan: The Applicant has indicated that the intended use for this property, if the annexation is allowed to go forward, will be for a residential subdivision. The Concept Plan has been submitted concurrently with this annexation and initial zoning review, and will be considered separately by both the Planning Commission and City Council.

Existing Use: The entire parcel is vacant agricultural land currently, with oil and gas wells in the southern half of the property.

Hearing Dates: Planning Commission – October 13, 2022 at 6:00 PM; and
City Council – November 1, 2022 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado or Virtually via GoToMeeting.

Staff Recommendation: Approval with conditions, as listed in the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for this property through the City of Fort Lupton.

APPLICATION PROCESS

The Applicants are requesting approval of an annexation and initial zoning to the 'A' Agriculture Zone District.

An annexation is processed under Chapter 15: Annexation of the Fort Lupton Municipal Code ("Code").

After required public notice of annexation and initial zoning, the Planning Commission shall review the annexation map, the concept land use plan and the zoning request at a public hearing, and shall submit a written recommendation to City Council.

The City Council shall then conduct a public hearing and consider the approval of an ordinance annexing the property to the City without election if it finds that the annexation is in compliance with the requirements of the Colorado Municipal Annexation Act of 1965, as amended, and the Fort Lupton Municipal Code. The City Council shall then either:

1. Approve, or approve with conditions, the ordinances for annexation and initial zoning. Approval may be contingent upon specific changes to the zoning or to the annexation agreement provided to the City Council prior to the public hearing.
2. Disapprove the ordinances to annex and initially zone the Property. If the City Council disapproves annexation, no similar request may be heard for a period of one year from the date of denial.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site, and the publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

In addition, notice of the public hearings, as well as the resolution and petition, was sent to the Weld County Commissioners and Weld County Attorney, the school district and all special districts on October 7, 2022 by certified mail, return-receipt requested. The annexation impact report was sent on October 12, 2022 to the Weld County Commissioners by certified mail, return-receipt requested.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

This annexation meets the requirements set forth by the Municipal Annexation Act of 1965, as amended and by Chapter 15 of the Municipal Code relating to Annexation. The Planning Department staff has determined that the applicant has submitted all required documents pursuant to the Code.

Section 15-3 of the Municipal Code outlines the Annexation Policy, which is:

a) The City Council shall have the sole discretion in the annexation of territory proposed for annexation to the City, and the City is under no obligation to approve any annexation petition.

   Staff Comment: On September 6, 2022, the City Council accepted the annexation petition and set the public hearing date for this matter as November 1, 2022.

b) Land to be annexed shall conform to the goals, policies and strategies of the City.

   Staff Comment: The Planning Department finds that the annexation meets the goals, policies and strategies of the City, specifically in relation to the Comprehensive Plan, which is further explained later in this Staff Report.

c) The petitioner for annexation of land to the City shall be responsible for paying all required fees and for all related costs and overhead incurred by the City in reviewing and processing the annexation petition.

   Staff Comment: The Applicant has paid all required land use fees, and has a fee deposit established to cover any costs related to the project.

d) Annexation shall not divide tracts of land in such a way as to prevent annexation of adjoining land.

   Staff Comment: The proposed annexation will not prevent future annexation of land.

e) All annexations shall be accompanied by an [annexation] agreement between the petitioner and the City, stating conditions related to municipal services or other terms of annexation that are not specifically provided for in the Code.

Staff Comment: The Applicant and City Attorney are working in good faith to finalize an annexation agreement. A draft will be provided to the Fort Lupton City Council for consideration prior to the public hearing.

f) Unless specifically deferred by the City Council, zoning of the property shall occur concurrently with the annexation. Proposed zoning shall conform to a concept land use plan submitted with the annexation petition. In the event that sufficient planning has not been done to define zoning boundaries at the time of annexation, the City may zone the property "A," Agricultural, as an interim zoning classification.

Staff Comment: The Applicant is requesting initial zoning to the 'A' Agricultural Zone District.

g) Required contiguity of noncontiguous parcels proposed for annexation may be achieved by annexation of one (1) or more portions of street right-of-way or other public way, a process commonly referred to as "flagpole" annexation.

Staff Comment: The proposed annexation meets contiguity requirements.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates much of this area as Commercial Transition along the Highway 52 corridor within its Future Land Use Map. The land that extends to the north is dedicated to light industrial and office uses. The areas to the south are intended as agricultural and rural residential land use types.

Future uses in this part of Fort Lupton were planned to preserve a generally rural character while providing space for growth. High Pointe Hills proposes higher density development, but reserves a large portion of the property for public open space. Open and expansive greenspace would have the added effect of preserving much of the rural character of this new area of Fort Lupton. While the commercial goals of the Comprehensive Plan for this region may not be realized immediately, the added rooftops have the potential to attract business and investment. The north side of Highway 52 is currently undeveloped and could be used for commercial purposes in the future.

Semi-rural properties are also present and identified as Estate Zoning. These sections may be built as larger lot, single-family homes.

The proposed 'A' Agricultural Zone District is transitional and intended as temporary zoning until final uses are determined.

REFERRALS

Building Inspector	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	Finance Director	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Dept. of Public Health & Env.
Weld County School District RE-8	NCWCD	CDOT
Colorado DRMS	Weld County Public Works	Weld County GIS
State Geologist	Central Weld Water District	Fulton Ditch Company

Referrals were provided to the list above. Any comments received are enclosed with the Planning Commission packet.

RECOMMENDATION

Staff recommends conditional approval of the High Pointe Hills Annexation and Initial Zoning to 'A' Agricultural. Conditions are listed on the proposed Resolution provided to Planning Commission.

Additional documents are available for review at
https://www.fortluptonco.gov/DocumentCenter/Index/699

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the High Pointe Hills Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:

    a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton or will be contiguous with the City of Fort Lupton within such time as required by Section 31-12-104.
    b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
    c. The area proposed to be annexed is urban or will be urbanized in the near future.
    d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
    e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
    f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
    g. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality. The area proposed to be annexed is not part of any incorporated city, city and county, or town.

h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
k. The territory to be annexed is 183 acres, more or less, in total area.
l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..

3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:

a. The date of preparation, the scale and a symbol designating true north.
b. The name of the annexation.
c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
d. The legal description.
e. Distinction of the boundary that is contiguous to the City and the length of same.
f. Lot and block numbers if the area is already platted.
g. Existing and proposed easements and rights-of-way.

h. Existing and requested zoning and acreage of each requested zone.
i. Ownership of all parcels within and adjacent to the annexation.
j. Appropriate certification blocks as directed by the Planning Department.

5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.

   a. The date of preparation, the scale and a symbol designating true north.
   b. The name of the annexation.
   c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
   d. Existing and proposed easements and rights-of-way.
   e. Block numbers and lot numbers with approximate dimensions.
   f. Proposed gross and net residential density.
   g. Existing watercourses with adequate easements for flood control.
   h. Designation of all public sites to be reserved and dedicated.
   i. Existing two-foot contours.
   j. Appropriate certification blocks as directed by the Planning Department.

6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:

   a. Soils description and limitation.
   b. Preliminary utility plan.
   c. Mailing addresses of all property owners within five hundred (500) feet of the annexation.
   d. Affidavit concerning the amount and historical use of all water rights owned.
   e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
   f. Statement on community need for proposed annexation and zoning.
   g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is 'A' Agricultural, as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. The non-refundable annexation application fee of $1,360.00 is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)	Mailing Address	Date of Signing
William J. Johanningmeier	1540 Main Street Ste. 218/303 Windsor, CO 80550	7/21/2022
HIGHWAY 52 GENERAL PARTNERSHIP, L.L.P. By: Realty Funding Source, LLC, as Partnership Manager, By and through William J. Johanningmeier, on behalf of JMeier, Inc. Managing Member		

The foregoing signature(s) was/were subscribed and sworn to before me this 21 day of July, 2022, by

Witness my hand and official seal.

My commission expires on 8/25/2025.

James Hermle

Notary Public

JAMES HERMLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214033796
MY COMMISSION EXPIRES 08/25/2025

Land Owned

[Exhibit A to the Annexation Petition should exclude public right of way]

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

J. R. Osborne being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 22 day of July, 20 22, by J.R. Osborne.

Witness my hand and official seal.

My commission expires on 5/23/2024.

KIM T. HARRISON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20084015674
MY COMMISSION EXPIRES 05/23/2024

Notary Public

RESOLUTION NO. 2022R060

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS HIGH POINTE HILLS AND SETTING THE PUBLIC HEARING FOR NOVEMBER 1, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Highway 52 General Partnership, L.L.P. for 181.907 acres, more or less, and known as the High Pointe Hills Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the High Pointe Hills Annexation and sets the hearing date for November 1, 2022 to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 6th DAY OF SEPTEMBER 2022.

City of Fort Lupton, Colorado

CITY OF FORT LUPTON SEAL STATE OF COLORADO

Zo Hubbard, Mayor

Attest:

Mancela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

HIGH POINTE ANNEXATION

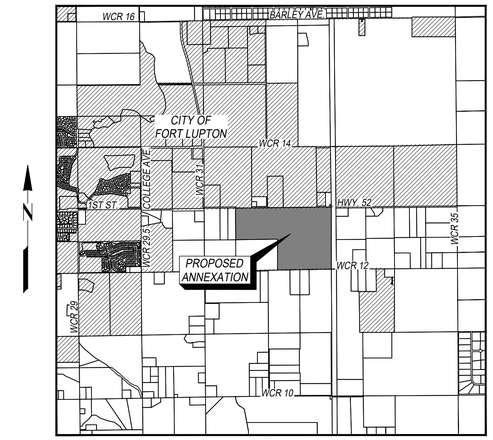
- TO THE CITY OF FORT LUPTON -

LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3 ,

TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,

PLAN NO. _____ & COZ 2022-_____

PROJECT NO. LUP2022-_____



VICINITY MAP
1"=3000'

DESCRIPTION - ANNEXATION

A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997", THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET , MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4765841 AND THE **POINT OF BEGINNING:**

THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORTH LINE OF SAID MP ANNEXATION, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°30'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTHEAST CORNER OF SAID JENKINS PARCEL;
2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;
3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 2001" BEARS NORTH 00°23'24" WEST A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163, ALONG THE SOUTH LINE OF THE BURKHARDT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3954871 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3, FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 1998" BEARS NORTH 00°29'40" WEST A DISTANCE OF 50.00 FEET;
2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING .**

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY NOTES:

1. DATE(S) OF FIELD SURVEY: 05/10 - 11/2022
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC, RELIED ON THE TITLE COMMITMENT NUMBER **ABJ25193546** , PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY AND UNDERWRITTEN BY LAND TITLE GUARANTEE, DATED **OCTOBER 28, 2021.**
5. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999720112.
6. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE" AND IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SAID SECTION 3 BEING AN ILLEGIBLE 2.5 INCH ALUMINUM CAP AND ON THE WEST BY THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 3 AND SECTION 10, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 AND BEARS SOUTH 88°59'45" WEST.
7. ALL REFERENCES MADE HEREON TO BOOK & PAGE, RECEPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN WELD COUNTY, COLORADO.

OWNER'S APPROVAL:

KNOWN BY ALL THESE PRESENTS, THAT HIGHWAY 52 PARTNERSHIP BEING THE SOLE OWNER/OWNER'S OF THAT PARCEL

OF LAND DESCRIBED HEREIN , HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME _____

ANNEXATION TO THE CITY OF FORT LUPTON, COLORADO

BY: _____

TITLE: _____

STATE OF COLORADO)
)§§
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE _____ DAY OF _____, 20___,

BY: _____, TITLE: _____ .

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS ___ DAY OF _____, 202__.

_____
CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ___ DAY OF ____ A.D., 201_ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. ___ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ___ DAY OF _____, 202__.

_____ _____

ATTEST: CITY CLERK MAYOR

SEAL

SURVEYORS CERTIFICATE

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP, FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE CITY OF FORT LUPTON.

