CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Wednesday, July 5, 2023
6:00 PM
130 South McKinley Avenue

Zo Hubbard, Mayor
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3
David Crespin, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

You may join in person or join remotely by clicking on:
https://global.gotomeeting.com/join/851983253

Call to Order

Pledge of Allegiance

Roll Call

Persons to Address Council - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council 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. Please limit the time of your comments to three (3) minutes - Mayor Hubbard

Approval of Agenda

Review of Accounts Payables

a. July 5, 2023 Accounts Payable

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. June 20, 2023 City Council Meeting Minutes

b. Second Reading Ordinance 2023-1157 Accepting the Dedication of a 55-Feet Wide Public Right of Way Located South of the Centerline of County Road 8 Approximately 537-Feet Along the Frontage of the Thomas Minor Subdivision

c. Approving Resolution 2023-022 of the City Council of Fort Lupton Approving the Gao Holdings LLC Subdivision Improvements Agreement, of the Vista Meadows Final Plat and PUD Plan Located in Fort Lupton, Weld County Colorado

d. AM 2023-108 Declaring Items from the Library as Surplus and Approving the Disposition of Such Items

Public Hearings

a. AM 2023-106 Approve a Resolution for a Site Plan known as the CarMax Site Plan for a Vehicle Reconditioning and Wholesale Auction Facility

Action Memorandum

a. AM 2023-107 Approve a Resolution Accepting a Final PUD Plat known as the North Land PUD Third Filing, Amendment No. 1

b. AM 2023-105 Authorizing Adolfson & Peterson Construction to Proceed with Contracting and Procuring Subs and Material Based on the Initial Gross Maximum Price Based on the 100% Design Drawings and 50% Construction Drawings for an Amount not to Exceed $6,467,483.00

c. AM 2023-109 Approving a Resolution Setting a Booth Fee for City Events

Staff Reports

Mayor/Council Reports

Future City Events

a. July 5, 2023 Upcoming Events

Upcoming Meetings

a. July 11, 2023 - Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
July 18, 2023 - City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
July 25, 2023 - Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.

Adjourn

Check Report

City of Fort Lupton

By Check Number

Date Range: 06/21/2023 - 07/05/2023

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: Golf Course-Golf Course							
000024	ACE HARDWARE OF FORT LUPTON		06/27/2023	Regular	0.00	125.66	85962
99112 /1	Invoice	06/20/2023	GOLF-SUPPLIES-MAINT		0.00	49.70	
99508 /1	Invoice	06/20/2023	GOLF-SUPPLIES-MAINT		0.00	75.96	
002853	BUCKEYE CLEANING CENTER		06/27/2023	Regular	0.00	200.82	85963
90507545	Invoice	06/14/2023	GOLF-CLEANING SUPPLIES-PRO SHOP		0.00	200.82	
000183	CALLAWAY GOLF SALES COMPANY		06/27/2023	Regular	0.00	5,872.41	85964
936578000	Invoice	06/21/2023	Golf Balls For Resale in Pro Shop		0.00	5,872.41	
002723	EAGLE ROCK COMPANY OF COLO		06/27/2023	Regular	0.00	655.18	85965
11399904	Invoice	06/19/2023	GOLF-LIQUOR-PRO SHOP		0.00	298.60	
11417239	Invoice	06/19/2023	GOLF-LIQUOR-PRO SHOP		0.00	356.58	
000567	HIGH COUNTRY BEVERAGE CORP		06/27/2023	Regular	0.00	1,632.70	85966
W-6528253	Invoice	06/19/2023	GOLF-LIQUOR-PRO SHOP		0.00	842.15	
W-6531927	Invoice	06/19/2023	GOLF-LIQUOR-PRO SHOP		0.00	790.55	
000736	LOCKETT REFRIGERATION, LLC		06/27/2023	Regular	0.00	589.18	85967
06772	Invoice	06/13/2023	GOLF-BEER COOLER REPAIR-PRO SHOP		0.00	589.18	
001913	LUXOTTICA OF AMERICA, INC		06/27/2023	Regular	0.00	1,196.22	85968
6915236623	Invoice	06/20/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	71.88	
6915365287	Invoice	06/09/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	1,026.45	
6915365288	Invoice	06/09/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	97.89	
000768	MASEK GOLF CAR OF COLORADO		06/27/2023	Regular	0.00	316.50	85969
01-80548	Invoice	06/12/2023	GOLF-YAM-SEAL 2-PRO SHOP		0.00	316.50	
000859	NORTHWEST PARKWAY LLC		06/27/2023	Regular	0.00	6.20	85970
13475382	Invoice	06/20/2023	GOLF-GO PASS-PRO SHOP		0.00	6.20	
000862	O'REILLY AUTO PARTS		06/27/2023	Regular	0.00	26.26	85971
4489-464972	Invoice	06/20/2023	GOLF-FILTER, BATTERY-MAINT		0.00	26.26	
000999	SHAMROCK FOODS COMPANY		06/27/2023	Regular	0.00	3,790.27	85972
27862282	Invoice	06/20/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	119.59	
28206783	Invoice	06/12/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	1,369.00	
28218243	Invoice	06/15/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	2,301.68	
001022	SOUTHERN GLAZER'S OF CO		06/27/2023	Regular	0.00	334.78	85973
3137979	Invoice	06/14/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	334.78	
001963	WASTE CONNECTIONS OF COLO, INC		06/27/2023	Regular	0.00	581.57	85974
7076794V311	Invoice	06/15/2023	GOLF-JUL23 TRASH SERVICE-PRO SHOP		0.00	353.94	
7076795V311	Invoice	06/15/2023	GOLF-JUL23 TRASH SERVICE-MAINT		0.00	227.63	
000024	ACE HARDWARE OF FORT LUPTON		07/05/2023	Regular	0.00	45.71	85975
99089 /1	Invoice	06/29/2023	GOLF-FASTENERS-PRO SHOP		0.00	2.75	
99105 /1	Invoice	06/29/2023	GOLF-DOOR STOP-PRO SHOP		0.00	5.99	
99578 /1	Invoice	06/23/2023	GOLF-BATTERY-PRO SHOP		0.00	36.97	
000044	AGFINITY INC		07/05/2023	Regular	0.00	4,225.38	85976
I71534	Invoice	06/29/2023	GOLF-ETHANOL 10%-MAINT		0.00	2,942.46	
I71535	Invoice	06/23/2023	GOLF-FUEL-MAINT		0.00	1,282.92	
000206	CENTURYLINK		07/05/2023	Regular	0.00	61.39	85977

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
333164407 JUN23	Invoice	06/19/2023	GOLF-PHONE JUN23-MAINT		0.00	61.39	
000239	CITY OF FORT LUPTON		07/05/2023	Regular	0.00	115,749.86	85978
FIN2023523	Invoice	06/21/2023	Golf ComData Purchases		0.00	4,728.95	
FIN2023524	Invoice	06/21/2023	GOLF-PAYROLL 5/13/23-5/26/23 PAID 6/2...		0.00	53,478.88	
FIN2023526	Invoice	06/21/2023	GOLF-PAYROLL 5/27/23-6/9/23 PAID 6/16...		0.00	57,542.03	
000307	COMCAST CABLE COMM, LLC		07/05/2023	Regular	0.00	39.12	85979
25494 JUL23	Invoice	06/18/2023	GOLF-CABLE JUL23-PRO SHOP		0.00	39.12	
000512	FUZION FIELD SERVICES LLC		07/05/2023	Regular	0.00	246.40	85980
294614	Invoice	06/23/2023	GOLF-RENTAL-MAINT		0.00	246.40	
000636	JC GOLF ACCESSORIES		07/05/2023	Regular	0.00	68.82	85981
SI-189250	Invoice	06/14/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	68.82	
002977	JOSEPH ELLIOTT USA LLC		07/05/2023	Regular	0.00	428.89	85982
21334	Invoice	06/14/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	428.89	
000944	REPUBLIC NATIONAL DISTRIBUTING CO LLC		07/05/2023	Regular	0.00	156.80	85983
71055	Invoice	06/21/2023	GOLF-LIQUOR-PRO SHOP		0.00	156.80	
000999	SHAMROCK FOODS COMPANY		07/05/2023	Regular	0.00	2,429.23	85984
27667745-4	Invoice	06/28/2023	GOLF-100PK GLOVE CREDITED 4/4 AND 4/...		0.00	106.99	
28441404	Invoice	06/19/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	2,322.24	
001052	SWIRE COCA-COLA, USA		07/05/2023	Regular	0.00	327.80	85985
36247967014	Invoice	06/23/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	146.40	
36247967015	Invoice	06/23/2023	GOLF-MERCHANDISE-PRO SHOP		0.00	181.40	
001895	TERMINIX		07/05/2023	Regular	0.00	163.00	85986
434229512	Invoice	06/05/2023	GOLF-PEST CONTROL-PRO SHOP		0.00	163.00	
002812	THE HUNTINGTON NATIONAL BANK		07/05/2023	Regular	0.00	10,678.08	85987
8372313	Invoice	06/16/2023	GOLF-TORO TURF PKG-MAINT		0.00	10,678.08	
001105	TOSHIBA FINANCIAL SERVICES		07/05/2023	Regular	0.00	236.91	85988
504129222	Invoice	06/16/2023	GOLF-COPIER LEASE JUN23		0.00	236.91	
001207	WESTERN DISTRIBUTING INC		07/05/2023	Regular	0.00	221.40	85989
751212	Invoice	06/23/2023	GOLF-EDDYLINE IPA-PRO SHOP		0.00	221.40	
001224	XCEL ENERGY-GAS		07/05/2023	Regular	0.00	154.56	85990
833132191	Invoice	06/20/2023	GOLF-JUN23 GAS SERVICE-PRO SHOP		0.00	154.56	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	44	29	0.00	150,561.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	44	**29**	**0.00**	**150,561.10**

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: Pooled Cash-Pooled Cash							
000034	ADT SECURITY SYSTEM		06/27/2023	Regular	0.00	145.42	100562
50576495 JUL23	Invoice	06/01/2023	REC-SECURITY MONITORING JUL23		0.00	145.42	
000040	AFLAC		06/27/2023	Regular	0.00	2,903.90	100563
142299	Invoice	06/21/2023	GF-JUN23 SUPP INSURANCE		0.00	2,903.90	
001293	AMAZON.COM		06/27/2023	Regular	0.00	208.54	100564
113-5292310-39...	Invoice	06/15/2023	GF-TRACKBALL MOUSE-PLAN		0.00	29.69	
1HGQ-K3KP-KHKV	Credit Memo	06/05/2023	GF-BROCHURE HOLDER RETURN-PLAN		0.00	-34.19	
1T39-WFW7-KC6D	Credit Memo	06/05/2023	GF-KEY TAGS RETURNED-IT		0.00	-5.99	
1WW7-C1MY-JP...	Invoice	06/05/2023	GF-BROCHURE HOLDERS, FRAMES-PLAN		0.00	317.97	
1XGL-997R-K9F7	Credit Memo	06/05/2023	GF-ADAPTER, HEADPHONES RETURNED-IT		0.00	-98.94	
002941	AMERITAS LIFE INSURANCE CORP		06/27/2023	Regular	0.00	8,075.96	100565
010-57637-01 D...	Invoice	07/01/2023	GF-DENTAL INS FOR JULY-HR		0.00	7,113.32	
010-57637-02 VIS...	Invoice	07/01/2023	GF-VISION INS FOR JULY-HR		0.00	924.36	
010-57637-98 D...	Invoice	07/01/2023	GF-COBRA DENTAL INS FOR JULY-HR		0.00	33.28	
010-57637-99 VIS...	Invoice	07/01/2023	GF-COBRA VISION INS FOR JULY-HR		0.00	5.00	
002973	BOOTBARN INC		06/27/2023	Regular	0.00	150.00	100566
INV00257134	Invoice	06/20/2023	GF-.CARSTENS BOOTS-PW SHOP		0.00	150.00	
002835	BRANDING BY BRE		06/27/2023	Regular	0.00	3,100.00	100567
1188	Invoice	06/20/2023	GF-SOCIAL MEDIA, GRAPHIC DESIGN-CITY ...		0.00	3,100.00	
000169	BROADCAST MUSIC INC		06/27/2023	Regular	0.00	421.00	100568
48239570	Invoice	06/02/2023	REC-ANNUAL LICENSE RENEWAL		0.00	421.00	
000247	CLIFTONLARSONALLEN LLP		06/27/2023	Regular	0.00	31,736.25	100569
3697821	Invoice	06/20/2023	GF-2022 AUDIT-FINANCE		0.00	236.25	
3741740	Invoice	06/20/2023	GF-2022 AUDIT-FINANCE		0.00	31,500.00	
000250	COLORADO ASSOCIATION OF CHIEFS OF POLICE		06/27/2023	Regular	0.00	770.00	100570
3918	Invoice	06/20/2023	GF-POST FORM D SELF SCORE-HR		0.00	770.00	
000307	COMCAST CABLE COMM, LLC		06/27/2023	Regular	0.00	431.27	100571
0147405 JUN23	Invoice	06/21/2023	CPR-INTERNET/PHONE JUN23-MUSEUM		0.00	211.17	
164533 JUL23	Invoice	06/13/2023	GF-JUL23 CABLE/INTERNET-PW		0.00	220.10	
000337	CROWN CASTLE		06/27/2023	Regular	0.00	375.00	100572
061923	Invoice	06/20/2023	PROJ LUP2019-0007 AT&T EQUIP UPGRAD...		0.00	375.00	
002543	DANIELLE DENEKE		06/27/2023	Regular	0.00	345.60	100573
2007220.001	Invoice	06/21/2023	REC-SESSION 3 CAMP REFUND D.DENEKE		0.00	345.60	
000445	EWING IRRIGATION PRODUCTS INC		06/27/2023	Regular	0.00	307.50	100574
011501796	Invoice	06/20/2023	GF-MULCH-PARKS		0.00	307.50	
003325	HEALTHY START CHILD CARE HEALTH CONSULTI		06/27/2023	Regular	0.00	274.00	100575
2	Invoice	06/15/2023	REC-NURSE CONSULTATION		0.00	274.00	
000691	KONE INC		06/27/2023	Regular	0.00	140.80	100576
871059763	Invoice	06/21/2023	REC-ELEVATOR MAINTENANCE		0.00	140.80	
003044	PEAK FORM, LLC		06/27/2023	Regular	0.00	630.00	100577
1821K25213	Invoice	06/20/2023	GF-DRUG TESTING-MISC		0.00	630.00	
001943	PINNACOL ASSURANCE		06/27/2023	Regular	0.00	140.61	100578
21327071	Invoice	06/14/2023	GF-WC DED-MISC		0.00	140.61	
000916	PRAIRIE MOUNTAIN MEDIA		06/27/2023	Regular	0.00	1,832.00	100579
0000349033	Invoice	06/21/2023	REC-SUMMER BROCHURE PRINTING		0.00	1,832.00	
001643	PROCODE INC		06/27/2023	Regular	0.00	145,439.19	100580

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
0098640-IN	Invoice	06/16/2023	GF-MAY23 INSPECTION FEES-BLDG INSP		0.00	145,439.19	
001643	PROCODE INC		06/27/2023	Regular	0.00	-145,439.19	100580
002967	SYNERGETIC STAFFING LLC		06/27/2023	Regular	0.00	2,331.88	100581
21011361	Invoice	06/06/2023	GF-D.ROMERO TEMP LABOR-FAC		0.00	1,034.88	
21011366	Invoice	06/13/2023	GF-D.ROMERO TEMP LABOR-FAC		0.00	1,297.00	
001075	THE CONSOLIDATED MUTUAL		06/27/2023	Regular	0.00	381.42	100582
031623	Invoice	06/20/2023	UF-FEB23 PERRY PIT DISCHARGE PUMP-W...		0.00	98.23	
031623-B	Invoice	06/20/2023	UF-FEB23 WELL PUMP B-W STOR		0.00	32.87	
031623-C	Invoice	06/20/2023	UF-FEB23 WELL PUMP C-W STOR		0.00	32.23	
061423-B	Invoice	06/20/2023	UF-JUN23 WELL PUMP B-W STOR		0.00	44.09	
061423-C	Invoice	06/20/2023	UF-JUN23 WELL PUMP C-W STOR		0.00	31.66	
061423-DISCHAR...	Invoice	06/20/2023	UF-JUN23 PERRY PIT DISCHARGE PUMP-W...		0.00	142.34	
001343	TIME CLOCK PLUS		06/27/2023	Regular	0.00	132.03	100583
INV00275129	Invoice	06/20/2023	GF-TCP RENEWAL-HR		0.00	132.03	
001101	TODD HODGES DESIGN, LLC		06/27/2023	Regular	0.00	9,772.50	100584
3524	Invoice	06/19/2023	GF-PLANNING SRVS 6/5-18-PLANNING		0.00	9,772.50	
001135	UNION PACIFIC RAILROAD CO		06/27/2023	Regular	0.00	3,209.42	100585
326797981	Invoice	06/20/2023	GF-JUL23-JUN24 RR PARK LEASE		0.00	3,209.42	
001137	UNITED POWER		06/27/2023	Regular	0.00	178.86	100586
10213507 JUN23	Invoice	06/20/2023	GF-1200 DEXTER ELECTRIC-FAC		0.00	178.86	
003160	UNITEDHEALTHCARE INSURANCE COMPANY		06/27/2023	Regular	0.00	99,918.18	100587
259032148313	Invoice	07/01/2023	GF-HEALTH INS FOR JULY-HR		0.00	99,918.18	
002132	VECTOR DISEASE CONTROL		06/27/2023	Regular	0.00	3,301.20	100588
PI-A00012394	Invoice	06/20/2023	GF-Mosquito Management - PW		0.00	3,301.20	
001963	WASTE CONNECTIONS OF COLO, INC		06/27/2023	Regular	0.00	333.50	100589
7077348V311	Invoice	06/15/2023	GF-JUL23 TRASH SERVICE-PARKS		0.00	187.12	
7077776V311	Invoice	06/15/2023	CEM-JUL23 TRASH SERVICE		0.00	146.38	
001187	WEIFIELD GROUP CONTRACTING INC		06/27/2023	Regular	0.00	2,230.00	100590
12748658	Invoice	06/20/2023	UF-Breaker Box Maintenance-WWTP		0.00	2,230.00	
001203	WELD COUNTY SHERIFF'S OFFICE		06/27/2023	Regular	0.00	30.31	100591
1830 052023	Invoice	06/20/2023	GF-JAIL FEES-COURT		0.00	30.31	
000026	ACTIVE CABLING & COMMUNICATIONS LLC		07/05/2023	Regular	0.00	260.57	100592
202933	Invoice	06/28/2023	Setup of Cameras at Planning Department		0.00	260.57	
000031	ADAMSON POLICE PRODUCTS		07/05/2023	Regular	0.00	2,529.44	100593
INV397606	Invoice	06/06/2023	GF-MERCHANDISE-PD		0.00	53.82	
INV397607	Invoice	06/06/2023	GF-MERCHANDISE-PD		0.00	1,011.59	
INV397994	Invoice	06/13/2023	GF-MERCHANDISE-PD		0.00	333.55	
INV398059	Invoice	06/15/2023	GF-MERCHANDISE-PD		0.00	524.48	
INV398106	Invoice	06/15/2023	GF-MERCHANDISE-PD		0.00	6.00	
INV398300	Invoice	06/20/2023	GF-MERCHANDISE-PD		0.00	600.00	
001293	AMAZON.COM		07/05/2023	Regular	0.00	281.92	100594
19JM-MFHR-K6GC	Invoice	06/05/2023	GF-WATER-PD		0.00	11.99	
1NYR-6FY7-JXXC	Invoice	06/05/2023	REC-SUPPLIES		0.00	269.93	
002257	ANACONDA NETWORKS INC		07/05/2023	Regular	0.00	3,369.58	100595
7069	Invoice	06/27/2023	Annual Renewal of NetCloud Support - Cr...		0.00	3,369.58	
001820	BADGER METER		07/05/2023	Regular	0.00	438.72	100596
1587042	Invoice	06/20/2023	UF-METERS-W LINES		0.00	438.72	
002835	BRANDING BY BRE		07/05/2023	Regular	0.00	3,100.00	100597

