



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, July 25, 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 July 11 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. PC Resolution P2024-011 Hargett Family SUP

Discussion Items

a. Vincent Village Lot 9 Pre-Application Land Use Discussion

Future Business

a. Next Meeting is August 8 2024

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

Get the app now and be ready when your first meeting starts:

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

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 11, 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, July 11, 2024.

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

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Commissioners Kathy Kvasnicka, Shannon Rhoda, Paul Witmer, and Thomas Holton.

Commissioner Jimmy Dominguez attended the meeting via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler, and Sean McDermott, Planning Administrative Assistant Beyza Kirmizi and City Engineer David Rausch.

APPROVAL OF AGENDA

Vice-Chair White moved to approve the agenda, Commissioner Kvasnicka seconded.

CONSENT AGENDA

Vice-Chair White moved to approve the consent agenda, Commissioner Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2024-009 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE KINNEY VENTURES SITE PLAN FOR AN RV & BOAT STORAGE FACILITY

Planner Zachary Mettler presented the application submitted by Kinney Commercial Ventures LLC. The site is located at 13456 County Road 8 and currently uses access off of Lot 4. Public Works is currently working on a future dedicated ROW. The property is approximately 7.68 acres in size, zoned I-2 and designated industrial in the Comprehensive Plan. The site will have a perimeter fence and a landscape buffer along the shared access private drive (Lot 4). The site proposes a total of 411 RV stalls of varying dimensions and four personal vehicle parking stalls at the entrance gate. Hours of operation will include 24/7 customer access.

Representing Kinney Commercial Ventures LLC, Aaron Kinney was in attendance to talk about the company and the proposed project. Mr. Kinney described his prior experience and his intentions of running an RV and boat storage facility in Fort Lupton.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 11, 2024

Chair Simone opened up for public comments at 6:04pm.

There were no public comments.

Chair Simone closes public comment at 6:05pm.

Chair Simone opened up for commissioner comments at 6:05pm.

Commissioners discussed:

- Future plans of providing cover storage for RVs
- Whether this project falls under the section of the Code for improved surfaces.
- Condition of the road east to the property and its future plan use.
- Any proposed structures
- How the proposed storage facility differentiates from other storage facilities
- Expectations of growth

After discussion Vice-Chair White moved to approve P2024-009 (A Resolution of the Planning Commission of Fort Lupton Approving the Kinney Ventures Site Plan for an RV & Boat Storage Facility), Commissioner Witmer seconded the motion.

Motion passed unanimously on a roll call vote.

P2024-010 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE ROLLIE LLC SITE PLAN

Planner Sean McDermott presented the application submitted by Rollie LLC. The site is located at 2290 S Rollie Ave and spans approximately 5.860 acres. Currently, the parcel is vacant agricultural land and the applicants propose a new 30,000 square feet pre-engineered steel building that will be a Spec Building for two future users. Additionally, the proposed building is similar to the adjacent property to the south. The property is zoned I-2 and designated as part of the industrial zone in the Future Land Use plan. The proposed site plan is processed under Section 2.06 of the Fort Lupton Development Code. All notification requirements have been met. Mr. McDermott noted that the sign posting affidavit contained an incorrect date. However, the applicants met the deadline to submit the affidavit, and an updated version with the correct date will follow. One of the conditions in the staff report requires the future users to meet with the Planning Department to ensure their use complies with I-2 standards and to mitigate any potential impacts.

Representing Construction Concepts, Inc., the general contractor for this project, Joel Hardy was in attendance to give a presentation. Mr. Hardy started off the presentation by describing the location of the site. The applicants propose a pre-engineered metal structure with architectural accents, awnings, and CMU. He continued to explain that the project is geared towards two tenants interested in industrial uses. The site will include two segregated yards in the back fully enclosed with fencing.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 11, 2024

Chair Simone opened up for public comments at 6:24pm.

There were no public comments.

Chair Simone closes public comment at 6:24pm.

Chair Simone opened up for commissioner comments at 6:24pm.

Commissioners discussed:

- Front elevation of the structure
- Type of fencing that will be used
- Potential tenants
- The impact of code changes and how they influenced the site plan process for industrial projects
- Whether Rollie Ave will eventually meet Highway 52

Planning Director Todd Hodges addressed the comment on the 2022 code changes and their effects on site plan processes. He clarified that for projects classified under the Use-By-Right category within a zoning district, a staff review would be a standard practice unless it was deemed necessary to bring back to Planning Commission and/or Council for additional review to mitigate specific potential impacts. The specific uses permitted within a zoning district, along with the requirements and processes of the site plan process, can be found in the Fort Lupton Municipal Code.

After discussion Vice-Chair White moved to approve P2024-010 (A Resolution of the Planning Commission of Fort Lupton Approving the Rollie LLC Site Plan), Commissioner Kvasnicka seconded the motion.

Motion passed on six yeas and one nay.