DOUGLAS W. CHINN,
COLORADO PROFESSIONAL LAND SURVEYOR
NUMBER 37070

FOR AND ON BEHALF OF:
ACKLAM, INC.
133 S. 27TH AVENUE
BRIGHTON, CO 80601
(303) 659-6267

SCALE: N/A	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC		SHEET:
DATE: 05/20/22			1 OF 2
JOB NO.: 229022	REV. #	REVISION DATE	
JOB NAME: WESTERN ECI OSBORNE 52	A	ADDRESS COMMENTS - 08/23/22	
DRAWN: JAH CHK: DWC			
REV: A			
AFE NO:			

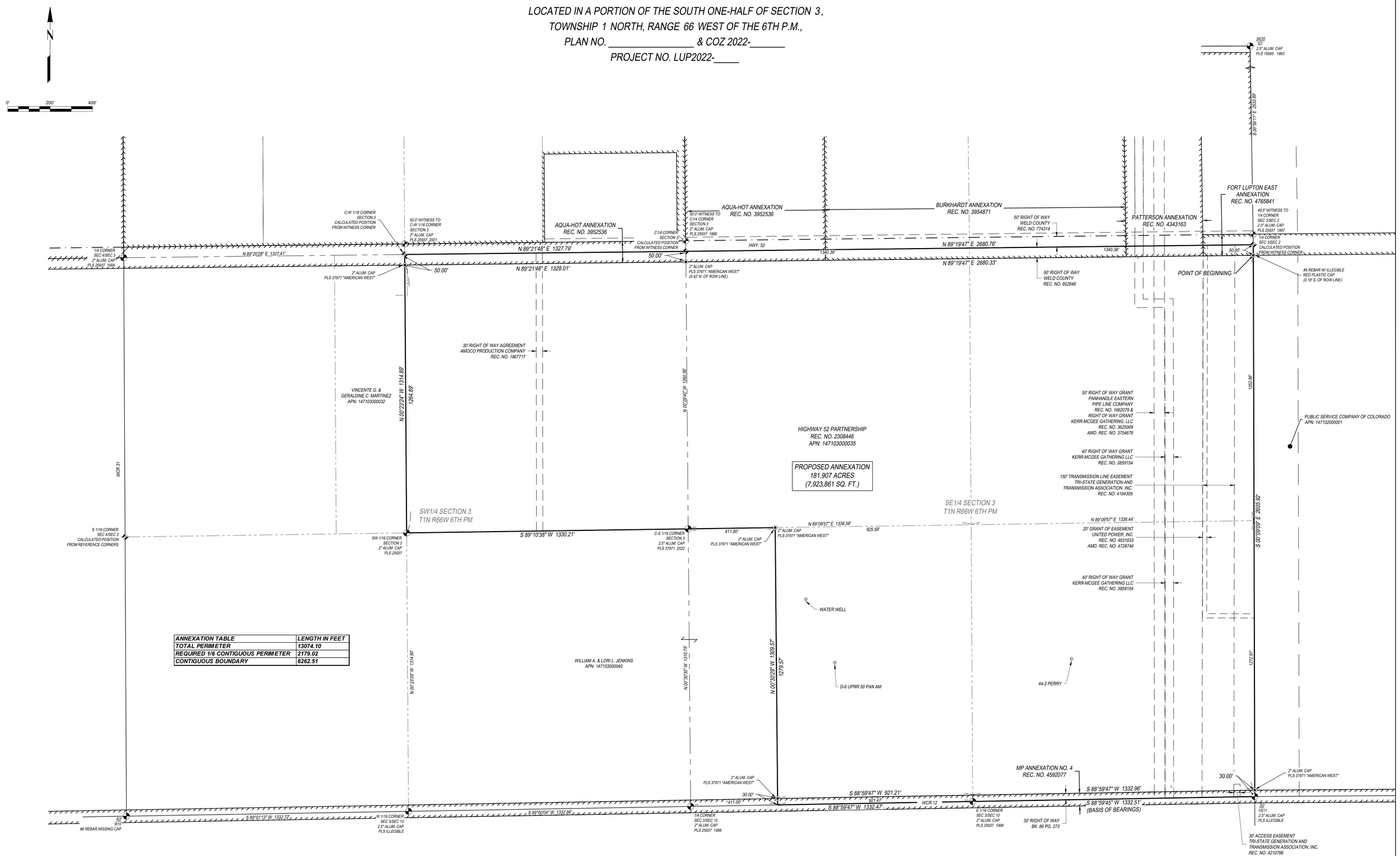
Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
11713 Shoreview Overlook
Austin, TX 78732
Texas Firm#10194171

FILE: Z:\ACKLAM JOBS\2022\OTHERS\229022-WESTERN ECI HIGH POINTE\DRAWINGS\229022_WESTERN ECI HIGH POINTE_ANNEXATION.DWG PLOTTED: Aug 23, 2022 12:52pm

HIGH POINTE ANNEXATION

- TO THE CITY OF FORT LUPTON -

LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
PLAN NO. _____ & COZ 2022-_____
PROJECT NO. LUP2022-_____



ANNEXATION TABLE	LENGTH IN FEET
TOTAL PERIMETER	13074.10
REQUIRED 1/6 CONTIGUOUS PERIMETER	2179.02
CONTIGUOUS BOUNDARY	6262.51

LEGEND

FOUND SECTION CORNER	ANNEXATION BOUNDARY
CALCULATED SECTION CORNER	PARCEL BOUNDARY
WITNESS CORNER	ADJOINER PARCEL LINE
PROPERTY CORNER FOUND AS NOTED	SECTION LINE
WELL	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	RIGHT OF WAY LINE

SCALE: 1"=200'	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC	SHEET:
DATE: 05/20/22		
JOB NO.: 229022	REV. # / REVISION DATE	Acklam, Inc. 133 S. 27th Avenue Brighton, CO 80601 11713 Shoreview Overlook Austin, TX 78732 Texas Firm#10194171
JOB NAME: WESTERN ECI OSBORNE 52	A / ADDRESS COMMENTS - 08/23/22	2 OF 2
DRAWN: JAH CHK: DWC		
REV: A		
AFE NO:		

FILE: Z:\ACKLAM JOBS\2022\OTHERS\229022-WESTERN ECI HIGH POINTE\DRAWINGS\229022_WESTERN ECI HIGH POINTE_ANNEXATION.DWG PLOTTED: Aug 23, 2022 12:53pm

Fort Lupton
COLORADO

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

Sign Posting Affidavit
High Pointe Hills Annexation
Project No. LUP2022-0020;
Plan Nos. ANX2022-0001 & SPL2022-0004

Facing Highway 52

I, J.R. Osborne hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 23 day of September, 2022.

M Osborne

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by J. R. Osborne, this 23 day of Sept, 2022. Witness my hand and seal.

My commission expires 5/23/2024.

Kim T. Harrison

Notary Public

KIM T. HARRISON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20084015674
MY COMMISSION EXPIRES 05/23/2024

[SEAL]

Fort Lupton
COLORADO

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 27th day of September, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Annexation Map for the High Pointe Hills Annexation & Initial Zoning was sent via United States Mail, postage pre-paid, to the following addresses:

MICHAEL J MAHER TRUST
16076 HIGHWAY 52
FORT LUPTON, CO 80621

SAUL MOTA-FLORES
MELISSA BOWEN-FLORES
16271 COUNTY ROAD 12
FORT LUPTON, CO 80621

HIGHWAY 52 PARTNERSHIP
1540 MAIN ST
STE 218/303
WINDSOR, CO 80550

CHRISTINE D METZGER
4395 DOVER ST
WHEAT RIDGE, CO 80033

PSCO TAX SERVICE DEPT.
PO BOX 1979
DENVER, CO 80201

SILCON RANCH CORPORATION
222 2ND AVE
STE 1900
NASHVILLE, TN 37201

TIMOTHY J COBB
CHRISTOPHER BARKER
15760 COUNTY ROAD 12
FORT LUPTON, CO 80621

JENNIFER DAVIS
4024 CLOVERLAWN DR
GRANTS PASS, OR 97527

DANIEL MARTINEZ
GERALDINE C MARTINEZ
9627 E ASPEN HILL PL
LONE TREE, CO 80124

LORI L JENKINS
WILLIAM A JENKINS
15511 COUNTY ROAD 12
FORT LUPTON, CO 80621

ALLEN D HILJE
PO BOX 33305
DENVER, CO 80233

MURRAY FAMILY FARMS LLC
11010 HAVANA ST
BRIGHTON, CO 80601

RENAE Y DENNER
PO BOX 193
FORT LUPTON, CO 80621

CONNIE L SWIHART
RANDY K SWIHART
15504 COUNTY ROAD 12
FORT LUPTON, CO 80621

LERMAS OILFIELD SERVICES LLC
1050 FULTON AVE
FORT LUPTON, CO 80621

URSULA M SAGEHORN
RAY D SAGEHORN
15680 COUNTY ROAD 12
FORT LUPTON, CO 80621

LARRY RAY WILKIN
JAME ROBERT WILKIN
15484 COUNTY ROAD 12
FORT LUPTON, CO 80621

DWAIN BURKARDT
850 S HOOVER AVE
FORT LUPTON, CO 80621

DYANNA L GODFREY
W290N9483 DIEBALL RD
COLGATE, WI 53017

LAURELL G DINEEN
ROBERT J DINEEN
15005 COUNTY ROAD 12
FORT LUPTON, CO 80621

TRI-STATE GENERATION &
TRANSMISSION ASSOC.
1100 W 116TH AVE
WESTMINSTER, CO 80234

City Official

Fort Lupton
COLORADO

Planning & Building Department
130 S. McKinley Avenue Phone: 303.857.6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortluptonco.gov

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Highway 52 General Partnership, L.L.P for an annexation and initial zoning to the 'A' Agriculture Zone District for a parcel located south and adjacent to Highway 52 and approximately 0.25 miles east of County Road 31 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, October 13, 2022, at 6:00 P.M., and before the City Council on Tuesday, November 1, 2022, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HIGH POINTE ANNEXATION & CONCEPT PLAN

LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997", THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET , MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4765841 AND THE **POINT OF BEGINNING:**
THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION NO.4, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" E A DISTANCE OF 30.00 FEET;
THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORTH LINE OF SAID MP ANNEXATION NO. 4, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET,

MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°30'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTH EAST CORNER OF SAID JENKINS PARCEL;
2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;
3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 2001" BEARS NORTH 00°23'24" W A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE BURKHARDT ANNEXATION ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3N FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 1998" BEARS NORTH 00°29'40" W A DISTANCE OF 50.00 FEET;
2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

RESOLUTION NO. 2022R060

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS HIGH POINTE HILLS AND SETTING THE PUBLIC HEARING FOR NOVEMBER 1, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Highway 52 General Partnership, L.L.P. for 181.907 acres, more or less, and known as the High Pointe Hills Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the High Pointe Hills Annexation and sets the hearing date for

November 1, 2022 to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 6th DAY OF SEPTEMBER 2022.

s/Zo Hubbard
Zo Hubbard, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

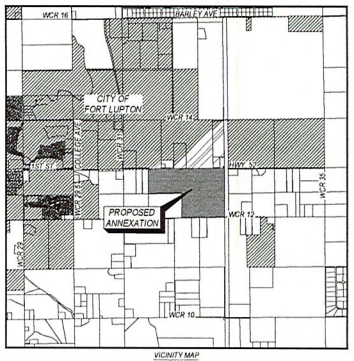
s/Andy Ausmus
Andy Ausmus, City Attorney

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HIGH POINTE ANNEXATION & CONCEPT PLAN

HIGH POINTE ANNEXATION

- TO THE CITY OF FORT LUPTON -

LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
PLAN NO. _____ & COZ 2022-_____
PROJECT NO. LUP2022-____



VICINITY MAP
1"=3000'

DESCRIPTION - ANNEXATION

A PLAT OF A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997". THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO 4765841 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS. SOUTH 00°09'09" E A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORTH LINE OF SAID MP ANNEXATION, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°38'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTH EAST CORNER OF SAID JENKINS PARCEL;
2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;
3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 2001" BEARS NORTH 00°23'24" W A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3N FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 1998" BEARS NORTH 00°29'40" W A DISTANCE OF 50.00 FEET;
2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING** .