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1194	Invoice	07/01/2023	GF-JUL23 SOCIAL MEDIA MNGT-CITY ADM		0.00	3,100.00	
003000	BRENDAN REED		07/05/2023	Regular	0.00	3,290.00	100598
062323	Invoice	06/23/2023	Person Park Gates		0.00	3,290.00	
000171	BROWNS HILL ENGINEERING & CONTROLS		07/05/2023	Regular	0.00	4,287.00	100599
25862	Invoice	06/16/2023	UF- POTABLE PUMP STATION SCADA-WAT...		0.00	4,287.00	
002122	BURNS & MCDONNELL ENGINEERING CO INC		07/05/2023	Regular	0.00	40,069.03	100600
139581-17	Invoice	06/27/2023	UF- WWTP Improvement Design- WWTP		0.00	40,069.03	
001556	CATHY TORRES		07/05/2023	Regular	0.00	800.00	100601
062223	Invoice	06/22/2023	CEM-CATHY TORRES SALE OF PLOT BACK ...		0.00	800.00	
001908	CENTURA HEALTH		07/05/2023	Regular	0.00	30.55	100602
060923	Invoice	06/09/2023	GF-BLOOD DRAW-PD		0.00	30.55	
001506	CHRISTOPHER CROSS		07/05/2023	Regular	0.00	362.22	100603
062923	Invoice	06/29/2023	GF-C.CROSS MILEAGE MARCH-JUNE-CITY ...		0.00	362.22	
000230	CINTAS FIRST AID & SAFETY		07/05/2023	Regular	0.00	239.07	100604
5163488961	Invoice	06/20/2023	REC-FIRST AID SUPPLIES		0.00	239.07	
000242	CIVICPLUS		07/05/2023	Regular	0.00	292.05	100605
264803	Invoice	06/07/2023	GF-MUNICODE COPIES-CITY CL		0.00	292.05	
000247	CLIFTONLARSONALLEN LLP		07/05/2023	Regular	0.00	4,252.50	100606
3768203	Invoice	06/21/2023	GF-GASB87 IMPLEMENTATION-FIN		0.00	4,252.50	
000267	COLONIAL LIFE		07/05/2023	Regular	0.00	105.96	100607
#78168200701155	Invoice	07/01/2023	GF-SUPP INS FOR JULY-HR		0.00	105.96	
000269	COLORADO ASPHALT SVCS		07/05/2023	Regular	0.00	1,660.00	100608
0062753	Invoice	06/19/2023	GF-COLD ASPHALT-STREETS		0.00	1,660.00	
002651	COLORADO COMMUNITY MEDIA		07/05/2023	Regular	0.00	238.30	100609
89010	Invoice	06/16/2023	GF-LEGAL NOTICES		0.00	238.30	
000306	COMCAST BUSINESS		07/05/2023	Regular	0.00	2,700.97	100610
175447144	Invoice	06/15/2023	Comcast Phones		0.00	2,700.97	
001271	CUSTOM FLAG COMPANY		07/05/2023	Regular	0.00	1,089.00	100611
98-77269	Invoice	06/23/2023	GF-FLAGS-FAC		0.00	1,089.00	
000491	FORT LUPTON VETERINARY		07/05/2023	Regular	0.00	1,170.00	100612
060523	Invoice	06/05/2023	GF-BOARDING-COM SVCS		0.00	1,170.00	
001630	MEDICAL CENTER OF THE ROCKIES		07/05/2023	Regular	0.00	366.78	100613
053123	Invoice	06/29/2023	GF-BLOOD DRAW-PD		0.00	366.78	
003332	OLGA GARCIA		07/05/2023	Regular	0.00	116.00	100614
2007233.001	Invoice	06/21/2023	REC-O.GARCIA CLASS CANCELLATION REF...		0.00	116.00	
000901	PLAINS EAST MECHANICAL SERVICES LLC		07/05/2023	Regular	0.00	35,721.47	100615
3878-1159	Invoice	06/15/2023	REC-AC REPAIR		0.00	125.00	
3879-1160	Invoice	06/15/2023	REC-THERMOSTAT CHECK LOCKER RM		0.00	125.00	
3883	Invoice	06/28/2023	RC-ROOF TOP A/C UNIT-REC		0.00	35,471.47	
003058	PRECISION PUMPING SYSTEMS		07/05/2023	Regular	0.00	850.00	100616
VZN0000108	Invoice	06/23/2023	UF-IMPORT UTILITY-WELLS		0.00	425.00	
VZN0000109	Invoice	06/23/2023	UF-IMPORT UTILITY-WELLS		0.00	425.00	
003329	SAFEBUILT, LLC		07/05/2023	Regular	0.00	145,439.19	100617
0098640-IN	Invoice	06/27/2023	GF-MAY23 INSPECTION FEES-BLDG INSP		0.00	145,439.19	
001040	STERICYCLE		07/05/2023	Regular	0.00	66.91	100618

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
3006515299	Invoice	07/01/2023	REC-BIOHAZARD WASTE		0.00	66.91	
002694	SYMMETRY ENERGY SOLUTIONS LLC		07/05/2023	Regular	0.00	1,780.71	100619
16684944	Invoice	06/23/2023	REC-NATURAL GAS		0.00	1,780.71	
001105	TOSHIBA FINANCIAL SERVICES		07/05/2023	Regular	0.00	283.52	100620
504278458	Invoice	06/20/2023	GF-BSMT COPIER LEASE-IT		0.00	283.52	
001120	TRUDILIGENCE LLC		07/05/2023	Regular	0.00	207.01	100621
52038	Invoice	06/28/2023	GF-BACKGROUND CHECKS-HR		0.00	207.01	
001195	YODER CHEVROLET LLC		07/05/2023	Regular	0.00	4,428.08	100622
261256	Invoice	06/29/2023	GF-2017 TAHOE REPAIR-PD		0.00	3,444.59	
261675	Invoice	06/29/2023	GF-2017 TAHOE REPAIR-COM SVCS		0.00	209.73	
261729	Invoice	06/12/2023	GF-REPAIRS-PD		0.00	773.76	
000119	BANK OF COLORADO		06/30/2023	Bank Draft	0.00	100.00	DFT0002192
INV0001400	Invoice	06/30/2023	HSA DISTRIBUTION		0.00	100.00	
001416	VALIC_1		06/30/2023	Bank Draft	0.00	43,114.64	DFT0002193
INV0001401	Invoice	06/30/2023	VALIC - 457(b) $ Contributions		0.00	43,114.64	
001265	IRS		06/30/2023	Bank Draft	0.00	82,402.21	DFT0002194
INV0001402	Invoice	06/30/2023	Federal Withholding		0.00	82,402.21	
001418	CO DEPARTMENT OF REVENUE		06/30/2023	Bank Draft	0.00	14,581.00	DFT0002195
INV0001403	Invoice	06/30/2023	CO Withholding		0.00	14,581.00	
001265	IRS		06/29/2023	Bank Draft	0.00	71.24	DFT0002196
INV0001404	Invoice	06/29/2023	Federal Withholding		0.00	71.24	
001418	CO DEPARTMENT OF REVENUE		06/29/2023	Bank Draft	0.00	13.00	DFT0002197
INV0001405	Invoice	06/29/2023	CO Withholding		0.00	13.00	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	88	61	0.00	579,072.89
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-145,439.19
Bank Drafts	6	6	0.00	140,282.09
EFT's	0	0	0.00	0.00
	94	**68**	**0.00**	**573,915.79**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	132	90	0.00	729,633.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-145,439.19
Bank Drafts	6	6	0.00	140,282.09
EFT's	0	0	0.00	0.00
	138	**97**	**0.00**	**724,476.89**

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	6/2023	15,327.75
600	GOLF ENTERPRISE FUND	7/2023	135,233.35
999	POOLED CASH/CONSOLIDATED CASH	6/2023	314,089.24
999	POOLED CASH/CONSOLIDATED CASH	7/2023	259,826.55
			724,476.89

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
June 20, 2023

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, June 20, 2023. Mayor Zo Hubbard called the meeting to order at 6:02 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Hubbard, Councilmembers, David Crespin, Chris Ceretto, Carlos Barron and Claud Hanes. Valerie Blackston appeared remotely and Bruce Fitzgerald was absent.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Public Works Director, Roy Vestal, Planning Director, Todd Hodges, Chief of Police, John Fryar and Finance Director, Leann Perino.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Council.

APPROVAL OF AGENDA

It was moved by Carlos Barron and seconded by Chris Ceretto to approve the agenda as presented. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the June 20, 2023, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Carlos Barron and seconded by Valerie Blackston remove item to approve the Consent Agenda as presented with the following items:

- June 6, 2023 City Council Meeting Minutes
- June 6, 2023 Marijuana Licensing Authority Meeting Minutes
- Accepting an Application and Approving Resolution 2023R019 ESTABLISHING ALL OF THE CITY OF FORT LUPTON AS THE NEIGHBORHOOD FOR THE APPLICATION SUBMITTED BY EVERYDAY STORES LLC DBA EVERYDAY 5722 FOR A FERMENTED MALT BEVERAGE AND WINE LICENSE AT 104 DENVER AVE. AND SETTING A PUBLIC HEARING FOR JULY 18, 2023, FOR CONSIDERATION OF THE APPLICATION (AM 2023-093)
- Adopting Ordinance 2023-1157 TO ACCEPT PUBLIC RIGHT OF WAY FROM SPHERE

RENEWABLES LLC (AM 2023-094)

- Accepting a Public Improvements Agreement with Sphere Renewables Manufacturing for the Extension of Water, Sewer, Storm, and Roadway (AM 2023-095)
- Approve Crossing Agreement for Force Main from The Wastewater Treatment Plant with Sakata Farms for The Ditch Crossings (AM 2023-096)
- Approve Structure Agreement for Well (W-125) at the Perry Pit with Holcim-WCR, Inc. for the Wattenburg Lakes Mine (AM 2023-099)
- Accepting the Revitalizing Main Streets Opportunity 2 Program Grant from Colorado Department of Transportation (CDOT) to Reconstruct the Sidewalks on Harrison Avenue for a Maximum Grant Amount of $250,000.00 with a 10 Percent Matching Funds (AM 2023-103)
- Accepting a Proposal from A to Z Recreation for the Community Center Park Renovation Project Playground Equipment / Installation for an amount not to exceed $471,846.50 to be paid from the GOCO Grant Account ($300,000) and Weld Trust Grant Account ($171,846.50) (AM 2023-104)

It was moved by Motion passed unanimously on roll call vote.

PUBLIC HEARINGS

AM 2023-097 Approving a Resolution for Vista Meadows Preliminary Plat and PUD Plan

Mayor Hubbard opened the public hearing at 6:07 p.m. and asked for an overview of the proposal.

City Planner, Clay Hartley, stated John Fitzsimmons and C3 Construction Management CO, LLC have submitted a request for a preliminary plat and PUD plan. This project is to be a residential subdivision that will include 23 residential estate lots, 333 single-family residential detached lots, and 56 single-family residential attached lots. The overall project density is to be 2.6 dwelling units per acre. The development will include pocket parks, open space, and interconnecting trails. A public hearing for this application was held on June 8, 2023, and Planning Commission recommended approval to City Council of the Vista Meadows Preliminary Plat.

The project is zoned as PUD, which is consistent with the property north of CR 12. Residential development, similar in scale, is currently under construction on the north side of CR 12. Property to the east, west and south are currently within Weld County. There are limited residences surrounding this property with the majority of the land being used for agriculture. A large landscape buffer has been proposed along the property boundary for this community.

The site is located south and adjacent to County Road 12, and between County Road 29, and

County Road 29 ½.

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 publishing notice of the hearing at least 15 days prior to the hearing.

JR Osborne, representative for the development, provided a presentation to the Council. Mr. Osborne's presentation included the PUD Sketch Plat, Phasing Plan, and Landscape Plan.

Melissa Rickman, owner of Wholly Stromboli, stated she was in favor of the development. She is excited for the growth the development brings not only to the City but to her restaurant business.

There being no further comments from the public, Mayor Hubbard closed the public hearing at 6:24 p.m.

It was moved by Carlos Barron and seconded by David Crespin to approve Resolution 2023-020 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE VISTA MEADOWS PRELIMINARY PLAT AND PUD PLAN, FILING NOS. 1 – 5 FOR A RESIDENTIAL SUBDIVISION. Motion passed unanimously on roll call vote.

AM 2023-101 Approving a Resolution for Vista Meadows Final Plat and PUD Plan

Mayor Hubbard opened the public hearing at 6:25 p.m.

Since the project was previously introduced in the first hearing, there was no presentation and no further information or comments.

Mayor Hubbard asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Hubbard closed the public hearing at 6:27.

There were no questions or comments from the Council.

It was moved by Carlos Barron and seconded by Claud Hanes to Approve Resolution 2023R021 APPROVING VISTA MEADOWS FINAL PLAT AND PUD PLAN. Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2023-098 Award of Contract to Burns and McDonnell for Engineering Services for Phase 1 of the Elevated Water Storage Tank Design for an Amount Not to Exceed $249,260.00 from the Utility Fund Water Line Repairs

A Request for Qualifications (RFQ) for Elevated Water Tank - Engineering Services was issued January 5, 2023 with two firms submitting (Burns & McDonnel and Kimley Horn). Both firms were interviewed by a panel of City staff, with Burns and McDonnell scoring the highest in Statement of Qualifications (SOQ) and interview.

Burns and McDonnell is providing engineering services for the Elevated Water Storage project. The purpose of the Phase 1 work involves analyzing the City's existing potable water distribution system. The ultimate goal of the project is the elimination of the existing pump house at the tank farm and optimizing a plan for the ultimate distribution system.

We are pursuing an SRF loan with some principle forgiveness. The pre-qualification application has been submitted. This Phase 1 work will evaluate the existing water transmission and distribution system, complete field testing, perform demand forecast, and update WaterGEMS hydraulic model. The results of the Phase I would be used to assist the City in identification of capital improvement projects that should be considered to meet demand forecasts and/or alleviate the mechanical challenges currently experienced in the water distribution system.

It was moved by Chris Ceretto and seconded by Carlos Barron to Award Contract to Burns and McDonnell for Engineering Services for Phase 1 of the Elevated Water Storage Tank Design for an Amount Not to Exceed $249,260.00 from the Utility Fund Water Line Repairs. Motion passed unanimously on roll call vote.

AM 2023-100 Approval of the Subdivision Improvements Agreement between the City of Fort Lupton and GAO Holdings, LLC, for the Vista Meadows Filing No. 1 Final Plat

This Subdivision Improvement Agreement was drafted for the Vista Meadows - Filing No. 1 (LUP2022-0022) approved by City Council on March 15, 2022, which is located south of CR 12, immediately west of CR 29.5.

Improvements are for the construction of water, non-potable water and sanitary sewer main extensions, roadway construction, landscape and storm drainage system improvements, as well as offsite improvements. Approximate cost of this agreement for construction is $21,440,100.00 in eight phases of development.

This agreement includes payments for the reimbursement agreement with Mountain Sky for extension of the water mains and S. College Avenue roadway improvements.

Resolution 2022R025, approved by Council on March 15, 2022 requires the applicant to enter into a Subdivision Improvements Agreement. This version of the agreement has been coordinated between the developer and City staff.

Mayor Hubbard questioned if twenty-one million would be adequate, given the rate of inflation and suggested making a provision. Roy Vestal, Public Works Director, stated in order to make a provision they would need to re-write the standard agreement and bring it back before council for approval. He also stated that technically, the build out is four years, they can't complete the final phase of the construction build out until the improvements are done with each phase which will be about a three-year timeframe.

Councilmember Chris Ceretto, questioned if the other half of the road on 29th would be paved. Mr. Vestal responded, stating there will be two lanes that will be paved, half of the ultimate roadway section which is an arterial. There is only 30 feet of right of way. Once it is paved, it will be wider than the current gravel width.

It was moved by David Crespin and seconded by Claud Hanes to Approve the Subdivision Improvements Agreement between the City of Fort Lupton and GAO Holdings, LLC, for the Vista Meadows Filing No. 1 Final Plat. Motion passed unanimously on roll call vote.

AM 2023-102 Approval of Addendum to Joint City and Weld Re8 IGA for Outlining Library Services

The IGA between the City of Fort Lupton and the Weld Re8 School District needs to be modified to outline responsibilities of services to each location since there is a new public facility.

This change primarily outlines the responsibility of the City which is maintaining the facility, janitorial, and groundskeeping services for the public facility. Additionally, this revision allows for the Library to employ a full-time staff member at the school facility.

It was moved by Carlos Barron and seconded by Chris Ceretto to Approve the Addendum for Joint City and Weld Re8 IGA for Outlining Library Services. Motion passed unanimously on roll call vote.

STAFF

Thomas Samblanet, Library Director, stated construction of the Library has been pushed back due to an electrical switch issue. He stated the library is expected to open on September 9, 2023. However, it is contingent on the supplier shipping the electrical switch. Councilmember Valerie Blackston asked is the school library would be open until September. Mr. Samblanet stated they are expecting the school library to be closed for three weeks to move. Which would

probably put the closure right at back to school time. If plans don't shift, the school library will not re-open as a public library and they are looking into solutions to provide library services for the students during the closure.

Roy Vestal, Public Works Director, stated on Friday, June 30th he will be presenting to DOLA for a grant from the energy mineral impact assistance fund.

Todd Hodges, Planning Director, stated the new office location for the planning, building and economic development department had its ribbon cutting on June 13th. He thanked everyone who stopped by and stated that if you missed the event, to reach out if you would like a tour of the new office. He said they have been conducting meetings in the front conference room and it has been working well. The accessibility of the new location has made a big difference. The public has expressed enjoying the ability to walk in and ask questions when needed.

John Fryer, Chief of Police, gave praise to Lieutenant Carnes for completing Northwestern's Staff and Command College. He ranked in the top 90% and did very well.

Chris Cross, City Administrator, stated the sale of the golf bonds occurred today and they will be finalizing the closing on June 29th. Mayor Hubbard asked for an update regarding the construction on 4th St. and Denver Ave. Mr. Cross stated bumps out are being constructed as part of the Corridor Business Plan Update that was crafted in 2018. 3rd St. and Denver Ave. will also be under construction to get bump outs.

MAYOR/COUNCIL REPORTS

Councilmember, Claud Hanes, stated Mayor Hubbard and himself went to the Yoder Chevrolet grand opening and ribbon cutting. He stated it was a good turnout.

Councilmember, Chris Ceretto, expressed excitement for the planning, building, and economic department and their new office location.

FUTURE CITY EVENTS

July 1, 2023	Independence Day Celebration, 203 S. Harrison Ave. 12:00 p.m. – 4:00 p.m.
July 7 & 8, 2023	City Wide Yard Sales

UPCOMING MEETINGS

June 27, 2023- Town Hall Meeting (CANCELED)
July 5, 2023 - City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
July 11, 2023 - Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:50 p.m.