DISCUSSION ITEM

There were no discussion items.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for July 25, 2024.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 11, 2024**

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:41 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

RESOLUTION NO. P2024-011

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE HARGETT FAMILY SPECIAL USE PERMIT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on July 25, 2024, for the purpose of reviewing the Hargett Family Special Use Permit application for a Special Use Permit for an Accessory Dwelling Unit in the R-1 Single-Family Residential Zone District; and

WHEREAS, after review of the application and supporting information, the Planning Commission 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 publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the public hearings on the site at least fifteen (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby approves the Hargett Family Special Use Permit, conditional upon the following:

1. Prior to recording the Special Use Permit plan:
 - a. The Applicant shall finalize and record the Lot Consolidation plat to establish the single legal lot for this SUP.
 - b. The Applicant shall address all redlines from Planning on the Special Use Permit plan, including, but not limited to:
 - i. Label the square footage of the primary dwelling and Accessory Dwelling Unit (ADU).
2. Either the accessory dwelling unit or principal dwelling unit shall be occupied by the owner of record per Section 4.03.B.8 of the Fort Lupton Development Code as a property in the R-1 zone district, as long as this standard remains in effect.
3. At time of Building Permit, the Accessory Dwelling Unit (ADU) shall be subject to all applicable development standards for accessory dwellings.

DONE THIS 25th DAY OF JULY, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**HARGETT FAMILY SPECIAL USE PERMIT STAFF REPORT
PROJECT NO. SUP24-002**

PROJECT DESCRIPTION

Project No.: SUP24-002

Project name: Hargett Family Special Use Permit

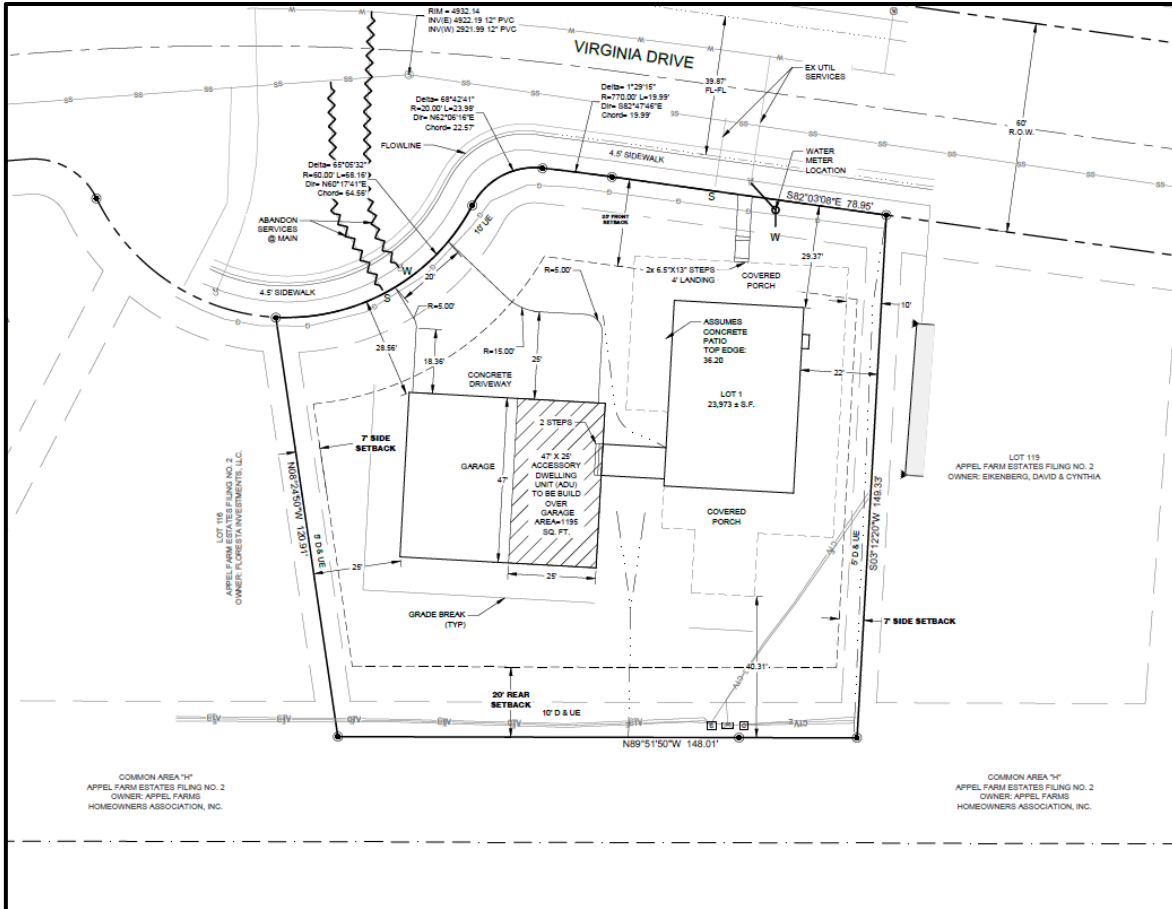
Owner's Name: Chad & India Hargett ("Applicant")

Representative: N/A

Location of Request:

The site is located south and adjacent to Virginia Drive and about 182 feet east and adjacent of S Purman Ave in the Appel Farms subdivision. It is currently two legal lots addressed 1662 and 1692 Virginia Drive. The Property is located in the Southeast Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.