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS

SURVEY NOTES:

1. DATE(S) OF FIELD SURVEY 05/10 - 11/2022
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC, RELIED ON THE TITLE COMMITMENT NUMBER **ABJ25193546**, PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY AND UNDERWRITTEN BY LAND TITLE GUARANTEE, DATED **OCTOBER 28, 2021**.
5. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999720112
6. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983. NORTH ZONE" AND IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SAID SECTION 3 BEING AN ILLEGIBLE 2.5 INCH ALUMINUM CAP AND ON THE WEST BY THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 3 AND SECTION 10, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 AND BEARS SOUTH 88°59'45" WEST.
7. ALL REFERENCES MADE HEREON TO BOOK & PAGE, RECEPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN WELD COUNTY, COLORADO.

OWNER'S APPROVAL

KNOWN BY ALL THESE PRESENTS, THAT HIGHWAY 52 PARTNERSHIP BEING THE SOLE OWNER/OWNER'S OF THAT PARCEL OF LAND DESCRIBED HEREIN , HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME _____

ANNEXATION TO THE CITY OF FORT LUPTON, COLORADO

BY: _____

TITLE _____

STATE OF COLORADO)
) §§
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ____ DAY OF _____, 20___,

BY: _____ TITLE _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. ____.

RECOMMENDED THIS ___ DAY OF _____, 202__

_____
CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ___ DAY OF _____ A.D., 201_ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. ____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ___ DAY OF _____, 202__.

_____ _____
ATTEST: CITY CLERK MAYOR

SEAL

SURVEYOR'S CERTIFICATE

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE TOWN OF FORT LUPTON.

DOUGLAS W. CHINN,
COLORADO PROFESSIONAL LAND SURVEYOR
NUMBER 37970

FOR AND ON BEHALF OF:
ACKLAM, INC.
133 S. 27TH AVENUE
BRIGHTON, CO 80601
(303) 659-6267

SCALE: N/A	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC		SHEET:
DATE: 05/2022			
JOB NO.: 228022	REV #	REVISION DATE	Acklam, Inc. 133 S. 27th Avenue Brighton, CO 80601 11713 Shoreview Overlook Austin, TX 78732 Texas Firm# 10194171	1 OF 2
JOB NAME: WESTERN ED GSCHNEAU			
DRAWN: JAV CHK: DWC			
REV:			
AFE NO:			

FILE: Z:\ACKLAM JOBS\2022\OTHERS\228022 - WESTERN ED HIGH POINTE\DRAWINGS\228022_WESTERN ED_GSCHNEAU_ANNEXATION.DWG PLOTTED: Aug 18, 2022 8:56am

_____ ANNEXATION

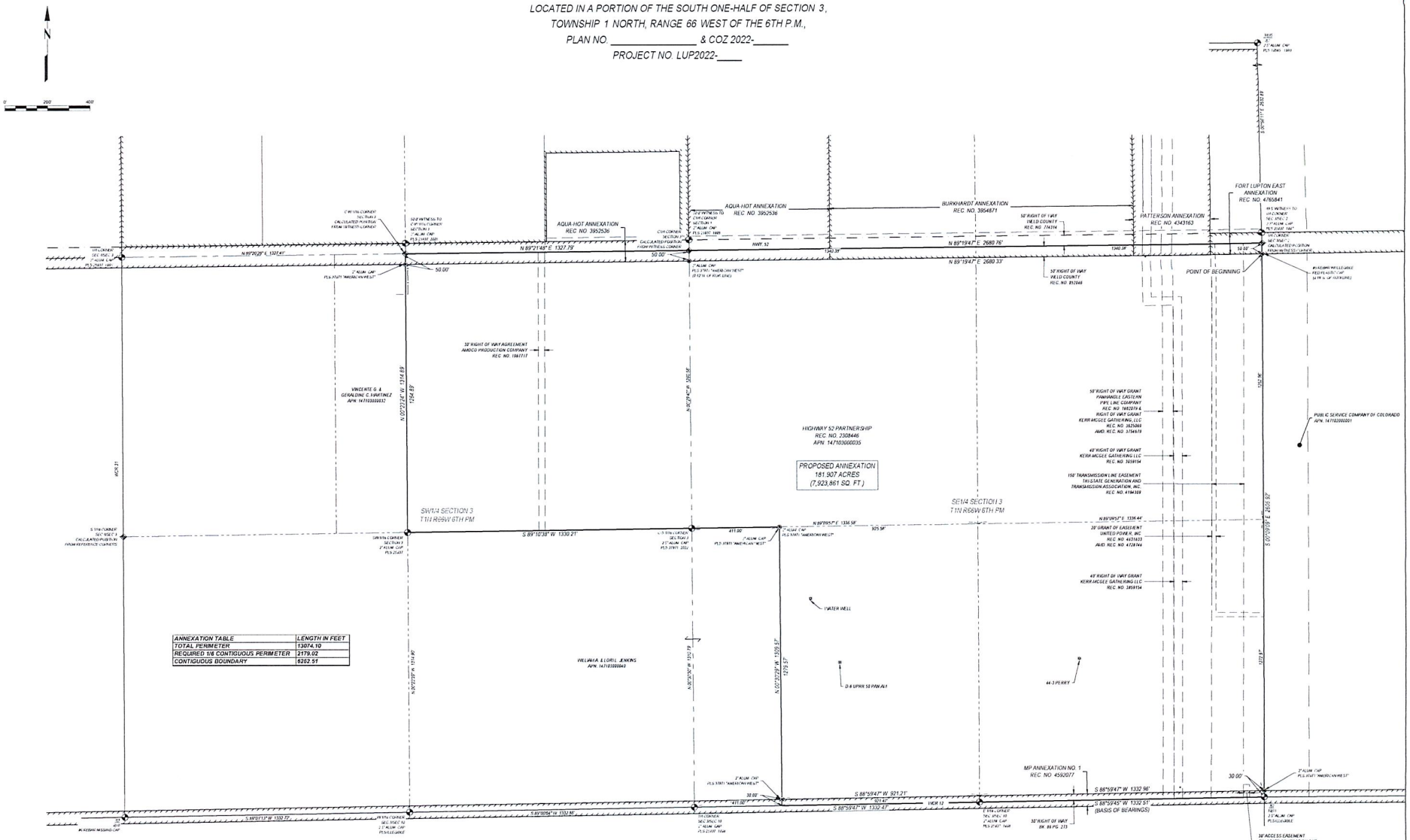
- TO THE CITY OF FORT LUPTON -

LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3,

TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,

PLAN NO. _____ & COZ 2022-_____

PROJECT NO. LUP2022-____



ANNEXATION TABLE	LENGTH IN FEET
TOTAL PERIMETER	13074.10
REQUIRED 1/6 CONTIGUOUS PERIMETER	2179.02
CONTIGUOUS BOUNDARY	6262.51

LEGEND

FOUND SECTION CORNER			ANNEXATION BOUNDARY
CALCULATED SECTION CORNER			PARCEL BOUNDARY
WITNESS CORNER			ADJOINER PARCEL LINE
PROPERTY CORNER FOUND AS NOTED			SECTION LINE
WELL			QUARTER SECTION LINE
			SIXTEENTH SECTION LINE
			RIGHT OF WAY LINE

SCALE: 1"=200'	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC		SHEET 2 OF 2
DATE: 05/2022	REV #	REVISION DATE	
JOB NO: 229402			
JOB NAME: WESTERN FO OSBORNE			
DRAWN: JAH CHK: DWC			
REV:			
AFE NO:			

Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
1171 3 Shoreview Overlook
Austin, TX 78732
Texas Firm# 10194171

FILE: Z:\ACKLAM JOBS\2022\OTHERS\229402 - WESTERN FO OSBORNE 52\DRAWINGS\229402_WESTERN FO OSBORNE_ANNEXATION.DWG PLOTTED May 24, 2022 10:50am

Fort Lupton
COLORADO

Planning & Building Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

Affidavit of Mineral Notice
CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103
LUP2022-0020
ANX2022-0001

The undersigned applicant, J.R. Osborne, hereby certifies:

(a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).

(b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;

(c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Gene M Osborne, this 14 day of Sept, 2022. Witness my hand and seal.

My commission expires 5/23/2024.

Kim T. Harrison
Notary Public

(SEAL)

KIM T. HARRISON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20084015674
MY COMMISSION EXPIRES 05/23/2024

DATE: 9/13/2022

Notice of Public Hearing – High Pointe Hills Subdivision, Fort Lupton, CO

Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/Wattenberg
1099 18th Street
Suite 1800
Denver, CO 80202

Pursuant to the applicable ordinances of the City of Fort Lupton, Colorado, and the applicable statutes of the State of Colorado, notice is hereby given to you, as a Mineral Estate Owner (as such is defined in CRS §24-65.5-102) that the Fort Lupton Planning Commission will consider an Annexation of High Pointe Hills located at the SW corner of Hwy 52 and CR 33.

See Attached Legal Description

Project No: TBD

The Planning meeting will be held on October 13, 2022, at 6:00PM, at City Hall, 130 S. McKinley Ave. with the Fort Lupton Planning Commission.

The City Council Meeting will be held on November 1, 2022 at 6:00PM at City Hall, 130 S. McKinley Ave. with the Fort Lupton City Council.

C3 Construction Management, LLC., is the Applicant. Please address any questions to J.R. Osborne at jr@osbornecos.com or by calling (303) 880-6410.

Very truly yours,

J.R. Osborne
C3 Construction Management

DATE: 9/13/2022

Notice of Public Hearing – High Pointe Hills Subdivision, Fort Lupton, CO

K.P. Kauffman Company, Inc.
1675 Broadway, Suite 2800
Denver, CO 80202

Pursuant to the applicable ordinances of the City of Fort Lupton, Colorado, and the applicable statutes of the State of Colorado, notice is hereby given to you, as a Mineral Estate Owner (as such is defined in CRS §24-65.5-102) that the Fort Lupton Planning Commission will consider an Annexation of High Pointe Hills located at the SW corner of Hwy 52 and CR 33.

See Attached Legal Description

Project No: TBD

The Planning meeting will be held on October 13, 2022, at 6:00PM, at City Hall, 130 S. McKinley Ave. with the Fort Lupton Planning Commission.

The City Council Meeting will be held on November 1, 2022 at 6:00PM at City Hall, 130 S. McKinley Ave. with the Fort Lupton City Council.

C3 Construction Management, LLC., is the Applicant. Please address any questions to J.R. Osborne at jr@osbornecos.com or by calling (303) 880-6410.

Very truly yours,

J.R. Osborne
C3 Construction Management

DATE: 9/13/2022

Notice of Public Hearing – High Pointe Hills Subdivision, Fort Lupton, CO

RME Petroleum Company
c/o Anadarko Petroleum Corporation
P.O. Box 9149
The Woodlands, TX 77387-9147
Attn: Manager Land, Western Division

Pursuant to the applicable ordinances of the City of Fort Lupton, Colorado, and the applicable statutes of the State of Colorado, notice is hereby given to you, as a Mineral Estate Owner (as such is defined in CRS §24-65.5-102) that the Fort Lupton Planning Commission will consider an Annexation of High Pointe Hills located at the SW corner of Hwy 52 and CR 33.

See Attached Legal Description

Project No: TBD

The Planning meeting will be held on October 13, 2022, at 6:00PM, at City Hall, 130 S. McKinley Ave. with the Fort Lupton Planning Commission.

The City Council Meeting will be held on November 1, 2022, at 6:00PM at City Hall, 130 S. McKinley Ave. with the Fort Lupton City Council.

C3 Construction Management, LLC., is the Applicant. Please address any questions to J.R. Osborne at jr@osbornecos.com or by calling (303) 880-6410.

Very truly yours,

J.R. Osborne
C3 Construction Management

DATE: 9/13/2022

Notice of Public Hearing – High Pointe Hills Subdivision, Fort Lupton, CO

RME Land Corporation
c/o Anadarko Petroleum Corporation
P.O. Box 9149
The Woodlands, TX 77387-9147
Attn: Manager Property and Rights-of-Way

Pursuant to the applicable ordinances of the City of Fort Lupton, Colorado, and the applicable statutes of the State of Colorado, notice is hereby given to you, as a Mineral Estate Owner (as such is defined in CRS §24-65.5-102) that the Fort Lupton Planning Commission will consider an Annexation of High Pointe Hills located at the SW corner of Hwy 52 and CR 33.

