



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson

Kathy Kvasnicka
Paul Witmer

Jimmy Dominguez
Shannon Rhoda
Thomas Holton

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, May 23, 2024

6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

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

a. Approval of the Minutes of the May 09, 2024, Meeting

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

Action Item(s)

a. P2024-007 Coyote Creek PUD Filing No. 6 Preliminary Plat

Discussion Items

Future Business

a. Next Planning Commission Meeting June 13, 2024 at 6:00 PM

Adjourn

Virtual Meeting Instructions

Join this meeting from your computer, tablet or smartphone.

<https://meet.goto.com/885796925>

You can also dial in using your phone.

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

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

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

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 09, 2024

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, May 09, 2024.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Shannon Rhoda, and Paul Witmer.

City Staff Present: Planning Director, Todd Hodges, Planner Sean McDermott, Planner Magaly Morales, and Planning Administrative Assistant Beyza Kirmizi.

APPROVAL OF AGENDA

Commissioner Kvasnicka moved to approve the agenda, Commissioner Witmer seconded.

CONSENT AGENDA

Commissioner Rhoda moved to approve the consent agenda, Commissioner Witmer seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEMS

P2024-005 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE MURATA FARMS PRELIMINARY PLAT AND PUD PLAN, FILING NO. 3, FOR RESIDENTIAL SUBDIVISION WITH SINGLE-FAMILY DUPLEX HOMES

Planner Sean McDermott presented the application submitted by Henry Design Group, Inc. The application is being represented by Tim Buschar with Cola ,LLC. The site consists of land located south and adjacent to Highway 52, approximately 1,430 feet west of County Road 29 ½. The property's current use is Vacant/Agriculture land and is zoned PUD. The applicant is proposing a residential subdivision that will provide 50 paired home duplex units and requests approval of a Preliminary Plat and PUD Plan for Filing No. 3 of the Murata Farms PUD. Mr. McDermott stated that this application is reviewed in the same manner as the rest of the Murata Farms PUD, which follows the old code for major subdivisions under Section 17-22(a)(1-4) of the Subdivision Regulations. Mr. McDermott went over the site plan application process and mentioned all notifications were met. Additionally, the section that applies to this application is Section 16-45, PUD Planned Unit Development District. He continued to explain that staff believes this residential development meets the intent of PUD zoning regulations and provides a variety of residential types that offer unique and innovative design standards with the intent to increase livability, green space and usability

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 09, 2024

of the subdivision. The Future Land Use map designates the area as single-family attached housing units, therefore, the use aligns with Fort Lupton's Comprehensive Plan. Staff recommends conditional approval of the application. The recommended conditions include a few remaining items to be addresses as the project moves forward.

Representing Henry Design Group and Viva Land Ventures, Tim Buschar with Cola LLC was in attendance to give a presentation. Mr. Buschar went over the overall Site Plan and explained the existing conditions on the Murata Farms Filing No. 1 and Filing No. 2. The proposed Preliminary plat and PUD plan, Filing No. 3 includes 25 buildings resulting in 50 duplex units that are planned to be alley loaded homes. They will provide four parking spaces for each home with two parking spaces in the garage and two parking spaces in their driveway. Additional parking arrangements will also be provided. Mr. Buschar continued to explain that there will be two different building types with a total of four different units. The smaller paired home, consisting of unit 1 and unit 2, will offer a bigger front yard. He stated that there will be a 30' easement between Highway 52 and the property line and mentioned the design improvements to Gerry Avenue in order to allow a full movement turn. He proceeded to present the three different elevation types: Craftsman, Farmhouse and Modern.

Chair Simone opened up for public comments at 6:13pm.

There were no public comments.

Chair Simone closes public comment at 6:13pm.

Chair Simone opened up for commissioner comments at 6:14pm.

Commissioners discussed:

- Parking Spaces
- Layout of the Site Plan.
- Definition of the unique design the duplex homes offer.
- Affordable prices.
- Highway 52 trail.
- Potential traffic lights.

AMENDMENT:

Change of wording in Resolution P2024-005 from "APPROVING THE MURATA FARMS" to "RECOMMENDING TO CITY COUNCIL THE APPROVAL OF THE MURATA FARMS".

After discussion and amendment, commissioner Rhoda moved to approve P2024-005 as amended (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 09, 2024

Murata Farms Preliminary Plat and PUD Plan, Filing No.3, for a Residential Subdivision with Single Family Duplex Homes), Commissioner Witmer seconded the motion.

Motion passed unanimously on roll call votes.