Submitted by,

_____
Maricela Peña, City Clerk

Approved by City Council,

_____
Zo Hubbard, Mayor

DRAFT

ORDINANCE NO. **2023-1157**

INTRODUCED BY: **CARLOS BARRON**

A ORDINANCE OF THE CITY COUNCIL OF FORT LUPTON ACCEPTING THE DEDICATION OF A 55-FEET WIDE PUBLIC RIGHT OF WAY LOCATED SOUTH OF THE CENTERLINE OF COUNTY ROAD 8 APPROXIMATELY 537-FEET ALONG THE FRONTAGE OF THE THOMAS MINOR SUBDIVISION, AMENDMENT NO. 1 PLAT NORTHWEST ¼ SECTION 20, TOWNSHIP 1 NORTH, RANGE 66W OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO.

THIS RIGHT OF WAY IS CREATED AND GRANTED THIS 20th DAY OF JUNE 2023.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 20th day of June 2023.

PUBLISHED in the Fort Lupton Press the 29th day of June 2023.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 5th day of July 2023.

PUBLISHED BY TITLE ONLY the 13th day of July 2023.

EFFECTIVE (after publication) the 12th day of August 2023.

CITY OF FORT LUPTON, COLORADO

_____

Zo Hubbard, Mayor

ATTEST:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

RESOLUTION NO. 2023R022

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE GAO HOLDINGS LLC SUBDIVISION IMPROVEMENTS AGREEMENT, OF THE VISTA MEADOWS FINAL PLAT AND PUD PLAN LOCATED IN FORT LUPTON, WELD COUNTY COLORADO

WHEREAS, the City Council Resolution No. 2023R021 approved a residential subdivision known as the Vista Meadows Final Plat and PUD Plan, Filing Nos. 1 – 5 June 20, 2023; and

WHEREAS, Developer is required to construct certain public improvements as a condition of subdivision approval for the Development; and

WHEREAS, the City Council finds that the Subdivision Improvement Agreement is in conformance with the Fort Lupton Land Use Plan, zoning code and is consistent with the goals and policies therein; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the Subdivision Improvement Agreement with supporting documentation. Based upon review of the applicable policies and goals in the Fort Lupton Land Use Plan, review of the Zoning Regulations, and analysis of staff comments, the City hereby approves the GAO Holdings, LLC, Subdivision Improvement Agreement and authorizes the Mayor to sign.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 5th DAY OF JULY 2023.

City of Fort Lupton, Colorado

_____

Zo Hubbard, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

City Council Meeting
Date: July 5, 2023
Staff: Mari Peña, City Clerk

AM 2023-108
Public Hearing☐

SUBJECT FOR DISCUSSION

Declaring Items from the Library as Surplus and Approving the Disposition of Such Items

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Fort Lupton Library is in the process of moving to a new building. Several items are no longer needed:

1. 2 - 4 drawer file cabinets (Wood)
2. 2 bookcase/cabinets (wood)
3. 3 drawer file cabinets (metal)
4. 12" X 12" Guillotine Paper cutter
5. Children's "Busy Toy"
6. Story sequencing sets (Total of 10)
7. Funai DVD VCR combo with remote
8. 2 BOSE Speakers
9. 1 ½ inch brass fasteners, Brads (4 Boxes of 100)
10. Student thermometers 2 classroom sets of 36
11. Wooden blocks 1" cube
12. Pandemic Game
13. Glass Chess Set
14. Snakes and Ladders game
15. Wooden Balance set
16. Flash cards Multiplication/division
17. Math Practice cards, dry erase
18. Act up theater games (3 pouches of cubes / 2 booklets)
19. Small epson projector with bag and accessories
20. Silver RCA boom box (CD AM FM Cassette)
21. Blue Hamilton Blue Boom box (CD AM FM Cassette)
22. Promethian Document camera w/ accessories
23. Epson ELPDC 11 Document Camera W Accessories
24. 40.5 X 20.5 Shelving unit
25. 2 – 30 X 36 Shelving Units
26. Random library book ends 2 boxes
27. 2x2x10 foot boards (50 or so)
28. Metal box (about 8"x8"x6")
29. Desk
30. Draft table
31. Podium

FINANCIAL CONSIDERATIONS

The items are no longer usable by the department.

LEGAL/POLITICAL CONSIDERATIONS

N/A

Certification of Council Approval:
Ordinance No. _____
Resolution No. _____

_____ City Clerk

_____ Date

ALTERNATIVES/OPTIONS

1. Keep all items
2. Donate items

STAFF RECOMMENDATIONS

Staff seeks recommendation.

Attachments: a. N/A

City Council Meeting
Date: July 5, 2023
Staff: Magaly Morales-Tejada, Planner I

AM 2023-106
Public Hearing☒

SUBJECT FOR DISCUSSION

Approve a Resolution for a Site Plan known as the CarMax Site Plan for a Vehicle Reconditioning and Wholesale Auction Facility

SUMMARY STATEMENT/BACKGROUND DISCUSSION

CarMax Auto Superstores Inc. has submitted a request for a site plan consisting of one 70,646 square foot vehicle service facility, one 4,864 square foot auction facility and one 936 square foot non-public carwash. These facilities will not be open to the general public.

The property is located west and adjacent to Northland Drive and approximately .19 miles south of County Road 18 within the Northland PUD. This PUD allows all permitted uses in the Fort Lupton C-1, C-2, I-1 and I-2 Zone Districts. Vehicle services and repair is a permitted use within the C-2, I-1 and I-2 Zone Districts. The property is surrounded by vacant land.

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing.

The Applicant has paid all applicable land use application fees and is covering ongoing review expenses.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

ALTERNATIVES/OPTIONS

The City Council has the following four options for each request:

a) Approve the proposed resolution
b) Approve the proposed resolution with conditions
c) Continue the hearing for additional information or further study
d) Deny the proposed resolution

STAFF RECOMMENDATIONS

Staff recommends conditional approval of the CarMax Site Plan with conditions as listed on the proposed resolution.

Attachments:

a. Proposed Resolution
b. Staff Report
c. Project Narrative
d. Northland DRB Letters
e. Site Plan
f. Legal Notifications

Certification of Council Approval:

Ordinance No. _____
Resolution No. _____

_____ City Clerk

_____ Date

RESOLUTION NO. 2023Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE CARMAX SITE PLAN FOR A VEHICLE RECONDITIONING AND WHOLESALE AUCTION FACILITY LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the City Council held a public hearing to consider and review the request for a site plan on July 5, 2023; and

WHEREAS, after review of the application and supporting information, Fort Lupton City Council finds that the site plan conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met, including posting of the hearing on the site; and

NOW THEREFORE BE IT RESOLVED, the Fort Lupton City Council has taken into consideration the supporting documentation and staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the City Council hereby approves the CarMax Site Plan, with the following conditions:

I. Prior to recording the site plan map:

A. Any redline comments provided by staff shall be made to the site plan map.

B. The following notes shall be placed on the site plan map:

1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.

2. Dead and dying landscape material shall be replaced at the earliest reasonable date.

3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.

4. The property shall be maintained to the curb, or roadway if no curb exists.

5. Any proposed signage shall be submitted to the City for review and permitting.

C. A Public Improvements Agreement shall be approved by City Council.

D. The North Land PUD Third Filing, Amendment No. 1 Final Plat must be approved and recorded.

II. Prior to the release of building permits:

A. One set of printed plans for the CarMax Site Plan shall be submitted for recording.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 5TH DAY OF JULY 2023.

City of Fort Lupton, Colorado

_____

Zo Hubbard, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to Form:

_____

Andy Ausmus, City Attorney

CARMAX SITE PLAN
STAFF REPORT
PROJECT NO. SPR2023-001

PROJECT DESCRIPTION

Project No.: SPR2023-001

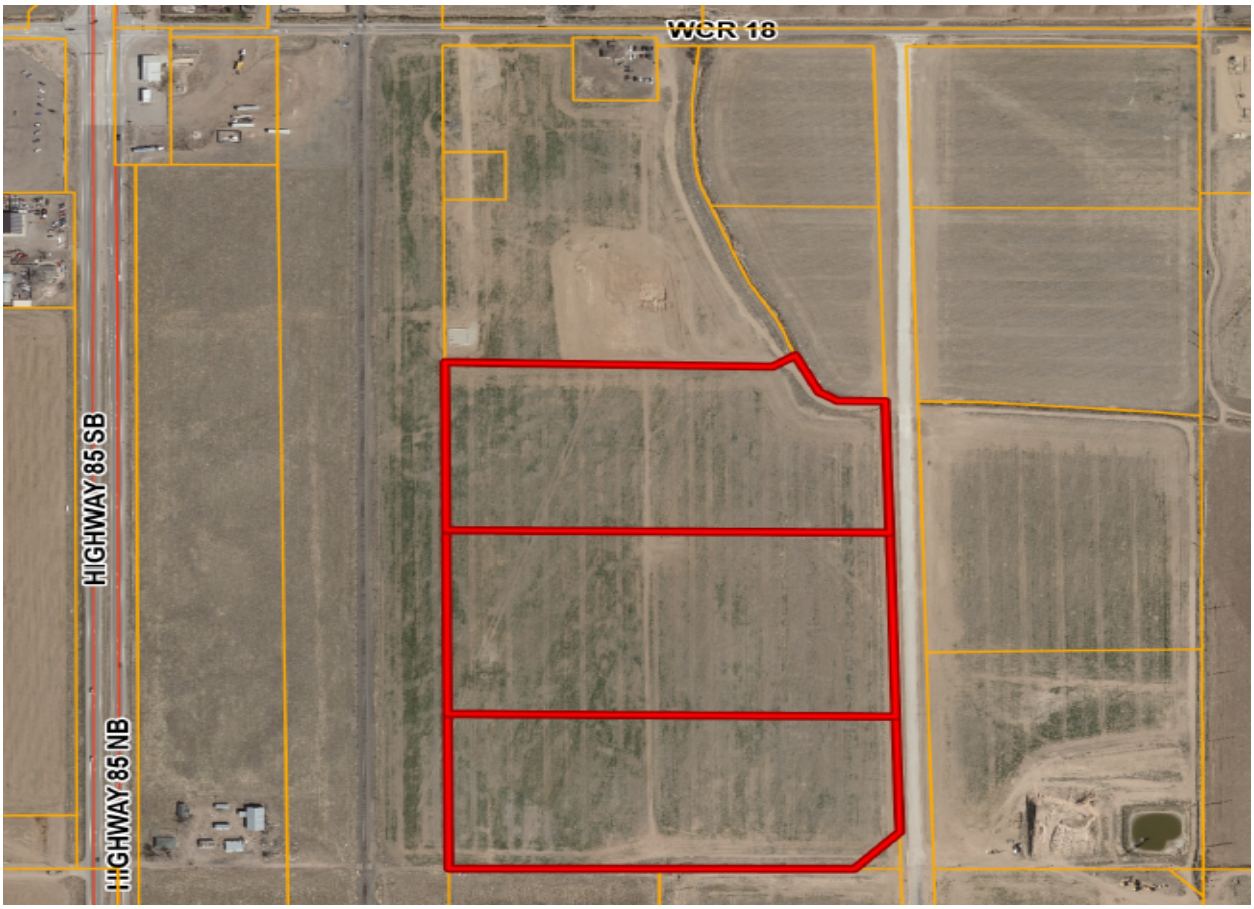
Project Name: CarMax Site Plan

Owner: Land 5 Investments, LLC

Representative: Abigail Bartalo with CenterPoint Integrated Solutions

Location of Request:

The site is located in a portion of the Northwest Quarter of Section 29, Township 2 North, Range 66 West of the 6th P.M. City of Fort Lupton, County of Weld, State of Colorado. ("Property").



Nature of Request:

The Applicant has submitted a site plan application for a new vehicle reconditioning and auction facility. The site will include one 70,646 square foot vehicle service facility, one 4,864 square foot auction facility and one 936 square foot non-public carwash as well as a private fuel tank and vehicle staging area. This facility will not be open to the general public. The property is surrounded by vacant land within the North Land PUD.

This application is being reviewed concurrently with the North Land PUD Third Filing, Amendment No.1 which amends the lots lines associated with this property, which if approved will allow this use to be on a single lot.

Site Size: The proposed use is 39.22 acres more or less.

Zone District: 'PUD' Planned Unit Development ("North Land PUD")

Proposed Use: Vehicle Services and Repair

Existing Use: Vacant.

Hearing Dates: City Council – July 5, 2023 at 6:00PM

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

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

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. This property is part of the North Land PUD and is subject to review using the North Land Regulations and Design Guidelines adopted on December 16, 2011. Section 5.3 of the PUD Regulations states:

> The site plan review for the development of the improvements set forth in this paragraph shall be prepared in accordance with the construction and development standards as set forth in Article VIII, Section 16 of Fort Lupton Development Regulations Manual (Chapter 16, Article 8). Except that 16-171 - 9, 10, 11 and 12 is deleted. There is no Planning Commission involvement or hearing.

As Section 16 of the Fort Lupton Development Regulations Manual was replaced by the Fort Lupton Development Code on July 16, 2022, where applicable the application was processed using Section 2.06 of the Development Code.

The site plan process specifically applies to:

1. Any new building, except detached houses and multi-unit houses.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20%or more.
4. Any site development activity that expands the existing impervious surface by 25% or more.

5. Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

After review by staff, the Design Review Team and referral agencies as well as required public notice of the site plan application, City Council shall consider the application, referral comments and any public testimony at a public hearing and approve, approve with conditions or deny the site plan based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on June 20, 2023.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The area is zoned PUD Planned Unit Development with commercial and industrial 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 Applicant has submitted the required documents pursuant to the Code. In making a determination of compliance with the standards applied to this particular site, staff has reviewed the site using the criteria specified in Section 2.06(B) of the Fort Lupton Development Code as well as the specific deviations from the City's Standards, Regulations and Policies that were established in the North Land PUD and found that the proposed site complies with Site Design and Engineering, Landscape and Open Space Design, and Building Design.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Industrial land uses (Future Land Use Map). The intent of this designation is to permit uses of a heavy nature in a less restrictive environment. These areas should be utilized to attract major employers and support economic development that will complement residential growth within the community. Developments within this designation should be carefully reviewed to account for potential impacts on adjacent land uses from high intensity operations. The proposed use conforms to this land use type.

The proposed use conforms to the designated land use type and zoning and the property is surrounded by vacant land that is zoned for similar uses.

ALTERNATIVE COMPLIANCE

The applicant has requested deviation from the standards outlined in the North Land PUD Standards and Guidelines for the perimeter fencing of the site. The proposed fencing complies with City Standards for Industrial perimeter fencing and this deviation from the PUD standards has been reviewed and approved by the PUD Design Review Board with the condition of additional landscaping buffer.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: https://www.fortluptonco.gov/DocumentCenter/Index/748.

City Attorney	Police Chief	Public Works Director
Building Inspector	GIS Specialist	Economic Development Manager
Development Review Engineer	Fort Lupton Fire Protection District	CDOT
Colorado Parks & Wildlife	United Power	Comcast
Xcel Energy	Postmaster	Weld County Dept. of Planning
Weld County School District RE-8	NCWCD	Platteville Ditch Company
State Geologist		

Additional documents are available for review at:
https://www.fortluptonco.gov/DocumentCenter/Index/748.

1626 Cole Blvd, Suite 125
Lakewood, CO 80401
T 303.670.4111
CenterPoint-IS.com

February 27, 2023

City of Fort Lupton
Todd Hodges
130 S McKinley Avenue
Fort Lupton, CO 80621

Subject: CarMax Auction/Production Facility – Fort Lupton, CO

Overview:

The purpose of this letter is to outline the development and operation of a proposed CarMax vehicle reconditioning and wholesale auction facility to be constructed on the approximately 39.22 acre vacant site at Northland Business Park – Filing 3, Lots 5,6 & 7, including 27.64 acres of proposed disturbed acreage.

Proposed Development:

The proposed development involves the construction of a CarMax vehicle reconditioning and auction facility, consisting of vehicle reconditioning/service building, auction buildings, a non-public carwash, private fuel tank/dispenser, vehicle staging area, parking lots, driveways and associated landscaped areas. The property is currently vacant. The following information outlines the proposed operations.

Site Layout

The customer and employee parking area will be located on the east side of the site, along Northland Drive. A paved area known as the staging area will be located to the west of the customer employee parking area and will be surrounded by a six-foot masonry wall along the east side of the staging area, and six-foot chain link fence with privacy slats and guardrail around the remainder of the staging area for screening and security purposes. This staging area is where vehicles are staged while awaiting inspection, auction, reconditioning, pickup for distribution to retail stores, and dealer pickup. Access to the non-public staging area will also be secured with embassy-style security gates. A gate house is located at the southern security gates. The service building, auction building, and non-public carwash are located within the screened staging area. The auction building is located on the east staging wall. The service building is located on the northwest side of the staging area, and the non-public carwash is located along the north staging fence. A pedestrian access gate to the staging area and service building is located north of the auction building, along the six-foot masonry wall.

The proposed site design includes two proposed access drives located along Northland Drive. Car carriers will enter and exit the site off of Northland Drive and will unload vehicles in the designated loading spaces on the north end of the customer and employee lot.

Architecture

The proposed building façade will be constructed of earth-tone colored split face and smooth CMU block. Massing will be articulated by a tonal color banding in the CMU. The architectural treatments will be applied consistently to all building facades to create a cohesive look. Roof-top equipment will be screened by a pre-finished earth-tone metal RTU screen and parapet walls.

Landscape

Landscaping will be incorporated into the public parking lot, around the perimeter of the site, and between the staging screen wall and the customer/employee parking area. Landscaping will include deciduous trees and shrubs, evergreen shrubs, sod, wood mulch, and rock mulch.

Deliveries

Deliveries of vehicles, parts and supplies will be made on-site in the designated loading zone and will typically require the presence of associates to receive the delivery. Vehicle carriers will enter the site to load and unload vehicles in the designated area on the north side of the customer and employee parking lot. Unloaded vehicles will be driven by employees from the parking lot into the staging area.

Reconditioning and Auction Operations:

CarMax acquires its pre-owned vehicle inventory from its customers and the general public at its retail stores or by purchasing wholesale pre-owned vehicles from third party sellers. Those vehicles purchased from the general public meeting CarMax's standards for sale at its stores is prepared for sale through the reconditioning process described below. Inventory that does not meet CarMax's standards for sale to retail customers (due to age, customization, the level of reconditioning required, or the like) is sold to CarMax's auction customers through the auction process described below.

A. Reconditioning Process

CarMax's reconditioning process consists of two stages: inspection and reconditioning. The proposed reconditioning facility will contain parking areas for associates, a secured parking area for inventory arriving or departing from the facility, loading and unloading areas for vehicle transporters, and a fully conditioned and enclosed service building of 70,646 square feet with a paint booth. The reconditioning facility will also be equipped with a private carwash building and private fuel pumps for fueling inventory vehicles.

1. Inspection

Inventory will arrive at the reconditioning facility by vehicle transporters, will be unloaded on-site, washed at the on-site private carwash, and brought into the reconditioning building for inspection. This process includes an inspection of the engine and all major systems. Each pre-owned vehicle is unique and must be separately assessed to identify any repairs that are necessary for making the vehicle saleable at CarMax's stores.