See Attached Legal Description

Project No: TBD

The Planning meeting will be held on October 13, 2022, at 6:00PM, at City Hall, 130 S. McKinley Ave. with the Fort Lupton Planning Commission.

The City Council Meeting will be held on November 1, 2022, at 6:00PM at City Hall, 130 S. McKinley Ave. with the Fort Lupton City Council.

C3 Construction Management, LLC., is the Applicant. Please address any questions to J.R. Osborne at jr@osbornecos.com or by calling (303) 880-6410.

Very truly yours,

J.R. Osborne
C3 Construction Management

7020 2450 0001 4220 1758

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
USPS CPU-LONE TREE
SEP 13 2022

Sent To
RME Land Corp
Street and Apt. No., or PO Box No.
P.O. Box 9149
City, State, ZIP+4®
The Woodlands, TX 77387-9147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0001 4220 1684

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
USPS CPU-LONE TREE
SEP 13 2022
LONE TREE CO 80124

Sent To
KP Kaufman Company, Inc
Street and Apt. No., or PO Box No.
1675 Broadway, Suite 2800
City, State, ZIP+4®
Denver, CO 80202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0001 4220 1745

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
LONE TREE CO 80124
SEP 13 2022

Sent To
RME Petroleum Company
Street and Apt. No., or PO Box No.
P.O. Box 9149
City, State, ZIP+4®
The Woodlands, TX 77387-9147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructi

7020 2450 0001 4220 1752

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
USPS CPU-LONE TREE
SEP 13 2022
LONE TREE CO 80124

Sent To
Kerr-McGee Oil + Gas Onshore
Street and Apt. No., or PO Box No.
1099 18th St., #1500
City, State, ZIP+4®
Denver, CO 80202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Public Notice

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Highway 52 General Partnership, L.L.P for an annexation and initial zoning to the 'A' Agriculture Zone District for a parcel located south and adjacent to Highway 52 and approximately 0.25 miles east of County Road 31 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, October 13, 2022, at 6:00 P.M., and before the City Council on Tuesday, November 1, 2022, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997", THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET , MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4765841 AND THE **POINT OF BEGINNING:**

THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION NO.4, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" E A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORTH LINE OF SAID MP ANNEXATION NO. 4, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°30'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTH EAST CORNER OF SAID JENKINS PARCEL;

2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;

3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 2001" BEARS NORTH 00°23'24" W A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE BURKHARDT ANNEXATION ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3N FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 1998" BEARS NORTH 00°29'40" W A DISTANCE OF 50.00 FEET;

2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

RESOLUTION NO. 2022R060

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS HIGH POINTE HILLS AND SETTING THE PUBLIC HEARING FOR NOVEMBER 1, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Highway 52 General Partnership, L.L.P. for 181.907 acres, more or less, and known as the High Pointe Hills Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the High Pointe Hills Annexation and sets the hearing date for November 1, 2022 to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 6th DAY OF SEPTEMBER 2022.

/s/ Zo Hubbard
Zo Hubbard, Mayor

Attest:

/s/ Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

/s/ Andy Ausmus
Andy Ausmus, City Attorney

Legal Notice No. FLP703
First Publication: September 22, 2022
Last Publication: October 13, 2022
Publisher: Fort Lupton Press

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: Fort Lupton Fire Protection District
Street and Apt. No., or PO Box No.: 1121 Denver Ave
City, State, ZIP+4®: Fort Lupton, CO 80621

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1464 2005

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: Central Colorado Water Conservancy District
Street and Apt. No., or PO Box No.: 3209 W 28th St.
City, State, ZIP+4®: Greeley, CO 80634

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1464 1992

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: Weld County Commissioners
Street and Apt. No., or PO Box No.: 1150 O St. PO Box 758
City, State, ZIP+4®: Greeley, CO 80631

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1464 2012

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: Hims Community College
Street and Apt. No., or PO Box No.: PO Box 69
City, State, ZIP+4®: Greeley, CO 80632

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1464 2036

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: Northern Colorado Water Conservancy District
Street and Apt. No., or PO Box No.: 220 Water Ave
City, State, ZIP+4®: Berthoud, CO 80513

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1464 1985

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: Platte Valley Conservation
Street and Apt. No., or PO Box No.: 57 W. Bromley Lane
City, State, ZIP+4®: Brighton, CO 80601

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1463 5649

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: High Plains Library
Street and Apt. No., or PO Box No.: 7650 W 29th St.
City, State, ZIP+4®:

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1464 2043

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.25
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.81
Total Postage and Fees $ 8.06

DACONO CO 80514 OCT 07 2022 USPS Postmark Here

Sent To: Weld County School District RE-8
Street and Apt. No., or PO Box No.: 700 S Fulton Ave
City, State, ZIP+4®:

7019 2970 0001 1464 2029

Planning & Building Department
130 S. McKinley Avenue Phone: 303.857.6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortluptonco.gov

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Highway 52 General Partnership, L.L.P for an annexation and initial zoning to the 'A' Agriculture Zone District for a parcel located south and adjacent to Highway 52 and approximately 0.25 miles east of County Road 31 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, October 13, 2022, at 6:00 P.M., and before the City Council on Tuesday, November 1, 2022, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HIGH POINTE ANNEXATION & CONCEPT PLAN

LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997", THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET , MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4765841 AND THE **POINT OF BEGINNING:**
THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION NO.4, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" E A DISTANCE OF 30.00 FEET;
THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORTH LINE OF SAID MP ANNEXATION NO. 4, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET,

MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°30’29” EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTH EAST CORNER OF SAID JENKINS PARCEL;
2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;
3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0’ W.C., PLS 25937 2001” BEARS NORTH 00°23'24" W A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE BURKHARDT ANNEXATION ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3N FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0’ W.C., PLS 25937 1998” BEARS NORTH 00°29’40" W A DISTANCE OF 50.00 FEET;
2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the High Pointe Hills Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:

    a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton or will be contiguous with the City of Fort Lupton within such time as required by Section 31-12-104.
    b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
    c. The area proposed to be annexed is urban or will be urbanized in the near future.
    d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
    e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
    f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
    g. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality. The area proposed to be annexed is not part of any incorporated city, city and county, or town.

h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
k. The territory to be annexed is 183 acres, more or less, in total area.
l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..

3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:

a. The date of preparation, the scale and a symbol designating true north.
b. The name of the annexation.
c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
d. The legal description.
e. Distinction of the boundary that is contiguous to the City and the length of same.
f. Lot and block numbers if the area is already platted.
g. Existing and proposed easements and rights-of-way.

h. Existing and requested zoning and acreage of each requested zone.
i. Ownership of all parcels within and adjacent to the annexation.
j. Appropriate certification blocks as directed by the Planning Department.

5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.

   a. The date of preparation, the scale and a symbol designating true north.
   b. The name of the annexation.
   c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
   d. Existing and proposed easements and rights-of-way.
   e. Block numbers and lot numbers with approximate dimensions.
   f. Proposed gross and net residential density.
   g. Existing watercourses with adequate easements for flood control.
   h. Designation of all public sites to be reserved and dedicated.
   i. Existing two-foot contours.
   j. Appropriate certification blocks as directed by the Planning Department.

6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:

   a. Soils description and limitation.
   b. Preliminary utility plan.
   c. Mailing addresses of all property owners within five hundred (500) feet of the annexation.
   d. Affidavit concerning the amount and historical use of all water rights owned.
   e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
   f. Statement on community need for proposed annexation and zoning.
   g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is 'A' Agricultural, as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. The non-refundable annexation application fee of $1,360.00 is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)	Mailing Address	Date of Signing
William J. Johanningmeier	1540 Main Street Ste. 218/303 Windsor, CO 80550	7/21/2022
HIGHWAY 52 GENERAL PARTNERSHIP, L.L.P. By: Realty Funding Source, LLC, as Partnership Manager, By and through William J. Johanningmeier, on behalf of JMeier, Inc. Managing Member		

The foregoing signature(s) was/were subscribed and sworn to before me this 21 day of July, 2022, by

Witness my hand and official seal.

My commission expires on 8/25/2025.

James Hermle

Notary Public

JAMES HERMLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214033796
MY COMMISSION EXPIRES 08/25/2025

Land Owned

[Exhibit A to the Annexation Petition should exclude public right of way]

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

J. R. Osborne being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 22 day of July, 20 22, by J.R. Osborne.

Witness my hand and official seal.

My commission expires on 5/23/2024.

KIM T. HARRISON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20084015674
MY COMMISSION EXPIRES 05/23/2024

Notary Public

RESOLUTION NO. 2022R060

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS HIGH POINTE HILLS AND SETTING THE PUBLIC HEARING FOR NOVEMBER 1, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Highway 52 General Partnership, L.L.P. for 181.907 acres, more or less, and known as the High Pointe Hills Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the High Pointe Hills Annexation and sets the hearing date for November 1, 2022 to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 6th DAY OF SEPTEMBER 2022.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

CITY OF FORT LUPTON SEAL STATE OF COLORADO

Attest:

Marcela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

HIGH POINTE ANNEXATION

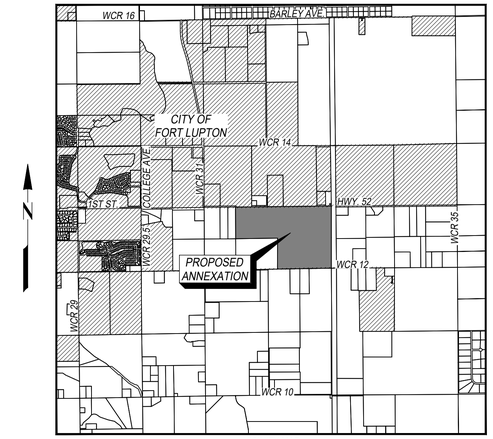
- TO THE CITY OF FORT LUPTON -

LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3 ,

TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,

PLAN NO. _____ & COZ 2022-_____

PROJECT NO. LUP2022-_____



VICINITY MAP
1"=3000'

DESCRIPTION - ANNEXATION

A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997", THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET , MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4765841 AND THE **POINT OF BEGINNING:**

THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORTH LINE OF SAID MP ANNEXATION, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°30'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTHEAST CORNER OF SAID JENKINS PARCEL;
2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;
3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 2001" BEARS NORTH 00°23'24" WEST A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163, ALONG THE SOUTH LINE OF THE BURKHARDT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3954871 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3, FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 1998" BEARS NORTH 00°29'40" WEST A DISTANCE OF 50.00 FEET;
2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING .**

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY NOTES:

1. DATE(S) OF FIELD SURVEY: 05/10 - 11/2022
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC, RELIED ON THE TITLE COMMITMENT NUMBER **ABJ25193546** , PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY AND UNDERWRITTEN BY LAND TITLE GUARANTEE, DATED **OCTOBER 28, 2021.**
5. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999720112.
6. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE" AND IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SAID SECTION 3 BEING AN ILLEGIBLE 2.5 INCH ALUMINUM CAP AND ON THE WEST BY THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 3 AND SECTION 10, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 AND BEARS SOUTH 88°59'45" WEST.
7. ALL REFERENCES MADE HEREON TO BOOK & PAGE, RECEPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN WELD COUNTY, COLORADO.

OWNER'S APPROVAL:

KNOWN BY ALL THESE PRESENTS, THAT HIGHWAY 52 PARTNERSHIP BEING THE SOLE OWNER/OWNER'S OF THAT PARCEL

OF LAND DESCRIBED HEREIN , HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME _____

ANNEXATION TO THE CITY OF FORT LUPTON, COLORADO

BY: _____

TITLE: _____

STATE OF COLORADO)
)§§
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE _____ DAY OF _____, 20___,

BY: _____, TITLE: _____ .

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS ___ DAY OF _____, 202__.

_____
CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ___ DAY OF ____ A.D., 201_ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. ___ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ___ DAY OF _____, 202__.

_____ _____

ATTEST: CITY CLERK MAYOR

SEAL

SURVEYORS CERTIFICATE

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP, FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE CITY OF FORT LUPTON.