P2024-006 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE 100-114 MCKINLEY AVE CHANGE OF ZONE

Planner Sean McDermott presented the application submitted by Richard Ooi. The property is located north and adjacent to Highway 52 and east and adjacent to McKinley Ave with a vacant Baptist church and parsonage being its existing use. The property is currently one legal parcel, comprising of four lots and is split-zoned, with Lots 15-17 zoned 'C-1' Neighborhood Commercial Zone District and Lot 18 zoned 'R-1A' Single- and Two-Family Residential Zone District. The Applicant has submitted a Change of Zone request to change Lots 15-17 from 'C-1' to 'R-1A' to match the rest of the parcel. A concurrent application is being reviewed administratively for a lot line adjustment to consolidate the four lots (1 legal parcel) into two separate legal lots/parcels that separate the two buildings on the property into separate lots. The property is approximately 0.336 acres and the Change of Zone area is approximately 0.257 acres. Mr. McDermott continued to explain that the purpose of the Change of Zone is to remodel the old church into a single-family residence and separate the parsonage into a separate parcel as a stand-alone single-family residence. He briefly summarized previous applications regarding this property and stated that a change of zone is processed under Chapter 16 Section 2.03 of the Fort Lupton Municipal Code. All Notification requirements have been met. The Comprehensive Plan designates the property as Single-Family residential and highlights the importance of landscaping, regular maintenance and other improvements to establish a positive atmosphere in Fort Lupton. The proposal and goals of the application align with the Comp Plan.

Richard Ooi, owner of the property, was in attendance but had no additional comments following Mr. McDermott's presentation.

Chair Simone opened up for public comments at 6:29pm.

There were no public comments.

Chair Simone closes public comment at 6:29pm.

Chair Simone opened up for commissioner comments at 6:14pm.

Commissioners discussed:

- Preservation of the building.
- Screening of the property.
- Structure of the buildings.
- Square footage of church.
- Occupancy of the building.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 09, 2024**

- Length of the project.

Commissioner Witmer moved to approve P2024-006 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council the Approval of a Change of Zone Known as the 100-114 McKinley Ave Change of Zone), commissioner Kvasnicka seconded it.

Motion passed unanimously on a roll call vote.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for May 23, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:36 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

Coyote Creek Filing No. 6 – Development Narrative

Coyote Creek Filing 6 is generally located south of 9th Street, bisected by Mountain View Avenue, in the northeast corner of the approved Coyote Creek PUD Master Development Plan and is approximately 13.6 acres in size. The approved PUD Master Development Plan has Single-Family as the approved use for PA-6 and allows for up to 83 Single-Family Dwelling Units. Coyote Creek Filing 6 is proposing 84 Single Family Detached Residential Lots on 13.6 Acres with a Gross Density of 6.2 Dwelling Units per Acre.

Also included as part of Coyote Creek Filing 6 Development are 3.1 Acres of Public Street Right-of-Way Dedication (22.6% of Total Site Area), 0.58 Acres of Common Open Space (4.3% of Total Site Area) to also be owned and maintained by the Coyote Creek Filing 6 Home Owners Association (HOA). When approved by the City the Developers of Coyote Creek Filing 6 will also be responsible to construct all the necessary Public Roads, Water, Sanitary Sewer, Storm Sewer and Gray Water Irrigation infrastructure needed to support the proposed Single Family Residential Development.



**COYOTE CREEK PUD FILING NO. 6 PRELIMINARY PLAT
STAFF REPORT
PPL2023-003**

PROJECT DESCRIPTION

Project No.: PPL2023-002

Project Name: Coyote Creek PUD Filing No. 6 Preliminary Plat

Owner's Name: Michael Blumenthal with Lupton Land LLC

Representative's Name: Kenneth Merritt with JR Engineering

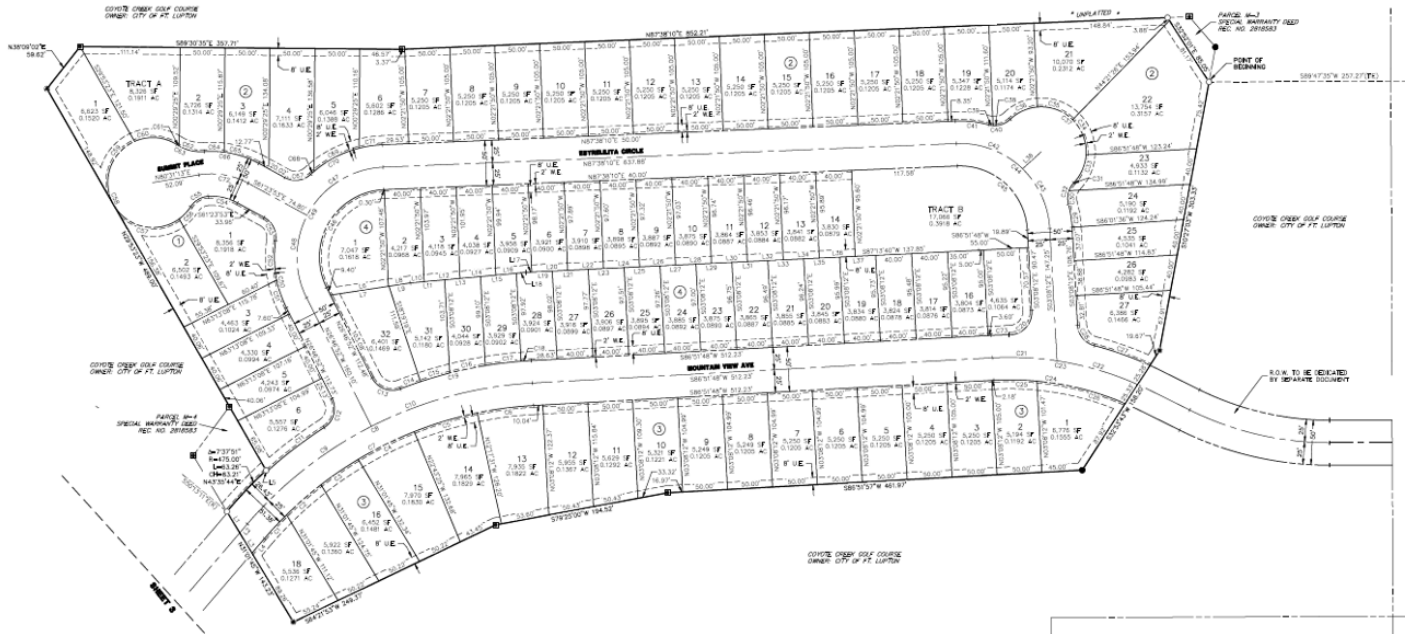
Location of Request:

The site consists of land located approximately .07 miles south of 9th Street and approximately .05 miles west of College Ave (the "Property"). The Property is located in the Northwest Quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton., County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a preliminary plat for 84 single-family detached residential lots and will include .58 acres of common open space.



Site Size: 13.6 acres, more or less.

Zone District: PUD Planned Unit Development.

Proposed Use: Residential uses to include 84 single-family detached residential lots.

Existing Use: Vacant

Hearing Dates: Planning Commission – May 23, 2024 at 6:00 PM; and
City Council – June 18, 2024 at 6:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

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

APPLICATION PROCESS

The Applicant is requesting approval of a preliminary plat for a residential subdivision that will include 84 single-family detached homes.

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

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

NOTIFICATION REQUIREMENTS

The Subdivision Regulations require published notice of the hearings in a timely manner prior to the hearings. Notice of the Planning Commission and City Council hearings was published in the Fort Lupton press on May 16, 2024.

Notice of the public hearings was posted on the Property on May 8, 2024, pursuant to the Subdivision Regulations, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbor within 500 feet of the Property, and owners and lessees of mineral interests on May 8, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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

The Preliminary Plat is for a residential subdivision to include 84 single-family detached residential lots, including common areas and interconnecting trails. The Applicant has submitted the required documents pursuant to the Code.

The PUD plan was previously approved.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The proposed development plans for single-family detached homes within Filing No. 6. The Master Planned Coyote Creek Development originally proposed multi-family housing at this location, however did provide for the ability to develop single-family attached or detached housing.

REFERRALS

Referrals were provided to the list below.

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

Additional documents are available for review at
<https://www.fortluptonco.gov/DocumentCenter/Index/741>.

RESOLUTION NO. P2024-007

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

WHEREAS, JR Engineering (“Applicants”) have applied for approval of the Coyote Creek PUD Filing No. 6 Preliminary Plat for 84 single family detached residential lots (the “Application”); and

WHEREAS, the Planning Commission held a public meeting on May 23, 2024 for the purpose of reviewing the Coyote Creek PUD Filing No. 6 Preliminary Plat; and

WHEREAS, after review of the Application and consideration of staff comments, Applicant’s presentation and any public input, Planning Commission finds the request for the Coyote Creek PUD Filing No. 6 Preliminary Plat conforms with City codes and requirements and policies therein; and

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

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

- I. Prior to finalizing the Preliminary Plat:
 - A. Any redline comments provided by City staff shall be made to the preliminary plat.
- II. With the submittal of the Final Plat:
 - A. Applicant shall adequately address comments from the City Engineer.
 - B. Applicant shall adequately address impacts to the Golf Course, including but not limited to, site circulation and impact mitigating landscaping.

DONE THIS 23rd DAY OF MAY, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

COYOTE CREEK PUD FILING NO. 6 PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

13.609 ACRES- 84 LOTS/ 2 TRACTS

PROJECT NO. PPL2023-002

DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT CENTER 1/4 CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 2,184.88 FEET;

THENCE DEPARTING SAID EAST LINE, S89°47'35"W A DISTANCE OF 257.27 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL M-3 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE S10°27'03"W A DISTANCE OF 303.33 FEET;

THENCE S32°53'43"W A DISTANCE OF 158.20 FEET;

THENCE S86°51'57"W A DISTANCE OF 461.97 FEET;

THENCE S79°25'00"W A DISTANCE OF 194.52 FEET;

THENCE S64°21'53"W A DISTANCE OF 249.37 FEET;

THENCE N31°01'45"W A DISTANCE OF 143.23 FEET, TO A POINT OF NON-TANGENT CURVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL M-4 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583;

THENCE ON THE SOUTHERLY LINE OF SAID PARCEL M-4, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°13'11"E, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 07°37'51" AND AN ARC LENGTH OF 63.26 FEET, TO THE SOUTHEASTERLY CORNER OF SAID PARCEL M-4, A POINT OF NON-TANGENT;

THENCE ON THE EASTERLY LINE OF SAID PARCEL M-4 AND IT'S EXTENSION, N29°53'23"W A DISTANCE OF 489.00 FEET:

THENCE N38°09'02"E A DISTANCE OF 59.62 FEET;

S89°30'35"E A DISTANCE OF 357.71 FEET;

N87°38'10"E A DISTANCE OF 852.21 FEET, TO THE NORTHWESTERLY CORNER OF SAID PARCEL M-3;

THENCE ON THE WESTERLY LINE OF SAID PARCEL M-3, S32°52'01"E A DISTANCE OF 85.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 592,809 SQUARE FEET OR 13.6090 ACRES.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE, LUPTON LAND, LLC, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF COYOTE CREEK PUD FILING NO.6, AND DO HEREBY DEDICATE TO THE CITY OF FORT LUPTON AND ITS LICENSEES FOR PUBLIC USE FOREVER ALL STREETS, ALLEYS, UTILITY EASEMENTS, AS WELL AS TRACT B, AS INDICATED HEREON. IN COMPLIANCE WITH THE CITY OF FORT LUPTON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNER(S) SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF WELD } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES_____

NOTARY PUBLIC

OWNERS APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE LUPTON LAND, LLC BEING THE SOLE OWNER(S) 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.