Nature of Request:

The Property described above is currently two legal parcels, Lots 117 and 118 of Appel Farms Estates Filing No. 2. The Applicant is requesting to build a single-family residence on the combined lots with an accessory dwelling unit (ADU) above the attached garage for the Applicant's elderly parents. The properties are currently located in the R-1 Single-Family Residential Zone District, meaning an ADU requires a Special Use Permit.

A concurrent application is being reviewed administratively for a lot consolidation plat to consolidate the two lots into one.

Site Size: Currently, Lot 117 is 0.273 acres, more or less, and Lot 118 is 0.277 acres, more or less. Once consolidated, the Property is 0.55 acres, more or less.

Current Zone District: 'R-1' Single-Family Residential

Proposed Zone District: 'R-1' Single-Family Residential

Proposed Use: Single Family dwelling with Accessory Dwelling Unit (ADU) over the garage for the Applicant's elderly parents.

Existing Use: Vacant residential lots.

Hearing Dates: Planning Commission – July 25, 2024 at 6:00 PM; and
City Council – August 6, 2024 at 6:00 PM.

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

Staff Recommendation: Approval with conditions.

SUMMARY OF PREVIOUS APPLICATIONS

On August 13, 2003, Appel Farm Estates Filing No. 2 was approved by City Council, creating the subject lots of this application.

An Administrative Plat-Lot Consolidation application is being reviewed concurrently with this application. This is a staff review.

APPLICATION PROCESS

The Applicant is requesting approval of a Special Use Permit for an Accessory Dwelling Unit (ADU). Pursuant to Table 4-2: Allowed Uses of Article 4 of the Fort Lupton Development Code, ADUs require a Special Use Permit in the R-1 zone district.

A Special Use Permit is processed under [Chapter 16 Section 2.08](#) of the Fort Lupton Municipal Code (“Code”). After required public notice of the Special Use Permit, 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 Special Use Permit. 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 Special Use Permit, referral agency comments, Planning Commission recommendation, and any public testimony, and 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.

Note that if approved, the ADU will be subject to all applicable standards for accessory dwellings in [Chapter 16 Section 4.03](#) of the Fort Lupton Municipal Code. This includes regulations for size, design, parking, etc.

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on July 4, 2024.

Notice of the public hearings was posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

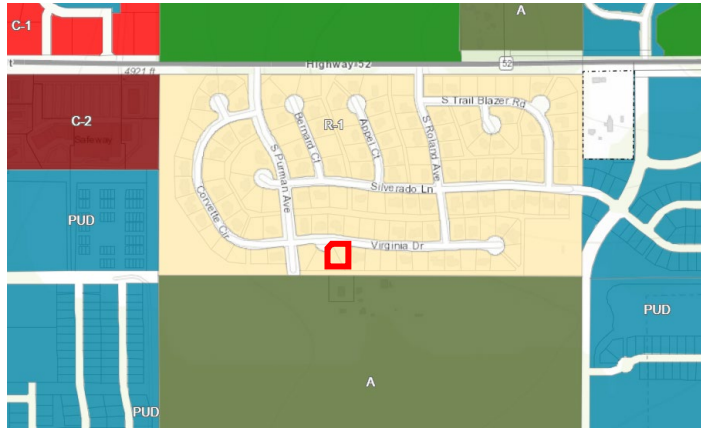
Notice was mailed to neighbors within three-hundred (300) feet of the Property on July 10, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'R-1' Single-Family Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code.

The Applicant wishes to obtain a Special Use Permit for an ADU. Section 2.08 outlines applicable review criteria for a Special Use Permit that are as follows:

1. All criteria for site plan review in Section 2.06.B. are met.



This Special Use Permit is focused on the land use side of the ADU. Staff has determined that the SUP site plan meets all applicable site plan criteria for review. Note that if approved, the ADU will be subject to all applicable standards for accessory dwellings in Chapter 16 Section 4.03 of the Fort Lupton Municipal Code. This includes regulations for size, design, parking, etc.

2. The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan.

This application is in line with the R-1 Zone District and Single-Family Detached future land use designation. The applicant plans to build a single-family dwelling with an ADU that meets all standards for ADUs in the R-1 Zone District.

3. Any associated site development or construction complies with requirements of this code, including any conditions or additional requirements identified for the particular use.

The structure will have to meet all applicable code requirements at time of building permit. As mentioned above, the ADU is subject to specific standards in Section 4.03 that regulate the size, design, etc. These will need to be met for release of building permit. Additionally, a condition is added to the proposed resolution that the owner of record shall occupy either the ADU or primary dwelling as stated in 4.03.B.8, as long as this regulation is in place.

4. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

The proposed residential use of the property is in line with adjacent properties. ADU regulations require parking, access, etc. be subordinate to the primary dwelling. Potential impacts are the same, if not less, than two standard single-family detached homes.

5. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or to mitigate any other potential impacts that are specific to the proposed use.