DOUGLAS W. CHINN,
COLORADO PROFESSIONAL LAND SURVEYOR
NUMBER 37070

FOR AND ON BEHALF OF:
ACKLAM, INC.
133 S. 27TH AVENUE
BRIGHTON, CO 80601
(303) 659-6267

SCALE: N/A	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC		SHEET:
DATE: 05/20/22			1 OF 2
JOB NO.: 229022	REV. #	REVISION DATE	
JOB NAME: WESTERN ECI OSBORNE 52	A	ADDRESS COMMENTS - 08/23/22	
DRAWN: JAH CHK: DWC			
REV: A			
AFE NO:			

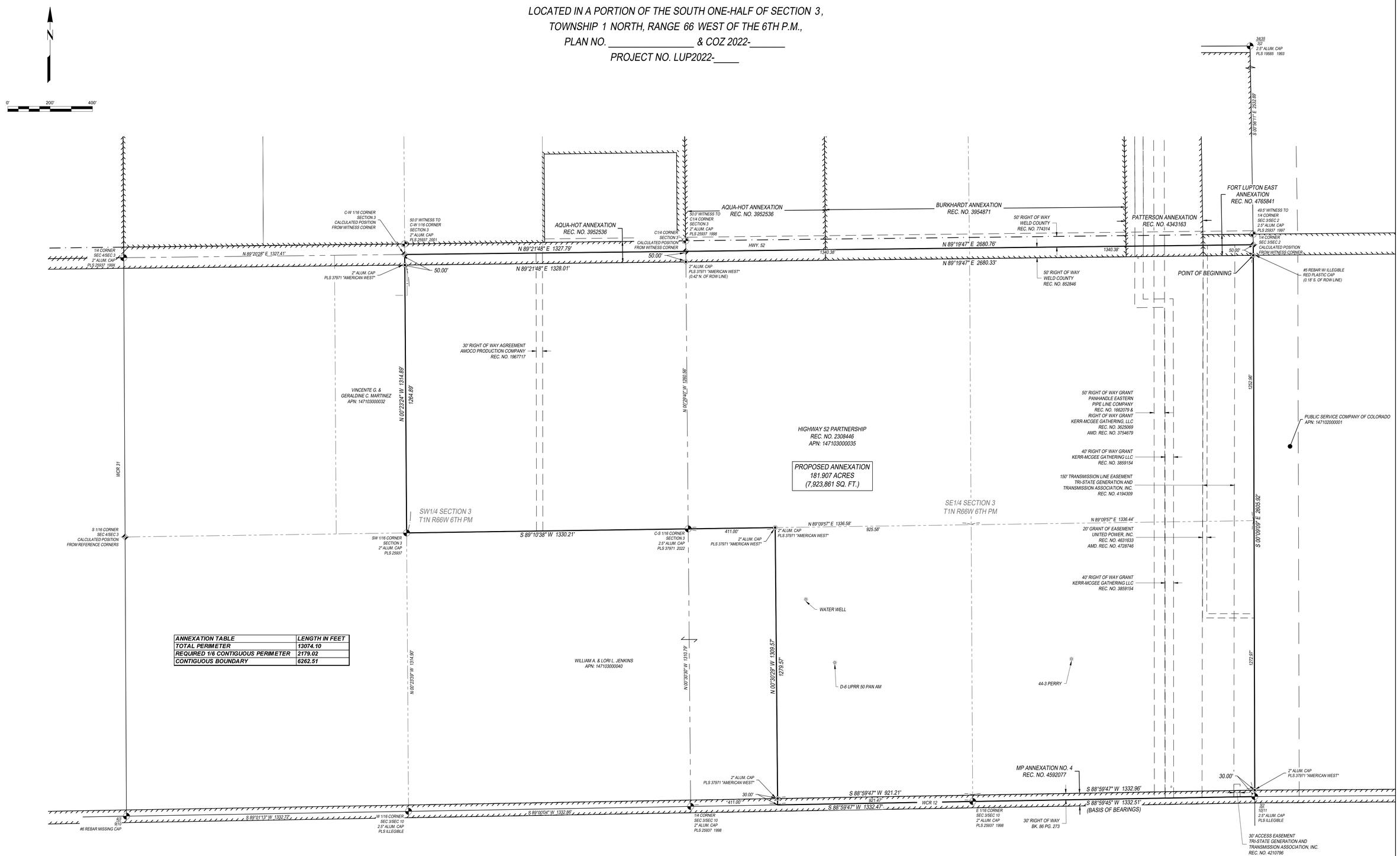
Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
11713 Shoreview Overlook
Austin, TX 78732
Texas Firm#10194171

FILE: Z:\ACKLAM JOBS\2022\OTHERS\229022-WESTERN ECI HIGH POINTE\DRAWINGS\229022_WESTERN ECI HIGH POINTE_ANNEXATION.DWG PLOTTED: Aug 23, 2022 12:52pm

HIGH POINTE ANNEXATION

- TO THE CITY OF FORT LUPTON -

LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
PLAN NO. _____ & COZ 2022-_____
PROJECT NO. LUP2022-_____



ANNEXATION TABLE	LENGTH IN FEET
TOTAL PERIMETER	13074.10
REQUIRED 1/6 CONTIGUOUS PERIMETER	2179.02
CONTIGUOUS BOUNDARY	6262.51

LEGEND

FOUND SECTION CORNER	ANNEXATION BOUNDARY
CALCULATED SECTION CORNER	PARCEL BOUNDARY
WITNESS CORNER	ADJOINER PARCEL LINE
PROPERTY CORNER FOUND AS NOTED	SECTION LINE
WELL	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	RIGHT OF WAY LINE

SCALE: 1"=200'	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC	SHEET:
DATE: 05/20/22	REV. # / REVISION DATE	2 OF 2
JOB NO.: 229022		
JOB NAME: WESTERN ECI OSBORNE 52	A / ADDRESS COMMENTS - 08/23/22	
DRAWN: JAH CHK: DWC		
REV: A		
AFE NO:		

Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
11713 Shoreview Overlook
Austin, TX 78732
Texas Firm#10194171

FILE: Z:\ACKLAM JOBS\2022\OTHERS\229022-WESTERN ECI HIGH POINTE\DRAWINGS\229022_WESTERN ECI HIGH POINTE_ANNEXATION.DWG PLOTTED: Aug 23, 2022 12:53pm

EXHIBIT A

DESCRIPTION – ANNEXATION

A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 49.5' W.C., PLS 25937 1997", THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET , MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4765841 AND THE **POINT OF BEGINNING:**

THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2525.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" E A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORT LINE OF SAID MP ANNEXATION, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 BEARS SOUTH 00°30'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTH EAST CORNER OF SAID JENKINS PARCEL;
2. SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971 2022;
3. SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 2001" BEARS NORTH 00°23'24" W A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3N FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0' W.C., PLS 25937 1998" BEARS NORTH 00°29'40" W A DISTANCE OF 50.00 FEET;
2. NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING**.

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJ. NO. 229022
PREPARED BY: DOUGLAS W. CHINN
DATE PREPARED: 05/24/2022
FOR AND ON BEHALF OF ACKLAM, INC..
133 S. 27TH AVENUE, BRIGHTON, CO 80601
303.659.6267
Legal Description
PRINTED: 10/4/2022 4:05:00 PM Magaly Morales-Tejada

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY NOTES:

1. DATE(S) OF FIELD SURVEY: 05/10 – 11/2022.
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC, RELIED ON THE TITLE COMMITMENT NUMBER **ABJ25193546**, PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY AND UNDERWRITTEN BY LAND TITLE GUARANTEE, DATED **OCTOBER 28, 2021.**
5. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999720112.
6. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE" AND IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SAID SECTION 3 BEING AN ILLEGIBLE 2.5 INCH ALUMINUM CAP AND ON THE WEST BY THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 3 AND SECTION 10, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A 2 INCH ALUMINUM CAP MARKED PLS 25937 1998 AND BEARS SOUTH 88°59'45" WEST.
7. ALL REFERENCES MADE HEREON TO BOOK & PAGE, RECEPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN WELD COUNTY, COLORADO.

REVISIONS

NO.	DATE	BY	DESCRIPTION

HIGH POINTE HILLS CONCEPT PLAN STAFF REPORT
PROJECT NO. LUP2021-0027 / PLAN NOS. ANX2022-0001 & SPL2022-0004

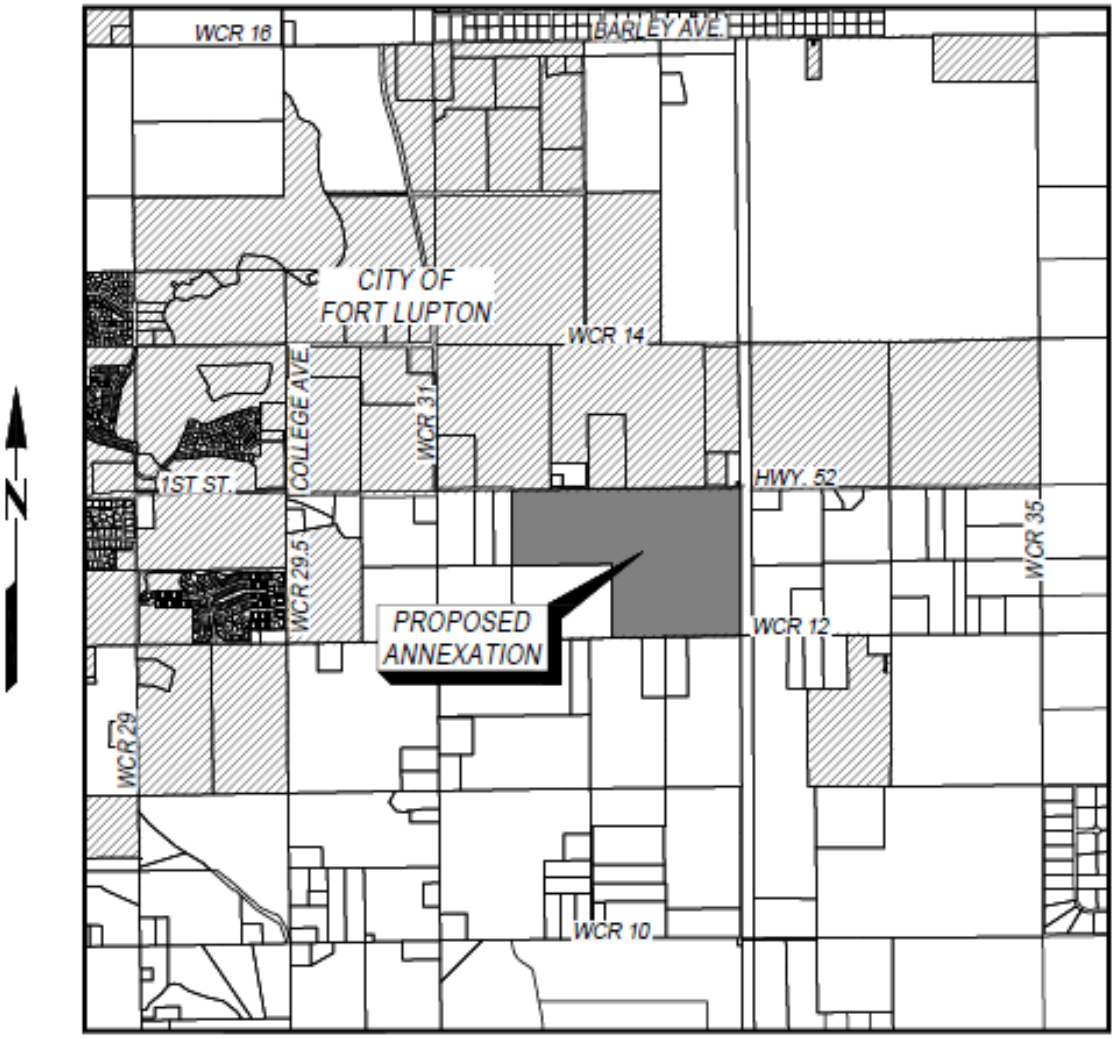
PROJECT DESCRIPTION

Project No.: LUP2022-0020 / Plan Nos. ANX2022-0001 & SPL2022-0004

Project name: High Pointe Hills Annexation and Initial Zoning

Owner's Name: Highway 52 General Partnership, L.L.P. ("Applicants")

Representative: J.R. Osborne



VICINITY MAP
1"=3000'