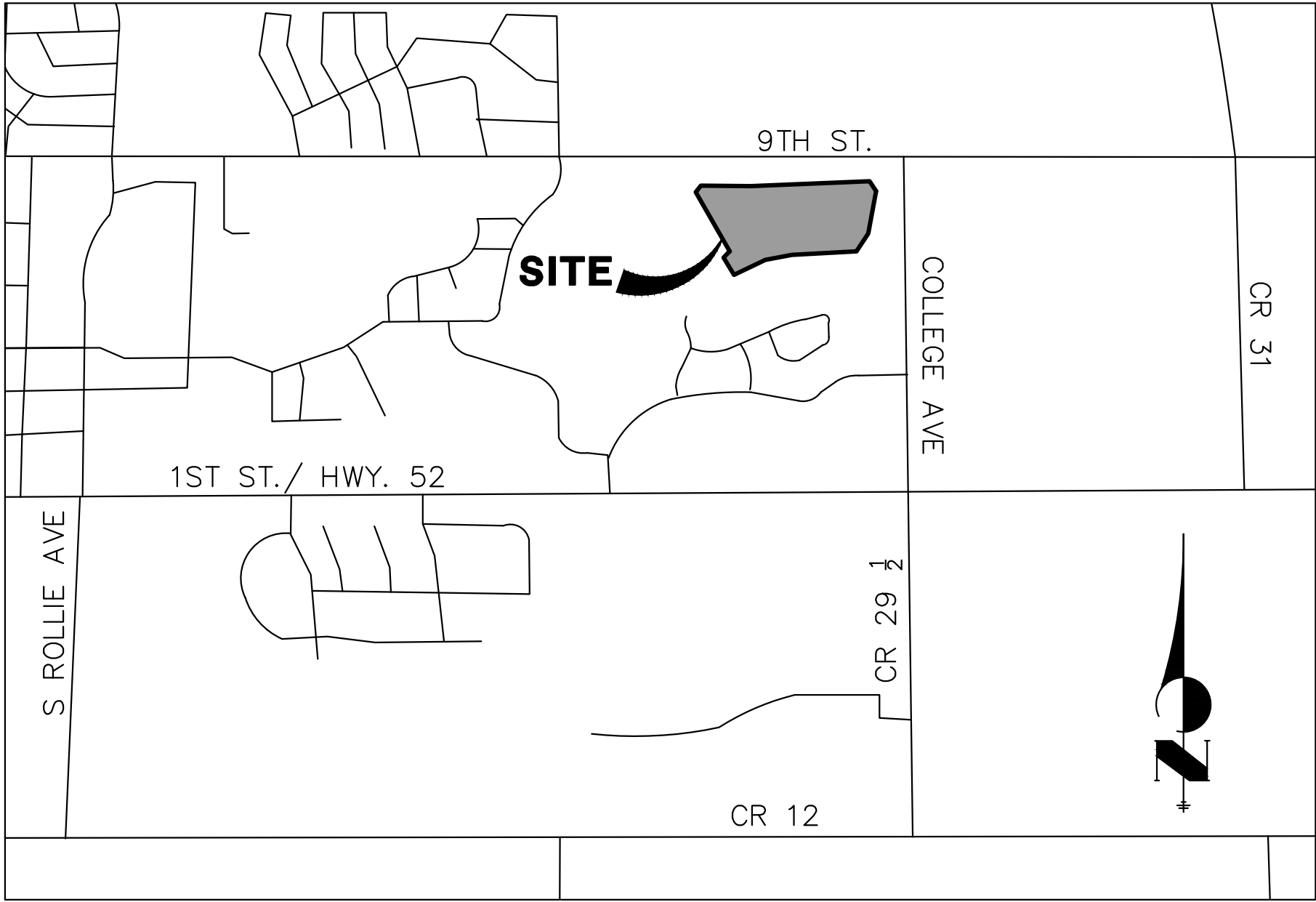
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 201_.