2. Reconditioning

After each vehicle has been inspected and assessed, a reconditioning path will be established for it, and the vehicle will then move through the process. All work occurs inside the fully conditioned and enclosed reconditioning building. CarMax's reconditioning process performs a 125 point inspection that includes routine maintenance, minor body work, minor painting, and minor mechanical work. CarMax's reconditioning process does not include major repairs, such as engine repairs overhauls and boring, frame-straightening, suspension overhauls and the like.

The reconditioning facility only performs work as part of CarMax's internal inventory and reconditioning process, and it is not open to the public. Likewise, the carwash and fuel pumps located on site are used only for CarMax's reconditioning process by CarMax associates.

An underground fuel storage tank with a non-public fuel pump is proposed for this site. The tank and fuel pump will be located inside the secured non-public staging area to fuel inventory vehicles as needed.

B. Wholesale Auctions

As described above, inventory that does not meet CarMax's internal standards for sale at its retail stores is sold through an auction process. CarMax's auctions have traditionally been conducted in-person; however, CarMax requires the flexibility to also conduct its auctions as "virtual" auctions hosted by CarMax online, or a combination of in-person and virtual. Both in-person and virtual auctions use the services of a professional (and licensed, where required) auctioneer. The auction building is 4,864 square feet.

Participation in CarMax wholesale auctions (whether in-person or virtual) is on an invitation-only basis, and it is restricted to pre-qualified and licensed car dealers, the majority of whom are independent dealers.

In person auctions are conducted within an enclosed building meeting the requirements of all applicable building codes, and auction paperwork (such as bills of sale and titles) is processed on the date of the auction. Customers purchasing vehicles at in -person auctions must remove their vehicles within two days after the auction.

Virtual auctions are hosted online. The vehicles being auctioned are located at CarMax's auction facility, and they are available for in-person inspection by auction customers two days before the auction. After virtual auctions are completed, bills of sale, titles, and other auction paperwork is processed through the CarMax auction facility or online (to the extent permitted by applicable law). Customers purchasing vehicles through virtual auctions must remove their vehicles within two days after the auction.

Total employees for this location is anticipated to be approximately 240.

Hours of Operation

Operations will be up to 24 hours a day, 7 days a week. Please note that this facility will support CarMax operations only and will not be open to the general public.

Site Lighting & Security

CarMax will use LED lighting fixtures mounted on 26-foot-tall and 35-feet-tall light poles for visibility and security. Fixtures will be full cut off and downcast to reduce light spill onto adjacent properties.

CarMax typically does not use on-site security guards, but instead uses interior and exterior security cameras that are tied to its Home Office security system for safety and inventory protection.

In summary, CarMax looks forward to partnering with the City of Fort Lupton and its residents in constructing and operating a successful new production and auction location.

If you have any questions, or need additional information, please feel free to give me a call at (719) 464-2272.

Thank you,

Abi Bartalo

Development Manager

CC: Steve Hudak, CarMax Auto Superstores, Inc.

CARmax

THE AUTO SUPERSTORE

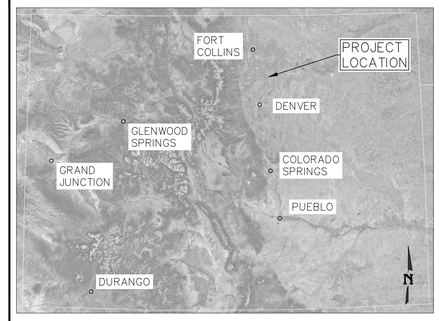
CARMAX Auto Superstores, Inc.

Entitlement Documents
Fort Lupton, CO

STORE 4027

VICINITY MAP - NOT TO SCALE

STATE MAP - NOT TO SCALE



SHEET INDEX

SHEET NO.	SHEET NAME	02/27/23 - CITY
CIVIL		
C1.0	COVER SHEET	●
C1.1	GENERAL NOTES 1	●
C1.2	GENERAL NOTES 2	
C2.0	EXISTING CONDITIONS & DEMO PLAN	●
C2.1	EROSION CONTROL PLAN – INITIAL	●
C2.2	EROSION CONTROL PLAN – INTERIM	●
C2.3	EROSION CONTROL PLAN – FINAL	●
C2.4	EROSION CONTROL NOTES & DETAILS	●
C2.5	EROSION CONTROL NOTES & DETAILS	●
C3.0	OVERALL SITE PLAN	●
C3.1	DETAILED SITE PLAN	●
C3.2	DETAILED SITE PLAN	●
C3.3	DETAILED SITE PLAN	●
C4.0	PAVING PLAN	●
C5.0	OVERALL GRADING PLAN	●
C5.1	DETAILED GRADING PLAN	●
C5.2	DETAILED GRADING PLAN	●
C5.3	DETAILED GRADING PLAN	●
C6.0	OVERALL UTILITY PLAN	●
C6.1	DETAILED UTILITY PLAN	●
C6.2	DETAILED UTILITY PLAN	●
C6.3	DETAILED UTILITY PLAN	●
C7.0	CONSTRUCTION DETAILS	●
C7.1	CONSTRUCTION DETAILS	●
C7.2	CONSTRUCTION DETAILS	●
C7.3	CONSTRUCTION DETAILS	●
C7.4	CONSTRUCTION DETAILS	●
C7.5	CONSTRUCTION DETAILS	●
C7.6	CONSTRUCTION DETAILS	●
C7.7	CONSTRUCTION DETAILS	●
C7.8	CONSTRUCTION DETAILS	●
C7.9	CONSTRUCTION DETAILS	●
C8.0	CAR CARRIER PLAN	●
L1.0	OVERALL LANDSCAPE PLAN	●
L1.1	DETAILED LANDSCAPE PLAN	●
L1.2	DETAILED LANDSCAPE PLAN	●
L1.3	DETAILED LANDSCAPE PLAN	●
L2.0	LANDSCAPE NOTES AND DETAILS	●
P1.0	PHOTOMETRIC PLAN	●
D1	DRAINAGE PLAN	●

GENERAL NOTES

1. TOTAL CUSTOMER/EMPLOYEE PARKING SPACES: REQUIRED
   MIN. = 259 SPACES
   MAX = N/A
   PER JURISDICTION PROVIDED = 262 SPACES
2. PARKING SPACE SIZE: REQUIREMENT (PER JURISDICTION) = 9' X 19'
   PROVIDED = 9' X 20'
3. PARCEL I.D. NOs. = 130929201005, 130929201006, AND 130929201007
4. SITE ZONING = PLANNED UNIT DEVELOPMENT (PUD) WITH C-1, C-2, I-1 AND I-2 USES
5. SITE ADDRESS = ----
6. TOTAL LOT ACREAGE (LOTS 5, 6 & 7 / FUTURE LOT 5) = 39.22 AC.
7. TOTAL SITE ACREAGE = 39.22 AC.
7. TOTAL DISTURBED ACREAGE = 27.64 AC.
8. AREA BREAKDOWN:

BUILDING	= 1.76 AC.	= 4.5 %
PAVEMENT/IMPERVIOUS	= 19.00 AC.	= 48.5 %
LANDSCAPE/GRASSED AREA	= 13.27 AC.	= 33.8 %
EXISTING EASEMENT/S AREA	= 5.19 AC.	= 13.2 %
TOTAL	= 39.22 AC.	= 100 %

9. SITE IS LOCATED IN FLOOD PLAIN X AS PER FIRM MAP NUMBER 08123C2110E.

PROJECT DATA BOX

BUILDING PROTO DESIGNATION:	"R4 SERVICE" AND "AU1 AUCTION"
AREA	
PRODUCTION FACILITY	70646 S.F.
AUCTION	4864 S.F.
CARWASH	936 S.F.
TOTAL	76446 S.F.
PARKING SPACES	
CUSTOMER (9' x 20')	262 SPACES
CAR CARRIER (15' x 100')	18 SPACES

LIST OF CONTACTS

SITE PLANNING & ZONING
FORT LUPTON PLANNING AND BUILDING
130 S. MCKINLEY AVENUE
FORT LUPTON, CO 80621
720-466-6106
CONTACT: TODD HODGES

DOMESTIC WATER
FORT LUPTON PUBLIC WORKS
130 S. MCKINLEY AVENUE
FORT LUPTON, CO 80621
303-857-6694
CONTACT: ROY VESTAL

SANITARY SEWER
FORT LUPTON PUBLIC WORKS
130 S. MCKINLEY AVENUE
FORT LUPTON, CO 80621
303-857-6694
CONTACT: ROY VESTAL

STORM DRAINAGE
FORT LUPTON PUBLIC WORKS
130 S. MCKINLEY AVENUE
FORT LUPTON, CO 80621
303-857-6694
CONTACT: ROY VESTAL

POWER
UNITED POWER
500 COOPERATIVE WAY
BRIGHTON, CO 80603
303-637-5661
CONTACT: MARJORIE ZAMORA

GAS
XCEL ENERGY
9580 HIGHWAY 85
HENDERSON, CO 80640
303-628-2720
CONTACT: JASON BERSANO

FIRE DEPARTMENT
FT. LUPTON FIRE DEPARTMENT
DISTRICT
1121 DENVER AVENUE
FORT LUPTON, CO 80621
303-857-4603
CONTACT: TAW TAMLIN

FIBER
CENTURYLINK
5325 ZUNI ST., SUITE 317
DENVER, CO 80221
970-490-7501
CONTACT: DAN TRUPP

PROJECT TEAM

OWNER
CARMAX AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY
RICHMOND VA, 23238
804-922-7877
CONTACT: STEVE HUDAK

OWNERS REPRESENTATIVE
CENTERPOINT INTEGRATED
SOLUTIONS, LLC
1626 COLE BOULEVARD, SUITE
125 LAKEWOOD, CO 80401
720-735-0442
CONTACT: JOHN THATCHER

ARCHITECT/SITE PLANNER
CHARLES J. O'BRIEN III, AIA
ARCHITECT, IN ASSOCIATION WITH
PIEPER, O'BRIEN, HERR ARCHITECTS
3000 ROYAL BLVD. SOUTH
ALPHARETTA, GEORGIA 30022
PHONE: (770) 569-1706
FAX: (770) 569-1786
CONTACT: DAVID HOWELL

CIVIL ENGINEER
CENTERPOINT ENGINEERING, LLC
1626 COLE BOULEVARD, SUITE
125 LAKEWOOD, CO 80401
303-679-6971
CONTACT: MATT BUONO, PE

SURVEYOR
OLSSON
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
303-374-3114
CONTACT: NIC SCHRADER, PLS

LANDSCAPE
SEVEN29 DESIGN, LLC
5856 S. LOWELL BOULEVARD,
UNIT 32, SUITE 260
LITTLETON, CO 80123
303-883-3278
CONTACT: CHRIS MARCH, PLA

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Civil Design | Land Planning
1626 COLE BLVD | SUITE 125 | LAKEWOOD, CO | 80401

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REVISIONS

REV. NO	DATE	DESCRIPTION	BY
1	05/09/2023	CITY COMMENTS	JO

CARmax
STORE NO.: 4027
TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	1682
DATE	02/27/2023
SHEET TITLE	COVER SHEET
SITE PLAN #	01
SHEET #	C1.0

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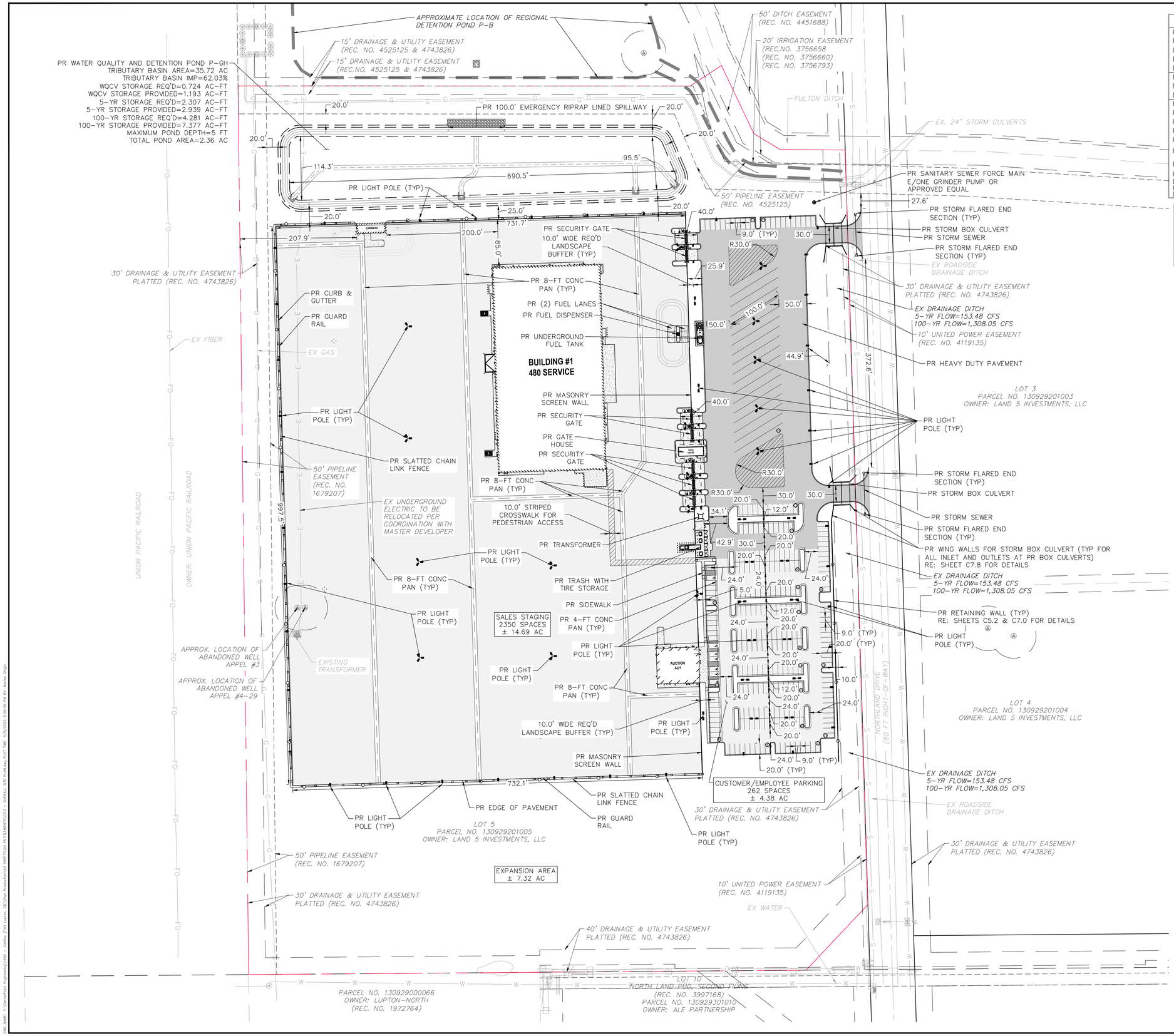

SITE PLAN LEGEND

- PROPERTY LINE
- PROPERTY LINE (OFFSITE)
- LOT LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED SITE WALL
- PROPOSED CURB & GUTTER
- PROPOSED GUARD RAIL
- PROPOSED SLATTED CHAIN LINK
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

OPEN SPACE WITHIN PROJECT SITE

TOTAL	AREA (AC)	PERCENTAGE (%)
OPEN SPACE	7.32	18.66%
PROJECT SITE	39.22	100.00%

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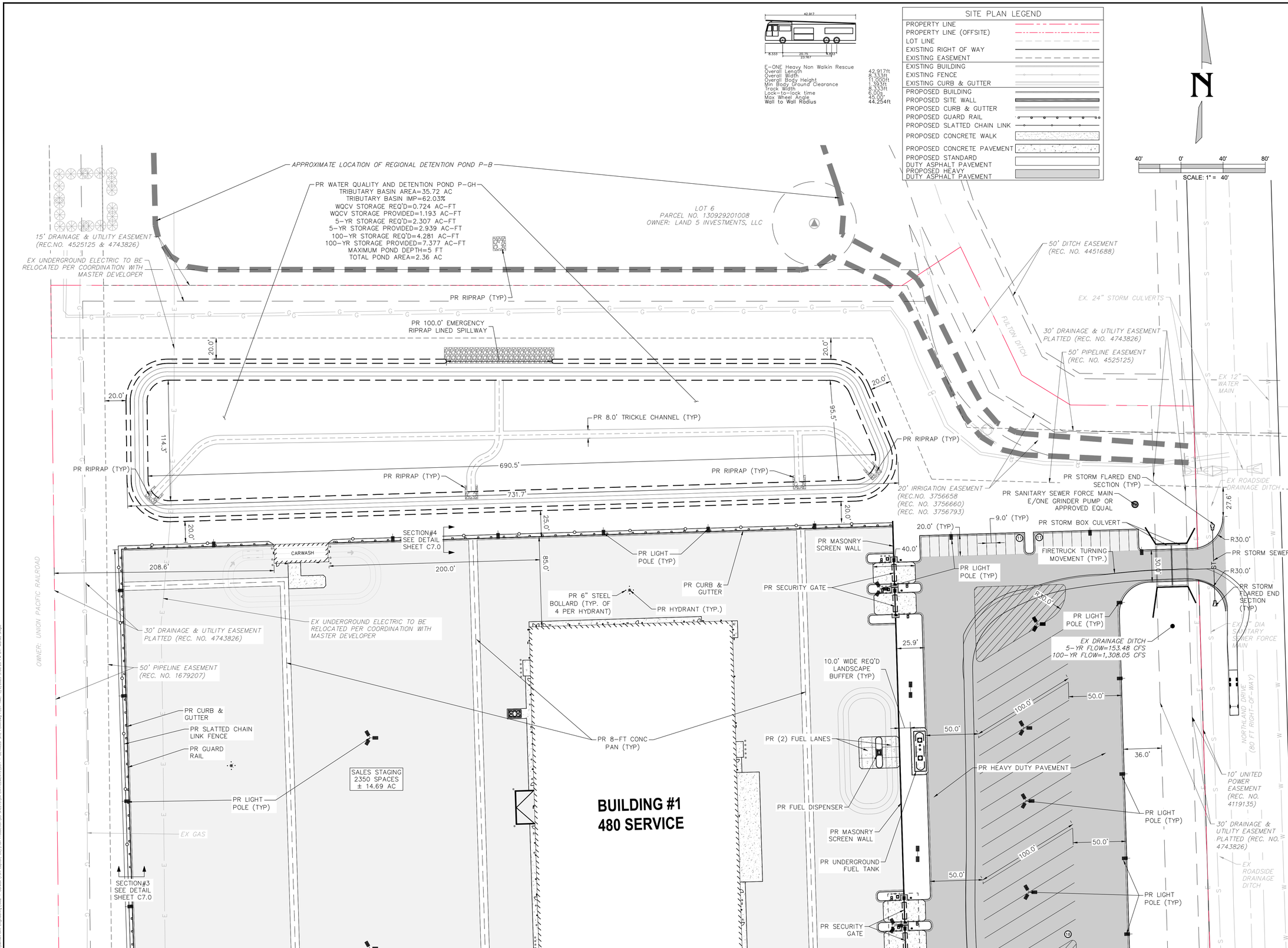
1	05/09/2023	CITY COMMENTS	JO

CARmax

STORE NO.: 4027

TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	1682
DATE	02/27/2023
SHEET TITLE	OVERALL SITE PLAN
SITE PLAN #	01
SHEET #	C3.0



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1	05/09/2023	CITY COMMENTS	JO

CARmax

STORE NO.: 4027

TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	1682
DATE	02/27/2023
SHEET TITLE	DETAILED SITE PLAN
SITE PLAN #	01
SHEET #	C3.1