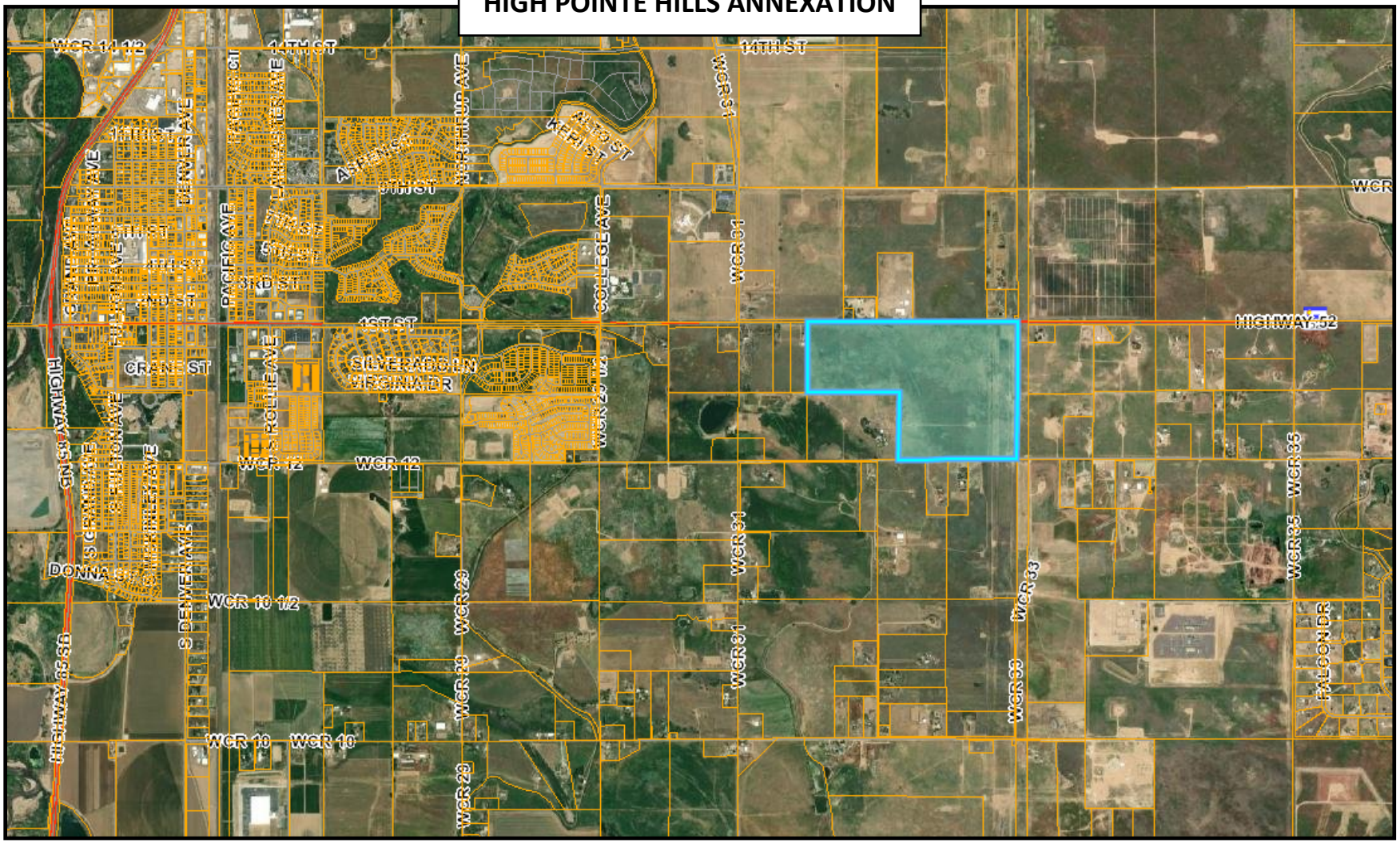
CITY OF

Fort Lupton

EST 1836

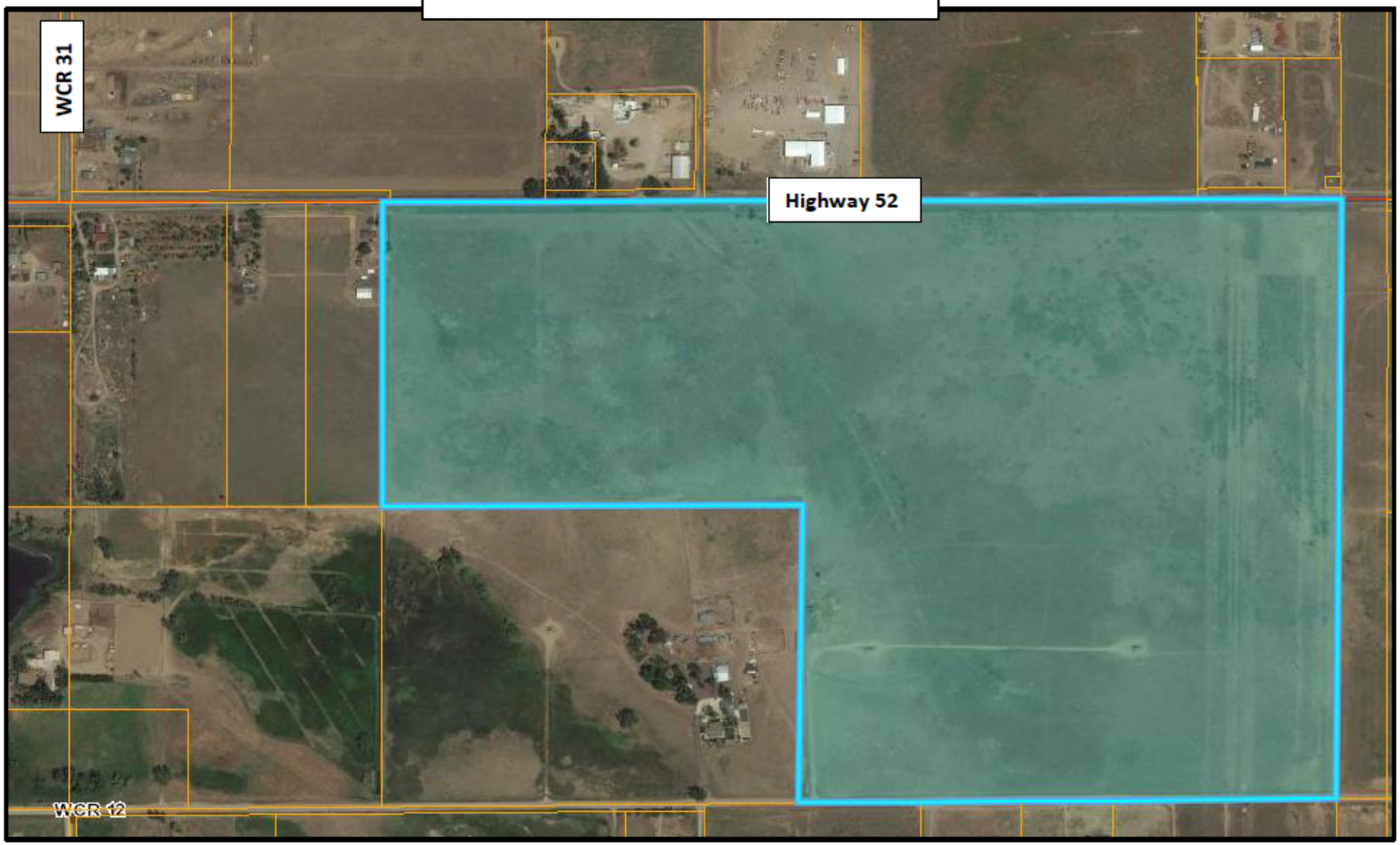
COME PAINT YOUR FUTURE WITH US

HIGH POINTE HILLS ANNEXATION



CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

HIGH POINTE HILLS ANNEXATION



CITY OF

Fort Lupton

EST 1836

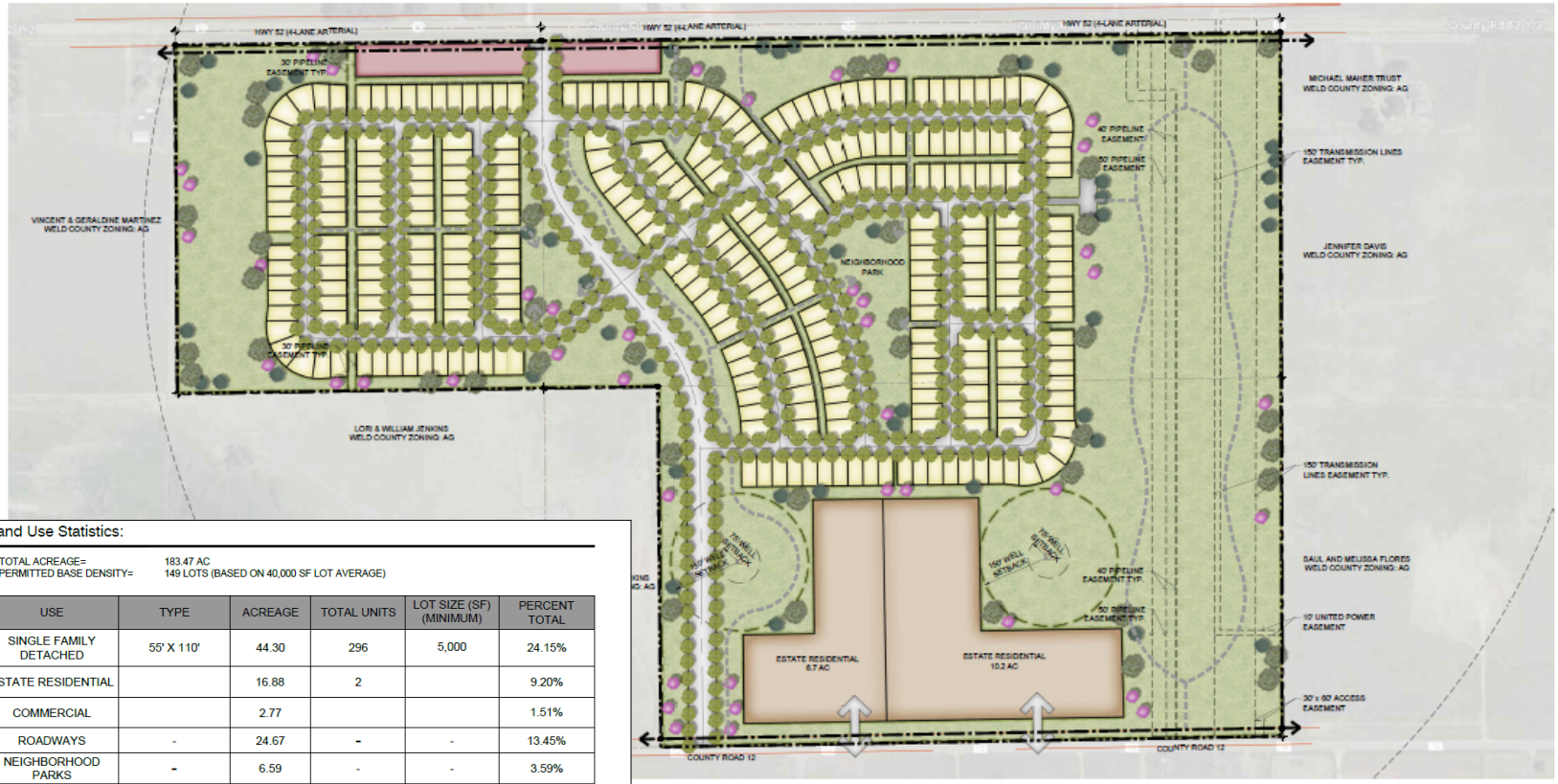
COME PAINT YOUR FUTURE WITH US

HIGH POINTE HILLS CONCEPT PLAN

Fort Lupton, Colorado

Project No. LUP2022-xxxx

Plan No. SPL2022-xxxxx



Land Use Statistics:

TOTAL ACREAGE= 183.47 AC
PERMITTED BASE DENSITY= 149 LOTS (BASED ON 40,000 SF LOT AVERAGE)

USE	TYPE	ACREAGE	TOTAL UNITS	LOT SIZE (SF) (MINIMUM)	PERCENT TOTAL
SINGLE FAMILY DETACHED	55' X 110'	44.30	296	5,000	24.15%
ESTATE RESIDENTIAL		16.88	2		9.20%
COMMERCIAL		2.77			1.51%
ROADWAYS	-	24.67	-	-	13.45%
NEIGHBORHOOD PARKS	-	6.59	-	-	3.59%
OPEN SPACE	-	86.87	-	-	47.34%
TRAILS		1.39	-	-	0.76%
	TOTAL	183.47	298	-	100.00%

Location of Request:

The site consists of one parcel of land which is located south and adjacent to State Highway 52 (Parcel No. 147103000035). The northwestern corner of the parcel is approximately one-quarter of a mile east of County Road 31. The property is located in the South Half of Section 3, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado.