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF WELD } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES_____

NOTARY PUBLIC



VICINITY MAP SCALE: 1"=1000'

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS	433,370	9.949	73.10%
TRACTS	25,392	0.583	4.29%
PUBLIC ROW	134,047	3.077	22.61%
TOTAL	592,809	13.609	100.00%

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
Tract A	8,326	0.191	UTILITIES, LANDSCAPE, & DRAINAGE	CCHOA	CCHOA
Tract B	17,066	0.392	UTILITIES, LANDSCAPE, DRAINAGE, & PUBLIC ACCESS	CCHOA	CCHOA
Total Area	25,392	0.583			

GENERAL NOTES:

- NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. NCS-1113320-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 17, 2022 AT 5:00 P.M.
- LAND DESCRIBED IN THIS PLAT IS NOT IN A F.E.M.A. FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08123C2110E WITH A REVISION DATE OF JANUARY 20, 2016.
- A BLANKET EASEMENT IS HEREBY GRANTED OVER ALL OF TRACTS A, & B FOR PUBLIC UTILITIES, DRAINAGE AND LANDSCAPING.
- UNLESS SPECIFICALLY MODIFIED BY A PUD PLAN, ALL PROVISIONS OF THE CITY'S CODE AND ADOPTED STANDARDS AND SPECIFICATIONS SHALL APPLY WITHIN PUD DISTRICTS.

KEY CONTACTS:

OWNER:
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
ATTN: BOB QUINETTE

SURVEYOR/CIVIL ENGINEER/LANDSCAPE ARCHITECT
JR ENGINEERING
2900 SOUTH COLLEGE AVENUE, SUITE 3D
FORT COLLINS, CO 80525
ATTN: KEN MERRITT

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.

DATE OF SURVEY: SEPTEMBER 18, 2023



JARROD ADAMS, COLORADO PLS NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF COYOTE CREEK FILING NO. 6 WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY WITHIN MY CONTROL, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF



JARROD ADAMS, COLORADO PLS NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COYOTE CREEK FILING NO. 6
JOB NO. 16093.02
SEPTEMBER 18, 2023
SHEET 1 OF 3



Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

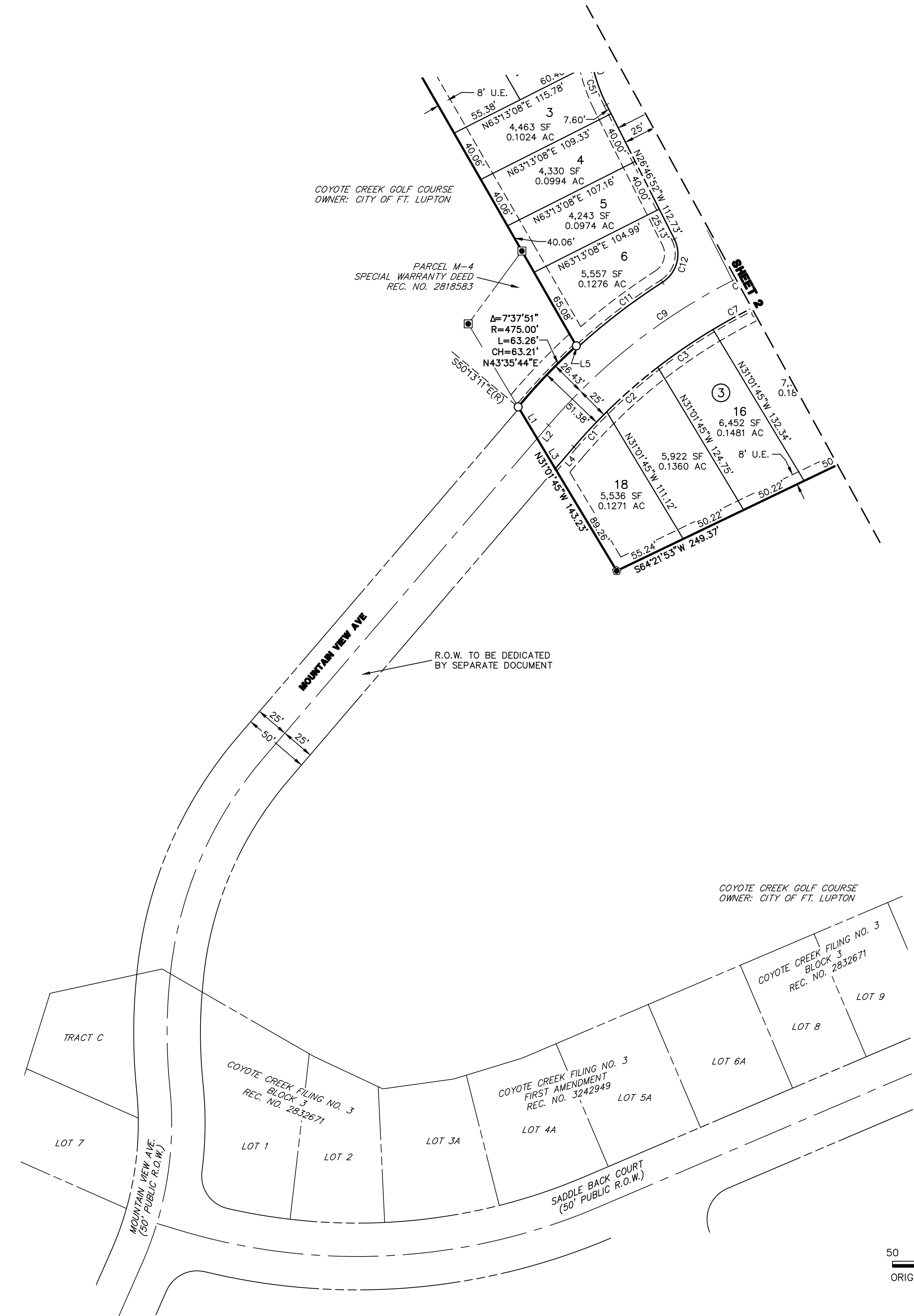
PROJECT NO. PPL2023-002



COYOTE CREEK PUD FILING NO. 6 PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