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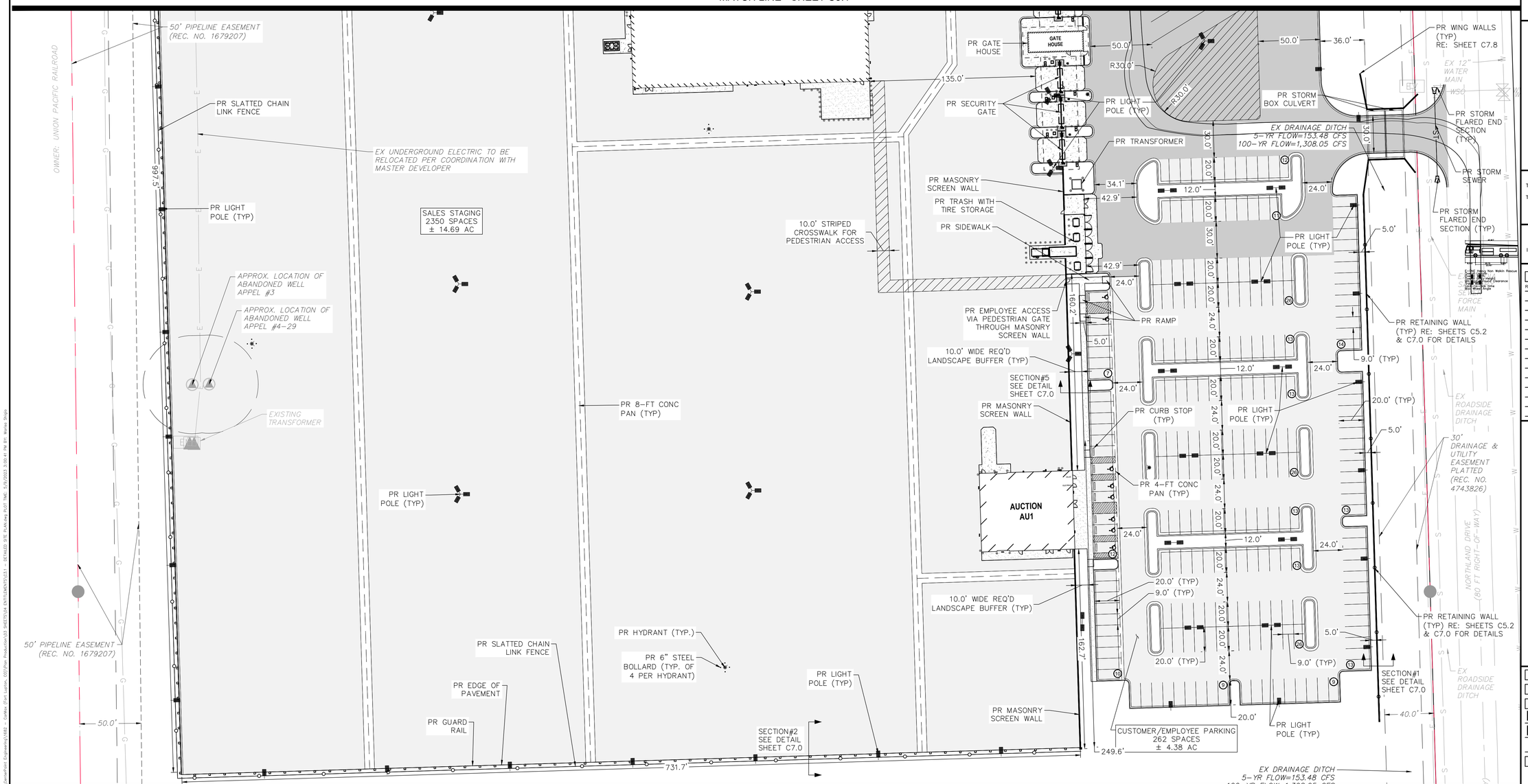
SITE PLAN LEGEND
PROPERTY LINE
PROPERTY LINE (OFFSITE)
LOT LINE
EXISTING RIGHT OF WAY
EXISTING EASEMENT
EXISTING BUILDING
EXISTING FENCE
EXISTING CURB & GUTTER
PROPOSED BUILDING
PROPOSED SITE WALL
PROPOSED CURB & GUTTER
PROPOSED GUARD RAIL
PROPOSED SLATTED CHAIN LINK
PROPOSED CONCRETE WALK
PROPOSED CONCRETE PAVEMENT
PROPOSED STANDARD DUTY ASPHALT PAVEMENT
PROPOSED HEAVY DUTY ASPHALT PAVEMENT

N

40' 0' 40' 80'

SCALE: 1" = 40'

MATCH LINE - SHEET C3.1



MATCH LINE - SHEET C3.3

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1	05/09/2023	CITY COMMENTS	JO

CARmax

STORE NO.: 4027

TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	1682
DATE	02/27/2023
SHEET TITLE	DETAILED SITE PLAN
SITE PLAN #	01
SHEET #	C3.2

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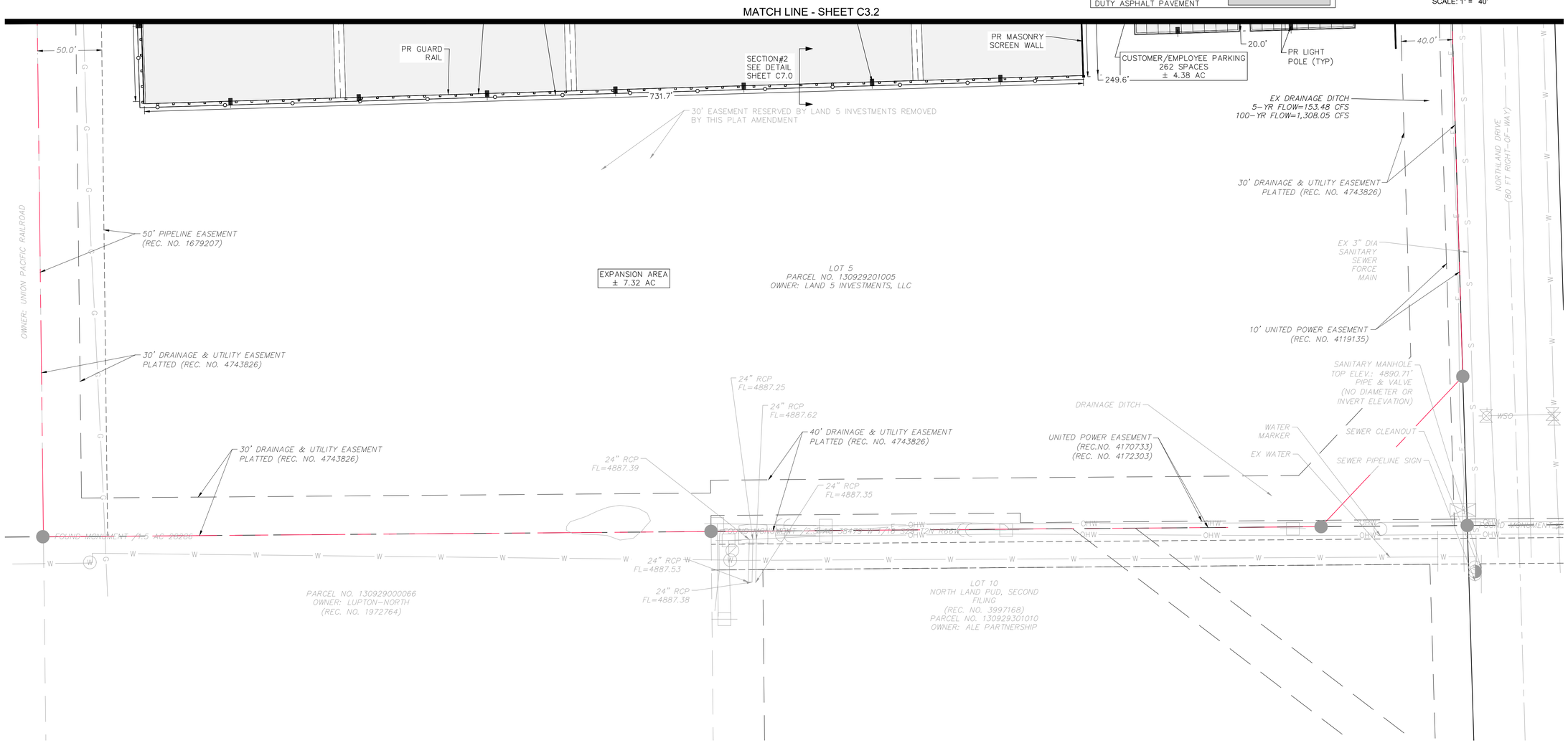

SITE PLAN LEGEND

PROPERTY LINE	
PROPERTY LINE (OFFSITE)	
LOT LINE	
EXISTING RIGHT OF WAY	
EXISTING EASEMENT	
EXISTING BUILDING	
EXISTING FENCE	
EXISTING CURB & GUTTER	
PROPOSED BUILDING	
PROPOSED SITE WALL	
PROPOSED CURB & GUTTER	
PROPOSED GUARD RAIL	
PROPOSED SLATTED CHAIN LINK	
PROPOSED CONCRETE WALK	
PROPOSED CONCRETE PAVEMENT	
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	
PROPOSED HEAVY DUTY ASPHALT PAVEMENT	

N

40' 0' 40' 80'

SCALE: 1" = 40'

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Civil Design | Land Planning
1626 COLE BLVD | SUITE 125 | LAKEWOOD, CO | 80401

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1	05/09/2023	CITY COMMENTS	JO

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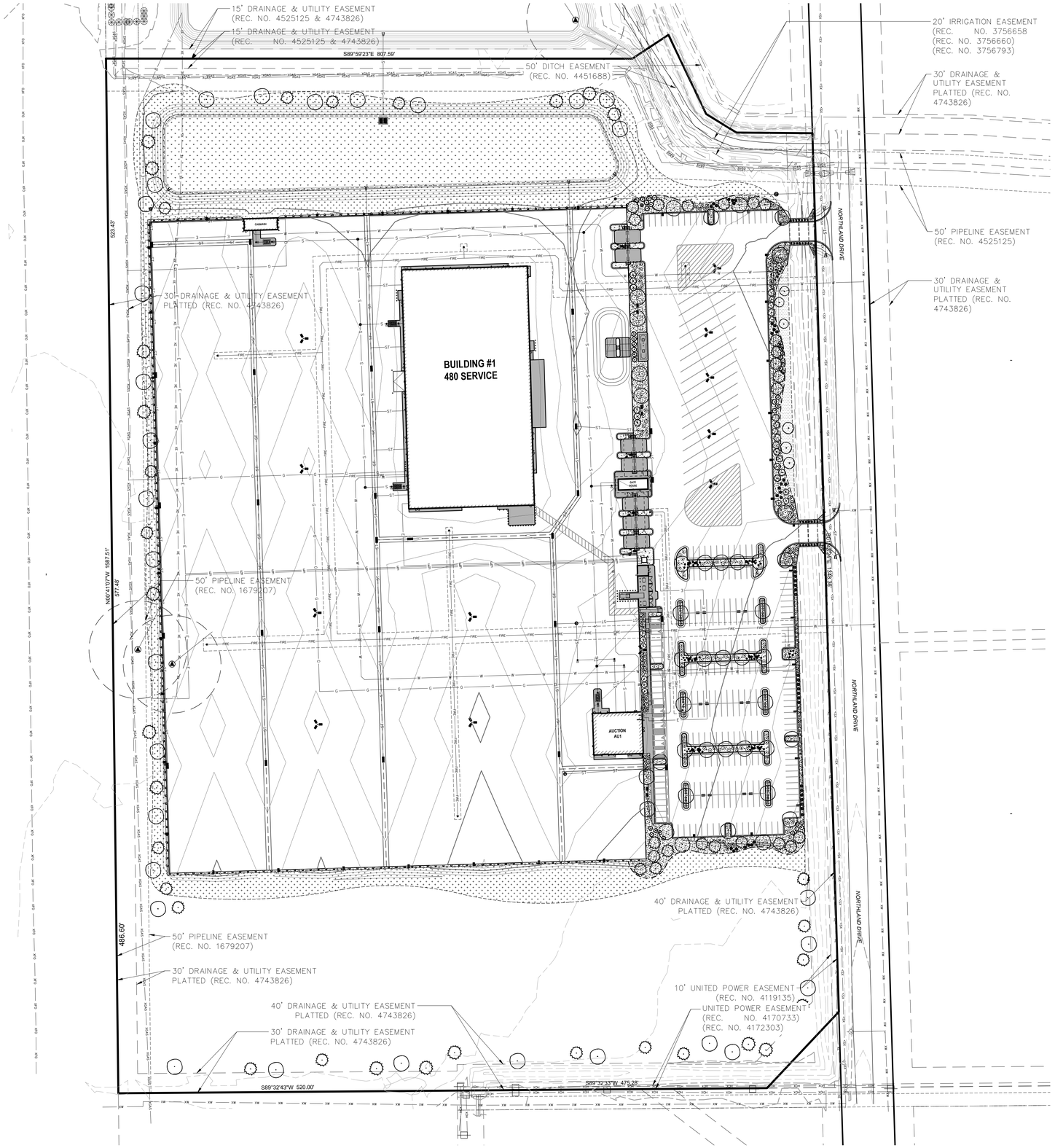
STORE NO.: 4027

TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	1682
DATE	02/27/2023
SHEET TITLE	DETAILED SITE PLAN
SITE PLAN #	01
SHEET #	C3.3

DWG NAME: Y:\Centerpoint Engineering\1682 - CarMax (Fort Lupton, CO)\Plan Production\03 SHEETS\04 ENTITLEMENTS\C3.1 - DETAILED SITE PLAN.dwg PLOT TIME: 5/9/2023 3:00:51 PM BY: Marlee Shoge



LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	BROADLEAF EVERGREEN SHRUBS
	ORNAMENTAL GRASS
	CONCRETE PAVING
	TEXAS HYBRID BLUEGRASS SOD
	ORGANIC MULCH
	ROCK MULCH
	NATIVE SEED - DRYLAND
	NATIVE SEED - DETENTION
	LANDSCAPE EDGING

SEVEN 29 DESIGN
LANDSCAPE ARCHITECTURE
PLANNING

CENTERPOINT ENGINEERING
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REV. NO	DATE	DESCRIPTION	BY
1	5/22/2023	CITY COMMENTS	CM

CARmax
STORE NO.: 4027
TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	22037
DATE	2/27/2023
SHEET TITLE	OVERALL LANDSCAPE PLAN
SITE PLAN #	01
SHEET #	L1.0

PLANT KEY

DECIDUOUS TREES	COMMON NAME
ACJR	AUTUMN BLAZE MAPLE
CASP	NORTHERN CATALPA
CEOC	WESTERN HACKBERRY
GIBI	AUTUMN GOLD GINKGO
GLTR	SHADEMASTER HONEYLOCUST
GLSK	SKYLINE HONEYLOCUST
GYDI	KENTUCKY COFFEETREE
PLAC	LONDON PLANE TREE
QUBU	TEXAS RED OAK
QUMA	BUR OAK
ULFR	FRONTIER ELM

EVERGREEN TREES	COMMON NAME
PIPU	COLORADO SPRUCE
PIPB	BAKERI SPRUCE
PIBB	BABY BLUE COLORADO SPRUCE
PINI	AUSTRIAN PINE
PIPO	PONDEROSA PINE

ORNAMENTAL TREES	COMMON NAME
ACGI	FLAME AMUR MAPLE
MASS	SPRING SNOW CRAB APPLE

BROADLEAF EVERGREENS	COMMON NAME
COCB	CORAL BEAUTY COTONEASTER

DECIDUOUS SHRUBS	COMMON NAME
AMGR	AUTUMN BRILLIANCE SERVICEBERRY
BETH	RED BARBERRY
CACL	BLUE MIST SPIREA
COKS	KELSEY`S DWARF RED TWIG DOGWOOD
COSE	RED TWIG DOGWOOD
PEAT	RUSSIAN SAGE
PHNA	DWARF NINEBARK
PRPB	PAWNEE BUTTES SAND CHERRY
RHAR	GRO-LOW FRAGRANT SUMAC
RHAA	AUTUMN AMBER SUMAC
RIAL	ALPINE CURRANT
SYVU	COMMON PURPLE LILAC

EVERGREEN SHRUBS	COMMON NAME
JUSA	ARCADIA JUNIPER
JUBU	BUFFALO JUNIPER
PIRH	RH MONTGOMERY SPRUCE
PIMS	SLOWMOUND MUGO PINE

ORNAMENTAL GRASS	COMMON NAME
CAKF	FEATHER REED GRASS
MIGR	MAIDEN GRASS
MIST	ZEBRA GRASS

SEE PLANT SCHEDULE ON SHEET L2.0 FOR QUANTITIES AND SIZES

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE		CONCRETE PAVING
	EVERGREEN TREE		TEXAS HYBRID BLUEGRASS SOD
	ORNAMENTAL TREE		ORGANIC MULCH
	DECIDUOUS SHRUBS		ROCK MULCH
	EVERGREEN SHRUBS		NATIVE SEED - DRYLAND
	BROADLEAF EVERGREEN SHRUBS		NATIVE SEED - DETENTION
	ORNAMENTAL GRASS		LANDSCAPE EDGING

N

0 40' 80'

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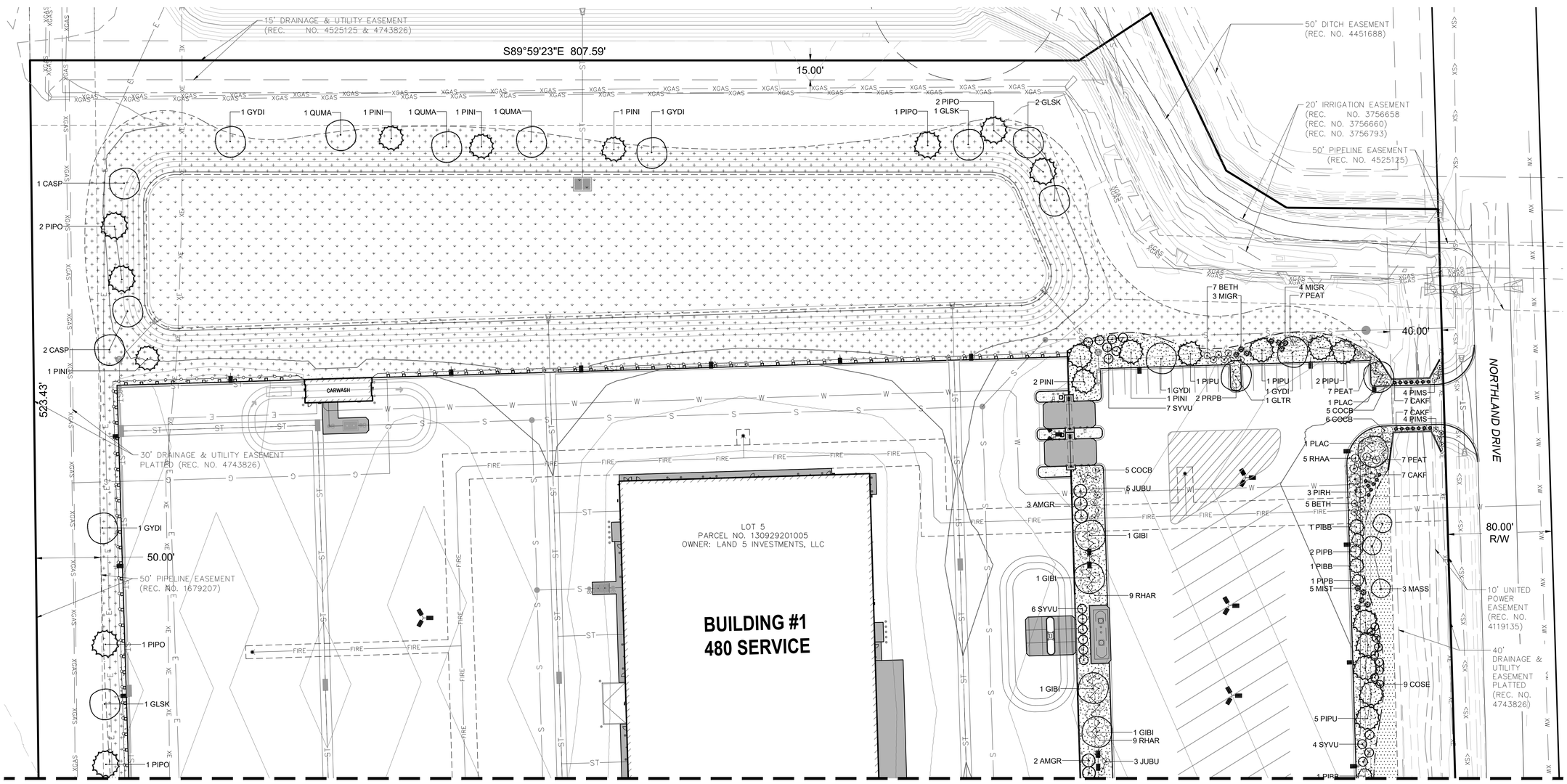