The conditions on the proposed resolution cover applicable ADU criteria that will be reviewed and approved prior to release of building permit.

- Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.

A time period limit is not necessary for this use. The condition regarding the owner of record will apply regardless of sale of the property, as long as this regulation remains in effect.

- The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Long range plans for this area are not negatively impacted by the permanence of this use and do not change the character of the area. The area is designated as Single-Family detached residential.

- The recommendations of professional staff or other technical reviews associated with the application.

All referral comments are included online for this project. No referrals had objection to the proposed use of the property. Planning Staff recommends approval with the conditions listed on the proposed resolution.

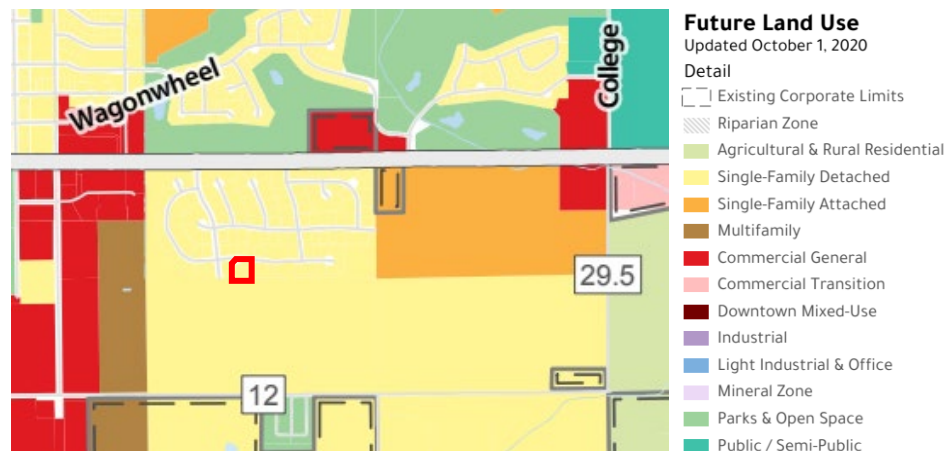
The Special Use Permit request meets the criteria listed above. The Applicant has also submitted the required documents pursuant to the Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Single-Family Detached residential (yellow). This designation allows for neighborhoods of predominantly single family detached homes on individual lots. This can also include a scattered mix of higher density residential and public and semi-public uses.

The proposed use, a single-family detached residence with an ADU, fits the land use designation.

Additionally, the consolidation of two previously platted lots ensures the property's use doesn't extend beyond the future land use designation.



REFERRALS

Referrals were provided to the list below. Any comments received are included for review at the link below.

City Attorney	Police Chief	Public Works Director
Building Inspector	Fort Lupton Fire Protection District	Development Review Engineer
GIS Specialist	Weld County GIS	Hyper Fiber
Economic Development Manager	Xcel Energy	Postmaster
Western Midstream	United Power	Comcast
CenturyLink		

STAFF RECOMMENDATION

Staff recommends approval with conditions. The Special Use Permit application meets the applicable criteria. The ADU will conform to applicable ADU standards in Section 4 of Chapter 16 of the Development Code; Special Use Permit approval is the necessary first step prior to applying for building permit and review of the ADU. The concurrent lot consolidation (staff review) will combine two existing lots into one, which will eliminate any potential impacts from the addition of an accessory dwelling.

For more information on this development, please refer to the documents found at:

<https://www.fortluptonco.gov/DocumentCenter/Index/891>

2024 Project Narrative

The proposed construction project for 1662 Virginia Drive will be the consolidation of lots 117/118 of the Appel Farms subdivision, incorporating both into the address of 1662 Virginia Drive, Fort Luton, CO 80621. A Custom Home consisting of one energy efficient two-story residence, connected garage, and Accessory Dwelling (in upper portion of the garage) will be constructed at above named location. The overall livable square footage of the Accessory Dwelling is 1,153 square foot. The Accessory Dwelling includes two bedrooms, two bathrooms, kitchen, living room, and elevator. The Accessory Dwelling will become the main residence of Steve and Pam Hargett (handicap) who are the elderly parents of the property owner.

DRAWING FILENAME: P:\4-0170\Drawings\4-0170_Plan Parallel East.dwg LAYOUT NAME: CS DATE: Jun 26, 2024 -- 9:45am CAD OPERATOR: #Paredonstaez
LIST OF SHEETS: [24-0170_4501] [24-0170_4501E Parallel Virginia] [24-0170_4502] [24-0170_4503 Proposed] [EPS-HES-revised] [24-0170_4505A.dwg]