The Property is directly surrounded by agricultural and rural residential land uses. There are also several Weld County Use by Special Review permits nearby including oil and gas wellheads, service lines, and mineral resource facilities.

Nature of Request:

The Applicant has submitted a request for consideration of a concept plan. The proposed Concept Plan would provide lots for housing and a significant portion of the development would be dedicated to open space. An annexation application has been submitted concurrently with this concept plan request.

Site Size: Subject Property: 181.907 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District designation for Annexation purposes. The Concept Plan is for a residential development.

Concept Land Use Plan: The Applicant has indicated that the intended use for this property, if the annexation is allowed to go forward, will be for a residential subdivision.

Existing Use: The entire parcel is vacant agricultural land currently, with oil and gas wells in the southern half of the property.

Hearing Dates: Planning Commission – October 13, 2022 at 6:00 PM; and
City Council – November 1, 2022 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado or Virtually via GoToMeeting.

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for these properties through the City of Fort Lupton.

APPLICATION PROCESS

The Planning Commission's review of the High Pointe Hills Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the Applicant and staff. Pursuant to Article 2.08 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not require any approval, but merely provides general consensus and offers the applicant direction for preparing a formal Preliminary and Final Plat. Therefore, the Planning Commission shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record

and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

In providing input for this Concept Plan, the City shall use the following review criteria:

1. The proposed public benefits of accommodating the concept.
2. Whether the proposed plan is compatible with the surrounding neighborhoods.
3. If the creation of this development will be beneficial to the community.

NOTIFICATION REQUIREMENTS

No notifications are required for a Concept Plan. All notification requirements of annexations were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site, and the publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

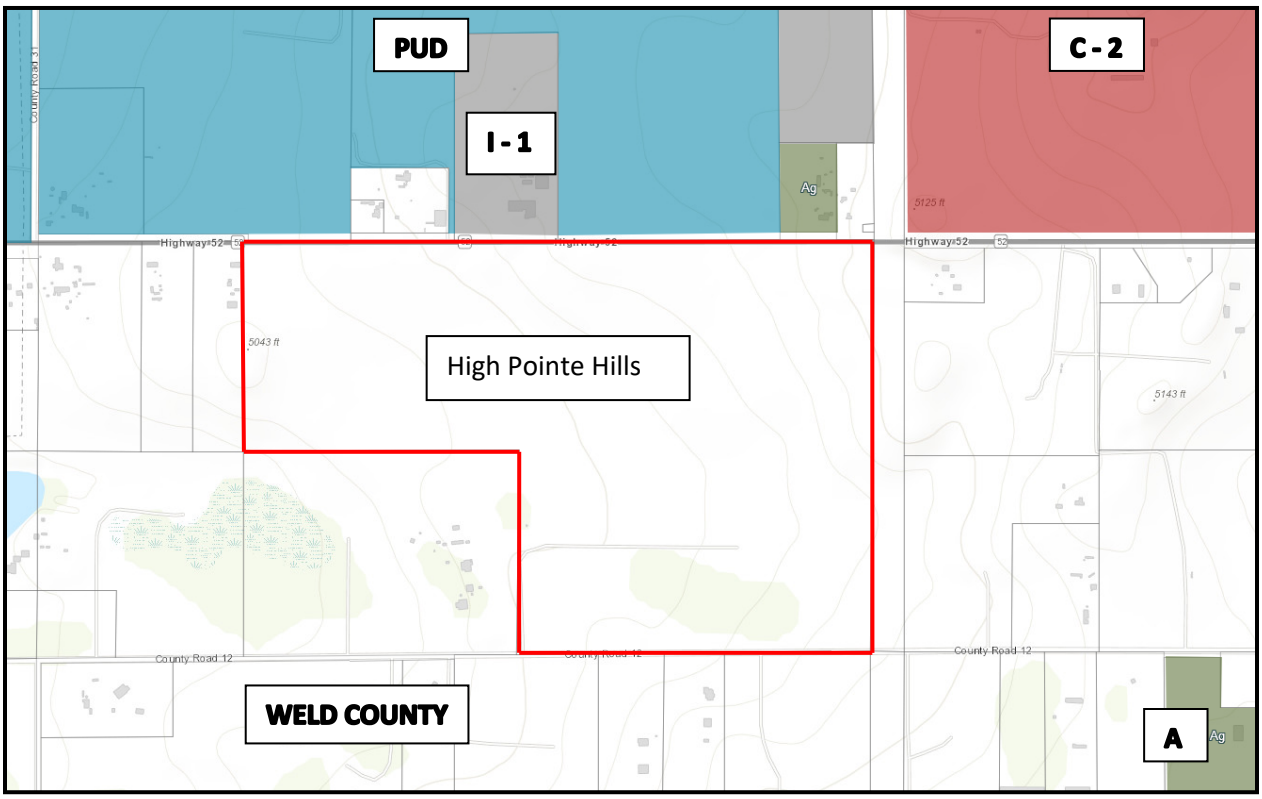
Pursuant to the Fort Lupton Development Code Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The Concept Plan phase is an optional requirement that may be recommended by the Planning Director for complex projects prior to submitting a preliminary and final plan. The intent of this phase of the plan is to provide a general concept that describes the applicants' development vision. A Concept Plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

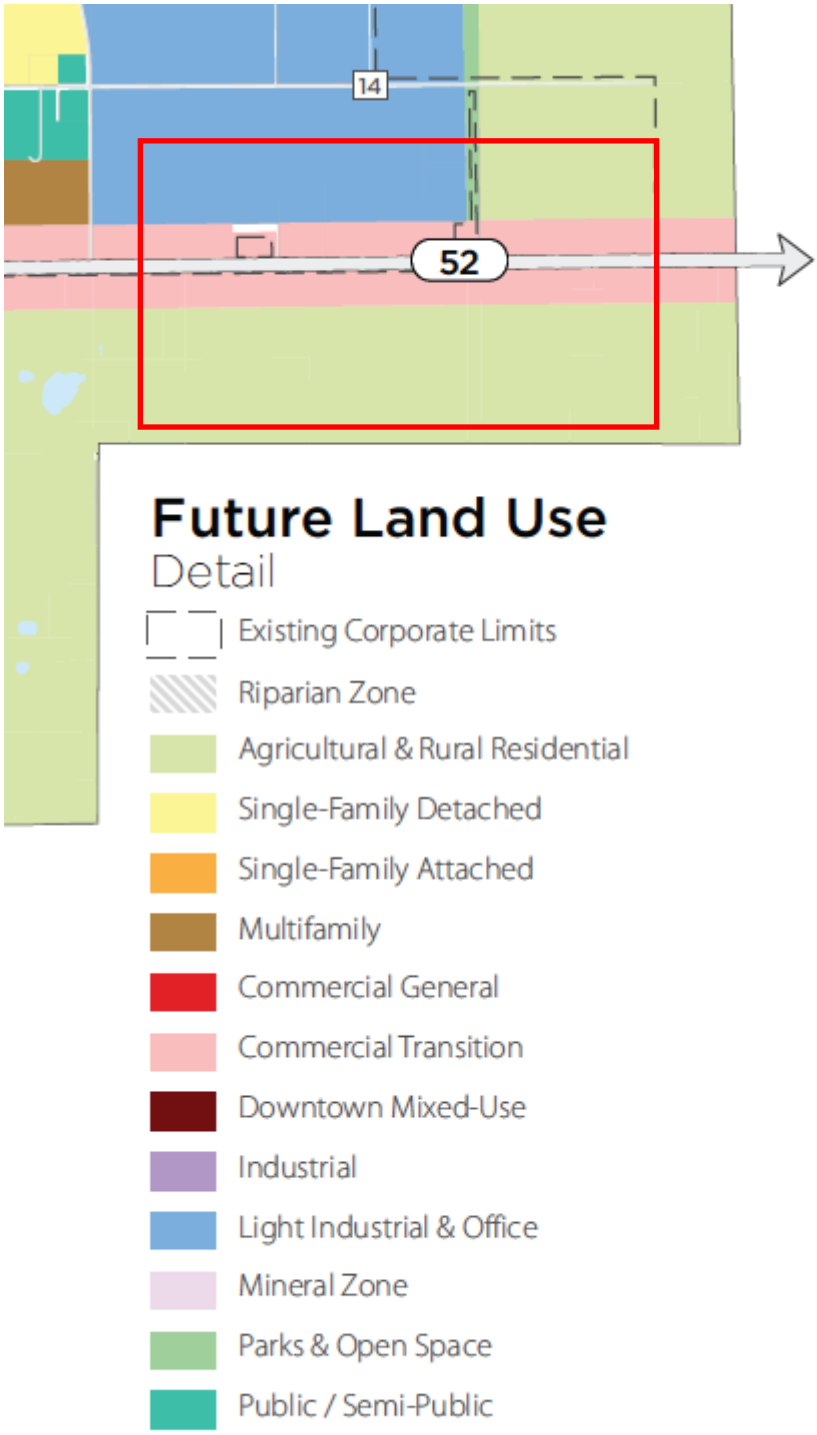
EXISTING CONTEXT

The property is surrounded on all sides by agricultural land uses. West, south, and east of the property are within unincorporated Weld County. The area to the north is zoned as a PUD. There are some industrial properties to the north as well.

CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	PUD / I - 1	Agriculture / Industrial
SOUTH	Unincorporated Weld County	Agriculture
EAST	Unincorporated Weld County	Agriculture
WEST	Unincorporated Weld County	Agriculture





CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates much of this area as Commercial Transition along the Highway 52 corridor within its Future Land Use Map. The land that extends to the north is dedicated to

light industrial and office uses. The areas to the south are intended as agricultural and rural residential land use types.

Future uses in this part of Fort Lupton were planned to preserve a generally rural character while providing space for growth. High Pointe Hills proposes higher density development, but reserves a large portion of the property for public open space. Open and expansive greenspace would have the added effect of preserving much of the rural character of this new area of Fort Lupton. While the commercial goals of the Comprehensive Plan for this region may not be realized immediately, the added rooftops have the potential to attract business and investment. The north side of Highway 52 is currently undeveloped and could be used for commercial purposes in the future.

Semi-rural properties are also present and identified as Estate Zoning. These sections may be built as larger lot, single-family homes.

The proposed 'A' Agricultural Zone District is transitional and intended as temporary zoning until final uses are determined.

REFERRALS

Building Inspector	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	Finance Director	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Dept. of Public Health & Env.
Weld County School District RE-8	NCWCD	CDOT
Colorado DRMS	Weld County Public Works	Weld County GIS
Town of Firestone	Central Weld Water District	Fulton Ditch Company
State Geologist		

Referrals were provided to the list above.

Additional documents are available for review at
https://www.fortluptonco.gov/DocumentCenter/Index/699

High Pointe Plains: Sketch Plan Narrative
July 25, 2022

The intent of this project is to provide a high-quality residential subdivision that provides a safe and efficient transportation network that accommodates pedestrians, vehicles, and bicycles. The proposed development is designed to provide continuous, direct, convenient, and safe pedestrian pathways throughout the site with the ability to connect to future adjacent subdivisions and development.