MATCH LINE - SHEET L1.2

SEVEN 29 DESIGN
LANDSCAPE ARCHITECTURE
PLANNING

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1	5/22/2023	CITY COMMENTS	CM

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STORE NO.: 4027

TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	22037
DATE	2/27/2023
SHEET TITLE	DETAILED LANDSCAPE PLAN
SITE PLAN #	01
SHEET #	L1.1

PLANT KEY

DECIDUOUS TREES	COMMON NAME
ACJR	AUTUMN BLAZE MAPLE
CASP	NORTHERN CATALPA
CEOC	WESTERN HACKBERRY
GIBI	AUTUMN GOLD GINKGO
GLTR	SHADEMASTER HONEYLOCUST
GLSK	SKYLINE HONEYLOCUST
GYDI	KENTUCKY COFFEETREE
PLAC	LONDON PLANE TREE
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SEE PLANT SCHEDULE ON SHEET L2.0 FOR QUANTITIES AND SIZES

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE		CONCRETE PAVING
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	ORNAMENTAL TREE		ORGANIC MULCH
	DECIDUOUS SHRUBS		ROCK MULCH
	EVERGREEN SHRUBS		NATIVE SEED - DRYLAND
	BROADLEAF EVERGREEN SHRUBS		NATIVE SEED - DETENTION
	ORNAMENTAL GRASS		LANDSCAPE EDGING

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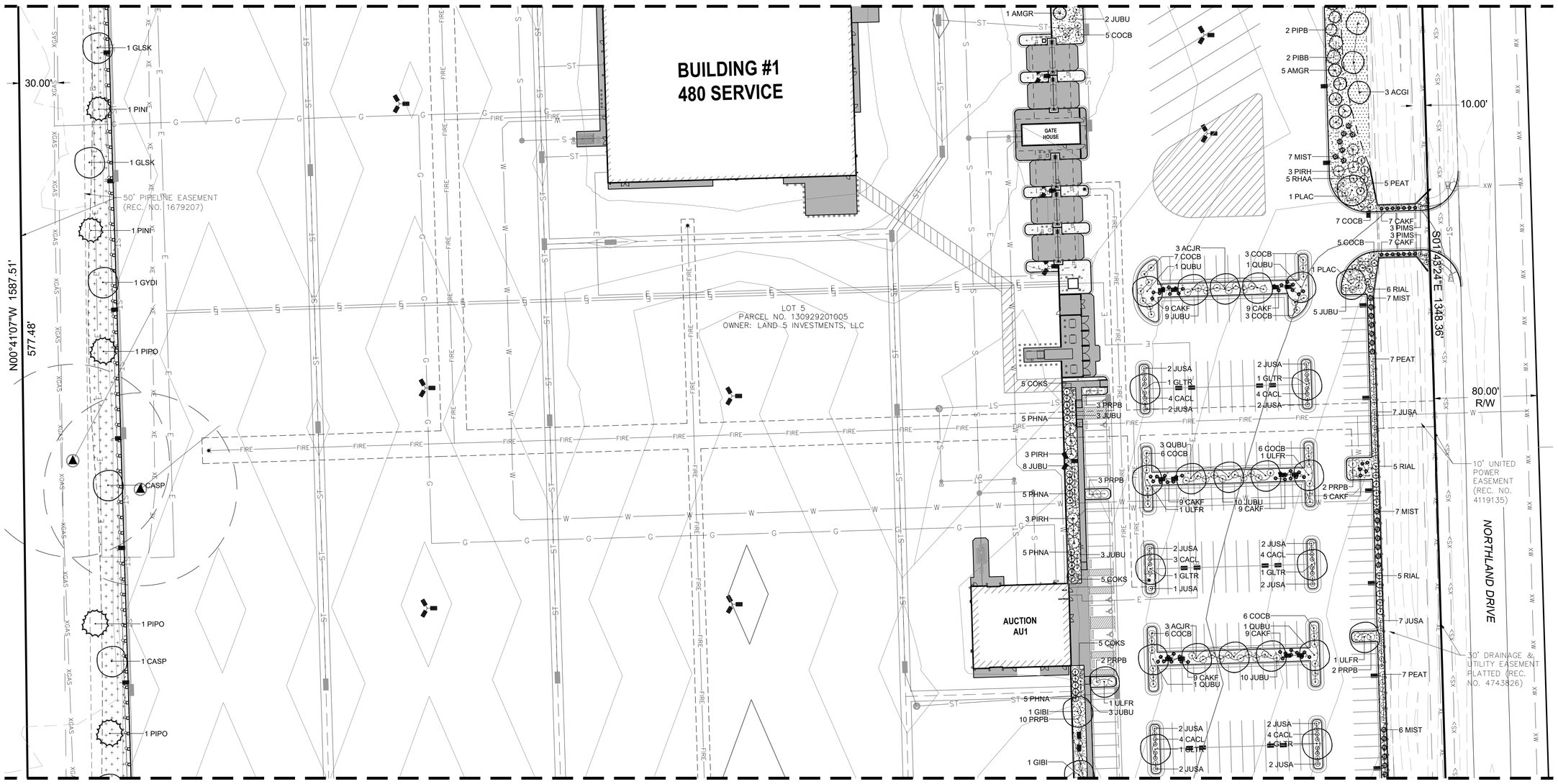
MATCH LINE - SHEET L1.1



MATCH LINE - SHEET L1.3

SEVEN 29 DESIGN
LANDSCAPE ARCHITECTURE
PLANNING

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1	5/22/2023	CITY COMMENTS	CM

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STORE NO.: 4027
TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	22037
DATE	2/27/2023
SHEET TITLE	DETAILED LANDSCAPE PLAN
SITE PLAN #	01
SHEET #	L1.2

PLANT KEY

DECIDUOUS TREES	COMMON NAME
ACJR	AUTUMN BLAZE MAPLE
CASP	NORTHERN CATALPA
CEOC	WESTERN HACKBERRY
GIBI	AUTUMN GOLD GINKGO
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SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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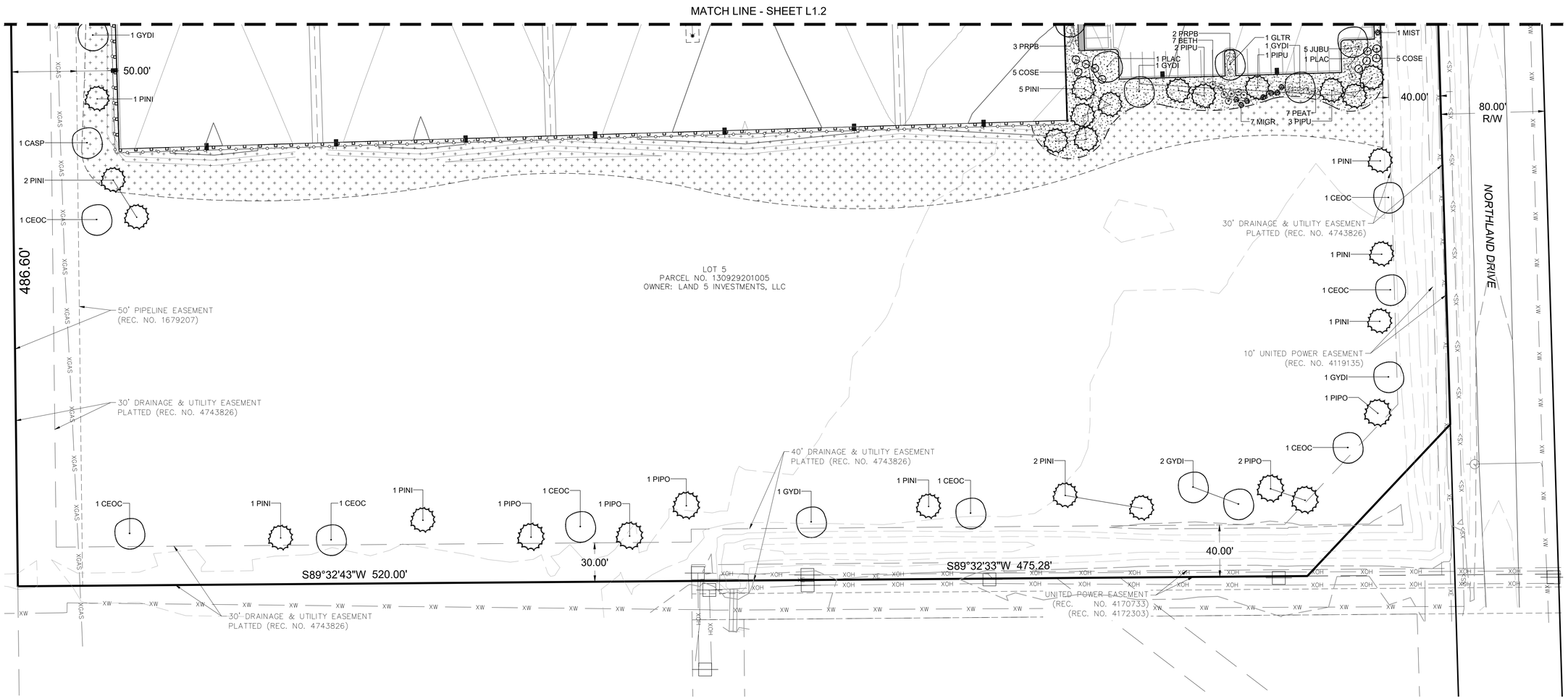

SEVEN 29° DESIGN
LANDSCAPE ARCHITECTURE
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STORE NO.: 4027

TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	22037
DATE	2/27/2023
SHEET TITLE	DETAILED LANDSCAPE PLAN
SITE PLAN #	01
SHEET #	L1.3

LANDSCAPE REQUIREMENTS

CATEGORY	UNIT	FORMULA	REQUIREMENT	PROVIDED
PERIMETER LANDSCAPE ADJACENT TO PUBLIC AND PRIVATE ROADS				
NORTHLAND DRIVE	REQUIREMENT OF 1 TREE / 40 LF NOT APPLIED DUE TO CONFLICTS WITH 10' UNITED POWER EASEMENT AND 40' DRAINAGE AND UTILITY EASEMENT LOCATED ADJACENT TO NORTHLAND DRIVE RIGHT-OF-WAY			
PERIMETER LANDSCAPE ADJACENT TO ABUTTING PROPERTY				
NORTH PROPERTY	807 LF	1 TREE / 60 LF	14	14
WEST PROPERTY	1,588 LF	1 TREE / 60 LF	27	27
SOUTH PROPERTY	995 LF	1 TREE / 60 LF	17	17
PARKING LOT LANDSCAPING				
PARKING SPACES	262	1 TREE / 8 SPACES	33	36
MULCH AREAS				
TOTAL MULCHED AREA	55,016 SF	ROCK MULCH AREA	19,946 SF	36%

LANDSCAPE NOTES

1. LANDSCAPING SHALL BE WATERED BY A PERMANANT UNDERGROUND IRRIGATION SYSTEM.

NATIVE SEED MIX - DRYLAND

AS SPECIFIED IN THE NORTH LAND PUD REGULATIONS AND DESIGN GUIDELINES

BOTANICAL NAME	COMMON NAME	PLS LBS / ACRE
POA COMPRESSA 'RUBENS'	RUBENS CANADA BLUEGRASS	20.00
AGROPYRON CRISTATUM 'EPHRAIM'	EPHRAIM CRESTED WHEATGRASS	18.00
FESTUCA OVINA	SHEEP FESCUE	15.00
AGROPYRON RIPARIUM 'SODAR'	SODAR STREAMBANK WHEATGRASS	15.00
BOUTELOUA GRACILIS 'HACHITA'	HACHITA BLUE GRAMA	12.00
GAILLARDIA ARISTATA	BLANKETFLOWER	0.10
LINUM LEWISII	BLUE FLAX	0.10
PENSTEMON SECUNDIFLORUS	ONE-SIDED PENSTEMON	0.10
PETALOSTEMUM PURPUREUM	PURPLE PRAIRIE CLOVER	0.10
SPHAERALCEA COCCINEA	SCARLET GLOBEMALLOW	0.10
	TOTAL PLS LBS / ACRE	80.5

NATIVE SEED MIX - DETENTION

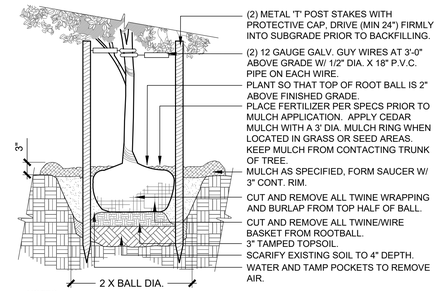
BOTANICAL NAME	COMMON NAME	PLS LBS / ACRE
PANICUM VIRGATUM	SWITCHGRASS	3.00
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	10.00
SPOROBOLIS AIROIDES	ALKALI SACATON	1.00
	TOTAL PLS LBS / ACRE	14.00

SEED RATE: RATES SHOWN ABOVE ARE AT DRILLED RATES. FOR BROADCAST APPLICATIONS THE RATE WILL NEED TO BE DOUBLED

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ACJR	6	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	B & B	2"CAL	
CASP	6	CATALPA SPECIOSA	NORTHERN CATALPA	15 GAL		
CEOC	8	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	B & B	2"CAL	
GIBI	6	GINKGO BILOBA `AUTUMN GOLD`	AUTUMN GOLD GINKGO	B & B	2"CAL	
GLTR	8	GLEDITSIA INERMIS `SHADEMASTER`	SHADEMASTER HONEYLOCUST	B & B	2"CAL	
GLSK	6	GLEDITSIA INERMIS `SKYLINE`	SKYLINE HONEYLOCUST	B & B	2"CAL	
GYDI	13	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2"CAL	
PLAC	6	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	B & B	2"CAL	
QUBU	7	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	2"CAL	
QUMA	3	QUERCUS MACROCARPA	BUR OAK	B & B	2"CAL	
ULFR	4	ULMUS X `FRONTIER`	FRONTIER ELM	B & B	2"CAL	
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
PIPU	15	PICEA PUNGENS	COLORADO SPRUCE	B & B		6-8`
PIPB	5	PICEA PUNGENS `BAKERI`	BAKERI SPRUCE	B & B		6-8`
PIBB	5	PICEA PUNGENS 'BABY BLUE'	BABY BLUE COLORADO SPRUCE	B & B		6-8`
PINI	25	PINUS NIGRA	AUSTRIAN PINE	B & B		6-8`
PIPO	16	PINUS PONDEROSA	PONDEROSA PINE	B & B		6-8`
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
ACGI	3	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	B & B		6` CLUMP
MASS	3	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2"CAL	
BROADLEAF EVERGREENS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		
COCB	70	COTONEASTER DAMMERI `CORAL BEAUTY`	CORAL BEAUTY COTONEASTER	5 GAL		
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		
AMGR	11	AMELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5 GAL		
BETH	19	BERBERIS THUNBERGII `ATROPURPUREA`	RED BARBERRY	5 GAL		
CACL	23	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5 GAL		
COKS	15	CORNUS SERICEA `KELSEYI`	KELSEY`S DWARF RED TWIG DOGWOOD	5 GAL		
COSE	19	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD	5 GAL		
PEAT	47	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL		
PHNA	20	PHYSOCARPUS OPULIFOLIUS `NANUS`	DWARF NINEBARK	5 GAL		
PRPB	29	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	5 GAL		
RHAR	18	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL		
RHAA	10	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	5 GAL		
RIAL	16	RIBES ALPINUM	ALPINE CURRANT	5 GAL		
SYVU	17	SYRINGA VULGARIS	COMMON PURPLE LILAC	5 GAL		
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		
JUSA	37	JUNIPERUS SABINA `ARCADIA`	ARCADIA JUNIPER	5 GAL		
JUBU	66	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	5 GAL		
PIRH	12	PICEA PUNGENS `RH MONTGOMERY`	RH MONTGOMERY SPRUCE	5 GAL		
PIMS	14	PINUS MUGO `SLOWMOUND`	SLOWMOUND MUGO PINE	5 GAL		
ORNAMENTAL GRASS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		
CAKF	94	CALAMAGROSTIS ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	5 GAL		
MIGR	14	MISCANTHUS SINENSIS `GRACILLIMUS`	MAIDEN GRASS	5 GAL		
MIST	33	MISCANTHUS SINENSIS `STRICTUS`	ZEBRA GRASS	5 GAL		

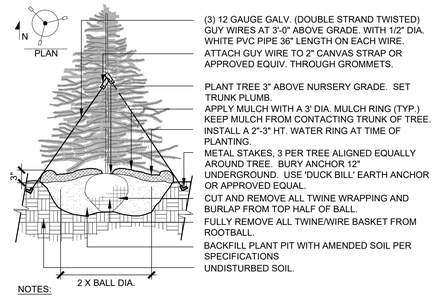
SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.