HARGETT SPECIAL USE PERMIT

APPEL FARM ESTATES FILING NO. 2 FIRST REPLAT LOT 1

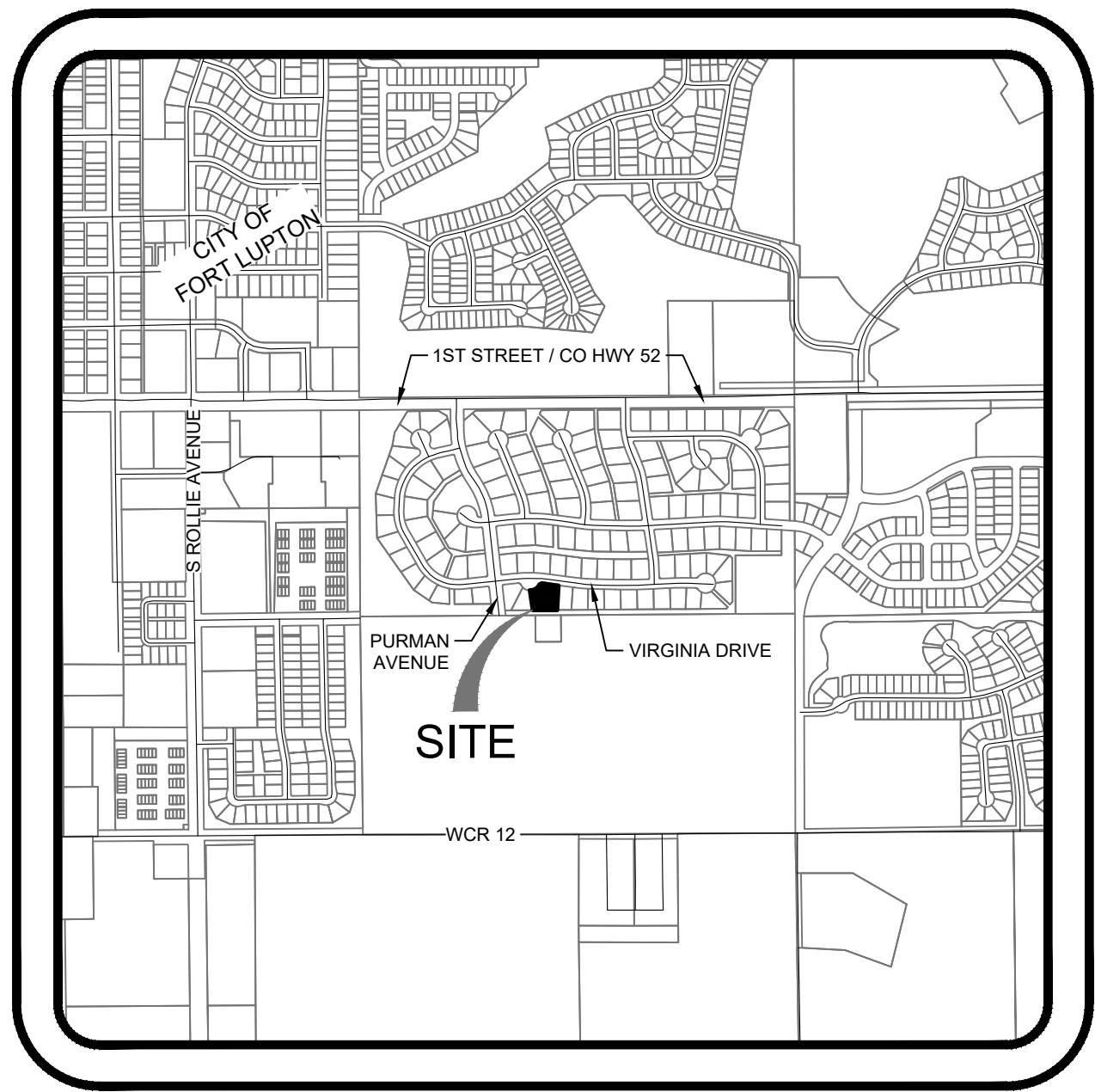
PROJECT NO:

PLAN NO:

1662 VIRGINIA DRIVE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.

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



VICINITY MAP
1" = 1000'

CONTACT INFORMATION

DEVELOPER/APPLICANT

Hargett Family
PO Box 314
Fort Lupton, CO 80621
Phone: (419) 410-4583

SITE ENGINEER

Ryan Banning, PE
820 8th Street
Greeley, Colorado 80631
Phone: (970) 221-4158

SITE SURVEYOR

Tim Foglesong, PLS
820 8th Street
Greeley, Colorado 80631
Phone: (970) 221-4158

SHEET INDEX TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	SPECIAL USE PERMIT SITE PLAN

CERTIFICATIONS FOR SPECIAL USE PERMIT APPLICATIONS

LEGAL DESCRIPTION: APPEL FARM ESTATES FILING NO. 2 FIRST REPLAT LOT 1, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
ADDRESS: 1662 VIRGINIA DRIVE

A parcel of land in the City of Fort Lupton, Colorado, located in the southeast quarter of section 5, township 1 north, range 66 west of the 6th P.M. and more particularly described as follows:

Lot 117 and lot 118, appel farm estates filing no. 2, recorded October 2, 2003 as reception no. 3112826, weld county records, located in the southeast 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.

OWNER'S APPROVAL

Know All Men By These Presents, that we, _____ Chad & India Hargett _____, being the sole owner 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 _____, 202__.

STATE OF COLORADO,)
COUNTY OF WELD) ss
)

The foregoing instrument was acknowledged before me by _____ on this ____ day of _____, 202__. Witness my hand and seal.