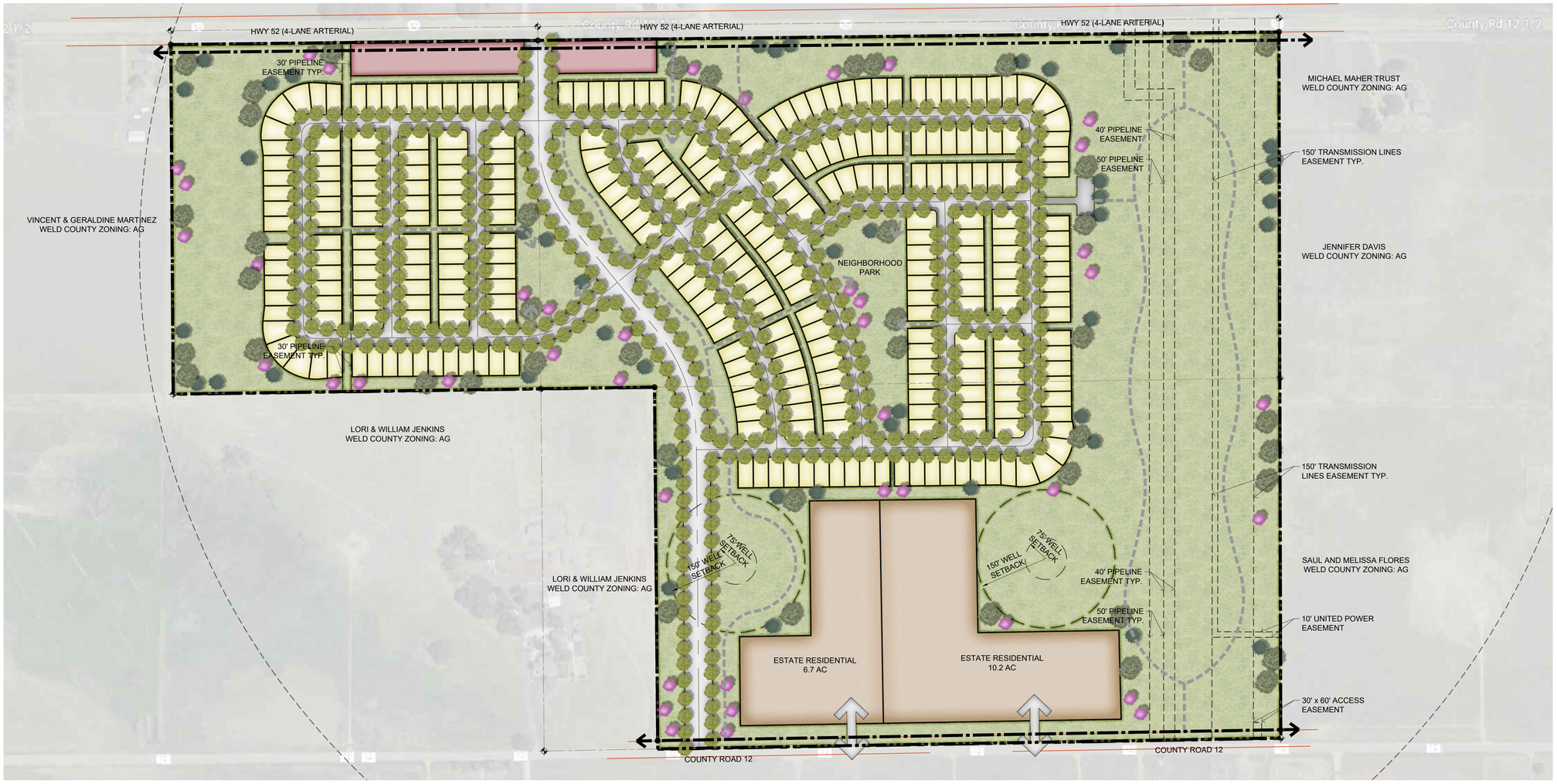
The development reserved more than 50% of the site to be open space which includes native plantings with a focus and emphasis on enhanced planting. Although not yet annexed, the development has complied with the Fort Lupton Parks & Trails Master Plan by including extensions of the connector trails along HWY 52 and County Road 12. In addition, the development includes a centrally located neighborhood park surrounded by a robust internal trail network. The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and also create connections to future neighborhoods and uses beyond our project boundaries.

HIGH POINTE HILLS CONCEPT PLAN

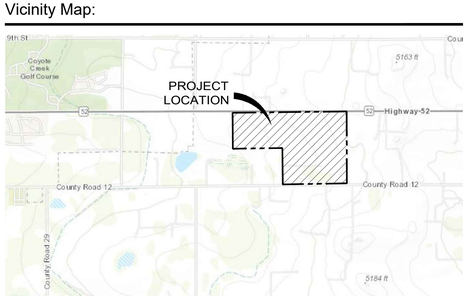
Fort Lupton, Colorado

Project No. LUP2022-xxxx

Plan No. SPL2022-xxxxx



Vicinity Map:



Land Use Statistics:

TOTAL ACREAGE= 183.47 AC
PERMITTED BASE DENSITY= 149 LOTS (BASED ON 40,000 SF LOT AVERAGE)

USE	TYPE	ACREAGE	TOTAL UNITS	LOT SIZE (SF) (MINIMUM)	PERCENT TOTAL
SINGLE FAMILY DETACHED	55' X 110'	44.30	296	5,000	24.15%
ESTATE RESIDENTIAL		16.88	2		9.20%
COMMERCIAL		2.77			1.51%
ROADWAYS	-	24.67	-	-	13.45%
NEIGHBORHOOD PARKS	-	6.59	-	-	3.59%
OPEN SPACE	-	86.87	-	-	47.34%
TRAILS		1.39	-	-	0.76%
	TOTAL	183.47	298	-	100.00%

Bonus Density Calculation

BASE DENSITY=	149 LOTS
BASE OPEN SPACE PER PLAN=	83 AC (45% OF SITE AS OPEN SPACE)
INCREASED OPEN SPACE=	+10 AC (51%-60% OF SITE AS OPEN SPACE)
BONUS DENSITY =	100% BONUS AT 51%-60% OPEN SPACE 298 LOTS

0 200' 300' 400'

SCALE 1" = 200'

NORTH

Neighborhood Park

ACTIVE AND PASSIVE RECREATION
AMENITIES MAY INCLUDE BUT ARE NOT LIMITED TO:

- PICNIC TABLES
- PLAY STRUCTURE
- ENHANCED PLANTING AREAS
- BENCHES
- SHADE STRUCTURE

Legend:

CONCEPTUAL NEIGHBORHOOD TRAILS

FORT LUPTON CONNECTOR TRAIL

APPROXIMATE TRAIL HEAD LOCATION

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

HIGH POINTE HILLS

CONCEPT PLAN

FORT LUPTON, COLORADO

PREPARED FOR

C3 CONSTRUCTION MANAGEMENT, CO

515 JERRY STREET
CASTLE ROCK, CO 80104

REVISIONS DATE

DATE

July 25, 2022

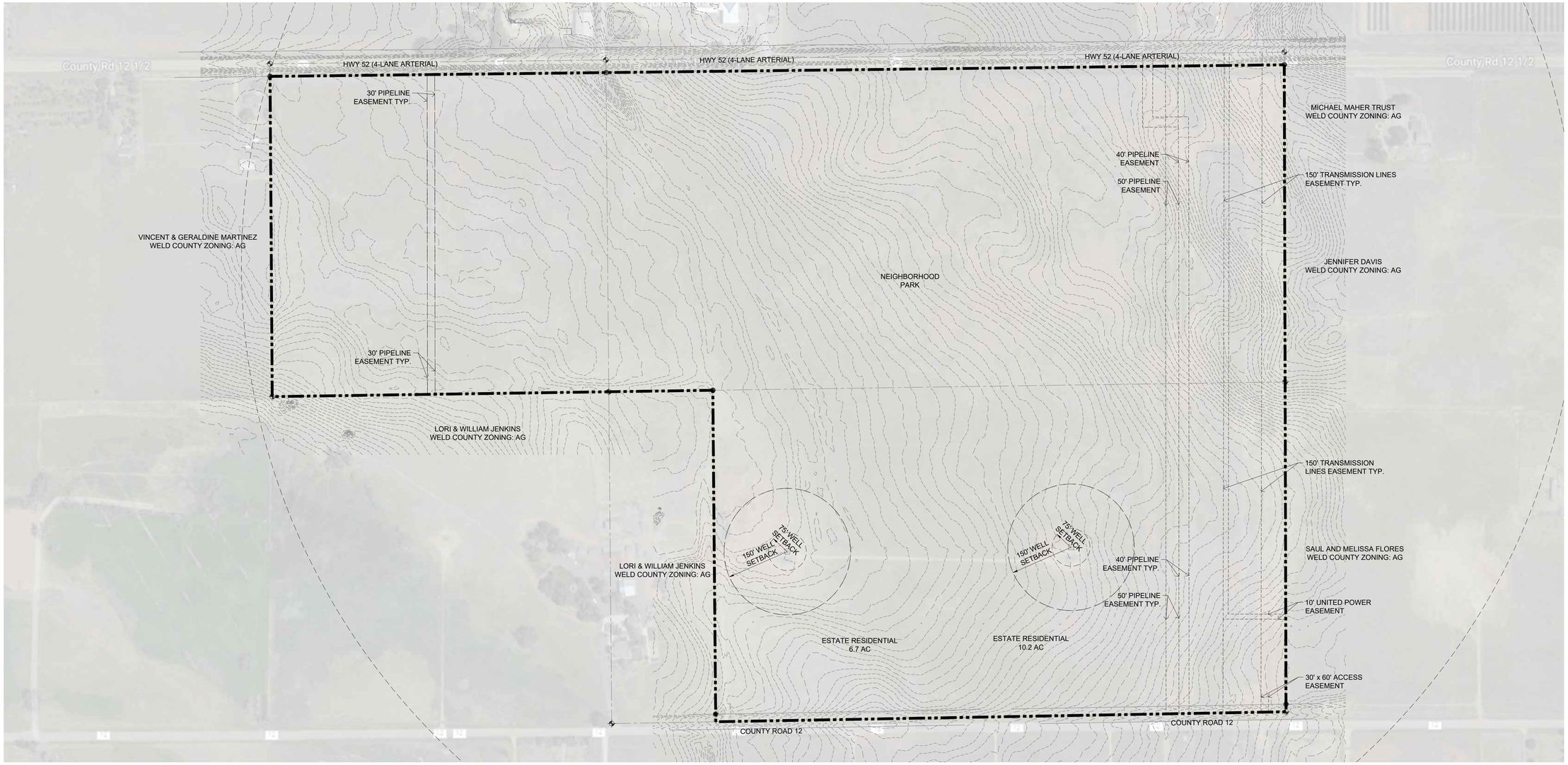
SHEET TITLE

Sketch Plan

SHEET INFORMATION

Sheet Number: 1

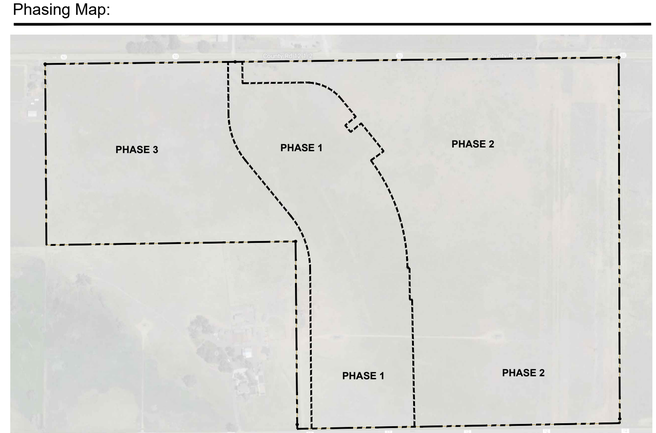
Of: 2



Legal Description:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER, EXCEPT THE WEST 12.75 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Phasing Map:



Phasing Statistics:

PHASE	50 X 110
PHASE 1	103
PHASE 2	82
PHASE 3	113
SUB-TOTAL	298
TOTAL	298

0 300' 400' 500'
SCALE 1" = 300'

NORTH

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

HIGH POINTE HILLS

CONCEPT PLAN

FORT LUPTON, COLORADO

PREPARED FOR

C3 CONSTRUCTION MANAGEMENT, CO

515 JERRY STREET
CASTLE ROCK, CO 80104

REVISIONS DATE

DATE

July 25, 2022

SHEET TITLE

CONTEXT

SHEET INFORMATION

Sheet Number: 2

Of: 2