13.609 ACRES- 84 LOTS/ 2 TRACTS
PROJECT NO. PPL2023-002



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31°01'45"W	27.62'
L2	S40°35'10"W	13.10'
L3	N31°01'45"W	26.34'
L4	S40°35'10"W	21.41'
L5	N29°53'23"W	1.56'
L6	S81°22'02"W	65.09'
L7	S81°22'02"W	65.78'
L8	S81°22'02"W	24.96'
L9	S81°22'02"W	24.26'
L10	S84°45'07"W	15.21'
L11	S84°45'07"W	38.15'
L12	S84°45'07"W	40.05'
L13	S84°45'07"W	40.03'
L14	S84°45'07"W	40.05'
L15	S84°45'07"W	40.03'
L16	S84°45'07"W	34.26'
L17	S87°13'40"W	5.78'
L18	S84°45'07"W	11.37'
L19	S87°13'40"W	28.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S87°13'40"W	40.00'
L21	S87°13'40"W	40.00'
L22	S87°13'40"W	40.00'
L23	S87°13'40"W	40.00'
L24	S87°13'40"W	40.00'
L25	S87°13'40"W	40.00'
L26	S87°13'40"W	40.00'
L27	S87°13'40"W	40.00'
L28	S87°13'40"W	40.00'
L29	S87°13'40"W	40.00'
L30	S87°13'40"W	40.00'
L31	S87°13'40"W	40.00'
L32	S87°13'40"W	40.00'
L33	S87°13'40"W	40.00'
L34	S87°13'40"W	40.00'
L35	S87°13'40"W	40.00'
L36	S87°13'40"W	40.00'
L37	S87°13'40"W	40.00'
L38	S47°47'37"W	28.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°51'53"	425.00'	36.09'
C2	6°51'03"	425.00'	50.82'
C3	6°45'21"	425.00'	50.11'
C4	9°22'03"	425.00'	69.48'
C5	9°53'19"	425.00'	73.35'
C6	8°33'00"	425.00'	63.42'
C7	46°16'38"	425.00'	343.27'
C8	46°16'38"	450.00'	363.46'
C9	22°28'38"	450.00'	176.54'
C10	23°48'00"	450.00'	186.92'
C11	9°42'46"	475.00'	80.52'
C12	84°07'13"	25.00'	36.70'
C13	84°24'05"	25.00'	36.83'
C14	2°51'38"	475.00'	23.72'
C15	4°05'40"	475.00'	33.94'
C16	4°52'55"	475.00'	40.47'
C17	4°50'13"	475.00'	40.10'
C18	1°22'20"	475.00'	11.38'
C19	18°02'45"	475.00'	149.61'
C20	93°04'00"	25.00'	40.61'
C21	11°46'15"	350.00'	71.90'
C22	15°19'41"	350.00'	93.63'
C23	27°05'56"	350.00'	165.54'
C24	26°24'19"	325.00'	149.78'
C25	8°27'38"	325.00'	47.99'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	17°56'41"	325.00'	101.79'
C27	10°01'52"	375.00'	65.65'
C28	72°19'56"	25.00'	31.56'
C29	11°58'48"	125.00'	26.14'
C30	34°27'37"	25.00'	15.04'
C31	24°03'39"	25.00'	10.50'
C32	58°31'16"	25.00'	25.53'
C33	39°38'55"	50.00'	34.60'
C34	49°23'55"	50.00'	43.11'
C35	49°23'55"	50.00'	43.11'
C36	38°34'25"	50.00'	33.66'
C37	177°01'11"	50.00'	154.48'
C38	47°52'29"	25.00'	20.89'
C39	10°38'46"	25.00'	4.65'
C40	58°31'16"	25.00'	25.53'
C41	17°16'11"	125.00'	37.68'
C42	46°26'48"	100.00'	81.06'
C43	42°46'50"	100.00'	74.67'
C44	89°13'38"	100.00'	155.73'
C45	89°13'38"	75.00'	116.80'
C46	114°25'02"	75.00'	149.77'
C47	59°58'37"	100.00'	104.68'
C48	54°26'25"	100.00'	95.02'
C49	114°25'02"	100.00'	199.70'
C50	35°14'38"	125.00'	76.89'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	15°01'28"	125.00'	32.78'
C52	20°13'09"	125.00'	44.11'
C53	69°51'39"	25.00'	30.48'
C54	32°06'45"	60.00'	33.63'
C55	53°57'50"	25.00'	23.55'
C56	21°30'24"	50.00'	18.77'
C57	96°04'42"	50.00'	83.84'
C58	269°59'52"	50.00'	235.62'
C59	96°04'42"	50.00'	83.84'
C60	56°20'02"	50.00'	49.16'
C61	3°26'55"	50.00'	3.01'
C62	33°14'15"	50.00'	29.01'
C63	36°41'10"	50.00'	32.01'
C64	11°29'29"	110.00'	22.06'
C65	21°16'26"	110.00'	40.84'
C66	32°45'55"	110.00'	62.91'
C67	71°11'38"	25.00'	31.06'
C68	2°08'55"	125.00'	4.69'
C69	26°08'57"	125.00'	57.05'
C70	40°13'42"	125.00'	87.76'
C71	11°55'50"	125.00'	26.03'
C72	38°05'03"	85.00'	56.50'
C73	3°04'00"	375.00'	20.07'

LEGEND

- RECOVERED 1-1/2" ALUMINUM CAP
STAMPED "LS 29036"
- RECOVERED 1-1/2" ALUMINUM CAP
STAMPED "LS 13155"
- RECOVERED 1-1/2" ALUMINUM CAP
ILLEGIBLE
- RECOVERED #5 REBAR
- SET 18" #5 REBAR W/
1-1/2" ALUMINUM CAP
STAMPED "LS 38252"

——

EXISTING BOUNDARY

PROPOSED LOT LINE

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING EASEMENT LINE

PROPOSED EASEMENT LINE

U.E.

UTILITY EASEMENT

W.E.

EXCLUSIVE WATER EASEMENT

①

BLOCK NUMBER

NOTE- SEE SHEET 3 FOR LINE AND CURVE TABLES

COYOTE CREEK FILING NO. 6
JOB NO. 16093.02
SEPTEMBER 18, 2023
SHEET 3 OF 3



Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

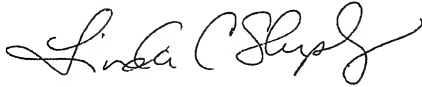
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 5/16/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 5/16/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-218023

Jean Schaffer
Notary Public
My commission ends January 16, 2028

JEAN SCHAFFER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134029363
MY COMMISSION EXPIRES JAN 16, 2028

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat referred to as the Coyote Creek Filing No. 6 Preliminary Plat, located approximately .07 miles south of 9th Street and approximately .05 miles west of College Ave in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, May 23, 2024, at 6:00 P.M., and before the City Council on Tuesday, June 18, 2024, at 6:00 P.M., or as soon as possible thereafter.

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

Further information is available through the City Planning and Building Department at 720.928.4003

ALL INTERESTED PERSONS MAY ATTEND. LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX, AND AT THE WEST QUARTER CORNER BY AN ALUMINUM CAP STAMPED "LS 13155" BEARING S89°17'03" A DISTANCE OF 2647.93 FEET AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE, NAD(83). COMMENCING AT CENTER 1/4 CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 2,184.88 FEET; THENCE DEPARTING SAID EAST LINE, S89°47'35"W A DISTANCE OF 257.27 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL M-3 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING; THENCE S10°27'03"W A DISTANCE OF 303.33 FEET; THENCE S32°53'43"W A DISTANCE OF 158.20 FEET; THENCE S88°51'57"W A DISTANCE OF 461.97 FEET; THENCE S79°25'00"W A DISTANCE OF 194.52 FEET; THENCE S64°21'53"W A DISTANCE OF 249.37 FEET; THENCE N31°01'45"W A DISTANCE OF 143.23 FEET, TO A POINT OF NON-TANGENT CURVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL M-4 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583; THENCE ON THE SOUTHERLY LINE OF SAID PARCEL M-4, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S50°13'11"E, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 07°37'51" AND AN ARC LENGTH OF 63.26 FEET, TO THE SOUTHEASTERLY CORNER OF SAID PARCEL M-4, A POINT OF NON-TANGENT; THENCE ON THE EASTERLY LINE OF SAID PARCEL M-4 AND ITS EXTENSION, N29°53'23"W A DISTANCE OF 489.00 FEET; THENCE N38°09'02"E A DISTANCE OF 59.82 FEET; THENCE S89°30'35"E A DISTANCE OF 357.71 FEET; THENCE N87°38'10"E A DISTANCE OF 852.21 FEET, TO THE NORTHWESTERLY CORNER OF SAID PARCEL M-3; THENCE ON THE WESTERLY LINE OF SAID PARCEL M-3, S32°52'01"E A DISTANCE OF 85.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 592,809 SQUARE FEET OR 13.6090 ACRES.

Legal Notice No. FLP1043
First Publication: May 16, 2024
Last Publication: May 16, 2024
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 8 day of May, 2023**, a true and correct copy of the foregoing Notice of Public Hearings for the **Coyote Creek Filing No. 6 Preliminary Plat** was sent via United States Mail, postage pre-paid, to the following addresses:

LGI HOMES COLORADO LLC 1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 773803294	COTTONWOOD GREENS METROPOLITAN DISTRICT NO. 2 2619 CANTON CT STE A FORT COLLINS, CO 805254453	AIMS LOCAL COLLEGE DISTRICT PO BOX 69 GREELY, CO 806320069
PRECIADO JUAN R 2183 SADDLE BACK CT FORT LUPTON, CO 806214628	HAUPT TAYLOR G 2213 SADDLE BACK CT FORT LUPTON, CO 806214630	HARMON MARY 2283 SADDLE BACK CT FORT LUPTON, CO 806214636
NICHOLSON KORY L 2293 SADDLE BACK CT FORT LUPTON, CO 806214636	JANZEN MARK J 2305 SADDLE BACK CT FORT LUPTON, CO 806214632	KRESS TYLER S 2313 SADDLE BACK CT FORT LUPTON, CO 806214632
CHAVEZ VICTORIA 2321 SADDLE BACK CT FORT LUPTON, CO 806214632	FERRARA CALEB 456 GRANGE LN JOHNSTOWN, CO 805347827	DUCOING TODD 2337 SADDLE BACK CT FORT LUPTON, CO 806214632
DEAN SHODDIE MICHAEL 2345 SADDLE BACK CT FORT LUPTON, CO 806214632	CHACON JORDAN M 2355 SADDLE BACK CT FORT LUPTON, CO 806214632	MAUL MICHAEL R 2365 SADDLE BACK CT FORT LUPTON, CO 806214632
HUMILDAD ALEJANDRO 2375 SADDLE BACK CT FORT LUPTON, CO 806214632	STEWART DALTON 2432 HORSE SHOE CIR FORT LUPTON, CO 806214604	VAZQUEZ JESUS G MORALES 2424 HORSE SHOE CIR FORT LUPTON, CO 806214604
RIFE BRIAN 2418 HORSE SHOE CIR FORT LUPTON, CO 806214604	RUIZ IVAN BELTRAN 2302 HORSE SHOE CIR FORT LUPTON, CO 806214637	RITTER RAYMOND E 328 MUSTANG AVE FORT LUPTON, CO 806214634
STESSMAN JOSEPH NEIL 2223 SADDLE BACK CT FORT LUPTON, CO 806214630	TIFFANY PHILLIP A 2233 SADDLE BACK CT FORT LUPTON, CO 806214630	FERNANDEZ HEATHER DAWN 2253 SADDLE BACK CT FORT LUPTON, CO 806214630
LOPEZ-ASCENCIO ISMAEL 2273 SADDLE BACK CT FORT LUPTON, CO 806214630	ASJES ANDREW P 325 MUSTANG AVE FORT LUPTON, CO 806214633	SWEENEY EVAN 2303 HORSE SHOE CIR FORT LUTPON, CO 806214637
REYES ALMA D 2322 SADDLE BACK CT FORT LUPTON, CO 806214629	LENTZ DIANA L 2328 SADDLE BACK CT FORT LUPTON, CO 806214629	ROBERTS BRANDON 2336 SADDLE BACK CT FORT LUPTON, CO 806214629
SILVA HECTOR 2419 HORSE SHOE CIR FORT LUPTON, CO 806214604	MARTINEZ DAVID 2405 HORSE SHOE CIR FORT LUPTON, CO 806214604	



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 720.928.4003
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Preliminary Plat** referred to as the **Coyote Creek Filing No. 6 Preliminary Plat (PPL2023-002)** located at **approximately .07 miles south of 9th Street and approximately .05 miles west of College Ave** in Fort Lupton, Colorado pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, May 23, 2024 at 6:00 P.M., and before the City Council on Tuesday, June 18, 2024 at 6:00 P.M. or as soon as possible thereafter.

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

Further information is available through the City Planning and Building Department at (720) 928-4003.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Coyote Creek Filing No. 6 Preliminary Plat**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX, AND AT THE WEST QUARTER CORNER BY AN ALUMINUM CAP STAMPED "LS 13155" BEARING S89°17'03" A DISTANCE OF 2647.93 FEET AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE. NAD(83). COMMENCING AT CENTER 1/4 CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N00°12'25"W A DISTANCE OF 2,184.88 FEET; THENCE DEPARTING SAID EAST LINE, S89°47'35"W A DISTANCE OF 257.27 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL M-3 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2818583 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING; THENCE S10°27'03"W A DISTANCE OF 303.33 FEET; THENCE S32°53'43"W A DISTANCE OF 158.20 FEET; THENCE S86°51'57"W A DISTANCE OF 461.97 FEET; THENCE S79°25'00"W A DISTANCE OF 194.52 FEET; THENCE S64°21'53"W A DISTANCE OF 249.37 FEET; THENCE N31°01'45"W A DISTANCE OF 143.23 FEET, TO A POINT OF NON-TANGENT CURVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL M-4 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER

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CONTAINING A CALCULATED AREA OF 592,809 SQUARE FEET OR 13.6090 ACRES.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: Coyote Creek Filing No. 6 Preliminary Plat



TYPE	AREA (SF)	AREA (AC)
RESIDENTIAL LOTS	433,101	9.943
TRACTS	25,392	0.583
PUBLIC ROW	134,316	3.083
TOTAL	602,809	13.609

LEGAL DESCRIPTION

[illegible]

TYPE	AREA (SF)	AREA (AC)
RESIDENTIAL LOTS	433,101	9.943
TRACTS	25,392	0.583
PUBLIC ROW	134,316	3.083
TOTAL	602,809	13.609



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Coyote Creek Filing No. 6 Preliminary Plat
Project No. PPL2023-002



Facing:
southern access road off of College Avenue

I, Beyza Kirmizi hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 8 day of May, 2024.

B Kirmizi

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Shannon DeVries, this 17 day of May, 2024. Witness my hand and seal.

My commission expires 1/28/25.

Shannon DeVries

Notary Public