NOTES:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

1 DECIDUOUS TREE

1/2" = 1'-0" 329300-02



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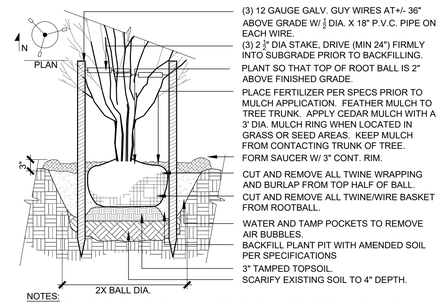
2 EVERGREEN TREE PLANTING

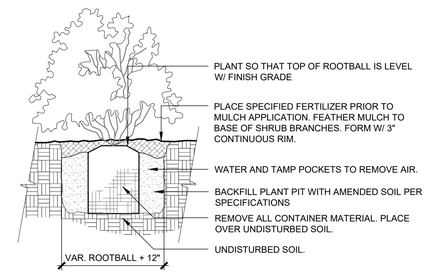
3/8" = 1'-0" 329300-03



NOTES:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

3 MULTI-STEM TREE PLANTING

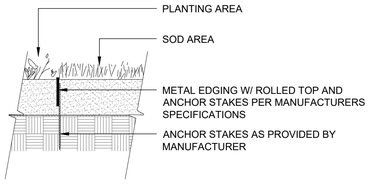
1/2" = 1'-0" 329300-04



NOTES:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

4 SHRUB / ORNAMENTAL GRASS PLANTING

1 1/2" = 1'-0" 329300-05



NOTE:
1. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS AT PERPENDICULAR ANGLE AND FLUSH W/ GRADES OF CONCRETE. ALL OVERLAPPING JOINTS TO BE SECURELY STAKED

5 LANDSCAPE EDGING

3/4" = 1'-0" 329300-07

SEVEN 29 DESIGN
LANDSCAPE ARCHITECTURE
PLANNING

CENTERPOINT ENGINEERING
Civil Design | Land Planning
1626 COLE BLVD | SUITE 125 | LAKEWOOD, CO | 80401

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.
CALL 811 FORTY-EIGHT HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CENTERPOINT ENGINEERING & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF CENTERPOINT ENGINEERING.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

REV. NO	DATE	DESCRIPTION	BY
1	5/22/2023	CITY COMMENTS	CM

CARmax
STORE NO.: 4027
TOWNSHIP 2 N, RANGE 66 W
FORT LUPTON, CO

PROJECT #	22037
DATE	2/27/2023
SHEET TITLE	LANDSCAPE NOTES AND DETAILS
SITE PLAN #	01
SHEET #	L2.0

Date: February 24, 2023

To: City of Fort Lupton
Planning and Building Department
130 South McKinley Avenue
Fort Lupton, Colorado 80621

From: North Land PUD, Design Review Board (DRB)
Lloyd Land, Shane Olson, Vern Burke

Attn: Todd Hodges, Director of Planning

RE: North Land PUD, Lots 5,6,7, 3rd Filing - CarMax Site Plan Review

At this time the DRB is approving the CarMax DRB Review (with comments) as substantially meeting the PUD's Design Guidelines based on their January 9, 2023 Intermediate Review Submittal.

We are recommending & approving CarMax's representative, Centerpoint Engineering to submit for City of Fort Lupton Site Plan Review to assure that the major elements of their Site Plan design & functional processes are not in conflict with any of the City's requirements.

The remaining, minor comments from North Land DRB can be addressed after confirming that City's requirements are being adequately addressed.

At this time I think the DRB can approve the Intermediate Review (with comments) and you guys could start pulling together your Site Plan submittal for the City review. In the meantime we can polish any rough spots in the above comments discussion.

Design Review Board (DRB) Comments to follow on separate page

Please call with any questions.

Vern Burke, for North Land PUD Design Review Board
12948 W 1st Dr
Lakewood, CO
303-884-5012

Design Review Board (DRB) Comments for the intermediate Review Approval:

Site Plan:

Car Carrier Parking. The decrease of adjacent car parking will help reduce potential conflict with loading and unloading activities. The additional length of loading/unloading zone behind carriers should be adequate to keep drive lanes clear. The additional number of carrier slots implies additional activity levels. Some additional screen wall sections and/or berming within the proposed landscape plantings may be desired to provide visual buffering during winter months when foliage coverage is at seasonal minimums. This could wait for city review as any additional screening can comfortably fit within your proposed landscape plan without major changes.

Employee /Customer Parking.
The changes shown look good. A retaining wall is noted at east side along the existing storm drain channel. Since this is part of landscape elements visible from the road, should this be a compatible material/color to the CMU screen wall & Auction building beyond? Please provide larger scale section/ elevation detail at next submittal.

Production Building
The north/south flip of floor plan orientation has improved pedestrian access to & from the C&S parking areas. Foot traffic between security fence and building enclosure still seems ambiguous & perhaps precarious? Simple paint striping for cross walks perhaps could address this issue.

Outdoor Storage/ Staging
It has been assumed this is all asphalt paving, but only notation found was for the concrete drain pans, please confirm. Lane striping could also be used for general organization to align storage groupings and vehicle drive lanes. DRB can defer to the City's plan review for their opinion on this issue. Heavy Duty Pavement is noted at car carrier lot, Ils this concrete or asphalt?

Free Standing Equipment.
There are a few unidentified pieces of equipment shown outside of buildings. (Per Design Guidelines) Exposure of these to public views should be minimized wherever possible by screening or coloration to blend with background finishes. However, proper function of any equipment should not be compromised in the process.

Trash Enclosure. The location shift to the south, away from direct visual exposure to entry drive is a positive move. The east elevation of this area does not shown on the building elevations and should be developed with enlarged plan and details in subsequent submittals.

Perimeter Fencing
Vinyl coated chain link fencing with privacy slats can be approved for the perimeter north, west, & south sides of the car storage & staging lots. Unless it is a corporate standard, we would question the use of black as the finish color in this location. Black can be a recessive, background color in more built-up, urban environments. However, on our open high plains environment, solar radiation can often be intense and dark colors, especially black, are prone to increased degradation & durability issues. The lighter tones of brown or tan colors would seem to have some advantages here and could blend with the arid background more appropriately. An example of this would be the many oil field equipment installations seen throughout the county. Perhaps a fence mock-up at the time of construction could be used to facilitate final color decision making. Please provide manuf. specs, cut sheets, mat'l sample at future submittal.

Site Lighting. The DRB would defer comments on this subject to time of City's Site Plan review. Specific luminaire cut sheet information and pole mounting heights by location should be part of future submittal.

Enlarged Plans/Details. These are normal architectural drawings that would be generated in the normal process of design development and will be needed for specific areas of the Site Plan at next submittal. Those areas would include the Trash & Tire Enclosure mentioned above, Guard/Gate House Plan, Vehicle Gate(s) (small, large, typical ?), and other areas of interest?

Landscape Plans. These appear adequate, however DRB will defer detailed review until time of City submittal.

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
CarMax Site Plan
Project No. SPR2023-001

Facing: East on Northland Drive

I, Abigail Bartalo hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 20 day of June, 2022. 2023

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Abigail Bartalo, this 20th day of June, 2022. 2023 Witness my hand and seal.

My commission expires 8-28-2023.

Notary Public

STACEY TOLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194033123
MY COMMISSION EXPIRES AUGUST 28, 2023

(SEAL)

City Council Meeting
Date: July 5, 2023
Staff: Magaly Morales-Tejada, Planner I

AM 2023-107
Public Hearing☐

SUBJECT FOR DISCUSSION

Approve a Resolution Accepting a Final PUD Plat known as the North Land PUD Third Filing, Amendment No. 1

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The applicant, Land 5 Investments, LLC, has resubmitted a final PUD plat, known as the North Land PUD Third Filing, Amendment No. 1 ("PUD Plat"), for the City Council's consideration. The Subdivision is located south and adjacent to County Road 18, and east and adjacent to the Union Pacific Railroad right-of-way. This third filing constitutes the northern most portion of the North Land PUD, which was annexed as the North Land Annexation No. 3 in 2009, and zoned PUD in 2011. The plat is meant to replace the previously approved North Land PUD Third Filing, which was brought before City Council on March 17, 2020.

This amendment will combine 3 vacant parcels, Lots 5, 6 and 7 into one single 39.22 acre parcel, as well as vacate a reservation for a railroad easement and add an outlot for a detention pond.

The Applicant has paid all applicable land use application fees and is covering ongoing review expenses.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

ALTERNATIVES/OPTIONS

The City Council has the following four options for each request:

a) Approve the proposed resolution
b) Approve the proposed resolution with conditions
c) Continue the hearing for additional information or further study
d) Deny the proposed resolution

STAFF RECOMMENDATIONS

Staff recommends conditional approval of the North Land PUD Third Filing, Amendment No. 1 with conditions as listed on the proposed resolution.

Attachments:

a. Proposed Resolution
b. Staff Report
c. Project Narrative
d. Final Plat

Certification of Council Approval:

Ordinance No. _____
Resolution No. _____

_____ City Clerk

_____ Date

RESOLUTION NO. 2023Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING A FINAL PUD PLAT, KNOWN AS THE NORTH LAND PUD THIRD FILING, AMENDMENT NO. 1, LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, Land 5 Investments LLC ("Applicant") have applied for approval of a Final PUD Plat known as the North Land PUD Third Filing, Amendment No. 1; and

WHEREAS, the Fort Lupton City Council held a public meeting to consider and review the request for a final PUD plat, known as the North Land PUD Third Filing, Amendment No.1 ("Final PUD Plat") on July 5, 2023; and

WHEREAS, after review of the application and supporting information, the City Council finds that the Final PUD Plat is in conformance with the Colorado Revised Statutes, City codes and polies, and Comprehensive Plan adopted by the City; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, and analysis of referral and staff comments, the City hereby approves the North Land PUD Third Filing, Amendment No. 1 with the following conditions:

I. Prior to recording the Final PUD Plat:

A. Any redline comments provided by staff shall be made to the Final PUD Plat.
B. It shall be noted that the detention pond in Outlot A shall be maintained by the North Land Metropolitan District.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 5th DAY OF JULY 2023.

City of Fort Lupton, Colorado

_____
Zo Hubbard, Mayor

Attest:

_____
Maricela Peña,
City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

North Land PUD
Filing 3 - Amendment 1
2023 Submittal Narrative

This amendment to the 3rd Filing of North Land PUD, will consist of combining 3 parcels into a single parcel of 39.22 acres & vacating unused easements.

These 3 parcels, Lots 5, 6, & 7, are contiguous, vacant lots on the west side of North Land Drive, 400 yards south of Weld County Road 18, just east of the Union Pacific railroad tracks.

This property is currently under contract commitment for sale to CarMax Superstores. Proposed Plat Amendment will eliminate a Reservation of Easement by original developer, and unused interior Utility Easements that are part of the current Plat with multiple separate lots, but unnecessary with single ownership of larger parcel.

There will be no change to the location of the exterior perimeter border lines or total size of property. There is no change to existing zoning, or roads, utility service lines. There is no change to the remainder of the current 3rd Filing. Therefore this proposed amendment is still compatible with Fort Lupton's comprehensive plan as is the current 3d Filing Final Plat.

The new owner has proposed development that involves the construction of a CarMax Auction/Production Facility for automobile type vehicle reconditioning, and auction activities with outdoor storage\staging. A detailed description of the proposed development is available with the CarMax Site Plan submittal which is being reviewed on a parallel track.

The North Land Design Review Board (DRB) has been reviewing the proposed development submittals by CarMax design team headed by Centerpoint IS, and as required by the PUD Regulations. The plans submitted to date to the DRB have be approved as to general form and substance, with only minor details yet to be worked out. Therefore the DRB has determined that in regards to the North Land PUD Regulations and Design Guidelines, their plans are in compliance with applicable PUD standards & criteria.

Vern Burke, Architect for the North Land PUD Design Review Board. 03/20/23

Please call with any questions,

Vern Burke
12948 W 1st Dr
Lakewood, CO 80228
303-884-5012

NORTH LAND PUD THIRD FILING, AMENDMENT NO. 1

PROJECT NO. FPL2023-002

Part of the Northwest 1/4 of Section 29,
Township 2 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 3

DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO, LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29 TO BEAR NORTH 89°35'09" EAST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE SOUTH 00°32'26" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 2634.25 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29 ALSO BEING THE NORTHEAST CORNER OF TRACT A, NORTH LAND PUD SECOND FILING, PHASE 1 AS SHOWN ON THE PLAT RECORDED FEBRUARY 20, 2014 AS RECEPTION NO. 3997168 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 89°32'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID NORTH LAND PUD SECOND FILING, PHASE 1, A DISTANCE OF 1322.03 FEET TO THE CENTER-WEST 1/16 CORNER OF SAID SECTION 29, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10, NORTH LAND PUD SECOND FILING, PHASE 1; THENCE SOUTH 89°32'29" WEST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 520.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 00°41'21" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2635.77 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89°35'09" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 319.31 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 15, 1980 AS RECEPTION NO. 1838916 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°54'55" EAST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 226.69 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°55'17" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 209.17 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 01°52'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 227.98 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89°35'09" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 1324.19 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 110.55 ACRES, MORE OR LESS.

EXCEPTING THEREFROM ROAD RIGHT-OF-WAY FOR COUNTY ROAD 18 AND NORTH LAND DRIVE AS DEDICATED BY THE PLAT OF NORTH LAND PUD THIRD FILING

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LAND 5 INVESTMENTS, LLC, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF NORTH LAND PUD THIRD FILING, AMENDMENT NO. 1, AND DO HEREBY DEDICATE TO THE CITY OF FORT LUPTON AND ITS LICENSEES FOR PUBLIC USE FOREVER ALL STREETS, ALLEYS, TRACTS, AND UTILITY EASEMENTS AS INDICATED HEREON. IN COMPLIANCE WITH THE CITY OF FORT LUPTON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20____.

OWNERS: LAND 5 INVESTMENTS, LLC

_____
LLOYD L. LAND – PRESIDENT

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY _____

ON THIS _____DAY OF_____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT LAND 5 INVESTMENTS, LLC.

BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20____.

OWNERS: LAND 5 INVESTMENTS, LLC

_____
LLOYD L. LAND – PRESIDENT

STATE OF COLORADO }
COUNTY OF WELD } SS

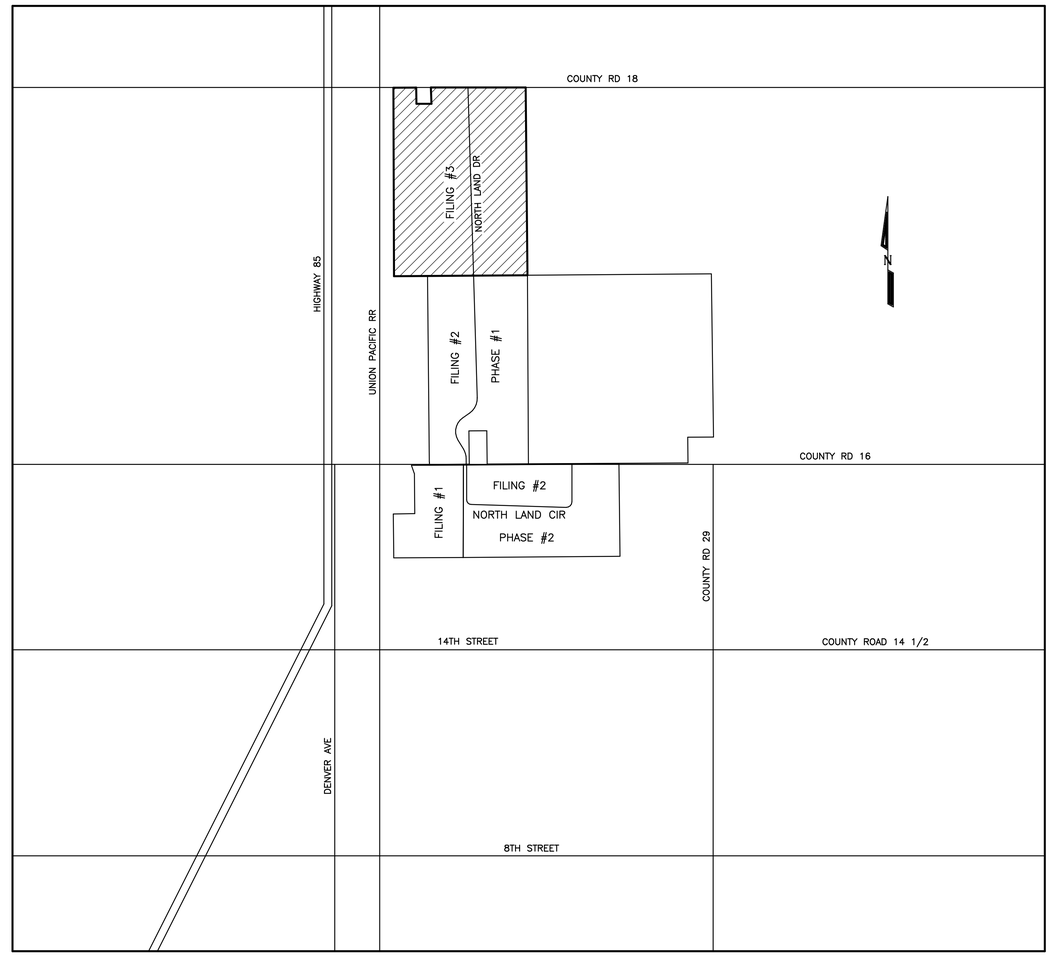
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY _____

ON THIS_____DAY OF_____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC



VICINITY MAP: 1" = 1000'

CITY ENGINEER'S APPROVAL:

APPROVED THIS ___ DAY OF _____, 20__.

_____
CITY ENGINEER

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED

BY RESOLUTION NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____ A.D., 20 __ AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CITY ADMINISTRATOR'S APPROVAL:

APPROVED THIS ___ DAY OF _____, 20__.

_____
CITY ADMINISTRATOR

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ___ DAY OF _____, 20__.

_____
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S IMPROVEMENT CERTIFICATE:

I HEREBY CERTIFY THAT, ON THE DATE SHOWN, A FIELD SURVEY WAS CONDUCTED UNDER MY SUPERVISION OF THE ABOVE-DESCRIBED PROPERTY, AND THAT ALL BUILDING IMPROVEMENTS, EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME ARE CORRECTLY SHOWN ON THE ABOVE PLAT. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS BY AND/OR ON THIS PROPERTY, UNLESS OTHERWISE NOTED.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH LAND PUD THIRD FILING, AMENDMENT NO. 1, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

NOTES:

1) BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST IS ASSUMED TO BEAR NORTH 89°35'09" EAST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

7) TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF FORT LUPTON FOR USE AS A UTILITY TRACT FOR A SANITARY PUMP STATION.