My commission expires _____.

Notary Public

CITY ENGINEER'S APPROVAL

Approved this ____ day of _____, 202__.

City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ____ day of _____, 202__.

Director of Public Works

CITY ADMINISTRATOR'S APPROVAL

PLANNING COMMISSION RECOMMENDATION

Recommended this ____ day of _____, 202__, by Resolution No. _____.

Chairperson, Fort Lupton
Planning Commission

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., 202__ 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

(Seal)

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HARGETT SPECIAL USE PERMIT

PROJECT NO: PLAN NO:
PARCEL 147105402117 & 147105402118
1662 VIRGINIA DR. FORT LUPTON COLORADO

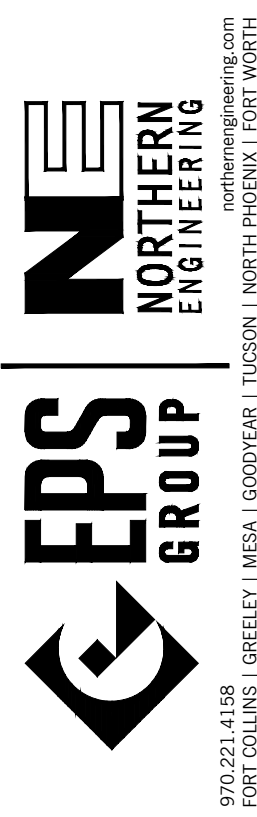
Sheet

C1.0

1 of 2

No.	Revisions:	Date:
	REVIEW SET	
	NOT FOR CONSTRUCTION	05/28/24

These drawings are not to be used for any type of construction without the approval of a Professional Engineer in the employ of EPS Group, Inc.



PROJECT: 24-0170	DATE: 6/19/24	SCALE: N/A	P. MANAGER: P. Manager
DESIGNED BY: R. BANNING			
DRAWN BY: J. PEREZ			



EXISTING RIGHT-OF-WAY	
EXISTING GAS	
EXISTING SANITARY SEWER	
EXISTING WATER	
EXISTING ELECTRIC	
EXISTING FIBER OPTIC	
EXISTING CABLE	
EXISTING OVERHEAD UTILITY	
EXISTING WATER METER	
EXISTING GAS METER	
EXISTING TELEPHONE PEDESTAL	
EXISTING ELECTRIC VAULT	
PROPOSED BUILDING	
PROPOSED ACCESSORY DWELLING UNIT (ADU)	

NOTES:

1. SUP SITE PLAN IS NOT FOR CONSTRUCTION. SEE PLOT PLAN AND BUILDING PERMIT DOCUMENTS FOR CONSTRUCTION DOCUMENTS.
2. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
3. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
4. ALL FENCING, STRUCTURES AND GENERAL USE OF THE PROPERTY NOT MENTIONED HERE SHALL BE PER FOR LUPTON RESIDENTIAL CODE FOR THIS ZONING DISTRICT. ZONING AGRICULTURAL WITH SPECIAL USE PERMIT.
5. THE PROPERTY SHALL BE MAINTAINED TO THE CURB, OR ROADWAY IF NO CURB EXISTS.
7. DEAD AND DYING LANDSCAPE MATERIAL SHALL BE REPLACED AT THE EARLIEST REASONABLE DATE.
8. LIGHTING ON THE SITE SHALL BE MAINTAINED SO THAT LIGHT IS DIRECTED DOWNWARD AND SHALL NOT SPILL ONTO ADJACENT PROPERTIES.
9. ANY FUTURE STRUCTURES OR SIGNAGE MUST BE SUBMITTED TO THE CITY FOR SEPARATE REVIEW AND ANY REQUIRED PERMITS.
10. THE SITE SHALL MAINTAIN COMPLIANCE WITH STATE RESIDENTIAL NOISE STANDARDS.

HARGETT SPECIAL USE PERMIT

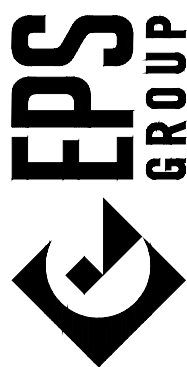
PROJECT NO: PLAN NO:

PARCEL 147105402117 & 147105402118
1662 VIRGINIA DR. FORT LUPTON COLORADO

Sheet
CS2

2 of 2

PROJECT: 24-0170	DATE: 6/19/24
DESIGNED BY: R. BANNING	SCALE: 1" = 10'
DRAWN BY: J. PEREZ	P. MANAG P. Manag



NE
NORTHERN
ENGINEERING

These drawings are instruments of service provided by EPS Group, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of EPS Group, Inc.