UTILITY MAINTENANCE STATEMENT:

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

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: JUNE 22, 2023
REVISIONS:			
JOB NO: 23-			

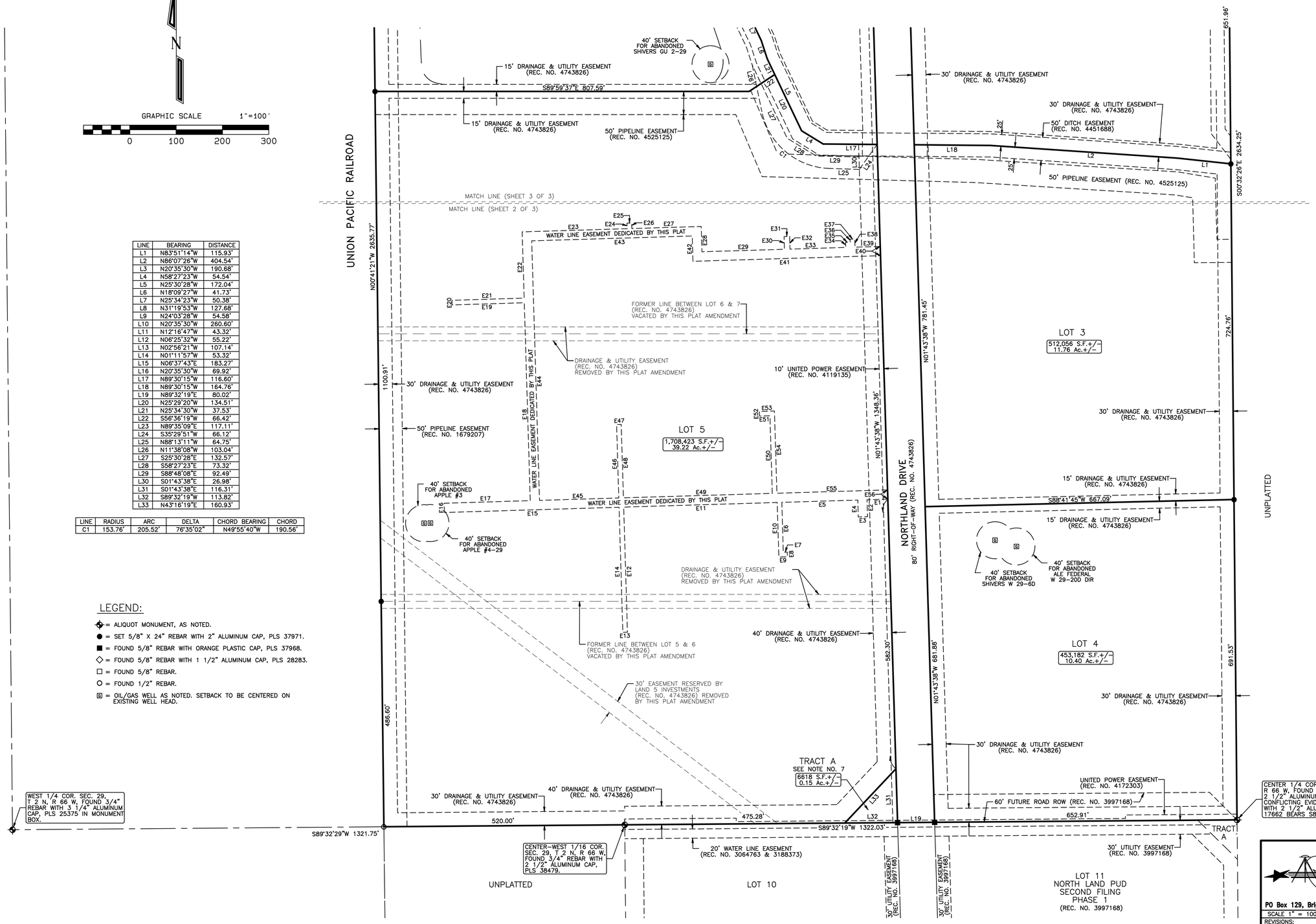
FILE: Z:\N – P\North Land PUD\THIRD FILING, AMENDMENT NO. 1\FILING 3_AMENDMENT NO. 1_REV06122023.pro

NORTH LAND PUD THIRD FILING, AMENDMENT NO. 1

PROJECT NO. FPL2023-002

Part of the Northwest 1/4 of Section 29,
Township 2 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 2 of 3



LINE	BEARING	DISTANCE
L1	N83°51'14"W	115.93'
L2	N86°07'26"W	404.54'
L3	N20°35'30"W	190.68'
L4	N58°27'23"W	54.54'
L5	N25°30'28"W	172.04'
L6	N18°09'27"W	41.73'
L7	N25°34'23"W	50.38'
L8	N31°19'53"W	127.68'
L9	N24°03'28"W	54.58'
L10	N20°35'30"W	260.60'
L11	N12°16'47"W	43.32'
L12	N06°25'32"W	55.22'
L13	N02°56'21"W	107.14'
L14	N01°11'57"W	53.32'
L15	N06°37'43"E	183.27'
L16	N20°35'30"W	69.92'
L17	N89°30'15"W	116.60'
L18	N89°30'15"W	164.76'
L19	N89°32'19"E	80.02'
L20	N25°29'20"W	134.51'
L21	N25°34'30"W	37.53'
L22	S56°36'19"W	66.42'
L23	N89°35'09"E	117.11'
L24	S35°29'51"W	66.12'
L25	N88°13'11"W	64.75'
L26	N11°38'08"W	103.04'
L27	S25°30'28"E	132.57'
L28	S58°27'23"E	73.32'
L29	S88°48'08"E	92.49'
L30	S01°43'38"E	26.98'
L31	S01°43'38"E	116.31'
L32	S89°32'19"W	113.82'
L33	N43°16'19"E	160.93'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	153.76'	205.52'	76°35'02"	N49°55'40"W	190.56'

LINE	BEARING	DISTANCE
E1	S88°16'36"W	44.90'
E2	S01°45'01"E	36.49'
E3	S88°16'36"W	20.00'
E4	N01°45'01"W	36.49'
E5	S88°16'36"W	152.79'
E6	S01°43'24"E	107.74'
E7	N88°16'36"E	8.50'
E8	S01°43'24"E	10.00'
E9	S88°16'36"W	18.50'
E10	N01°43'24"W	117.74'
E11	S88°16'36"W	321.91'
E12	S01°43'24"E	270.07'
E13	S88°16'36"W	10.00'
E14	N01°43'24"W	270.07'
E15	S88°16'36"W	377.08'
E16	N01°43'24"W	20.00'
E17	N88°16'36"E	185.85'
E18	N01°43'24"W	427.39'
E19	S88°16'36"W	155.90'
E20	N01°43'24"W	10.00'
E21	N88°16'36"E	155.90'
E22	N01°43'24"W	143.11'
E23	N88°16'35"E	226.84'
E24	N01°43'25"W	12.01'
E25	N88°16'35"E	10.00'
E26	S01°43'25"E	12.01'
E27	N88°16'35"E	149.83'
E28	S01°43'24"E	54.62'
E29	N88°16'36"E	178.20'
E30	N01°43'24"W	27.38'
E31	N88°16'36"E	12.00'
E32	S01°43'24"E	27.38'
E33	N88°16'36"E	120.36'
E34	N01°43'24"W	11.00'
E35	N88°16'36"E	10.00'
E36	N01°43'24"W	6.67'
E37	N88°16'36"E	10.00'
E38	S01°43'24"E	17.67'
E39	N88°16'36"E	54.46'
E40	S01°43'38"E	20.00'
E41	S88°16'36"W	405.02'
E42	N01°43'24"W	54.62'
E43	S88°16'35"W	346.67'
E44	S01°43'24"E	560.50'
E45	N88°16'36"E	171.23'
E46	N01°43'24"W	158.65'
E47	N88°16'36"E	10.00'
E48	S01°43'24"E	158.65'
E49	N88°16'36"E	321.53'
E50	N01°43'24"W	167.62'
E51	S88°16'35"W	22.54'
E52	N01°43'24"W	10.00'
E53	N88°16'36"E	32.54'
E54	S01°43'24"E	177.62'
E55	N88°16'36"E	238.96'
E56	S01°43'38"E	20.00'

LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED.
- ● = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.
- ■ = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 37968.
- ◇ = FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP, PLS 28283.
- □ = FOUND 5/8" REBAR.
- ○ = FOUND 1/2" REBAR.
- ⊡ = OIL/GAS WELL AS NOTED. SETBACK TO BE CENTERED ON EXISTING WELL HEAD.

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100' | DRAWN BY: CDH | CHECKED BY: MJH | DATE: JUNE 22, 2023
REVISIONS:
JOB NO: 23-

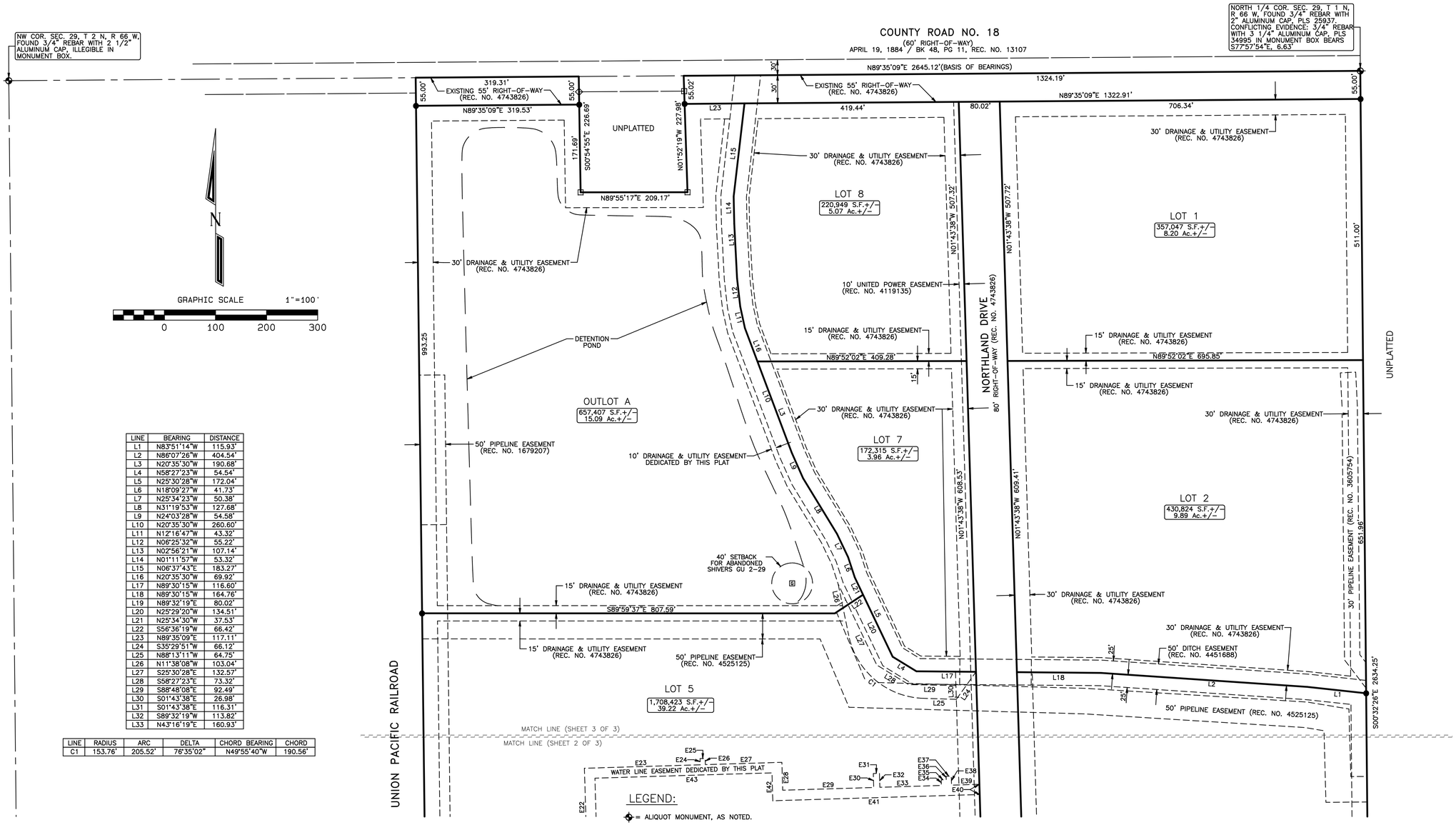
FILE: Z:\N - P\North Land PUD\THIRD FILING, AMENDMENT NO. 1\FILING 3_AMENDMENT NO. 1_REV06122023.pro

NORTH LAND PUD THIRD FILING, AMENDMENT NO. 1

PROJECT NO. FPL2023-002

Part of the Northwest 1/4 of Section 29,
Township 2 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 3 of 3



LINE	BEARING	DISTANCE
L1	N83°51'14"W	115.93'
L2	N86°07'26"W	404.54'
L3	N20°35'30"W	190.68'
L4	N58°27'23"W	54.54'
L5	N25°30'28"W	172.04'
L6	N18°09'27"W	41.73'
L7	N25°34'23"W	50.38'
L8	N31°19'53"W	127.68'
L9	N24°03'28"W	54.58'
L10	N20°35'30"W	260.60'
L11	N12°16'47"W	43.32'
L12	N06°25'32"W	55.22'
L13	N02°56'21"W	107.14'
L14	N01°11'57"W	53.32'
L15	N06°37'43"E	183.27'
L16	N20°35'30"W	69.92'
L17	N89°30'15"W	116.60'
L18	N89°30'15"W	164.76'
L19	N89°32'19"E	80.02'
L20	N25°29'20"W	134.51'
L21	N25°34'30"W	37.53'
L22	S56°36'19"W	66.42'
L23	N89°35'09"E	117.11'
L24	S35°29'51"W	66.12'
L25	N88°13'11"W	64.75'
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LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
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LEGEND:

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PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: JUNE 22, 2023
REVISIONS:			
JOB NO: 23-			

FILE: Z:\N - P\North Land PUD\THIRD FILING, AMENDMENT NO. 1\FILING 3_AMENDMENT NO. 1_REV06122023.pro

City Council Meeting
Date: July 5, 2023
Staff: Monty Schuman,
Recreation Director

AM 2023-105
Public Hearing☐

SUBJECT FOR DISCUSSION

Authorizing Adolfson & Peterson Construction to Proceed with Contracting and Procuring Subs and Material Based on the Initial Gross Maximum Price (IGMP) Based on the 100% Design Drawings (DD) and 50% Construction Drawings (CD) for an Amount not to Exceed $6,467,483.00

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Since A & P Construction was retained to be the CM/GC, they have secured bids/pricing on the hard to secure trades and long lead time supplies. This will enable the project to keep moving forward and hopefully not lead to the delays that many other projects have experienced. This amount is based on approximately 60 % of the construction project. The main trades included are concrete, metals (steel), pool specialties, fire suppression, plumbing, HVAC, electrical, earthwork and utilities. The department has first-hand knowledge on HVAC lead times as we have experience 11-week delays on recent purchases. By getting these subs and supplies order, it will keep the 11 months build out on schedule. A & P received multiple bids on each project area. Once 100% CDs are completed A&P will bid out the remaining trades and materials for the Final Gross Maximum Price (GMP) which we will bring as an amendment to this agreement. Each month construction prices have continued to increase due to difficulties in securing materials and staff. Some of the specialties trade (aquatics) are very difficult to obtain and securing them early on will greatly influence the timeline and finished product.

FINANCIAL CONSIDERATIONS

This amount is to come out of the bond proceeds and would come out of the Recreation Center Expansion Budget.

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

ALTERNATIVES/OPTIONS

We could wait until the 100% CD are completed and get the pricing for the GMP at that time, but could run the risk of higher prices, longer lead times and difficulty getting some trades.

STAFF RECOMMENDATIONS

We recommend to authorize Adolfson & Peterson Construction to proceed with contracting and procuring subs and material based on the Initial Gross Maximum Price (IGMP) based on the 100% DD's and 50% CD drawings for an amount not to exceed $6,467,483.00.

Attachments: a. Project Summary sheet

Certification of Council Approval:
Ordinance No. _____
Resolution No. _____

_____ City Clerk

_____ Date

75 YEARS ap Adolfson & Peterson Construction

797 Ventura Street, Aurora, CO 80011

Project: REC23 - Fort Lupton Recreation Center Addition and Renovation DDs
Owner: Fort Lupton
Architect: Perkins & Will

Project Summary Sheet - Estimated Cost of the Work

		IGMP	Building	Sitework	Subtotal
Division #0	Procurement and Contracting Requirements	$0	$343,490	$85,873	429,363
Division #1	General Requirements	$0	$217,233	$4,195	221,428
Division #2	Existing Conditions	$0	$113,618	$81,879	195,497
Division #3	Concrete	$1,356,534	$1,356,534	$0	1,356,534
Division #4	Masonry	$0	$163,910	$0	163,910
Division #5	Metals	$579,935	$579,935	$0	579,935
Division #6	Wood, Plastics, and Composites	$0	$167,051	$0	167,051
Division #7	Thermal and Moisture Protection	$0	$715,974	$0	715,974
Division #8	Openings	$0	$477,483	$0	477,483
Division #9	Finishes	$0	$775,652	$1,500	777,152
Division #10	Specialties	$0	$104,197	$1,500	105,697
Division #11	Equipment	$0	$52,235	$0	52,235
Division #12	Furnishings	$0	$15,000	$0	15,000
Division #13	Special Construction Pool	$1,189,435	$1,189,435	$0	1,189,435
Division #14	Conveying Equipment	$0	$0	$0	0
Division #21	Fire Suppression	$128,095	$128,095	$0	128,095
Division #22	Plumbing	$361,860	$361,860	$0	361,860
Division #23	Heating, Ventilating and Air Conditioning	$792,860	$792,860	$0	792,860
Division #25	Integrated Automation	$0	$0	$0	0
Division #26	Electrical	$779,158	$779,158	$0	779,158
Division #27	Communications	$0	$79,998	$0	79,998
Division #28	Electronic Safety and Security	$0	$52,500	$0	52,500
Division #31	Earthwork	$594,563	$0	$594,563	594,563
Division #32	Exterior Improvements	$0	$0	$261,396	261,396
Division #33	Utilities	$117,291	$0	$117,291	117,291
	Subtotal	$5,899,731	$8,466,219	$1,148,197	$9,614,416
	Utility Tap & Devel. Fees	$0	$0	$0	By Owner
	Permit Allowance	$0	$0	$0	By Owner
	Use Tax	$0	$0	$0	N/A
	Design Contingency	$0	$145,187	$19,690	164,877
	Estimate Contingency	$0	$145,187	$19,690	164,877
	Construction Contingency	$168,624	$241,978	$32,817	274,795
	Builders Risk Insurance	$14,159	$20,319	$2,756	23,075
	Comprehensive General Liability Insurance	$80,939	$116,149	$15,752	131,902
	Sub Default Insurance	$71,328	$102,357	$13,882	116,238
	Performance and Payment Bond	$47,215	$67,754	$9,189	76,943
	Escalation Allowance	$0	$96,791	$13,127	109,918
	Contractors Fee	$185,486	$266,176	$36,099	302,275
	Preconstruction Services	$0	$11,007	$1,493	12,500
	Estimated Cost of Construction	**$6,467,483**	**$9,679,125**	**$1,312,692**	**$ 10,991,816**

work - procured

CD DD - 100%

City Council Meeting
Date: July 5, 2023
Staff: Mari Peña, City Clerk

AM 2023-109
Public Hearing☐

SUBJECT FOR DISCUSSION

Approving a Resolution Setting a Booth Fee for City Events

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The City has historically been collecting the following booth fees for events:
$0 Non-Profit Information Only
$20 Non-Profit or Youth Related Group
$30 Fort Lupton Chamber Member Sales
$50 Business (Food, Non food or Information)

Due to the difficulty of tracking and ensuring continuity among our various city-sponsored events, staff is requesting the following set booth fees for city sponsored events:

- $0 for organizations that have been awarded a 501-C classification by the IRS and are in Good Standing as confirmed by the Colorado Secretary of State.
- $20 for all other organizations/individuals

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

None.

ALTERNATIVES/OPTIONS

1. Approve the Fee Schedule
2. Deny the Fee Schedule
3. Request staff to gather more information on Fees.

STAFF RECOMMENDATIONS

Staff seeks approval of the fee schedule.

Attachments: a. Proposed Resolution

Certification of Council Approval:
Ordinance No. _____
Resolution No. _____

_____ City Clerk

_____ Date

RESOLUTION NO. 2023Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FEE SCHEDULE FOR BOOTH FEES FOR CITY EVENTS

WHEREAS, the City has historically been charging various booth fees for City events; and

WHEREAS, it has been determined that set fees should be established to create continuity among our various city-sponsored event

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approve the following booth fee schedule effective July 5, 2023 for the City of Fort Lupton:

- $0 for organizations that have been awarded a 501-C classification by the IRS and are in Good Standing as confirmed by the Colorado Secretary of State.
- $20 for all other organizations/individuals.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 5th DAY OF JULY 2022.

City of Fort Lupton, Colorado

_____

Zo Hubbard, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

Upcoming Events

July 7 & 8, 2023	City Wide Yard Sales
August 1, 2023	National Night Out Koshio Park- 1st Street and McKinley Ave. 5:00-8:00 p.m.