Revisions: 05

Revisions: _____ Date: _____

VIEW SET

FOR CONSTRUCTION

05/28/24

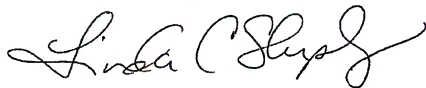
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

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 7/4/2024, 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 7/4/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-335175

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 Special Use Permit referred to as the Hargett Family Special Use Permit, located at 1662 Virginia Drive and 1692 Virginia Drive 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, July 25, 2024, at 6:00 P.M., and before the City Council on Tuesday, August 6, 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

LOTS 117 AND 118 APPEL FARMS ESTATES, FILING 2, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP1062
First Publication: July 4, 2024
Last Publication: July 4, 2024
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 10 day of July, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **Hargett Family Special Use Permit** was sent via United States Mail, postage pre-paid, to the following addresses:

Holton Thomas E PO BOX 7 Fort Lupton, CO 8062100007	V Bar S Eighty Acres LLC 12032 Highway 52 Fort Lupton, CO 806218360	Gallegos Nicholas Gary 1634 Silverado Ln Fort Lupton, CO 806217614
Garboczi Edward J 1654 Silverado Ln Fort Lupton, CO 806217614	Herrick Teresa 1684 Silverado Ln Fort Lupton, CO 806217614	Zubia Reynaldo Rodriguez 1704 Silverado Ln Fort Lupton, CO 806217614
Archuleta Phil R 1724 Silverado Ln Fort Lupton, CO 806217614	Griffin Walter G SR 1764 Silverado Ln Fort Lupton, CO 806217614	Ford Marie A 1763 Virginia Dr Fort Lupton, CO 806217623
Trevizo Adriana M 1743 Virginia Dr Fort Lupton, CO 806217623	Dominguez Jimmy 1723 Virginia Dr Fort Lupton, CO 806217623	Miller Bryan L 1703 Virginia Dr Fort Lupton, CO 806217623
Crocker Bruce R 1691 Virginia Dr Fort Lupton, CO 806217623	Eichman Harold F PO BOX 664 Fort Lupton, Co 806210664	Lofgren Teresa M 1631 Virginia Dr Fort Lupton, CO 806217622
Holton Thomas H PO BOX 21 Fort Lupton, CO 806210021	Floresta Investments LLC 12032 Highway 52 Fort Lupton, CO 806218360	Eikenberg David 1706 Virginia Dr Fort Lupton, CO 806217618
Nguyen-Wilsey Jessica A 1726 Virginia Dr Fort Lupton, CO 806217618	Guerrero Gabino 1756 Virginia Dr Fort Lupton, CO 806217618	Thomas Dale V 1776 Virginia Dr Fort Lupton, CO 806217618
Apple Farms Homeowners Assoc INC PO BOX 30 Fort Lupton, CO 805300030	Rojas Eric 18081 E 89 th Pl Commerce City, CO 80227233	Boucher Raymond J 392 Corvette Cir Fort Lupton, CO 806217629


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 **Special Use Permit for an Accessory Dwelling** referred to as the **Hargett Family Special Use Permit** located at **1662 Virginia Drive** and **1692 Virginia Drive** 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, July 25, at 6:00 P.M., and before the City Council on Tuesday, August 6, 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.

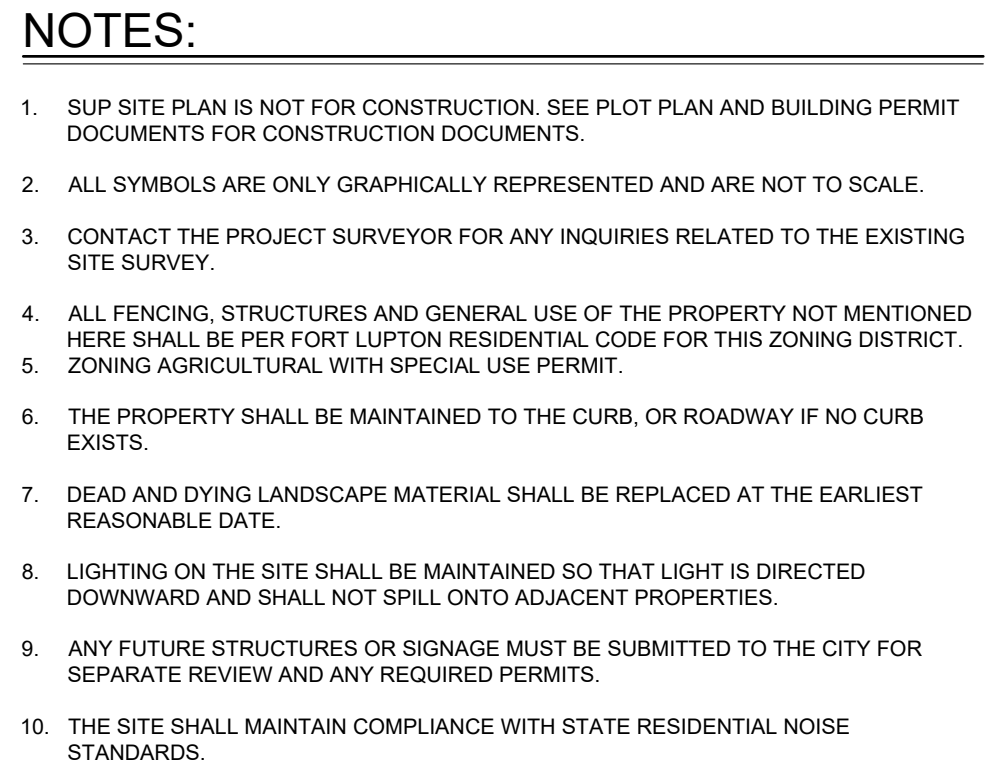
Further information is available through the City Planning and Building Department at (720) 928 4003.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Hargett Family Lot Consolidation & SUP**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOTS 117 AND 118 APPEL FARMS ESTATES, FILING 2, COUNTY OF WELD, STATE OF COLORADO.

[illegible]

These drawings are instruments of service provided by EPS Group, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of EPS Group, Inc.

24-0170	6/19/24
DESIGNED BY: R. BANNING	SCALE: 1" = 10'
DRAWN BY: J. PEREZ	P. MANAGER: P. Manager

Sheet
CS2
2 of 2



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit
Hargett Family Special Use Permit
Project No. SUP24-002



Facing: Virginia Drive

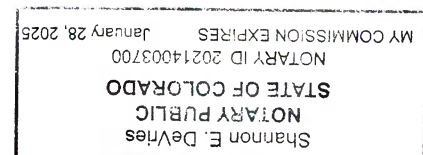
I, India Hargett hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 9th day of July, 2024.

India Hargett
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by India Hargett, this 17 day of July, 2024. Witness my hand and seal.

My commission expires 1/28/2025.

Shannon Davies
Notary Public



MEMO

To: Fort Lupton Planning Commission

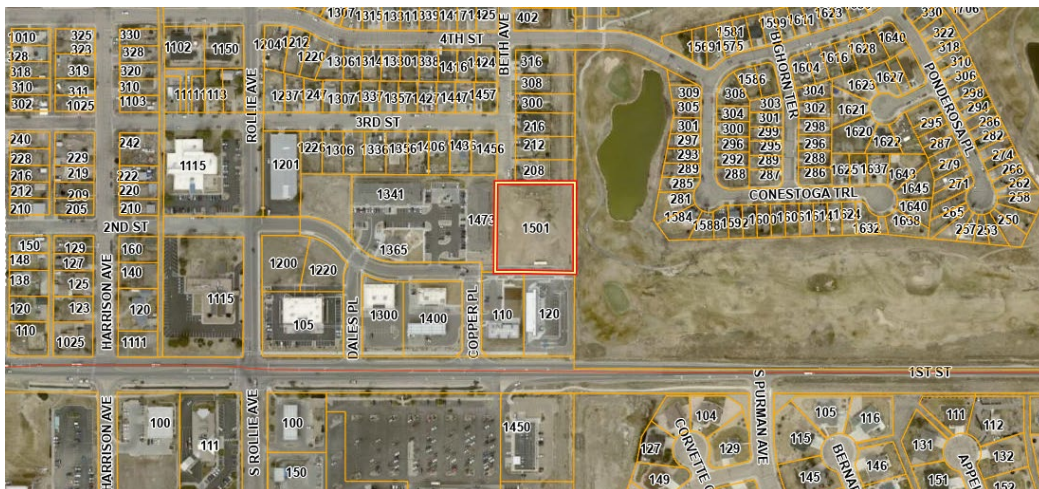
From: Sean McDermott, Planner I

Date: 07/19/2024

Subject: Vincent Village Lot 9 Pre-Application Discussion

Fort Lupton Planning Commission,

Staff is writing to brief you on a discussion item for the July 25 Fort Lupton Planning Commission meeting. As part of the pre-application process outlined in Section 2.01.C of the Fort Lupton Development Code, the Planning Director is given authority to have the applicant confer with city staff or officials on the general nature of the proposed project at a conceptual level. With the agreement of the applicant, the Director has determined that review of this specific project by Planning Commission and City Council (at a Town Hall meeting), is appropriate to get preliminary feedback on the applicant's proposed project. See a brief overview of the project below. Also included in the agenda packet is a preliminary concept plan for the project. The applicant will provide more information during the July 25th meeting.



The applicant would like preliminary feedback on:

- Change of Zone from C-1 to R-O or R-3
- Conceptual site plan for a layout for an affordable senior housing development.

Note that this is merely a concept and review by staff and referrals for all development code criteria would come with a formal submittal for the Change of Zone and Site Plan. Staff will provide more context on the classification of use and zoning information at the meeting.

Staff looks forward to this first Pre-Application Discussion at Planning Commission and any questions/comments you may have.

Sincerely,

A handwritten signature in black ink that reads "Sean McDermott". The signature is written in a cursive, flowing style.

Sean McDermott
Planner I
City of Fort Lupton



1
DD

FLOOR PLAN
SCALE: 1/8" = 1'-0"

06262024

REVISIONS:			
No.	DATE	COMMENT	CRD

DRN: CKD: APPD:

DRAWING SCALE: AS NOTED

DATE: OCT 03, 2013

DESIGN
DEVELOPMENT
FLOOR PLAN
06252024

DRAWING No.:

JOB No.: