



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Paul Witmer
Jimmy Dominguez
Shannon Rhoda

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, August 22, 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 August 8, 2024 Meeting Minutes

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 P2024-013 84 Lumber Site Plan
- b. PC Resolution P2024-014 Silver Lining Annexation
- c. PC Resolution P2024-015 Lancaster Crossing Annexation

Discussion Items

- a. Lancaster Crossing Concept Plan

Future Business

- a. Next Meeting is September 12, 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, August 8, 2024.

Chair Mike Simone called the meeting to order at 6:05 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Commissioners Kathy Kvasnicka, and Paul Witmer. Commissioner Jimmy Dominguez joined online via Go-To.

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

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

**P2024-012 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON
RECOMMENDING TO CITY COUNCIL APPROVAL OF AMENDMENTS TO CHAPTER 16 – FORT
LUPTON DEVELOPMENT CODE**

Planner Sean McDermott presented the proposed amendments to Chapter 16 of the Development Code. The amendments include the correction of spelling errors, minor code changes, and adding a new section on carports. Currently, the development code classifies carports as secondary buildings without providing a clear definition or specific standards for carports. For this reason, the proposed amendment introduces a definition for carports, specifying that they must be open on at least two sides and enclosed in such a manner that the stored vehicle is entirely within the structure or under a permanent roof.

Table 5-2. provides information on the requirements including size, height and setbacks for both attached secondary buildings and the newly proposed detached carports. Detached carports are allowed to be flush with the front building line, which secondary buildings do not allow. The key addition to this section explains that all accesses and driveways affiliated with the carport must meet applicable standards and the carport shall be placed on an improved surface as determined by Public Works. All carports require a building

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 11, 2024

permit and any carport over 10' high or more than 200 square feet shall meet the design standards in Section 5.02 (c)(3).

Mr. McDermott addressed changes to the size and height regulations for minor accessory structures in Section 5.02 (c)(2) and secondary building standards in Section 5.02 (c)(3). Additionally, carports are briefly mentioned in Section 5.06 and are now redirected to the new carport standards in Table 5-2. Finally, Section 2.02 (c)(1) was amended to create an additional item for easement(s).

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

Commissioners discussed:

- Definition of permanent structures and whether carports fall under this definition
- What structures require a permit
- Differentiation between a shed and a carport
- When structures need to meet wind speed and snow load requirements
- Carports that were built before permits were required
- Flexibility of design standards to accommodate Fort Lupton's weather conditions
- Allowance of temporary structures especially in the summer
- Cost of carport permits
- Improved surface requirements
- Missing permanent roof definition in the development code

Chair Mike Simone suggested approval of the action item but asked staff to address the comments made by commissioners and bring back more information within three months.

Chair Simone opened up for public comments at 6:48pm.

There were no public comments.

Chair Simone closed the public comments at 6:49.

After discussion Vice Chair White moved to approve P2024-012 (Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of Amendments to Chapter 16 – Fort Lupton Development Code) Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEM

There were no discussion items.

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

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for September 12, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:50 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-013

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE 84 LUMBER SITE PLAN IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on August 22nd, 2024, for the purpose of reviewing the 84 Lumber application for a site plan including. The site will serve as a truss manufacturing facility.; 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 posting of the hearing on the site 15 days prior to the public hearing.

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 84 Lumber Site Plan, conditional upon the following:

I. Prior to recording the site plan:

- A. Any redlines and comments provided by City staff shall be made to the Site Plan.
- B. The following notes shall be added to the Site Plan:
 - 1. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
 - 2. 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.
 - 3. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 4. The property shall be maintained to the curb, or roadway if no curb exists.
 - 5. Any new use, change of use or continued use if there is a change of ownership, shall be submitted to the City for review prior to start of operations.

II. Prior to the release of building permits for the proposed structures:

- A. The Site Plan shall be finalized and submitted to City staff for recording.
- B. Applicant shall adequately address all comments from the City Engineer.
- C. Applicant shall adequately address all comments from the Fort Lupton Fire Protection District.
- D. Applicant shall adequately address all comments from the Building Inspector.

DONE THIS 22nd DAY OF AUGUST, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**84 LUMBER SITE PLAN
STAFF REPORT
PLAN NO. SPR24-003**

PROJECT DESCRIPTION

Project No.: Plan No. SPR24-003

Project Name: 84 Lumber Site Plan

Owner: Pierce Hardy Limited Partnership

Representative: Mike Dopp, Uintah Engineering and Land Surveying

Guy Flament, 84 Lumber



Location of Request:

The site is located in a portion of the Northwest Quarter of Section 17, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located at 2322 Denver Avenue, Fort Lupton, Colorado ("The Property"). The Property is on Lots 2 and 3 of the Man Bo Minor Subdivision.

Nature of Request:

The Applicant has submitted an application for a site plan for a lumber truss manufacturing plan on a site with an existing 15,650 Sq. Ft. 1-story commercial building and multiple to-be built structures. The to-be added structures are a new 45,000 Sq. Ft. manufacturing warehouse and a new 6,250 Sq. Ft. storage shed. The site will maintain its existing chain-link fence and will have an enhanced landscape buffer along Denver Avenue. The property is surrounded by light industrial, heavy industrial, and agricultural users both in city limits and in the county.

Hours of Operation: Manufacturing Plant: 6 am – 3 pm Mon – Fri.

Site Size: The property is approximately 8.62 acres.

Zone District: ‘1-1’ Light Industrial.

Proposed Use: Lumber Truss Manufacturing Plant.

Existing Use: Vacant warehouse.

Hearing Dates: Planning Commission – August 22, 2024 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. The site plan application is processed under Section 2.06 of the Fort Lupton Development Code (“Code”), which states:

The site plan process specifically applies to:

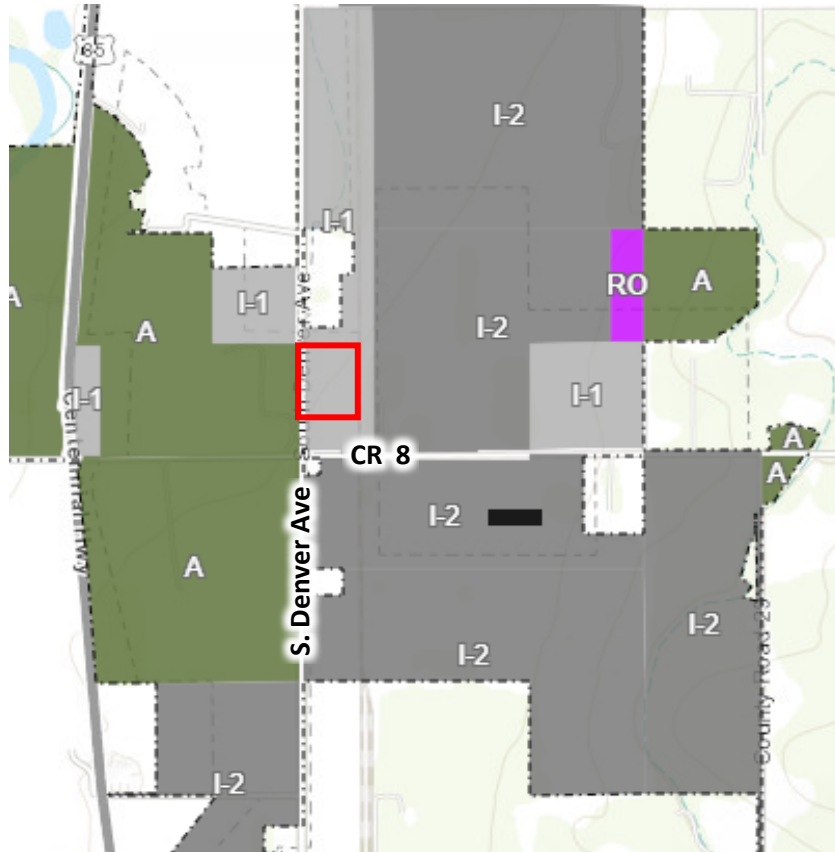
1. Any new building, except detached houses and duplexes.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20% or more.
4. Any site 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, the Planning Commission 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 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 August 1, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES



The property is located within the 'I-1' Light Industrial Zone District. The 'I-1' Light Industrial Zone District permits Manufacturing - Light uses subject to the site plan review and approval procedures set forth under Section 2.06 of the Fort Lupton Development Code (the "Code"). A site plan review requires a public hearing before Planning Commission. The intent of the site plan review is to coordinate development projects with the public realm and with adjacent sites, including compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. In making a determination of compliance with the standards applied to a particular site, the following criteria shall be considered:

1. **Generally.**
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
2. **Site Design and Engineering.**
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.

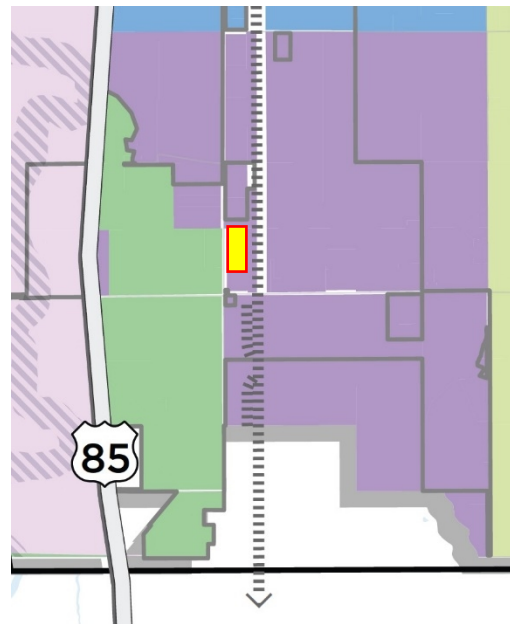
- b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - c. The plan provides adequate management of storm water runoff.
 - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.
- 3. Landscape and Open Space Design.**
- a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - b. The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.
 - c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.
- 4. Building Design.**
- a. The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
 - b. The selection and application of materials will promote proper maintenance and quality appearances over time.
 - c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

Staff has reviewed the site using the criteria specified in Section 2.06(B) of the Code and found that the proposed site complies with the criteria set forth.

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 property is surrounded by uses that are similar or compatible to the proposed use. The proposed use also conforms to the designated land use type and zoning.



ALTERNATIVE COMPLIANCE

No alternative compliances are currently being requested in this project.

REFERRALS

Referrals were provided to the list below. All comments received can be found at:

<https://www.fortluptonco.gov/DocumentCenter/Index/874>.

City Administrator	OMI	City Attorney
Building Inspector	Economic Development Manager	GIS Specialist
Development Review Engineer	Public Works Director	Fort Lupton Fire Protection District
United Power	Comcast	CenturyLink
Xcel Energy	Fulton Ditch Company	Police Chief
CDOT	Postmaster	Weld County Department of Public Health & Environment
State Geologist	Western Midstream	

While the Union Pacific Rail Road was not an initial Referral Response, staff did reach out independently during the review process to ensure they approved of the work being done in the lease area relevant to their lease agreement with 84 Lumber. A representative from the Union Pacific Rail Road did confirm to staff that they approve of the work being done in the lease area.

Additional documents are available for review at:

<https://www.fortluptonco.gov/DocumentCenter/Index/874>.

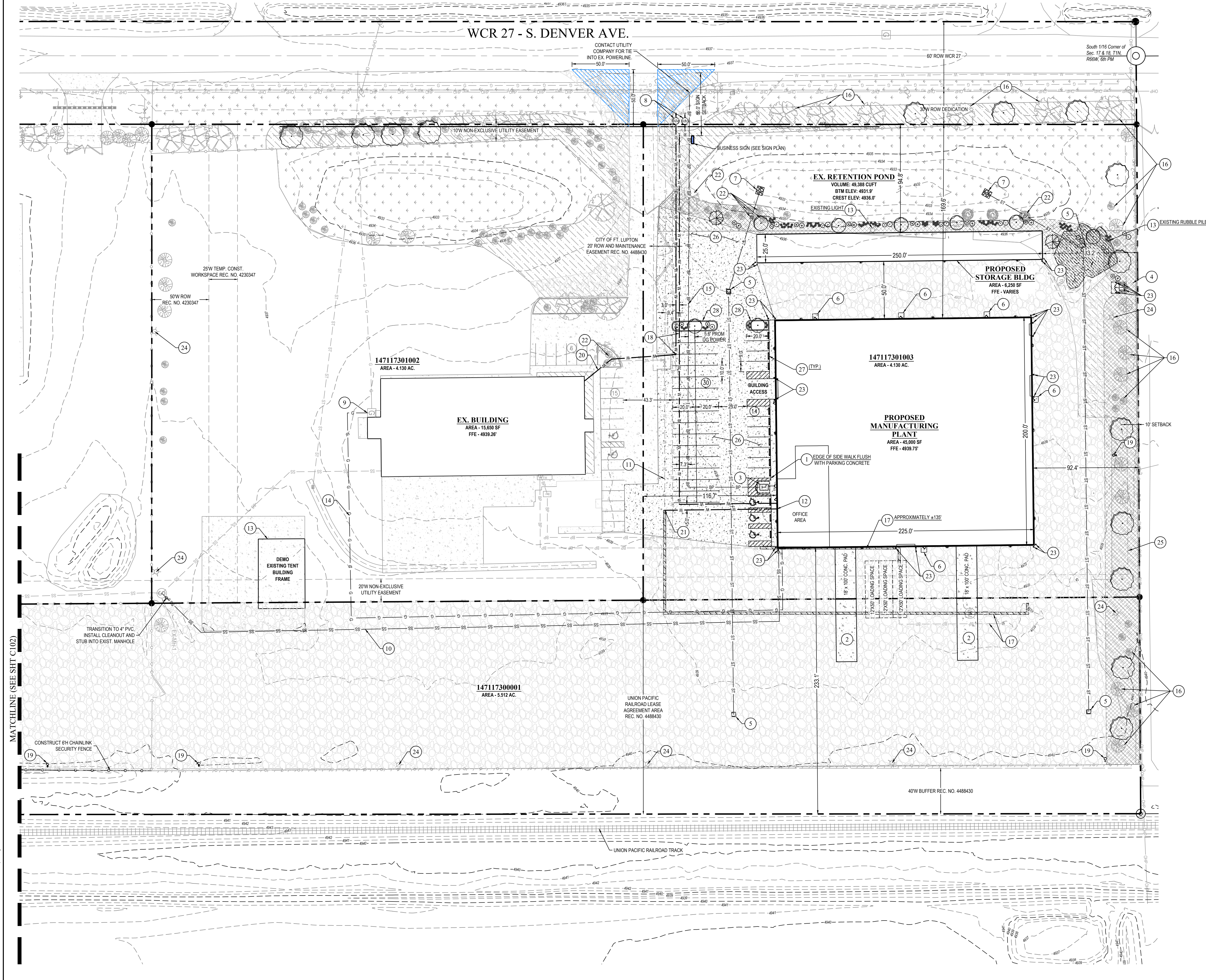
84 Lumber Truss Manufacturing Facility

PROJECT NARRATIVE

New truss manufacturing facility located at 2322 South Denver Avenue, Fort Lupton, Colorado 80621. The truss manufacturing facility is a remodel of an existing 19,650 square foot office warehouse building (22' high) into floor truss manufacturing plant. A new 45,000 square foot (25' high) roof truss manufacturing building will be constructed. A new 6,250 square foot (18' high) storage shed will be constructed. Utilization of existing paved and gravel lot for storage and parking. The manufacturing plant will operate from 6 a.m. to 3 p.m. Monday thru. Friday and will have approximately 60 employees. Manufacturing facility will have very limited public individuals who visit or come to the Manufacturing facility.

DATE: 12/23/2022 11:28 AM USER: JCH
DRAWN BY: JCH
CHECKED BY: JCH
PROJECT: 84 LUMBER NEW TRUSS PLANT SITE PLAN
SHEET: C101

MATCHLINE (SEE SHEET C102)



REFERENCE NOTES

ZONING AND PARCEL INFORMATION

PARCEL: 147117301002 (4.130 AC.)
147117301003 (4.130 AC.)
147117300001 (5.524 AC.)
TOTAL PARCEL AREA: ±13.884 ACRES
ADDRESS: 2322 S. DENVER AVE.
ZONE: I-1 (LIGHT INDUSTRIAL)
LAND USE: MANUFACTURING - LIMITED FABRICATION, PROCESSING OF WOOD TRUSSES (PERMITTED USE PER 16-4.02)

REQUIRED FRONT SETBACK: 25 FEET (FROM PROPERTY LINE)
REQUIRED SIDE SETBACK: 10 FEET
REQUIRED REAR SETBACK: 10 FEET (NOT ADJACENT TO PUBLIC ROW)
ARTICLE 7: ACCESS & PARKING
PARKING REQ'TS (16-7.03): INDUSTRIAL - 1 SPACE FOR MAX. NUMBER OF EMPLOYEES PRESENT AT ANY ONE TIME.
MAX. NUMBER OF EMPLOYEES: 62 EMPLOYEES
REQ'D NO. OF PARKING SPACES: 62 SPACES
REQ'D ACCESSIBLE STALLS: 3 REQ'D (16-7.03(f))
NO. OF VAN ACCESSIBLE STALLS: 1 REQ'D (IBC 1106.6)
OVERSIZED AUTO SPACES: 50% - 33 SPACES (10'W X 20'L)
FULL-SIZE AUTO SPACES: 50% - 33 SPACES (9'W X 20'L)
AISLE WIDTH: 35 FEET
OFF-STREET LOADING (16-7.05): 3 SPACES (10' X 50' X 18' H SPACE)

LANDSCAPING REQ'TS:
PUBLIC STREET TREES: ≥20% NON-LIVING GROUND COVER
LENGTH OF FRONTAGE: 1 TREE PER 35 FEET
NO. OF TREES REQ'D: 862 FT
25 TREES
TOTAL PARCEL AREA: 13.884 AC. (604,787 SQFT)
TOTAL LANDSCAPED AREA: 121,165 SF
PERCENT OF PARCEL AREA: 20%

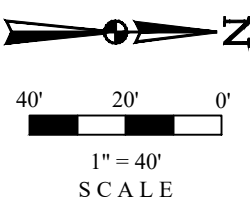
PARKING PROVIDED: 19 REGULAR SPACES & 2 ACCESSIBLE SPACES EXISTING
30 OVERSIZED SPACES, 11 REGULAR SPACES & 3 ACCESSIBLE SPACES PROPOSED
65 SPACES
TOTAL PARKING:

SITE PLAN NOTES:

- 200' L X 5' W 4" THICK SIDEWALK - SEE DETAIL 2 / C501. FOR SIDEWALK AND FLATWORK JOINT DETAILS REFER TO DETAIL 1 / C501.
- 18' X 100' X 6" CONCRETE PAD - SEE DETAIL 3 / C501 FOR FLATWORK AND FLATWORK JOINT DETAILS REFER TO DETAIL 4 / C501.
- 17' W X 12' L SCREENED TRANSFORMER PAD AND FENCED ENCLOSURE. REFER TO DETAIL 2 / C502.
- REFUSE DUMPSTER ENCLOSURE.
- 3' X 3' CATCH BASIN (SEE UTILITY PLAN FOR DETAILS).
- 5' X 5' CONCRETE APRON AT DOORWAY, 4" THICK. REFER TO DETAIL 2 / C501.
- RIP RAP APRON (SEE EROSION CONTROL PLAN FOR DETAILS).
- WATER SERVICE LINE TIE INTO EX. WATERLINE AND INSTALL METER.
- INSTALL NEW NATURAL GAS LINE TO EXISTING GAS METER.
- NEW 2" PRESSURE SANITARY SEWER LINE.
- RE-PURPOSE EXISTING WATER MAIN FOR FIRE LATERAL.
- FIRE LINE TO CONTINUE INTO BUILDING (SHUT-OFF TO BE COORDINATED WITH MECHANICAL PLANS).
- DEMO & REMOVE.
- NEW GAS SERVICE LINE.
- NEW BURIED POWER SUPPLY LINE.
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING UTILITY TO BE ABANDONED & REMOVED BY QUALIFIED LICENSED PROFESSIONAL FROM BUILDING FOOT PRINT.
- NEW WATER SERVICE LINE.
- LIGHT POLE PER ELECTRICAL PLAN.
- REMOVE EXISTING WATER METER CONNECT EXISTING SERVICE TO NEW SERVICE LINE. CONTRACTOR TO FIELD VERIFY SIZE AND TYPE OF PIPE.
- TIE INTO EXISTING WATER MAIN.
- REMOVE TREE / PLANT DUE TO PROPOSED UTILITY CONFLICT. (REPLANT IN NEW LOCATION IF POSSIBLE)
- INSTALL BOLLARDS PER DETAIL 11 / C501.
- EXISTING LIGHT POLE TO BE TESTED / REPLACE IF NEEDED.
- 30' LANDSCAPE BUFFER, SEE LANDSCAPE PLAN FOR DETAILS.
- INSTALL CONCRETE PAVEMENT IN ENTRY AND PARKING AREA REFERENCE DETAIL 3 / C501.
- INSTALL WHEEL STOP REFERENCE DETAIL 3 / C503.
- INSTALL PARKING ISLAND CURB REFERENCE DETAIL 4 / C503.

LEGEND

- EXISTING GRASS LANDSCAPING TO REMAIN
- LANDSCAPED AREA TO BE REMOVED AND REPLACED WITH GRAVEL OR NEW LANDSCAPING.
- SIGHT TRIANGLE
- GRAVEL PARKING & DRIVE AREA TO BE 6" OF GRAVEL RE-SURFACED.
- NEW LANDSCAPED AREA.



REV	DATE	BY	CHKD	DESCRIPTION
1	02/28/23	JCH	JCH	ISSUED FOR CITY REVIEW
2	04/12/24	JCH	JCH	REVISED PER BUILDING DEPT
3	06/21/24	JCH	JCH	CITY SUBMITTAL
4	06/21/24	JCH	JCH	CITY COMMENTS

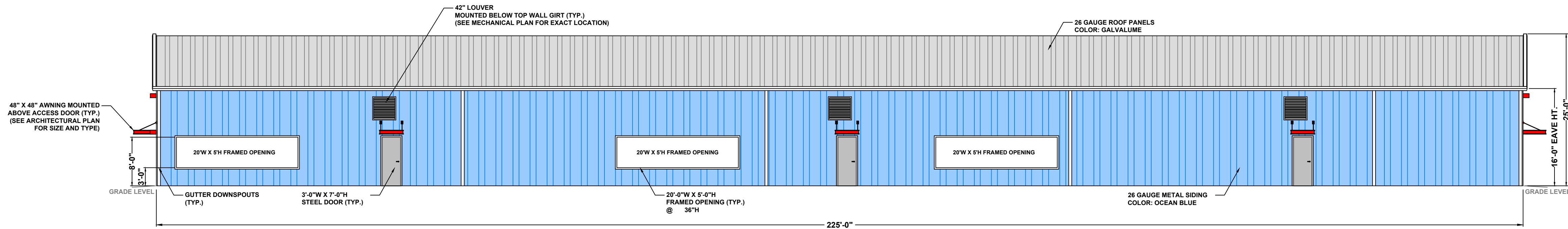
RESPONSIBLE ENGINEER:



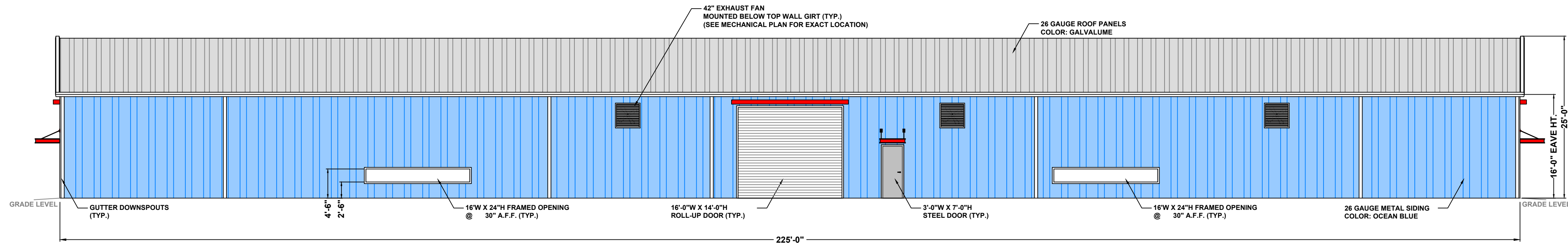
SITE LAYOUT PLAN

SCALE: AS NOTED
DRAWN BY: JCH
DATE DRAWN: 12-23-2022
UELS FILE NO.: 1 - 8 3 3
PROJ. NO.: 84L01-22-0001

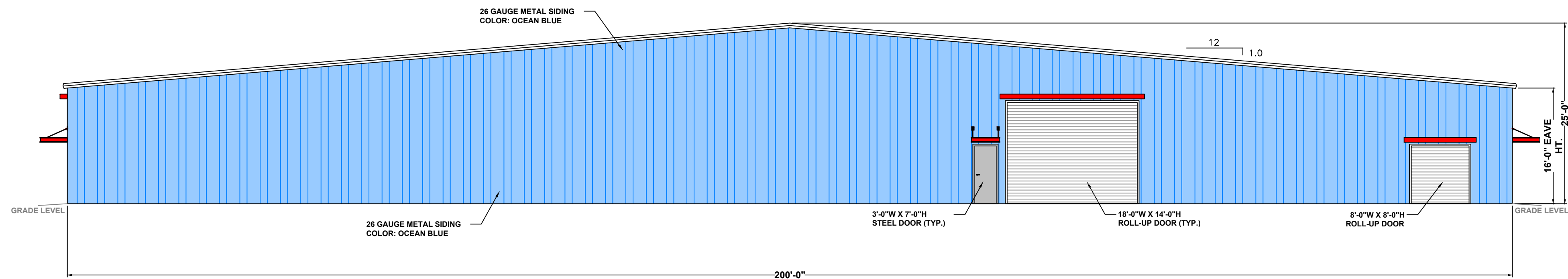
SHEET
C101



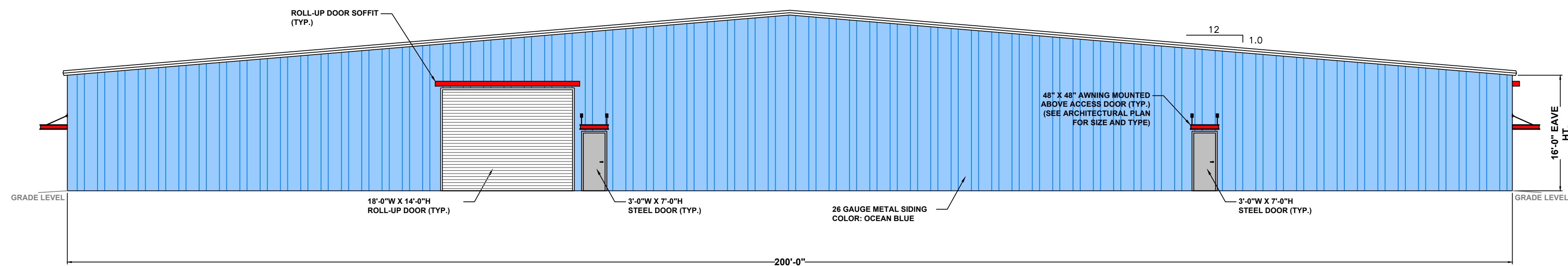
WEST ELEVATION



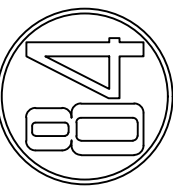
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



84 LUMBER

1019 ROUTE 519 EIGHTY FOUR, PA 15330
(724) 228-8820

REVISIONS

DESCRIPTION

NO

DATE

84 LUMBER TRUSS PLANT

45,000 SF TRUSS ASSEMBLY ELEVATIONS

2322 S. DENVER AVE

FORT LUPTON

WELD COUNTY, COLORADO

PROJECT INFORMATION

SCALE: 3/32"=1'-0"

JOB NO. 30-2083-01

STORE NO. 2083

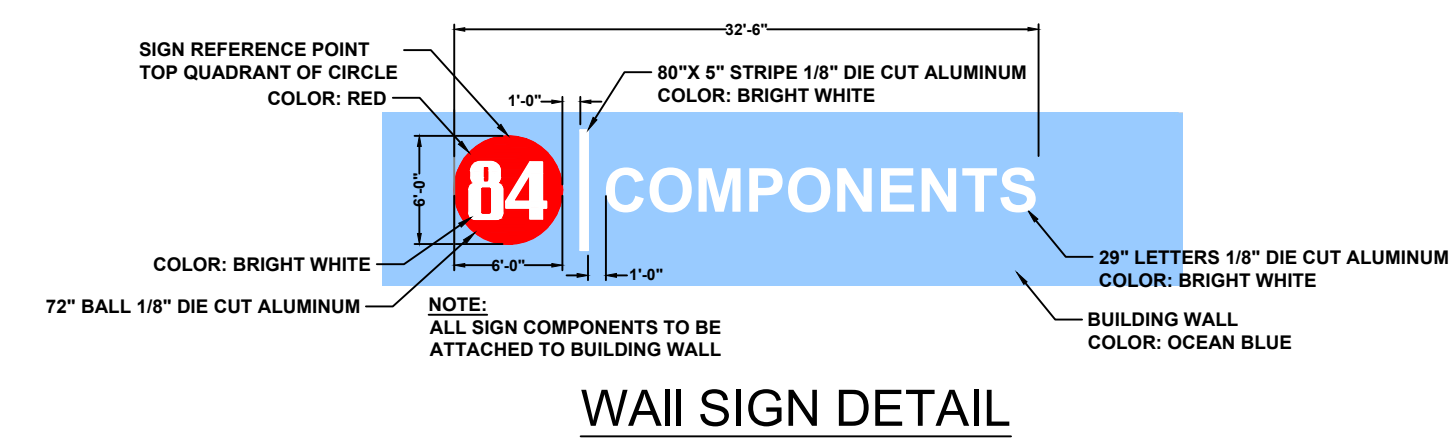
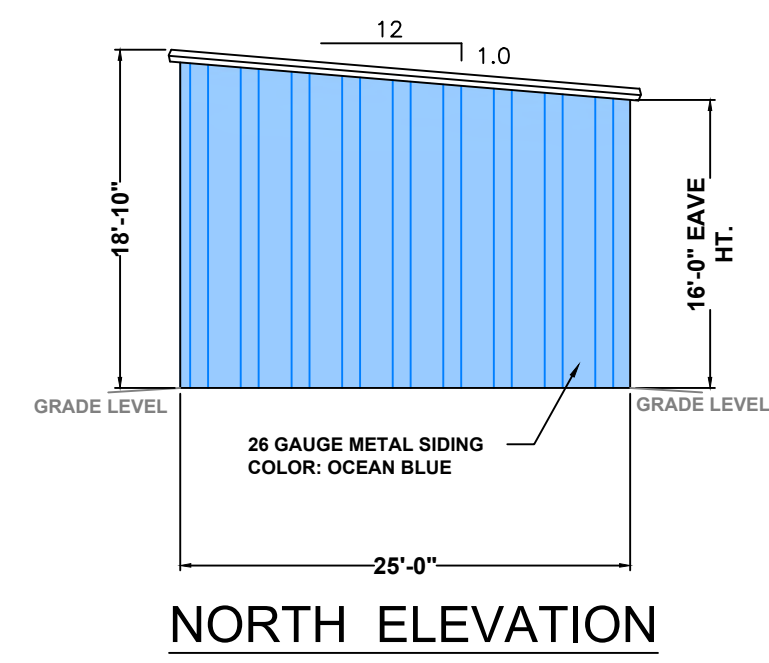
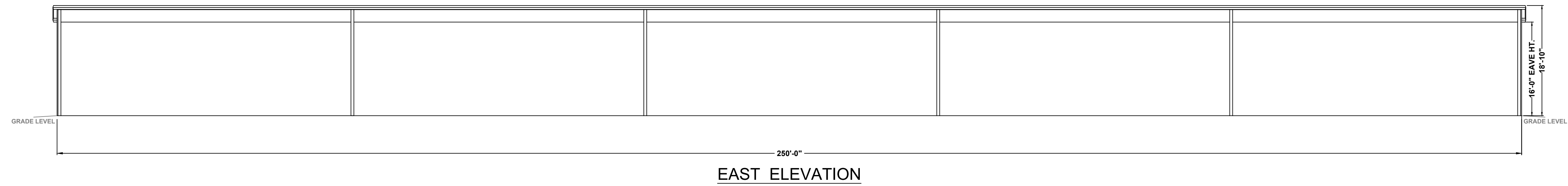
DESIGN BY: JAZ

DRAWN BY: JAZ

DATE: 01/20/23

SHEET NUMBER

A03



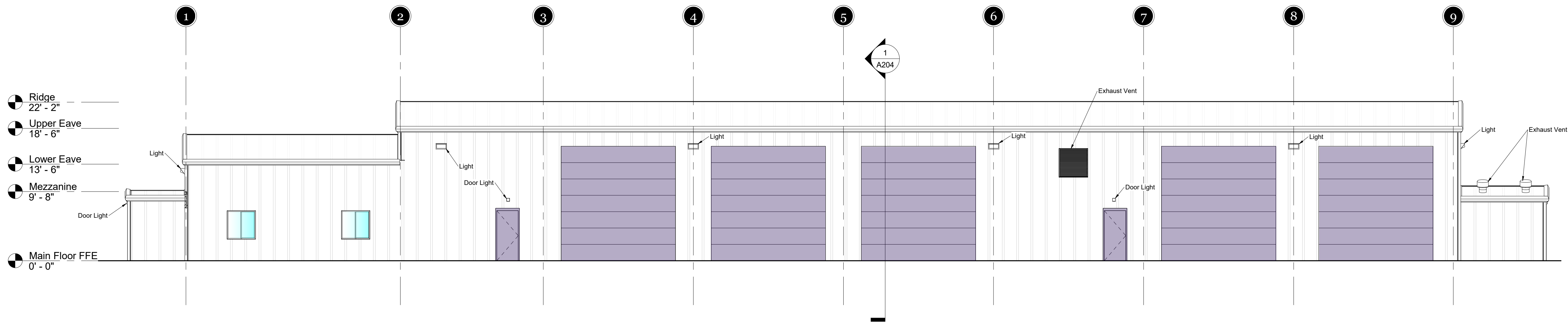
 **84 LUMBER**
1019 ROUTE 519 EIGHTY FOUR, PA 15330
(724) 228-8820

[illegible]

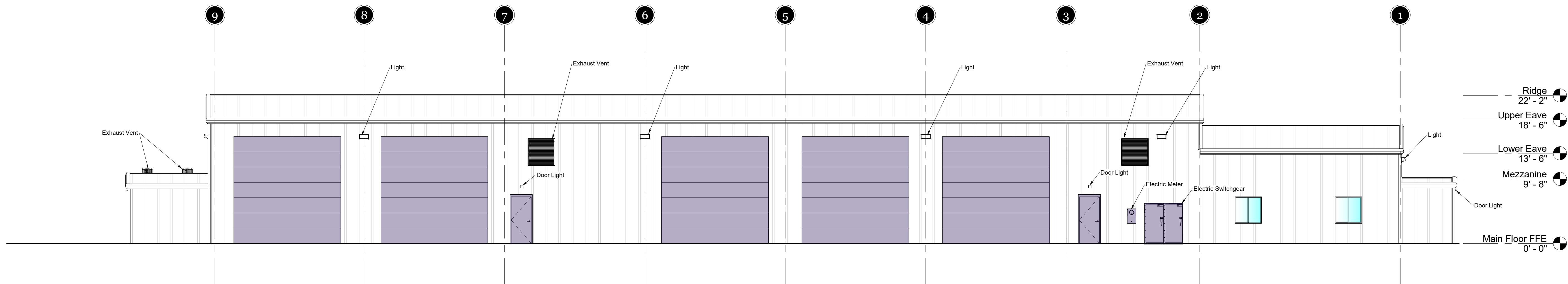
84 LUMBER TRUSS PLANT
6,250 SF. STORAGE SHED ELEVATIONS
2322 S. DENVER AVE
FORT LUPTON
WELD COUNTY, COLORADO

PROJECT INFORMATION	
SCALE:	3/32"=1'-0"
JOB NO.	30-2083-01
STORE NO.	2083
DESIGN BY:	JAZ
DRAWN BY:	JAZ
DATE:	04/12/24
SHEET NUMBER	

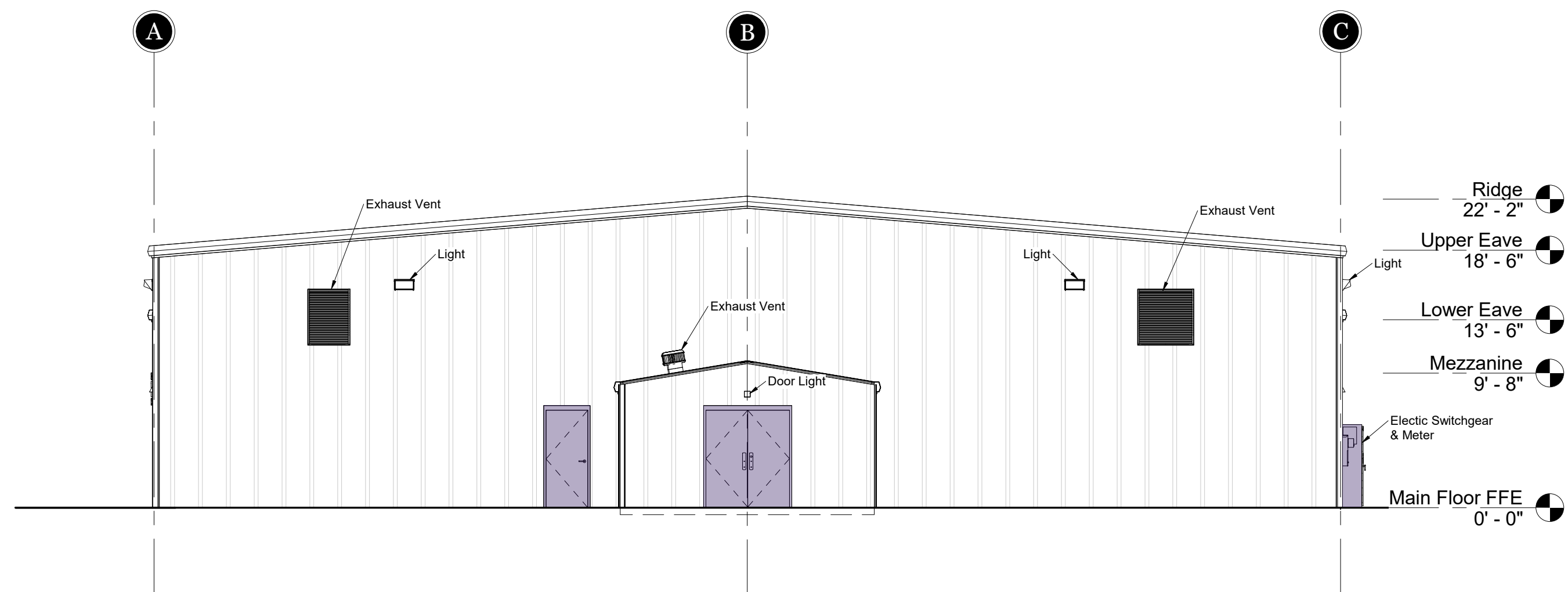
A04



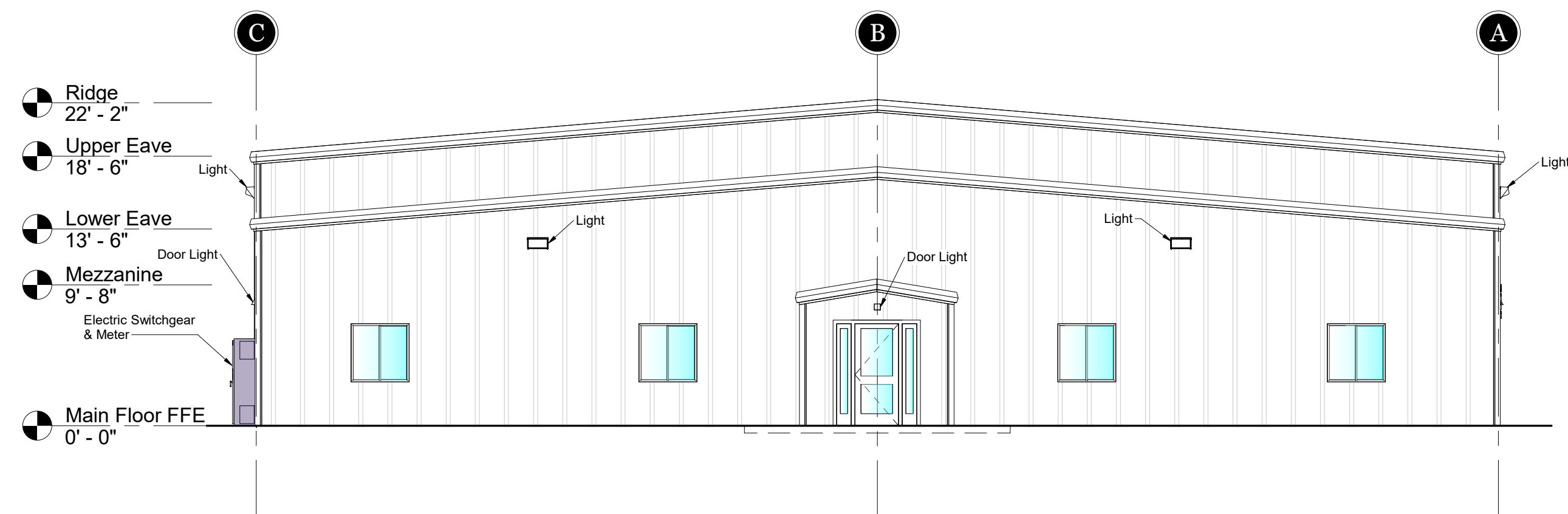
1 West Elevation
Scale: 1/8" = 1'-0"



2 East Elevation
Scale: 1/8" = 1'-0"



3 South Elevation
Scale: 1/8" = 1'-0"



4 North Elevation
Scale: 1/8" = 1'-0"

REV	DATE	BY	CHK	USED FOR PERMIT	REVISIONS
0	05/28/2019	MD			

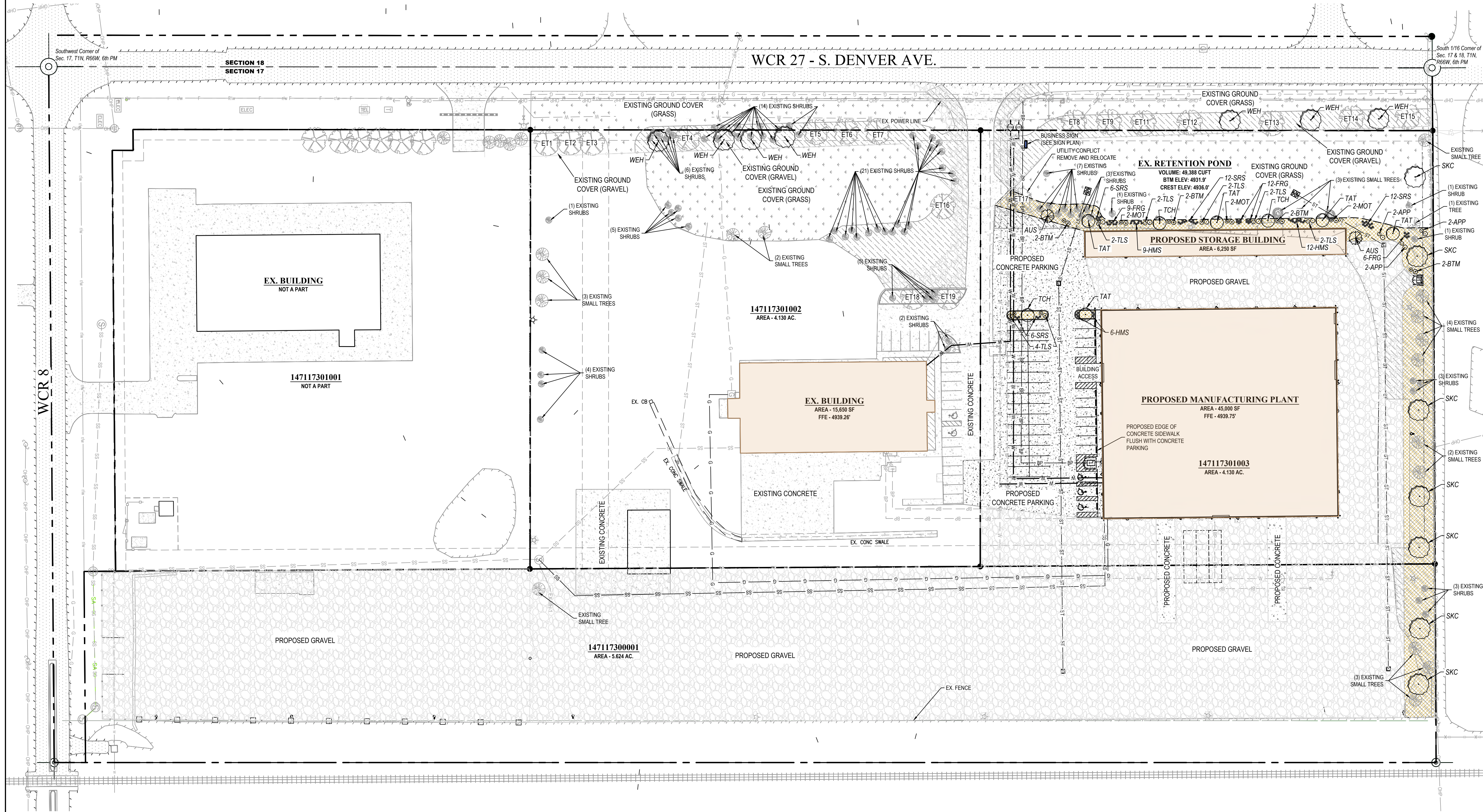
ELEVATION VIEWS

SCALE: 1/8" = 1'-0"
DRAWN BY: M.D.
DATE DRAWN: 05/28/2019
UELS FILE NO.: L-833
PROJ. NO.: 84L04-22-0001
FILE:

L - 8 3 3

A202

E:\FILE E-Building\2024\JUN04 LAMBERT, 403 2322 S DENVER AVENUE\LANDSCAPE PLAN.dwg NCOPY 7/17/2024 11:44 AM USER:BT



LANDSCAPE REQUIREMENTS

BUFFER DESCRIPTION / ADJACENT LAND USE	LENGTH	# TREES REQUIRED	# TREES EXISTING	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS EXISTING	# SHRUBS PROVIDED
CO RD. 27 / S. DENVER AVE. STREETSCAPE LANDSCAPING (1 TREE / 35 FT)	862'	25	15	10	N/A	27	N/A
CO RD. 27 / S. DENVER AVE. FRONTAGE LANDSCAPING (1 ORN. TREE / 40 FT LOT & 1 DEC. SHADE TREE / 35' LOT) (1 SHRUB / 5 FT BLDG.)	862' LOT 428' BLDG.	25	4 DEC. 6 ORN.	15	86	37	49
PARKING LANDSCAPING (1 TREE / 5 SPACES) (1 SHRUB / 5 PERIMETER)	60 SPACES	12	0	12	23	2	21
NORTH RESIDENTIAL LANDSCAPING TYPE II (1 TREE / 50 FT) (1 ORN. TREE OR EVE. TREE / 25 FT)	604'	12 DEC. 24 ORN.	11 ORN.	7 DEC. / 13 ORN.	N/A	8	N/A
SOUTH COMMERCIAL LANDSCAPING (NONE NEEDED)	420'	N/A	4 ORN.	N/A	N/A	5	N/A
EAST RAILROAD LANDSCAPING (NONE NEEDED)	1,290'	N/A	N/A	N/A	N/A	N/A	N/A

- NOTES
- STREET FRONTAGE LANDSCAPE BUFFER PLANTING REQUIREMENTS SHALL BE CALCULATED AT 1 TREE PER EVERY 35 LINEAR FEET OF BUFFER. BUFFER IS REQUIRED TO BE 20' WIDE. DEVELOPMENT STANDARDS AND REGULATIONS SECTION 16-02.02.
 - ADJACENT PROPERTY LINES LANDSCAPE BUFFER PLANTING REQUIREMENTS SHALL BE CLASSIFIED AS BUFFER YARD D (NEW INDUSTRIAL USE ABUTTING EXISTING RESIDENTIAL USE), AND SHALL BE CALCULATED AT 3 TREES PER EVERY 60 LINEAR FEET OF BUFFER. BUFFER IS REQUIRED TO BE 15' WIDE. DEVELOPMENT STANDARDS AND REGULATIONS SECTION 4-19-06.1.

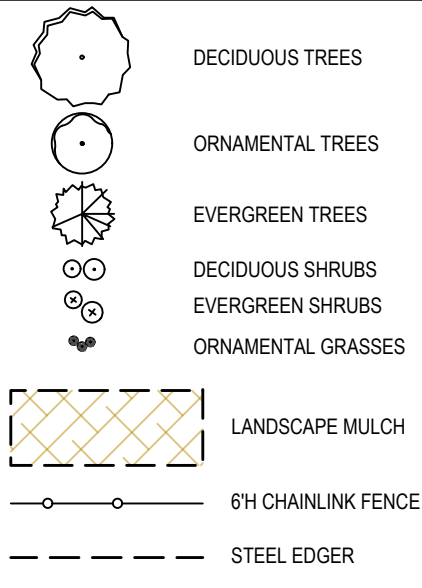
REFERENCE NOTES

LANDSCAPE DESIGNER

Uintah Engineering & Land Surveying, LLC
Headquarters
85 South 200 East
Vernal, Utah 84078
(435) 789-1017

Colorado Branch
3313 35th Ave. #B
Evans, CO 80620
(970) 506-1544

LEGEND:



NOTE:

- Existing dead trees and shrubs will be removed and replaced with the same or approved equal.
- Existing irrigation system to be updated to this plan, by others.
- Remove and relocate trees and plants that are in conflict with proposed utilities. (Trees will have 5' horizontal separation measured from trunk and under ground utility).

REV	DATE	BY	CHK	APP	DESCRIPTION
1	06/21/24	MD	MD		CITY COMMENTS

RESPONSIBLE ENGINEER:

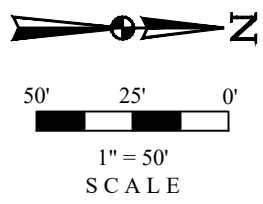


LANDSCAPE PLAN

SCALE: AS NOTED
DRAWN BY: M.D.
DATE DRAWN: 04-25-2024
UELS FILE NO.: L - 8 3 3
PROJ. NO: 84L01-22-0001

SHEET

L401



GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
WEH	Western Hackberry	Celtis reticulata	50-60'	40-50'	LOW	SUN	2.5' CAL., B&B	7
SKC	Kentucky Coffeetree	Gymnocladus dioica	50-60'	40-50'	LOW	SUN	2.5' CAL., B&B	7

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
TAT	Hot Wings Tatarian Maple	Acer tataricum 'GarAnn'	20-25'	15-20'	Low	Adaptable	1.5' Cal., B&B	5
TCH	Thornless Cocksaur Hawthorn	Crataegus crus-galli inermis	15-25'	15-20'	Low	Sun	1.5' Cal., B&B	4

EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
AUS	Austrian Pine	Pinus nigra	40-60'	30-40'	Low	Sun	6' ht, B&B	2

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
APP	Apache Plume	Fallugia paradoxa	3-6'	3-6'	Very Low	Sun	5 Gallon Cont.	6
TLS	Three-Leaf Sumac	Rhus trilobata	3-6'	3-6'	Very Low	Sun	5 Gallon Cont.	14

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
MOT	Mormon Tea	Ephedra viridis	2-4'	2-3'	Very Low	Sun	5 Gallon Cont.	6
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.	8

ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	5 Gallon Cont.	33
HMS	Heavy Metal Blue Switch Grass	Panicum virgatum 'Heavy Metal'	3-4'	12-18"	Low	Sun	5 Gallon Cont.	27
FRG	Feather Reed Grass	Calmagrostis acutiflora	4-5'	18-24"	Low	Sun / Part Shade	5 Gallon Cont.	27

NATIVE SEEDING - DRYLAND MIX

Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):
PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF

LANDSCAPE NOTES

- 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

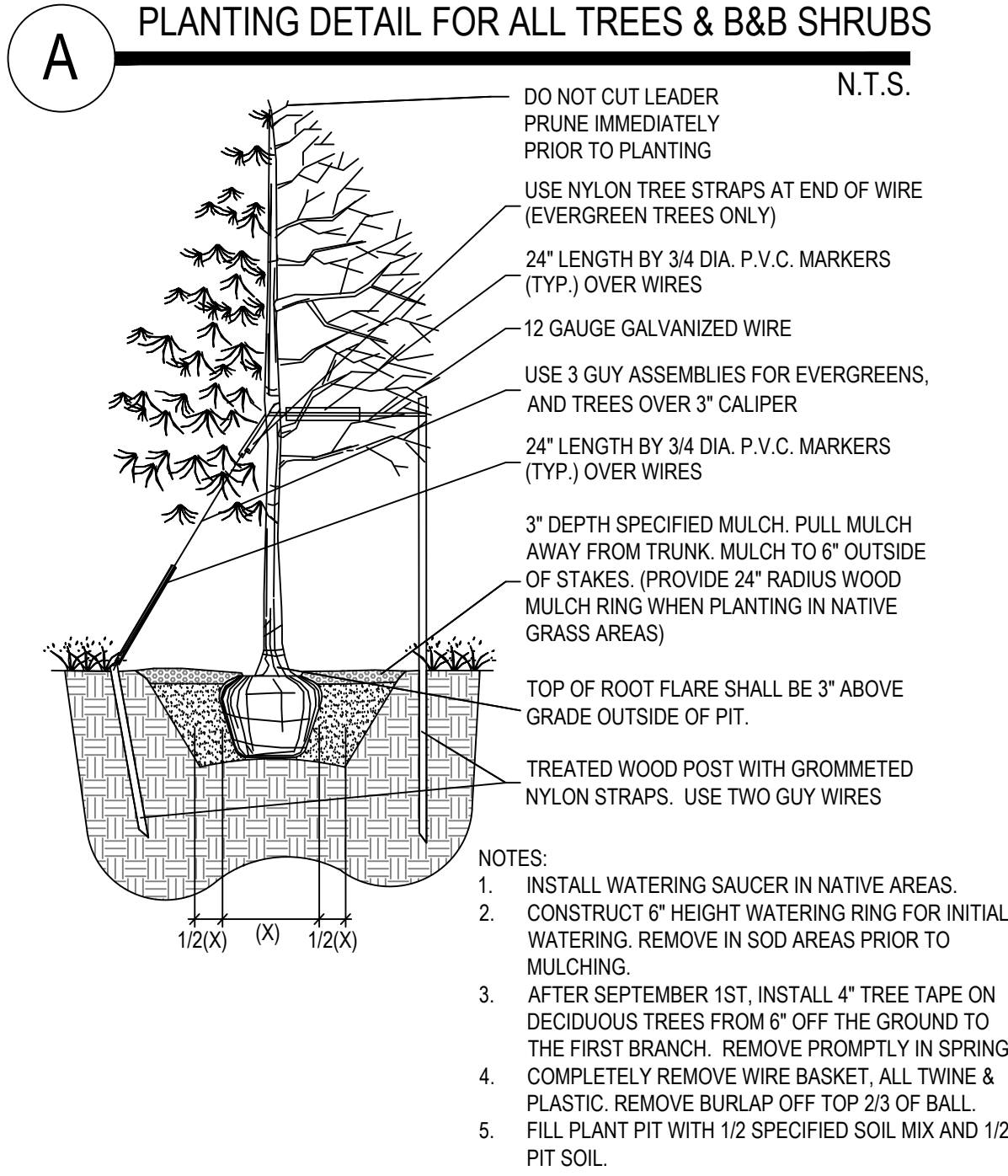
BOTANICAL NAME	COMMON NAME	PLS LBS / ACRE
POA COMPRESSA 'RUBENS'	RUBENS CANADA BLUEGRASS	20.00
AGROPYRON CRISTATUM 'EPHRAIM'	EPHRAIM CRESTED WHEATGRASS	18.00
FESTUCA OVINA AGROPYRON	SHEEP FESCUE SODAR	15.00
RIPARIUM 'SODAR' BOUTELOUA	STREAMBANK WHEATGRASS	15.00
GRACILIS 'HACHITA' GAILLARDIA	HACHITA BLUE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

NATIVE SEED MIX - DETENTION

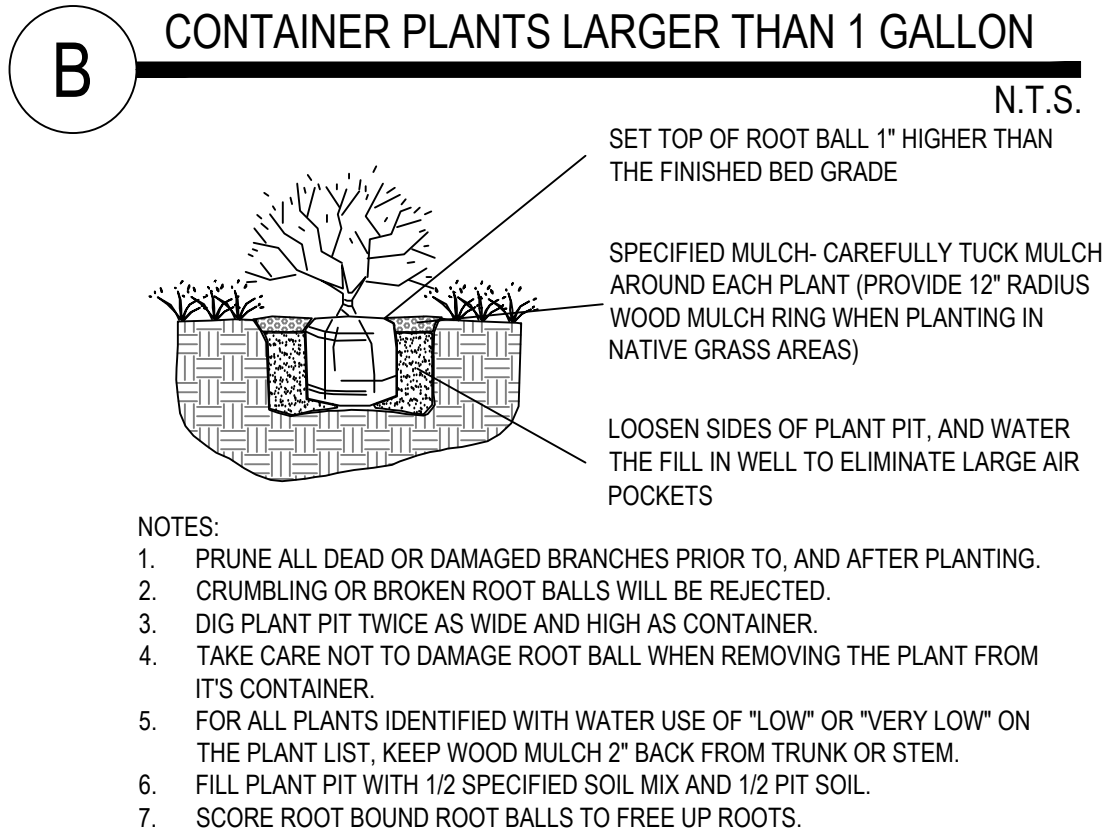
BOTANICAL NAME	COMMON NAME	PLS LBS / ACRE
PANICUM VIRGATUM	SWITCHGRASS	3.00
PASCOPIYRUM SMITHII	WESTERN WHEATGRASS	10.00
SPOROBOLIS AIROIDES	ALKALI SACATON	1.00
TOTAL PLS LBS / ACRE		14.00

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

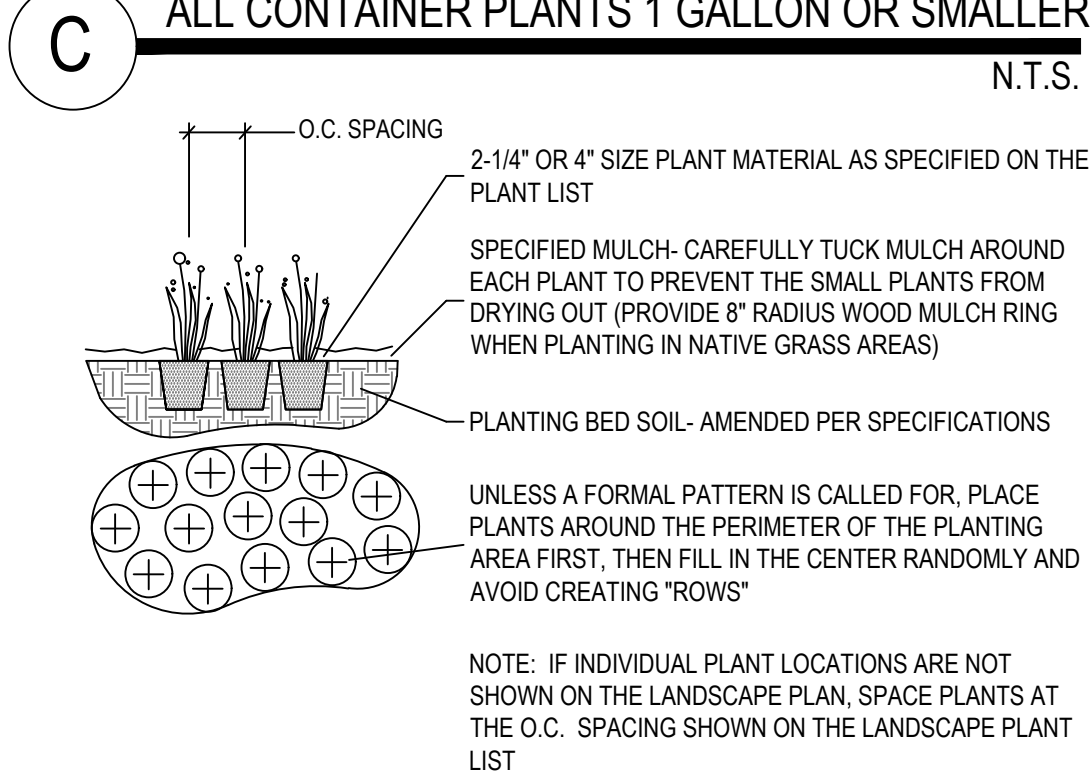
PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



REV	BY	DATE	DESCRIPTION
1	MD	06/24/24	REVISED
2	MD	06/24/24	REVISED
3	MD	06/24/24	REVISED
4	MD	06/24/24	REVISED
5	MD	06/24/24	REVISED
6	MD	06/24/24	REVISED
7	MD	06/24/24	REVISED
8	MD	06/24/24	REVISED
9	MD	06/24/24	REVISED
10	MD	06/24/24	REVISED
11	MD	06/24/24	REVISED
12	MD	06/24/24	REVISED
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14	MD	06/24/24	REVISED
15	MD	06/24/24	REVISED
16	MD	06/24/24	REVISED
17	MD	06/24/24	REVISED
18	MD	06/24/24	REVISED
19	MD	06/24/24	REVISED
20	MD	06/24/24	REVISED



LANDSCAPE DETAILS

SCALE: AS NOTED
DRAWN BY: M.D.
DATE DRAWN: 04-25-2024
UELS FILE NO.: L - 8 3 3
PROJ. NO: 84L01-22-0001

SPECIFICATIONS

PROPOSED:

120" X 84" MONUMENT SIGN, WITH:

• 12" X 84" SIGN BASE, PAINTED GREY
(COLOR TO BE DETERMINED).

• 2" REVEAL, PAINTED GREY.

• 18" X 84" ILLUMINATED ALUMINUM CABINET,
PAINTED BLUE, ADDRESS NUMBERS ROUTED OUT
FROM CABINET FACE AND BACKED WITH ACRYLIC.

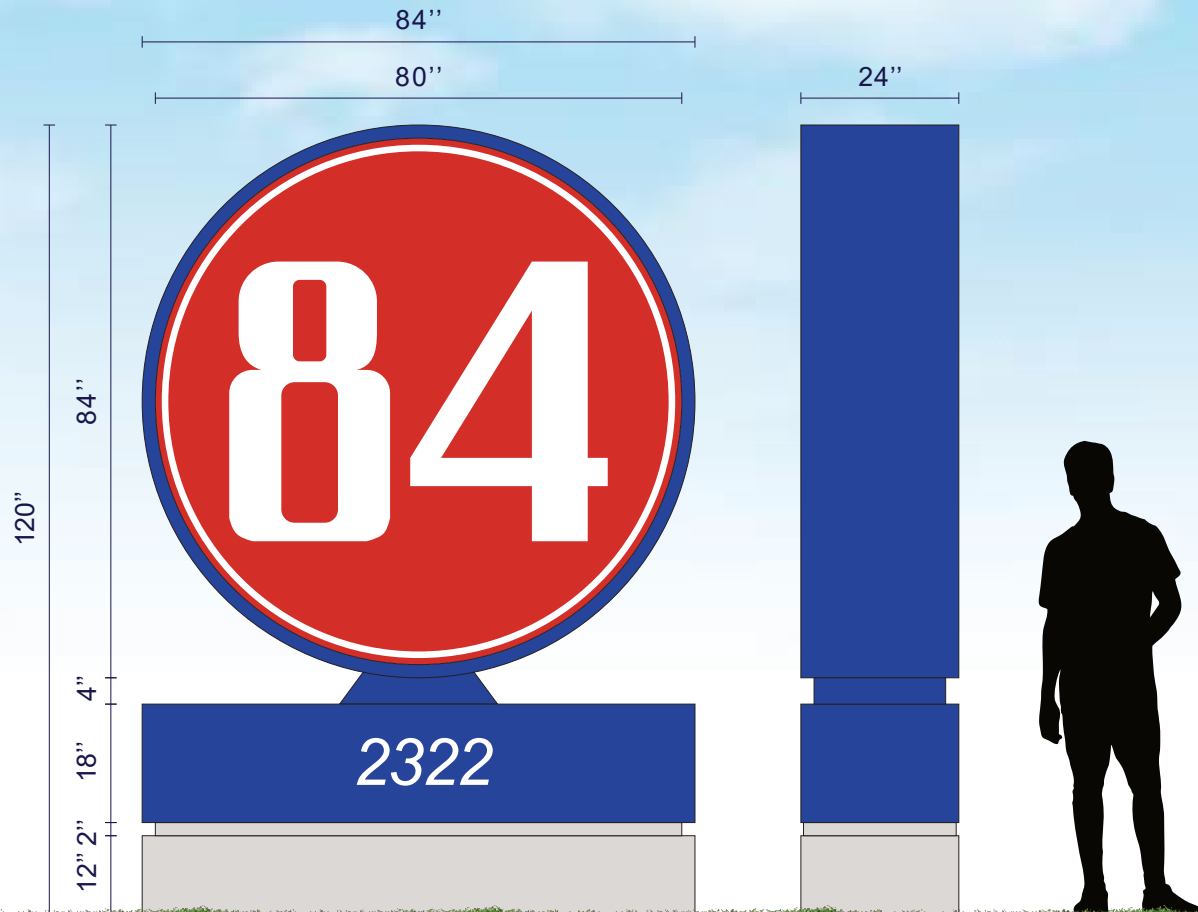
• 84" X 84" ILLUMINATED ALUMINUM CIRCULAR
CABINET, WITH FLEX FACE (FLEX FACE TO BE
SUPPLIED BY CUSTOMER) , BLUE PAINTED
RETAINER

ADDRESS NUMBER HEIGHT: 7"

SCALING TO BE CONFIRMED BY FIELD SURVEY

COLORS/MATERIAL

COLOR	PMS	MATERIAL SUGGESTION
	485 C	-VINYL, TYPE TBD
	286 C	-PAINT, TYPE TBD
	COOL GREY 1C	-PAINT, TYPE TBD
	-	-FLEX FACE



84 LUMBER

CLIENT:

84 LUMBER

ADDRESS:

2322 S. DENVER AVE.
FORT LUPTON, CO 80621

DATE:

4/12/24

PROJECT:

ELECTRONIC FILE NAME:

SALES REPRESENTATIVE:

DESIGNER:

REVISION INFO:

00/00/00	BRIEF DESCRIPTION OF WHAT CHANGES	GN
		GN

P
A
G
E
2

SPECIFICATIONS

PROPOSED FOUNDATION DETAIL:

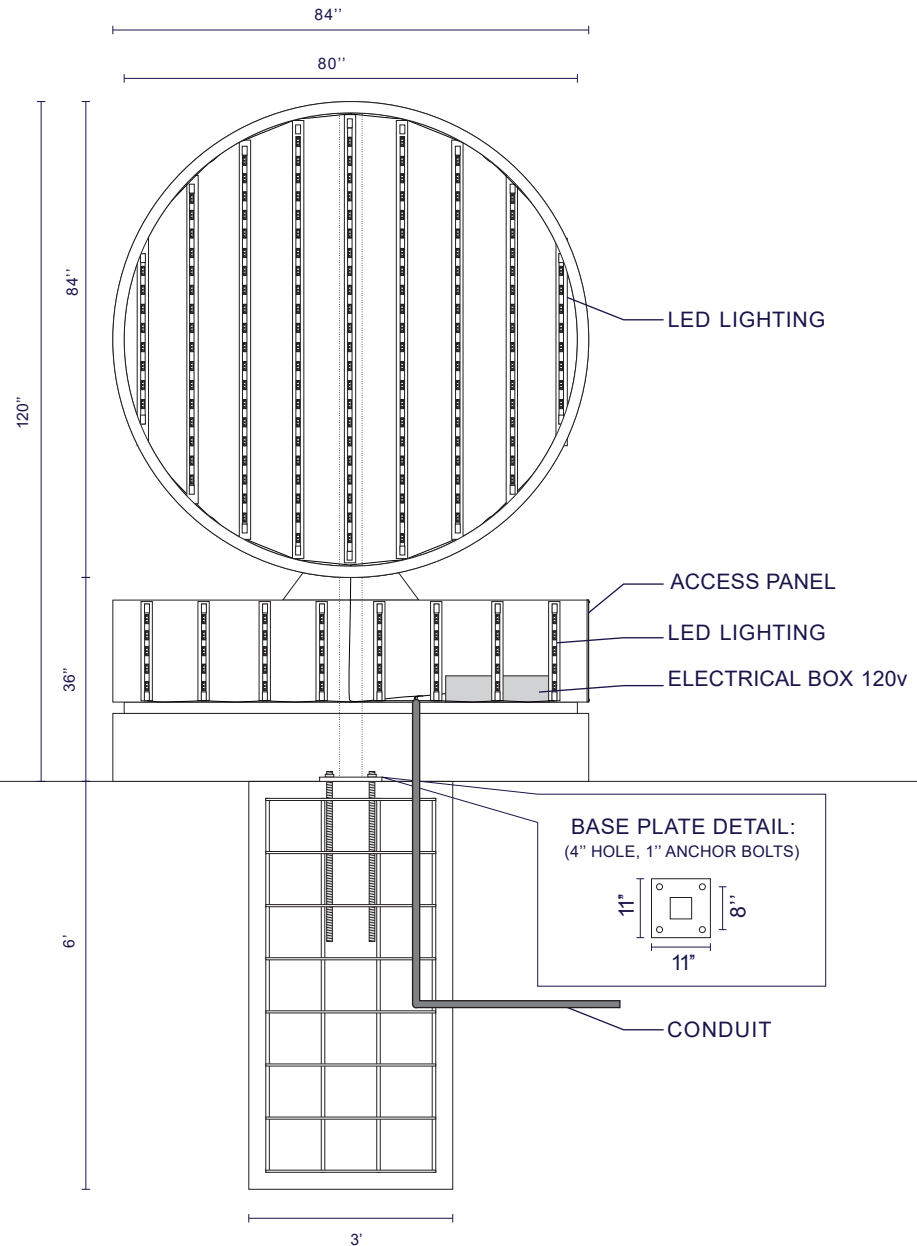
- 4" X 4" (4" WALL) POLE
- 11" X 11" X 1/2" BASE PLATE, AT GRADE.
- 1" ANCHOR BOLTS, APPROX. 2'-6" IN LENGTH.
- AUGURED FOUNDATION, 6' X 3'
- REBAR CAGE (4 #5 REBAR, 8 #3 REBAR)

ELECTRICAL SPEC:

- 120V LINE

COLORS/MATERIAL

COLOR	PMS	MATERIAL SUGGESTION
	485 C	-VINYL, TYPE TBD
	286 C	-PAINT, TYPE TBD
	COOL GREY 1C	-PAINT, TYPE TBD
	-	-FLEX FACE



84 LUMBER

CLIENT:

84 LUMBER

ADDRESS:

2322 S. DENVER AVE.
FORT LUPTON, CO. 80621

DATE:

4/12/2024

PROJECT:

ELECTRONIC FILE NAME:

SALES REPRESENTATIVE:

DESIGNER:

REVISION INFO:

00/00/00	BRIEF DESCRIPTION OF WHAT CHANGES	GN
		GN

P
A
G
E
3

Sign Posting Affidavit

84 Lumber Site Plan

Project No. SPR24-003;

Figure 1 S Denver Ave



Figure 1 S Denver Ave



Figure 2 S Denver Ave



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

State of Pennsylvania
County of Washington

Facing ___S Denver Ave___

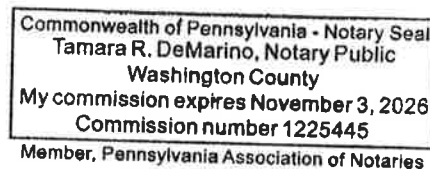
I, Bethany L. Cypher hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 31st day of July, 2024.

Bethany L. Cypher
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Bethany L. Cypher, this 1st day of August, 2024. Witness my hand and seal.

My commission expires November 3, 2025

Tamara R DeMarino
Notary Public



RESOLUTION NO. P2024-014

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

WHEREAS, the Planning Commission held a public hearing on August 22, 2024, for the purpose of reviewing an application submitted by Silver Lining Investment Group for an annexation, known as the Silver Lining Annexation and Initial Zoning to the 'A' Agriculture Zone District and R-1 ; and

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

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

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

- I. Prior to recording the annexation map:
 - A. Any redline comments provided by City Staff shall be made to the annexation map.
 - B. Applicant shall provide proof that inclusion of the property into the Fort Lupton Fire Protection District has been initiated.
 - C. Applicant shall address United Power's comments.
 - D. Applicant shall address Xcel Energy's comments.

DONE THIS 22nd DAY OF AUGUST, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

Annexation No. 1

A PARCEL OF LAND, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF LOT B, RECORDED EXEMPTION NO.

1311-2-4-RE2788, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

BEGINNING AT CENTER-EAST 1/16 CORNER OF SAID SECTION 2, BEING A FOUND NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 – 1995;

THENCE SOUTH 0°23'05" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF

30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 0°23'05" EAST A DISTANCE OF 2010.53 FEET;

THENCE DEPARTING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, SOUTH 89°48'15" WEST A DISTANCE OF 610.00 FEET;

THENCE SOUTH 0°23'05" EAST A DISTANCE OF 553.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID NORTH LINE, SOUTH 89°48'15" WEST A DISTANCE OF 686.13 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2;

THENCE ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, NORTH 0°45'15" WEST A DISTANCE OF 1252.40 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°34'00" EAST, A DISTANCE OF 675.00 FEET;

THENCE NORTH 0°45'15" WEST A DISTANCE OF 409.79 FEET; THENCE NORTH 89°34'00" EAST A DISTANCE OF 556.85 FEET; THENCE NORTH 0°23'05" WEST A DISTANCE OF 601.00 FEET; THENCE NORTH 20°42'49" WEST, A DISTANCE OF 314.50 FEET;

THENCE NORTH 89°34'00" EAST A DISTANCE OF 184.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.561 ACRES.

Annexation No. 2

A PARCEL OF LAND, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

COMMENCING AT CENTER-EAST 1/16 CORNER OF SAID SECTION 2, BEING A FOUND NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 – 1995;

THENCE SOUTH 80°15'07" WEST, A DISTANCE OF 185.35 FEET TO THE POINT OF

BEGINNING OF THE PARCEL; THENCE SOUTH 89°34'00" WEST A DISTANCE OF 453.37

FEET;

THENCE SOUTH 0°45'15" EAST A

DISTANCE OF 896.01 FEET; THENCE

NORTH 89°34'00" EAST A DISTANCE OF

556.85 FEET; THENCE NORTH 0°23'05"

WEST A DISTANCE OF 601.00 FEET;

THENCE NORTH 20°42'49" WEST, A DISTANCE OF 314.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.144 ACRES.



SILVER LININGS ANNEXATION STAFF REPORT PROJECT NO. ANX2024-002

PROJECT DESCRIPTION

Project No.: ANX2024-002

Project name: Silver Lining Annexation and Initial Zoning

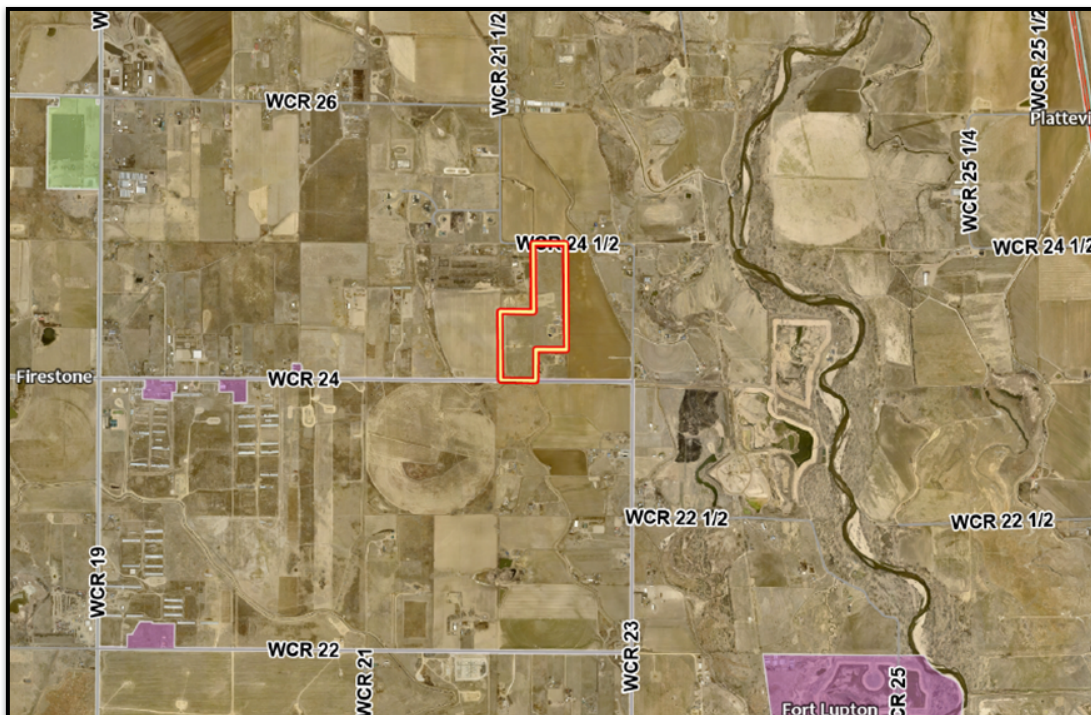
Owner's Name: Silver Lining Investment Group ("Applicants")

Representative: Derek Barnes

Location of Request:

The site consists of a parcel of land located north and adjacent to County Road and approximately .25 west of County Rad 23 (Parcel No. 131102400001). The annexation is located in a part of the West Half of the Southeast Quarter of Section 2, Township 2 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado.

The Property is directly surrounded by agricultural and rural residential land uses.



Nature of Request:

The Applicants has submitted a request for annexation of a parcel with initial designation to the 'A' Agriculture Zone District. A Minor Subdivision application has been submitted concurrently with this annexation request. The proposed Minor Subdivision would create a total of 4 lots for rural residential uses.

Site Size: Subject Property: 49.10 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Concept Land Use Plan: The Applicant will be requesting a minor subdivision for four rural residential lots. This request has been submitted concurrently with this annexation and initial zoning review, and is being reviewed administratively by staff.

Existing Use: Single-family residence.

Hearing Dates: Planning Commission – August 22, 2024 at 6:00 PM; and
City Council – September 2, 2024 at 6:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

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

APPLICATION PROCESS

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

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

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

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

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

NOTIFICATION REQUIREMENTS

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

In addition, notice of the public hearings, as well as the resolution and petition, was sent to the Weld County Commissioners and Weld County Attorney, the school district and all special districts on August 7, 2024 by certified mail, return-receipt requested. The annexation impact report was sent on August 12, 2024 to the Weld County Commissioners by certified mail, return-receipt requested.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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

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

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

Staff Comment: On July 16, 2024, the City Council accepted the annexation petition and set the public hearing date for this matter for September 2, 2024.

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

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

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

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

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

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

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

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

- f) Unless specifically deferred by the City Council, zoning of the property shall occur concurrently with the annexation. Proposed zoning shall conform to a concept land use plan submitted with the annexation petition. In the event that sufficient planning has not been done to define zoning

boundaries at the time of annexation, the City may zone the property “A,” Agricultural, as an interim zoning classification.

Staff Comment: *The Applicant is requesting zoning to the ‘A’ Agricultural Zone District.*

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

Staff Comment: *The proposed annexation meets the required contiguity.*

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Agricultural & Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character.

The proposed zoning to the ‘A’ Agricultural Zone District and proposed use conforms to this land use designation.

REFERRALS

Referrals were provided to the list below.

Any comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/845>

CDOT	Colorado DRMS	Colorado Parks and Wildlife
City Attorney	Police Chief	City Administrator
Comcast	CenturyLink	Xcel Energy
Economic Development Manager	City Engineer	Fort Lupton Fire Protection District
Finance Director	Hyper Fiber	Postmaster
NCWCD	Town of Platteville	CWCWD
Public Works Director	Building Inspector	GIS Specialist
Weld County Department of Planning	Weld CDPH&E	Weld County Public Works
Weld County GIS	Western Midstream	United Power

RECOMMENDATION

Staff recommends conditional approval of the Silver Lining Annexation and Initial Zoning to ‘A’ Agricultural. Conditions are listed on the proposed Resolution provided to Planning Commission.

For more information on this development, please refer to the Planning Commission packet provided. Additional documents can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/902>.

Project Narrative Annexation and Minor subdivision

Proposal:

We are requesting that the current parcel at LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO be annexed and made into a subdivision to the city of Fort Lupton.

Purpose:

To provide Ag based housing in our ever growing community that lends itself to our communities agricultural base and helps to allow additional families the opportunity to join in the Fort Lupton/Firestone communities.

Housing expectations:

The development will consist of Single family homes that will be required to meet or exceed a one million dollar post completion valuation and maintain a "country Living" design and balance of AG residency. The Homes shall all be custom built homes and shall all be a minimum of 3,500 finished square feet. All homes will have power provided by United power and water provided by Central Weld county water district. All properties will be required to obtain and construct private OWTS systems through weld county.

Community expectations:

Barnes Estates shall be covenant controlled and shall maintain a high standard of finish and maintenance. The community will encourage livestock and agricultural lifestyles while limiting livestock too three large animals per lot. The expectation is to develop a family oriented agricultural community in Fort Lupton.

In closing we hope that the Fort Lupton city council and its governing bodies sees and opportunity and family oriented growth here in our community. We hope you will strongly consider the annexation and subdivision upon our request.

WATER EXPECTATIONS :

Silver Lining Investment group has acquired and installed three Central Weld County water taps for subdivision purposes and has secured a fee agreement for a fourth tap to be installed upon Fort Lupton's acceptance to annex and subdivide. These water taps will provide adequate potable water for the future residences of the subdivision. For future information please see the tap agreements documents as well as the fee agreement document attached in the submittal.

ZONING EXPECTATIONS:

Silver Lining expects that lots 1-3 will be re-zoned as an R-1 zoning per conversation with Planning department. They further ask to zone Lot 4 as an agricultural lot allowing for a single residence.

Silver lining Investment Group LP

Derek & Kelly Barnes

ANNEXATION MAP - SILVER LININGS ANNEXATIONS NOS. 1 AND 2

PROJECT NO. LUP2022-XXXX
AND PLAN NOS. ANX2022-XXX

LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL DESCRIPTION:

A PLAT OR PARCEL OF LAND IN WELD COUNTY, COLORADO, LOCATED IN THE WEST 1/2
OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTHERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH
A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS
BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

BEGINNING AT CENTER-EAST 1/16 CORNER OF SAID SECTION 2, BEING A FOUND NO. 5 REBAR AND
2" ALUMINUM CAP MARKED LS 25937 - 1995;

THENCE SOUTH 0°23'05" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4
OF SECTION 2, A DISTANCE OF 2040.53 FEET;

THENCE DEPARTING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2,
SOUTH 89°48'15" WEST A DISTANCE OF 610.00 FEET;

THENCE SOUTH 0°23'05" EAST A DISTANCE OF 578.00 FEET TO A POINT ON THE NORTH RIGHT OF
WAY LINE OF COUNTY ROAD 24;

THENCE ALONG SAID NORTH LINE, SOUTH 89°48'15" WEST A DISTANCE OF 685.97 FEET TO A
POINT ON THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2;

THENCE ALONG SAID WEST LINE, NORTH 0°45'15" WEST A DISTANCE OF 1277.40 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°34'00" EAST, A DISTANCE OF 675.00 FEET;

THENCE NORTH 0°45'15" WEST A DISTANCE OF 1335.80 FEET, TO A POINT ON THE NORTH LINE OF
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2;

THENCE ALONG SAID NORTH LINE, NORTH 89°34'00" EAST A DISTANCE OF 637.82 FEET TO THE
POINT OF BEGINNING.

CONTAINING 2,157,837 SQUARE FEET OR 49.537 ACRES, MORE OR LESS.

ANNEXATION NO. 1 DESCRIPTION:

A PLAT OR PARCEL OF LAND IN WELD COUNTY, COLORADO, LOCATED IN THE WEST 1/2
OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTHERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH
A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS
BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 2, DESCRIBED AS SHOWN HEREON;

THENCE N 0°45'15" W, 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 24 AND
THE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY, ALONG WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4
OF SECTION 2, N 0°45'15" W, 873.33 FEET

THENCE DEPARTING SAID WEST LINE S 77°25'22" E, 1,335.63 FEET TO A POINT ON THE EAST LINE
OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2;

THENCE WESTERLY, S 89°48'15" W, 610.00 FEET;

THENCE SOUTHERLY, S 0°23'05" E, 578.00 FEET, TO A POINT ON NORTH RIGHT OF WAY LINE OF
COUNTY ROAD 24;

THENCE WESTERLY, ALONG SAID RIGHT OF WAY LINE, S 89°48'15" W, 685.97 FEET TO THE POINT
OF BEGINNING.

CONTAINING 589,466.12 SQUARE FEET OR 13.532 ACRES, MORE OR LESS

ANNEXATION NO. 2 DESCRIPTION:

A PLAT OR PARCEL OF LAND IN WELD COUNTY, COLORADO, LOCATED IN THE WEST 1/2
OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTHERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH
A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS
BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 2, DESCRIBED AS SHOWN HEREON;

THENCE NORTHERLY, ALONG THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 2, N 0°45'15" W, 903.33 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE N 0°45'15" W, 404.06 FEET;

THENCE EASTERLY, DEPARTING SAID WEST LINE, N 89°34'00" E, 675.00;

THENCE N 0°45'15" W, 1,335.80 FEET TO A POINT ON NORTH LINE OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 2;

THENCE EASTERLY, ALONG SAID NORTH LINE, N 89°34'00" E, 637.82 FEET TO THE CENTER EAST
1/16 CORNER OF SECTION 2;

THENCE SOUTHERLY, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 2 S 0°23'05" E, 2,040.53 FEET;

THENCE DEPARTING SAID EAST LINE, N 77°25'22" W, 1,335.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,568,371 SQUARE FEET OR 36.005 ACRES, MORE OR LESS.

ANEXATION NO. 1 CONTIGUITY TABLE:

TOTAL PERIMETER:	4,082.94 FEET
REQUIRED 1/6 CONTIGUITY:	680.49 FEET
CONTIGUITY TO CITY LIMITS:	685.97 FEET

TOTAL AREA BEING ANNEXED: 589,466 SQ. FT. OR 13.532 ACRES, MORE OR LESS.

ANEXATION NO. 2 CONTIGUITY TABLE:

TOTAL PERIMETER:	6,428.84 FEET
REQUIRED 1/6 CONTIGUITY:	1,071.47 FEET
CONTIGUITY TO CITY LIMITS:	1,335.63 FEET

TOTAL AREA BEING ANNEXED: 1,568,371 SQ. FT. OR 36.005 ACRES, MORE OR LESS.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, BEING THE SOLE OWNERS
OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME
OF SILVER LININGS.

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

STATE OF COLORADO,)

) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
ON THIS ____ DAY OF _____, 20__. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLANNING COMMISSION RECOMMENDATION

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

RECOMMENDED THIS ____ DAY OF _____, 20__.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS
APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON
THE ____ DAY OF _____ A.D., 20__ AND THAT THE MAYOR AND THE CITY OF FORT
LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON,
HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS
CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ____ DAY OF _____, 20__.

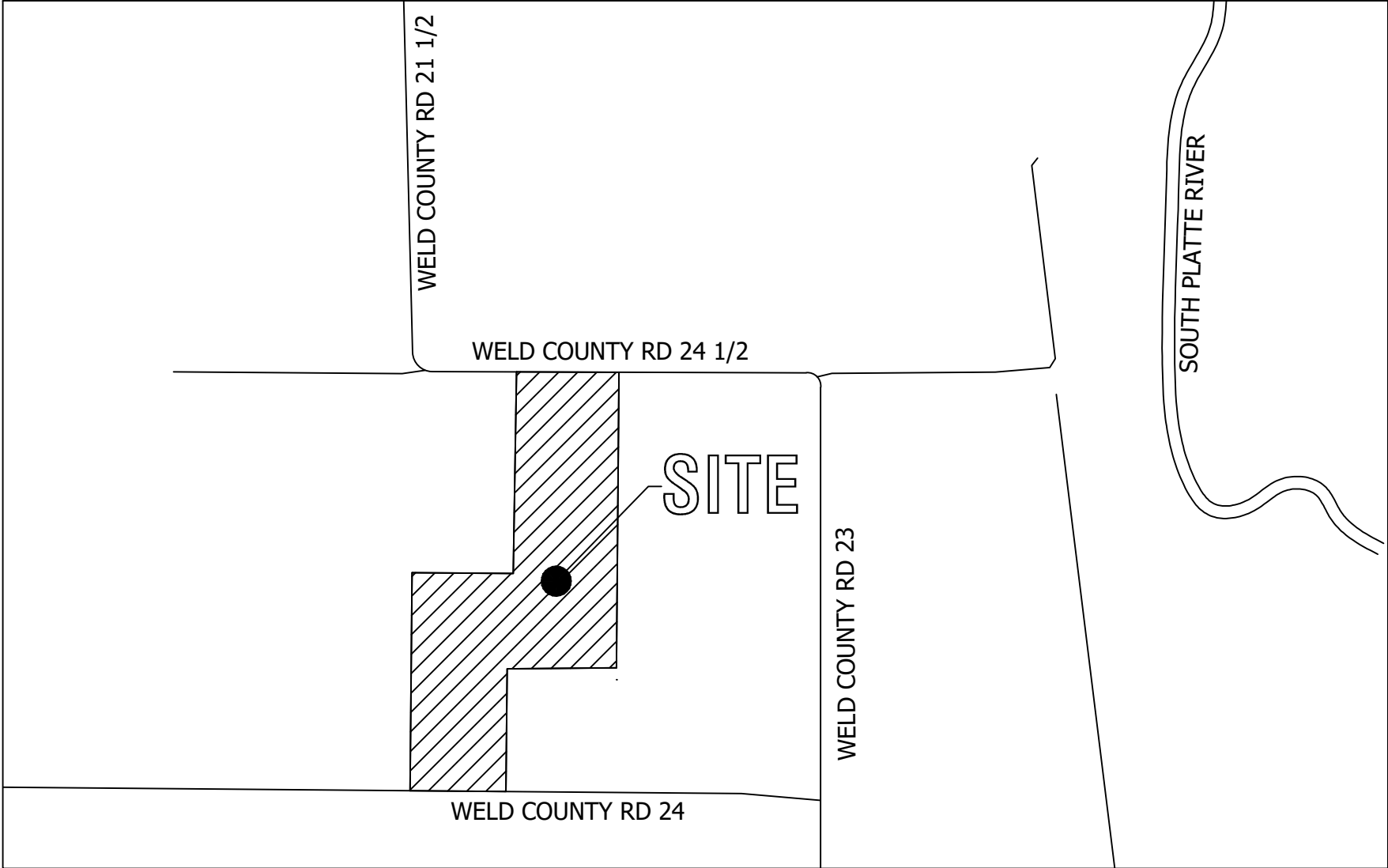
ATTEST: CITY CLERK

MAYOR

SEAL

VICINITY MAP

NOT TO SCALE



NOTES:

- THIS ANNEXATION MAP WAS PREPARED WITHOUT THE BENEFIT OF A
CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY
COLORADO LAND SURVEYING TO DETERMINE TITLE OR EASEMENTS OF RECORD.
THIS ANNEXATION MAP DOES NOT PURPORT TO REFLECT ANY OF THE
FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION
RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER
FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL
ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER
YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED
UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THEN TEN YEARS
FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- LINEAL UNIT: US SURVEY FOOT, ONE US SURVEY FOOT=12/39.37 METERS.
- BOUNDARY DETERMINATION IS NOT PART OF THIS EXHIBIT. THIS IS NOT A
LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THIS EXHIBIT IS NOT
INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISION OF LAND.
- THIS EXHIBIT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE
OF SURVEYOR.
- EXISTING ZONING IS A (AGRICULTURAL), PER WELD COUNTY ZONING MAP.
- REQUESTED ZONING R1 SINGLE FAMILY RESIDENTIAL FOR ENTIRE
SUBJECT PARCEL.

APPLICANT:

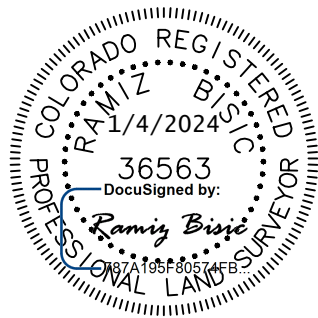
DEREK BARNES
SILVER LININGS INVESTMENT GROUP, LP
10750 COUNTY ROAD 24 1/2
FORT LUPTON, CO 80621
TEL. 303-718-3484
derekbarnes@gmail.com

SURVEYOR'S CERTIFICATE:

I, RAMIZ BISIC, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
DO HEREBY CERTIFY THAT THIS MAP OF THE LAND PROPOSED TO BE
ANNEXED TO THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF
COLORADO WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
FROM EXISTING DOCUMENTS OF RECORD AND THAT THE SAME IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND
BELIEF.

PREPARED BY AND ON BEHALF OF
COLORADO LAND SURVEYING
ON APRIL 7, 2022

RAMIZ BISIC, PLS 36563



REVISIONS	TITLE	DONE BY	CHECKED BY	DATE
No				
1.				

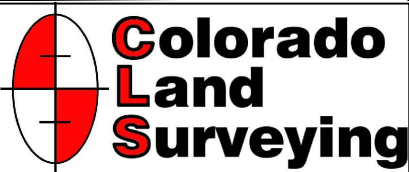
ANNEXATION MAP
LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788

DONE BY/ DATE

SMS - 9/12/2022

CHECKED BY/DATE

RB - 9/13/2022



COLORADO LAND SURVEYING
5343 W. 116TH CIR.
WESTMINSTER, CO 80020
bisisic@msn.com
303-882-1429

PROJECT NO.

2022-0055

PAGE NO.

1 OF 2

ANNEXATION MAP - SILVER LININGS ANNEXATIONS NOS. 1 AND 2

PROJECT NO. LUP2022-XXXX
AND PLAN NOS. ANX2022-XXX

LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

Parcel #131102200009
Steven S McWilliams, Et al.
A (AGRICULTURAL) ZONE DISTRICT

30' X 300' IRRIGATION WELL AND
IRRIGATION DITCH EASEMENT ON LOT A
OF AMENDED RE773 FOR LOT B OF RE-
2788 BY PLAT AT RECEPTION NO.
2797246, RECORDED 10/02/2000.

EAST 1/16 CORNER SECTION 2
BETWEEN SECTIONS 2 AND 11
FOUND NO. 5 REBAR AND 2" ALUM. CAP
MARKED 25937-1995

CENTER EAST 1/16 CORNER SECTION 2
FOUND NO. 5 REBAR AND 2" ALUMINUM CAP IN RANGE BOX
MARKED 25937 1995
POINT OF BEGINNING-SUBJECT PARCEL

NORTH 30' OF LOT B
EXCLUDED FORM ANNEXATION 2
AREA=0.439 ACRES

PROPOSED 55'
ROW DEDICATION.

ANNEXATION NO. 2
35.567 ACRES NET ±

LOT B
GROSS AREA 49.538 AC ±
-0.439 ACRES NORTH 30'
49.099 ACRES NET ±

LOT A OF
AMENDED RE 773

Parcel #131102000082
Jill A Dever, Et al.
10635 County Road 24, Weld
A (AGRICULTURAL) ZONE
DISTRICT

Parcel #131102400084
Kenneth W Pennington
10620 County Road 24 1/2, Weld
A (AGRICULTURAL) ZONE DISTRICT

LOT A
RE 2788

ANNEXATION NO. 1
AREA 13.532 AC ±

Parcel #13111000024
James V Carlson Jr
10777 County Road 28, Weld
A (AGRICULTURAL) ZONE
DISTRICT

Parcel #131102000010
Public Service Co of CO
A (AGRICULTURAL)
ZONE DISTRICT

CENTER CORNER SECTION 2
FOUND NO. 5 REBAR AND 2" ALUMINUM
CAP MARKED LS 25937 1995

POINT OF BEGINNING
ANNEXATION NO. 1

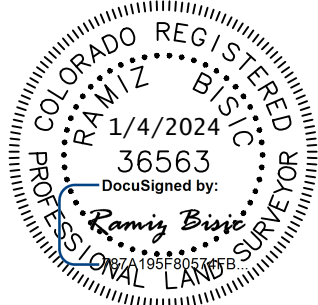
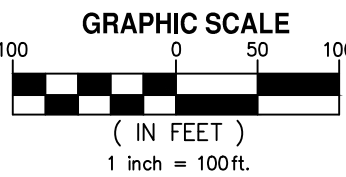
POINT OF BEGINNING
ANNEXATION NO. 2

SOUTH 1/4 CORNER SECTION 2
FOUND 3" BLM CAP IN
RANGE BOX MARKED 1952
POINT OF COMMENCEMENT

Parcel #131102300002
Richard Hein
A (AGRICULTURAL) ZONE DISTRICT

MONUMENT SYMBOL LEGEND

- (M) AS MEASURED BEARING AND DISTANCE
- (R) PLATTED INFORMATION PER RECORDED EXEMPTION
NO. 1311-2-4-RE2788, RECEPTION #2797246 OF 10/02/2000
- FOUND SECTION CORNER AS DESCRIBED
- FOUND 5/8" REBAR AND PLASTIC CAP, STAMPED PLS 25937
- FOUND 5/8" REBAR AND 1 1/2" ALUMINUM CAP, STAMPED
PLS 24305
- SET MONUMENT, 5/8" x 24" REBAR WITH 1 1/2" ALUMINUM
CAP STAMPED CLS - PLS 36563



REVISIONS		TITLE		DONE BY/CHECKED BY		DATE	
No							
1.							

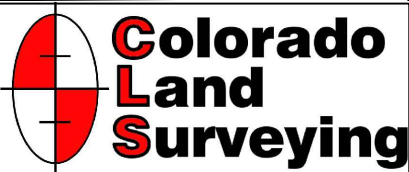
ANNEXATION MAP
LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788

DONE BY/ DATE

SMS/5/29/2022

CHECKED BY/DATE

RB/5/30/2022



COLORADO LAND SURVEYING
5343 W. 116TH CIR.
WESTMINSTER, CO 80020
bissc@msr.com
303-882-1429

PROJECT NO.

2022-0055

PAGE NO.

2 OF 2

**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 an **Annexation** referred to as the **Silver Linings Annexation**, located **10750 County Road 24 ½** 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, **August 22, 2024, at 6:00 P.M.**, and before the City Council on Tuesday, **September 3, 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

Annexation No. 1

A PARCEL OF LAND, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF LOT B, RECORDED EXEMPTION NO.

1311-2-4-RE2788, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

BEGINNING AT CENTER-EAST 1/16 CORNER OF SAID SECTION 2, BEING A FOUND NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 – 1995;

THENCE SOUTH 0°23'05" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF

30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 0°23'05" EAST A DISTANCE OF 2010.53 FEET;

THENCE DEPARTING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, SOUTH 89°48'15" WEST A DISTANCE OF 610.00 FEET;

THENCE SOUTH 0°23'05" EAST A DISTANCE OF 553.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID NORTH LINE, SOUTH 89°48'15" WEST A DISTANCE OF 686.13 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2;

THENCE ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, NORTH 0°45'15" WEST A DISTANCE OF 1252.40 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°34'00" EAST, A DISTANCE OF 675.00 FEET;

THENCE NORTH 0°45'15" WEST A DISTANCE OF 409.79 FEET; THENCE NORTH 89°34'00" EAST A DISTANCE OF 556.85 FEET; THENCE NORTH 0°23'05" WEST A DISTANCE OF 601.00 FEET; THENCE NORTH 20°42'49" WEST, A DISTANCE OF 314.50 FEET;

THENCE NORTH 89°34'00" EAST A DISTANCE OF 184.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.561 ACRES.

Annexation No. 2

A PARCEL OF LAND, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF LOT B, RECORDED EXEMPTION NO.

1311-2-4-RE2788, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

COMMENCING AT CENTER-EAST 1/16 CORNER OF SAID SECTION 2, BEING A FOUND NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 – 1995;

THENCE SOUTH 80°15'07" WEST, A DISTANCE OF 185.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL; THENCE SOUTH 89°34'00" WEST A DISTANCE OF 453.37 FEET;

THENCE SOUTH 0°45'15" EAST A DISTANCE OF 896.01 FEET; THENCE NORTH 89°34'00" EAST A DISTANCE OF 556.85 FEET; THENCE NORTH 0°23'05" WEST A DISTANCE OF 601.00 FEET;

THENCE NORTH 20°42'49" WEST, A DISTANCE OF 314.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.144 ACRES.

Legal Notice No. FLP1080

First Publication: August 28, 2024

Last Publication: August 29, 2024

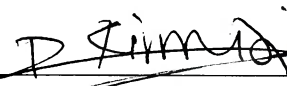
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 7 day of August, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **Silver Lining Annexation** was sent via United States Mail, postage pre-paid, to the following addresses:

PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979	DEVER DARREL A 10635 COUNTY ROAD 24 FORT LUPTON, CO 806219615	PIONEER LAND COMPANY LLC 4409 CORIOLIS WAY FREDERICK, CO 805045499
MCWILLIAMS STEVEN S 11256 COUNTY ROAD 23 FORT LUPTON, CO 806219613	HEIN RICHARD 5290 E YALE CIR STE 103 DENVER, CO 802226927	PENNINGTON KENNETH WAYDE 10624 COUNTY ROAD 24 ½ FORT LUPTON, CO 806219620
ZIMBELMAN VICTOR G 10564 COUNTY ROAD 24.5 FORT LUPTON, CO 806219616	ENDERSON RANCH LLC 53299 COUNTY ROAD 104 GROVER, CO 807299535	CARLSON MARY E 10777 COUNTY ROAD 23 FORT LUPTON, CO 806219611



City Official



Planning & Building

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

Phone: 720.952.7105
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 an Annexation referred to as the **Silver Lining Annexation**, located **10750 County Road 24 ½ 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, **August 22, 2024**, at 6:00 P.M., and before the City Council on Tuesday, **September 3, 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) 954 7105.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: SILVER LINING ANNEXATION

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

Annexation No. 1

A PARCEL OF LAND, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF LOT B, RECORDED EXEMPTION NO.

1311-2-4-RE2788, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED WITH A NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995 AT BOTH ENDS OF THE LINE, AS BEARING NORTH 89°34'00" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

BEGINNING AT CENTER-EAST 1/16 CORNER OF SAID SECTION 2, BEING A FOUND NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 - 1995;

THENCE SOUTH 0°23'05" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF

30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 0°23'05" EAST A DISTANCE OF 2010.53 FEET;

THENCE DEPARTING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, SOUTH 89°48'15" WEST A DISTANCE OF 610.00 FEET;

THENCE SOUTH 0°23'05" EAST A DISTANCE OF 553.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID NORTH LINE, SOUTH 89°48'15" WEST A DISTANCE OF 686.13 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2;

THENCE ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, NORTH 0°45'15" WEST A DISTANCE OF 1252.40 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°34'00" EAST, A DISTANCE OF 675.00 FEET;

THENCE NORTH 0°45'15" WEST A DISTANCE OF 409.79 FEET; THENCE NORTH 89°34'00" EAST A DISTANCE OF 556.85 FEET; THENCE NORTH 0°23'05" WEST A DISTANCE OF 601.00 FEET; THENCE NORTH 20°42'49" WEST, A DISTANCE OF 314.50 FEET;

THENCE NORTH 89°34'00" EAST A DISTANCE OF 184.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.561 ACRES.

Annexation No. 2

A PARCEL OF LAND, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF LOT B, RECORDED EXEMPTION NO.

1311-2-4-RE2788, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT CENTER-EAST 1/16 CORNER OF SAID SECTION 2, BEING A FOUND NO. 5 REBAR AND 2" ALUMINUM CAP MARKED LS 25937 – 1995;

THENCE SOUTH 80°15'07" WEST, A DISTANCE OF 185.35 FEET TO THE POINT OF BEGINNING OF THE

PARCEL; THENCE SOUTH 89°34'00" WEST A DISTANCE OF 453.37 FEET;

THENCE SOUTH 0°45'15" EAST A DISTANCE OF 896.01

FEET; THENCE NORTH 89°34'00" EAST A DISTANCE OF

556.85 FEET; THENCE NORTH 0°23'05" WEST A

DISTANCE OF 601.00 FEET;

THENCE NORTH 20°42'49" WEST, A DISTANCE OF 314.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.144 ACRES.

ANNEXATION MAP - SILVER LININGS ANNEXATIONS NOS. 1 AND 2

PROJECT NO. LUP2022-XXXX
AND PLAN NOS. ANX2022-XXX

LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment)
AND SCROLLING DOWN TO THE ROW TITLED: SILVER LINING ANNEXATION

Parcel #131102200009
Steven S McWilliams, Et al.
A (AGRICULTURAL) ZONE DISTRICT

30' X 300' IRRIGATION WELL AND
IRRIGATION DITCH EASEMENT ON LOT A
OF AMENDED RE773 FOR LOT B OF RE-
2788 BY PLAT AT RECEPTION NO.
2797246, RECORDED 10/02/2000.

EAST 1/16 CORNER SECTION 2
BETWEEN SECTIONS 2 AND 11
FOUND NO. 5 REBAR AND 2" ALUM. CAP
MARKED 25937-1995

CENTER EAST 1/16 CORNER SECTION 2
FOUND NO. 5 REBAR AND 2" ALUMINUM CAP IN RANGE BOX
MARKED 25937 1995
POINT OF BEGINNING-SUBJECT PARCEL

NORTH 30' OF LOT B
EXCLUDED FORM ANNEXATION 2
AREA=0.439 ACRES

PROPOSED 55'
ROW DEDICATION.

ANNEXATION NO. 2
35.567 ACRES NET ±

LOT B
GROSS AREA 49.538 AC ±
-0.439 ACRES NORTH 30'
49.099 ACRES NET ±

LOT A OF
AMENDED RE 773

Parcel #131102000082
Jill A Dever, Et al.
10635 County Road 24, Weld
A (AGRICULTURAL) ZONE
DISTRICT

Parcel #1311024000084
Kenneth W Pennington
10620 County Road 24 1/2, Weld
A (AGRICULTURAL) ZONE DISTRICT

LOT A
RE 2788

ANNEXATION NO. 1
AREA 13.532 AC ±

Parcel #131110000024
James V Carlson Jr
10777 County Road 28, Weld
A (AGRICULTURAL) ZONE
DISTRICT

Parcel #1311020000010
Public Service Co of CO
A (AGRICULTURAL)
ZONE DISTRICT

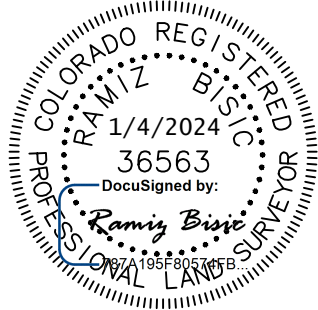
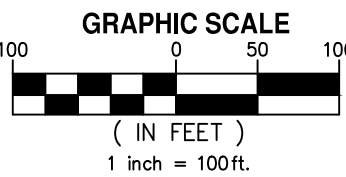
CENTER CORNER SECTION 2
FOUND NO. 5 REBAR AND 2" ALUMINUM
CAP MARKED LS 25937 1995

SOUTH 1/4 CORNER SECTION 2
FOUND 3" BLM CAP IN
RANGE BOX MARKED 1952
POINT OF COMMENCEMENT

Parcel #1311023000002
Richard Hein
A (AGRICULTURAL) ZONE DISTRICT

MONUMENT SYMBOL LEGEND

- (M) AS MEASURED BEARING AND DISTANCE
- (R) PLATTED INFORMATION PER RECORDED EXEMPTION
NO. 1311-2-4-RE2788, RECEPTION #2797246 OF 10/02/2000
- FOUND SECTION CORNER AS DESCRIBED
- FOUND 5/8" REBAR AND PLASTIC CAP, STAMPED PLS 25937
- FOUND 5/8" REBAR AND 1 1/2" ALUMINUM CAP, STAMPED
PLS 24305
- SET MONUMENT, 5/8" x 24" REBAR WITH 1 1/2" ALUMINUM
CAP STAMPED CLS - PLS 36563



REVISIONS		TITLE	DONE BY	CHECKED BY	DATE
No					
1.					

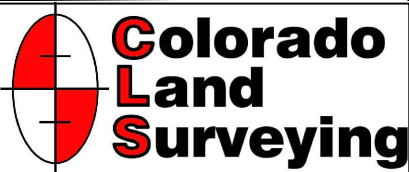
ANNEXATION MAP
LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788

DONE BY/ DATE

SMS/5/29/2022

CHECKED BY/DATE

RB/5/30/2022



COLORADO LAND SURVEYING
5343 W. 116TH CIR.
WESTMINSTER, CO 80020
bissc@msr.com
303-882-1429

PROJECT NO.

2022-0055

PAGE NO.

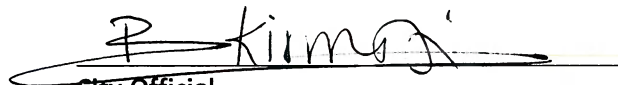
2 OF 2



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 9th day of August, 2024**, a true and correct copy of the foregoing Notice of Public Hearings, Annexation Map and Annexation Petition for the **Lancaster Crossing Annexation** was sent via United States Mail, postage pre-paid with return receipt requested to the following addresses:

Aims Community College PO Box 69 Greeley, CO 80632	Central Colorado Water Conservancy District 3209 West 28 th Street Greeley, CO 80634	Fort Lupton Fire Protection District 1121 Denver Avenue Fort Lupton, CO 80621
High Plains Library District 2650 W. 29 th Street Greeley, CO 80631	Northern Colorado Water Conservancy District 220 Water Avenue Berthoud, CO 80513-9245	Platte Valley Conservation District 57 W Bromley Lane Brighton, CO 80601
Weld County 1150 O Street Fort Lupton, CO 80621	Weld County RE-8 School District 301 Reynolds Street Fort Lupton, CO 80621	


City Official

7019 2970 0001 1463 5977

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

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

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



7019 2970 0001 1463 5946

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: Central Ward County Water District
 Street and Apt. No., or PO Box No.:
 7235 2nd Ave
 City, State, ZIP+4®: Greeley, CO 80631

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



7020 1290 0000 0719 6097

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

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

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



7019 2970 0001 1463 5953

U.S. Postal Service™
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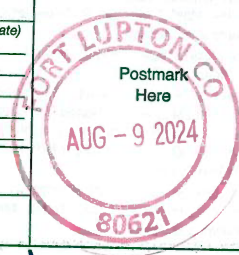
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: High Plains Library District
 Street and Apt. No., or PO Box No.:
 7650 W 79th St
 City, State, ZIP+4®: Greeley, CO 80631

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



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OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: Northern Colorado Water Conser. District
 Street and Apt. No., or PO Box No.:
 220 Water Ave
 City, State, ZIP+4®: Berthoud, CO 80213

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



7020 1290 0000 0719 6059

U.S. Postal Service™
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OFFICIAL USE

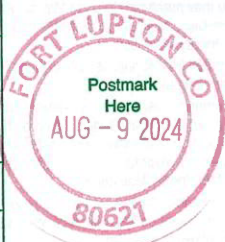
Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

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

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



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OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy) \$ <u>4.10</u>	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Weld County</u>	
Street and Apt. No., or PO Box No. <u>1000 St</u>	
City, State, ZIP+4® <u>Fort Lupton CO 80621</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0000 0719 6110

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy) \$ <u>4.10</u>	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Weld County RE-8 School District</u>	
Street and Apt. No., or PO Box No. <u>301 Reynolds Street</u>	
City, State, ZIP+4® <u>Fort Lupton CO 80621</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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 an annexation referred to as the **Silver Lining Annexation**, located **10750 County Road 24 ½**, in Fort Lupton, Colorado pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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THENCE NORTH 89°34'00" EAST A DISTANCE OF 184.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.561 ACRES.

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CONTAINING 11.144 ACRES.

ANNEXATION MAP - SILVER LININGS ANNEXATIONS NOS. 1 AND 2

PROJECT NO. LUP2022-XXXX
AND PLAN NOS. ANX2022-XXX

LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST QUARTER
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Parcel #131102200009
Steven S McWilliams, Et al.
A (AGRICULTURAL) ZONE DISTRICT

30' X 300' IRRIGATION WELL AND
IRRIGATION DITCH EASEMENT ON LOT A
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2788 BY PLAT AT RECEPTION NO.
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CENTER EAST 1/16 CORNER SECTION 2
FOUND NO. 5 REBAR AND 2" ALUMINUM CAP IN RANGE BOX
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POINT OF BEGINNING-SUBJECT PARCEL

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EXCLUDED FROM ANNEXATION 2
AREA=0.439 ACRES

ANNEXATION NO. 2
35.566 ACRES NET ±

LOT A OF
AMENDED RE 773

Parcel #131102000082
Jill A Dever, Et al.
10635 County Road 24, Weld
A (AGRICULTURAL) ZONE
DISTRICT

LOT B
GROSS AREA 49.537 AC ±
-0.439 ACRES NORTH 30'
49.098 ACRES NET ±

Parcel #1311024000084
Kenneth W Pennington
10620 County Road 24 1/2, Weld
A (AGRICULTURAL) ZONE DISTRICT

LOT A
RE 2788

ANNEXATION NO. 1
AREA 13.532 AC ±

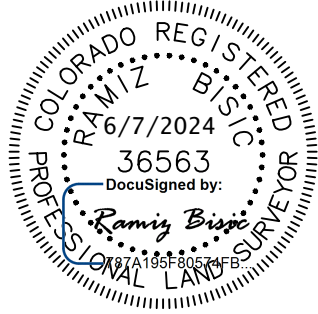
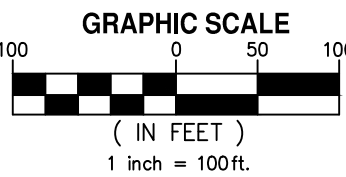
Parcel #1311110000024
James V Carlson Jr
10777 County Road 28, Weld
A (AGRICULTURAL) ZONE
DISTRICT

Parcel #1311020000010
Public Service Co of CO
A (AGRICULTURAL) ZONE DISTRICT

Parcel #1311023000002
Richard Hein
A (AGRICULTURAL) ZONE DISTRICT

MONUMENT SYMBOL LEGEND

- (M) AS MEASURED BEARING AND DISTANCE
- (R) PLATTED INFORMATION PER RECORDED EXEMPTION
NO. 1311-2-4-RE2788, RECEPTION #2797246 OF 10/02/2000
- FOUND SECTION CORNER AS DESCRIBED
- FOUND 5/8" REBAR AND PLASTIC CAP, STAMPED PLS 25937
- FOUND 5/8" REBAR AND 1 1/2" ALUMINUM CAP, STAMPED
PLS 24305
- SET MONUMENT, 5/8" x 24" REBAR WITH 1 1/2" ALUMINUM
CAP STAMPED CLS - PLS 36563



REVISIONS		DONE BY/ CHECKED BY/		DATE	
No	1.				

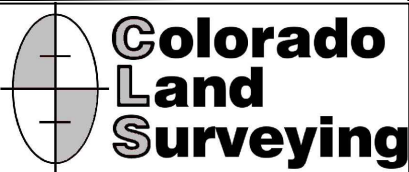
ANNEXATION MAP
LOT B, RECORDED EXEMPTION NO. 1311-2-4-RE2788

DONE BY/ DATE

SMS/5/28/2024

CHECKED BY/DATE

RB/5/31/2024



COLORADO LAND SURVEYING
5343 W. 116TH CIR.
WESTMINSTER, CO 80020
bbsic@msn.com
303-882-1429

PROJECT NO.

2022-0055

PAGE NO.

2 OF 2

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

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

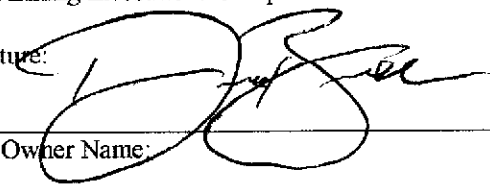
As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton.
 - b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
 - e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way
 - ii. Comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - f. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality.
 - g. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - h. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - i. The territory to be annexed is 49.99 acres, more or less, in total area.

- j. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - k. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - l. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.
5. The zoning classification requested for the area proposed to be annexed is LOT1-3 R-1, LOT 4 AG, as shown on the annexation map attached hereto and incorporated herein.
6. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
7. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. The non-refundable annexation application fee of \$__2500_ is tendered herewith.

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

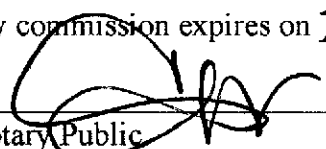
1	Land Owner Name: Silver Lining Investment Group	Mailing Address (street, city, state, ZIP): 16068 cinnamon Circle, Mead, Co 80542
	Signature: 	Date of signing: July-14-2024
2	Land Owner Name:	Mailing Address (street, city, state, ZIP):
	Signature:	Date of signing:
3	Land Owner Name:	Mailing Address (street, city, state, ZIP):
	Signature:	Date of signing:
4	Land Owner Name:	Mailing Address (street, city, state, ZIP Code):
	Signature:	Date of signing:

(Additional sheets may be attached if necessary.)

The foregoing signature(s) was/were subscribed and sworn to before me this 14th day of July, 2024, by

Witness my hand and official seal.

My commission expires on 23 January 2027


Notary Public

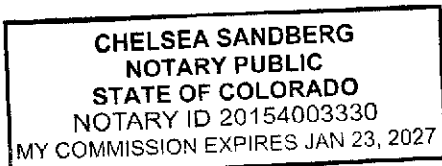
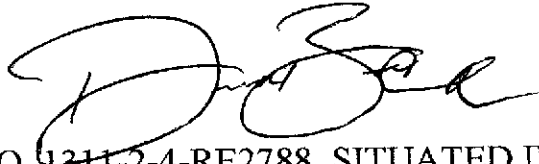


Exhibit A

[Exhibit A to the Annexation Petition should exclude public right of way. If necessary, attach separate sheet(s).]

Land Owned by Land Owner 1:



Derek Barnes/Silver Lining Investment Group

LOT B, RECORDED EXEMPTION NO. 4311-2-4-RE2788, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

Land Owned by Land Owner 2:

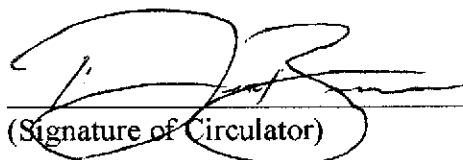
Land Owned by Land Owner 3:

Land Owned by Land Owner 4:

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

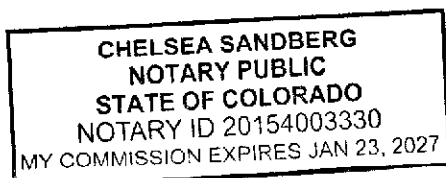
Derek Barnes, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

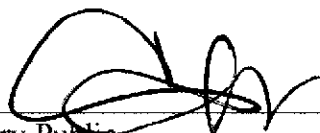

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 14th day of July, 2024, by Derek Barnes.

Witness my hand and official seal.

My commission expires on 23 January 2027




Notary Public



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit
Silver Lining Annexation
ANX24-002



Facing: Weld County Rd 74

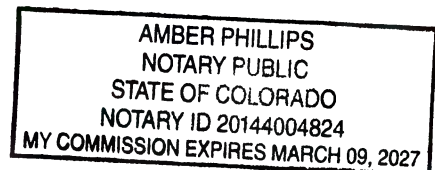
I, Magaly Morales-Tejada hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 6th day of August, 2024.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Magaly Morales-Tejada this 16 day of August, 2024. Witness my hand and seal.

My commission expires March 9, 2024

Notary Public



RESOLUTION NO. P2024-015

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

WHEREAS, the Planning Commission held a public hearing on August 22, 2024, for the purpose of reviewing an application submitted by Thermo Farms General Partnership, LLC for an annexation, known as the Lancaster Crossing Annexation and Initial Zoning to the 'A' Agriculture Zone District; and

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

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

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

- I. Prior to recording the annexation map:
 - A. Any redline comments provided by City Staff shall be made to the annexation map.
 - B. Applicant shall address the City Engineer's comments.

DONE THIS 22nd DAY OF AUGUST, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF (N1/2) OF SECTION THIRTY-THREE (33), AND A PORTION OF THE SOUTH HALF (S1/2) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°43'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2646.93 FEET TO THE WEST LINE OF THE NW1/4 OF SAID SECTION 33;
THENCE NORTH 00°36'14" WEST ALONG THE WEST LINE OF SAID NW1/4 A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE NORTH 00°44'36" WEST ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 28 A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH RIGHT-OF-WAY OF SAID COUNTY ROAD 16 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 89°43'30" EAST A DISTANCE OF 2647.07 FEET;
THENCE NORTH 89°09'47" EAST A DISTANCE OF 1707.45 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 31 THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 30.00 FEET;
THENCE CONTINUING SOUTH 00°31'13" EAST A DISTANCE OF 436.34 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;
THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;
THENCE SOUTH 11°35'13" EAST A DISTANCE OF 547.40 FEET;
THENCE SOUTH 89°32'00" WEST ALONG A LINE FIFTY (50) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1452.11 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 84.85 FEET;
THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;
THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;
THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;
THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;
THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;
THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;
THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;
THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 97.24 ACRES ($\pm 4,235,887$ SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

LANCASTER CROSSING ANNEXATION STAFF REPORT
PROJECT NO. ANX2024-003

PROJECT DESCRIPTION

Project No.: CPL24-001

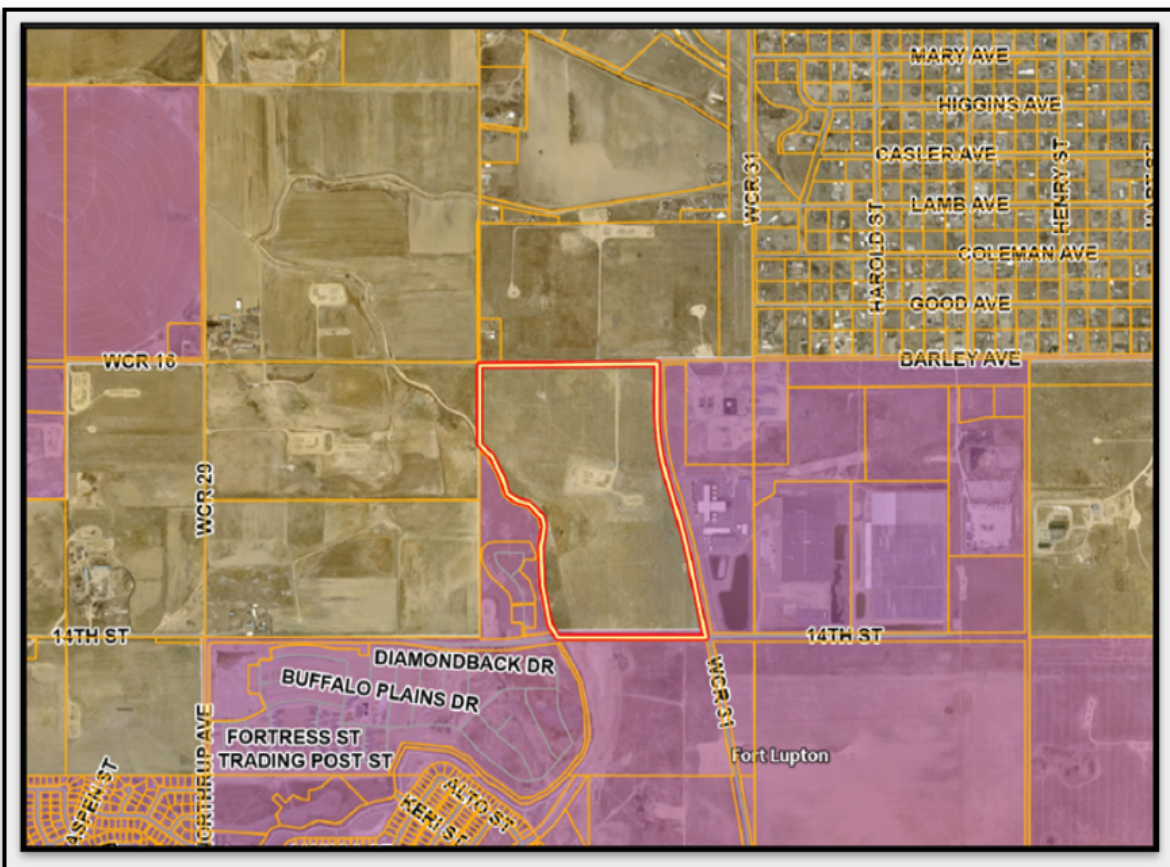
Project name: Lancaster Crossing Concept Plan

Owner's Name: Thermo Farms General Partnership ("Applicants")

Representative: Melissa Wheeler with Baessler Development ("Applicant")

Location of Request:

The site is located approximately located north and adjacent to 14th St. and west and adjacent to WCR 31 (The Property). The Property is located in the Northeast Quarter of Section 33, Township 2 North , Range 66 West of the 6th P.M., County of Weld, State of Colorado.



Nature of Request:

The Applicants has submitted a request for annexation of a parcel with initial designation to the 'A' Agriculture Zone District. A Concept Plan application has been submitted concurrently with this annexation request.

Site Size: 91.46 acres, more or less.

Proposed Zone District: 'A' Agriculture Zone District

Concept Land Use Plan: The Applicant will be requesting a major mixed density residential subdivision. This request has been submitted concurrently with this annexation and initial zoning review.

Existing Use: Vcanat Land

Hearing Dates: Planning Commission – August 22, 2024 at 6:00 PM; and
City Council – September 2, 2024 at 6:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

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

APPLICATION PROCESS

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

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

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

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

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

NOTIFICATION REQUIREMENTS

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

In addition, notice of the public hearings, as well as the resolution and petition, was sent to the Weld County Commissioners and Weld County Attorney, the school district and all special districts on August 7, 2024 by certified mail, return-receipt requested. The annexation impact report was sent on August 12, 2024 to the Weld County Commissioners by certified mail, return-receipt requested.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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

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

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

Staff Comment: On July 16, 2024, the City Council accepted the annexation petition and set the public hearing date for this matter for September 2, 2024.

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

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

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

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

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

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

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

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

- f) Unless specifically deferred by the City Council, zoning of the property shall occur concurrently with the annexation. Proposed zoning shall conform to a concept land use plan submitted with the annexation petition. In the event that sufficient planning has not been done to define zoning

boundaries at the time of annexation, the City may zone the property “A,” Agricultural, as an interim zoning classification.

Staff Comment: The Applicant is requesting zoning to the ‘A’ Agricultural Zone District.

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

Staff Comment: The proposed annexation meets the required contiguity.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Single Family Detached land use type. This designations allows for neighborhoods of predominately single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City’s urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses.

REFERRALS

Referrals were provided to the list below.

Any comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/845>

CDOT	Colorado DRMS	Colorado Parks and Wildlife
City Attorney	Police Chief	City Administrator
Comcast	CenturyLink	Xcel Energy
Economic Development Manager	City Engineer	Fort Lupton Fire Protection District
Finance Director	Hyper Fiber	Postmaster
NCWCD	Town of Platteville	CWCWD
Public Works Director	Building Inspector	GIS Specialist
Weld County Department of Planning	Weld CDPH&E	Weld County Public Works
Weld County GIS	Western Midstream	United Power

RECOMMENDATION

Staff recommends conditional approval of the Lancaster Crossing Annexation and Initial Zoning to ‘A’ Agricultural. Conditions are listed on the proposed Resolution provided to Planning Commission.

For more information on this development, please refer to the Planning Commission packet provided. Additional documents can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/902>.

Project Narrative | Lancaster Crossing

Annexation & Concept Plan

04/17/2024

General Description/Site Features and Proposed Land Uses

The property is located on the north side of 14th Steet, east of the Fulton Ditch, south of Weld County Road (WCR) 16, and west of WCR 31. The property is approximately 91.46 acres and is currently located in Unincorporated Weld County. The applicant is requesting to annex the property into the City of Fort Lupton in adherence with *Picture Fort Lupton* (Comprehensive Plan). Proposed uses will include 209 single family units including 28 alley loaded product and 200 multi-family units. The total 409 residential units across 91.46 acres has an overall project density of 4.47 dwelling units per acre. The project will feature parks, internal sidewalk/trail connections, and multiple residential product types. The project will be constructed to be compatible with existing uses while developing an attractive residential neighborhood.

Compliance with City of Fort Lupton Comprehensive Plan

Picture Fort Lupton adopted in 2018 is the official policy guide for land use and development. In *Picture Fort Lupton* a vision for the future of Fort Lupton is established to act as not only a guide but a “playbook” for policies, strategies, and objectives that form the image and identity of the community. The following analysis shows how Lancaster Crossing is developed in conformance with *Picture Fort Lupton*.

A Vision for Fort Lupton

The Comprehensive Plans outlines the City of Fort Lupton will be the premier destination of the Front Range. It goes on to state that the City will help to guide investment and development, “to best meet needs of a growing community and support diverse, welcoming neighborhoods.” Lancaster Crossing is looking to develop a residential development which furthers the goals and envisions the full intent of the Comprehensive Plan. Lancaster Crossing is proposed as a residential development with multiple product types to support a diverse and welcoming neighborhood.

Allowing for both single family residential and multi-family residential within this project adheres to the vision set forth in *Picture Fort Lupton* which states, “the development of new high density residential will provide those housing options necessary to attract a wealth of new residents while maintaining Fort Lupton’s ‘small-town’ charm.” As proposed multiple product types also allows for multiple price points not only for current residents but future residents of the Fort Lupton community. Creating not just a neighborhood but a community



where all can live, work, and play.

Growth and Development

Lancaster Crossing is currently surrounded by property annexed into the City of Fort Lupton on three sides. It is contemplated in *Picture Fort Lupton* and the Future Land Use map that this parcel is to be annexed and developed within the City of Fort Lupton as a residential development. As indicated in the Comprehensive Plan annexation of this parcel allows for the city to utilize this annexation as a “strategy to guide future annexations in a manner which results in healthy, manageable growth for the City.” This development proposes just that, to annex and develop a diverse, welcoming residential neighborhood. As proposed with both single family and multifamily residential uses, this development provides diversity in housing types for the community. *Picture Fort Lupton* states, “Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.” The Comprehensive Plan goes on to state that, “less than 15 percent of the City’s housing stock is multi-family units ... this suggests a potential need for more multi-family units and/or updated existing multi-family product.” As stated in the Comprehensive Plan, “greater housing diversity is an important focus for residential growth moving forward. This will help the City address housing needs within the community and attract new residents. The City should work with developers to encourage a variety of housing options, including products that offer high density...” With 200 multi-family units and 209 single family units proposed in this development this project will bring greater housing diversity to Fort Lupton to create diverse, welcoming neighborhoods that boast housing diversity to attract new residents to the greater community.

Transportation and Mobility

This project as proposed provides a safe and efficient multi-modal transportation network. New infrastructure as well as the enhancement of existing infrastructure that will serve pedestrians, bicycles, and vehicles alike is proposed. The Comprehensive Plan expresses a concern for a lack of pedestrian connectivity in the City of Fort Lupton it goes on to say, “As improvements are made along road-way corridors, the City should construct sidewalks and/or trails. Adjacent development should participate in this process by providing the necessary improvements along their property.” This project proposes the extension of College Ave with this development within the property boundary connecting 14th Street to WCR 16. The project proposes improvements including but not limited to sidewalks and landscaping along 14th Street and WCR 16 with access to the project from both 14th Street and WCR 16 as well as dedication of ultimate ROW on these roads and WCR 31.

As proposed, new sidewalk infrastructure will fill in existing gaps on 14th Street and WCR



16 while the construction and dedication of new roadways will feature new sidewalks and trail connections. The project is proposed as a multi-modal pedestrian oriented and walkable community with safe and convenient sidewalks, tree lawns, street trees, roadways and connections throughout the neighborhood and to adjacent neighborhoods.

Parks, Open Space and Environmental Features

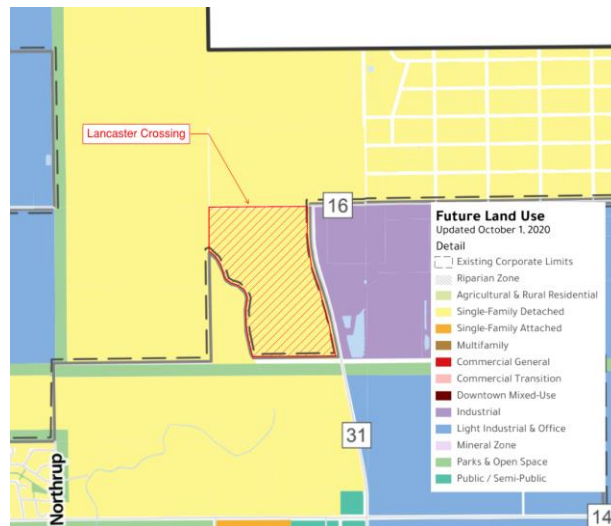
Lancaster Crossing is designed with parks, open space, and environmental features as a priority. The Comprehensive Plan states that a goal of the City is to, “develop new parks to provide all residents to access with parkland.” Lancaster Crossing prioritizes open space and common areas. Future proposed park areas will provide residents of both Lancaster Crossing and Fort Lupton with opportunities as stated in the Comprehensive Plan to, “get active, socialize, and enjoy the outdoors in their community.”

Picture Fort Lupton also establishes the objective to, “develop new trails to establish a comprehensive trail network throughout the community.” Trails are an essential element of parks and open space; Lancaster Crossing will provide enhanced and new sidewalk connections as mentioned above. These new internal sidewalks will not only provide desired interconnectivity but also link this development to larger established and future pedestrian networks throughout the community and region to realize the goals and intent of *Picture Fort Lupton*.

Compatibility with the Area

Lancaster Crossing is designed to not only adhere to and further the goals and intent of the Comprehensive Plan but also to be compatible with surrounding area and uses. The Future Land Use Map contemplates this property to be developed as Single-Family Residential. Lancaster Crossing will provide 200+ units of single-family residential, additionally this development will also provide 200 units of multi-family residential to develop a diverse, welcoming neighborhood with multiple product types and price points to attract a variety of residents as indicated in the Comprehensive Plan as a goal of the City of Fort Lupton. The Comprehensive Plan also states that, “multi-family complements traditional single family detached by offering the highest density options within Fort Lupton... and contribute to greater housing diversity.”





Lancaster Crossing is proposed as a residential development that is adjacent to existing and planned residential subdivisions to the west and south. Further Lancaster Crossing is designed with buffers on the eastern property boundary to the neighboring industrial uses, with the inclusion of higher density housing (multi-family) in this development, it also helps to transition from the neighboring industrial uses to existing strictly single-family uses.

Statement of Compliance with applicant standards and criteria

Lancaster Crossing will continue coordination with City staff and appropriate stakeholders to meet all applicable standards and criteria of the City of Fort Lupton to develop a high-quality residential subdivision that provides a safe and efficient transportation network that accommodates multi-modal transportation.



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

LANCASTER CROSSING ANNEXATION
TO THE CITY OF FORT LUPTON, COLORADO
A PORTION OF THE N1/2 OF SECTION 33 AND A PORTION OF THE S1/2 OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION:

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF (N1/2) OF SECTION THIRTY-THREE (33), AND A PORTION OF THE SOUTH HALF (S1/2) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°43'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2646.93 FEET TO THE WEST LINE OF THE NW1/4 OF SAID SECTION 33;
THENCE NORTH 00°36'14" WEST ALONG THE WEST LINE OF SAID NW1/4 A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE NORTH 00°44'36" WEST ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 28 A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH RIGHT-OF-WAY OF SAID COUNTY ROAD 16 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 89°43'30" EAST A DISTANCE OF 2647.07 FEET;
THENCE NORTH 89°09'47" EAST A DISTANCE OF 1707.45 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 31 THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 30.00 FEET;
THENCE CONTINUING SOUTH 00°31'13" EAST A DISTANCE OF 436.34 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;
THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;
THENCE SOUTH 11°35'13" EAST A DISTANCE OF 547.40 FEET;
THENCE SOUTH 89°32'00" WEST ALONG A LINE FIFTY (50) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1452.11 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 84.85 FEET;
THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;
THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;
THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;
THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;
THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;
THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;
THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;
THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 97.24 ACRES (±4,235,887 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT **THERMO FARMS, GENERAL PARTNERSHIP, L.L.P.**, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF **LANCASTER CROSSING ANNEXATION**.

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

BY: _____ AS: _____

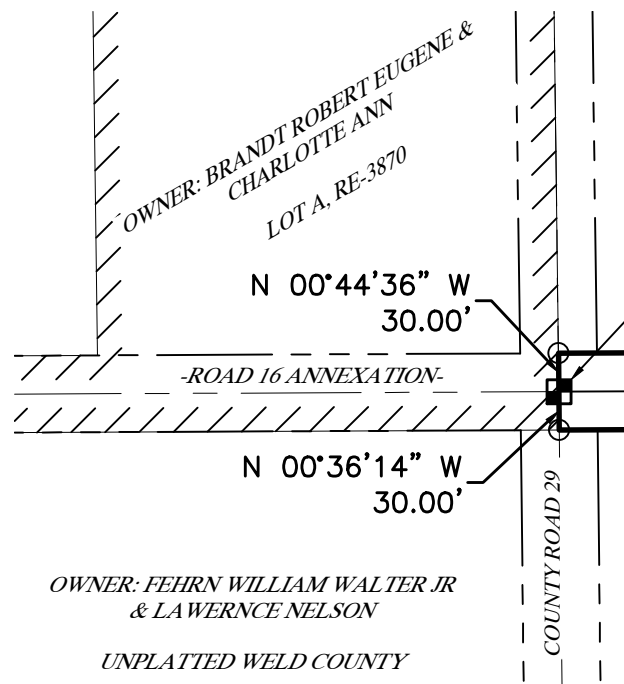
STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____ OF _____

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____.

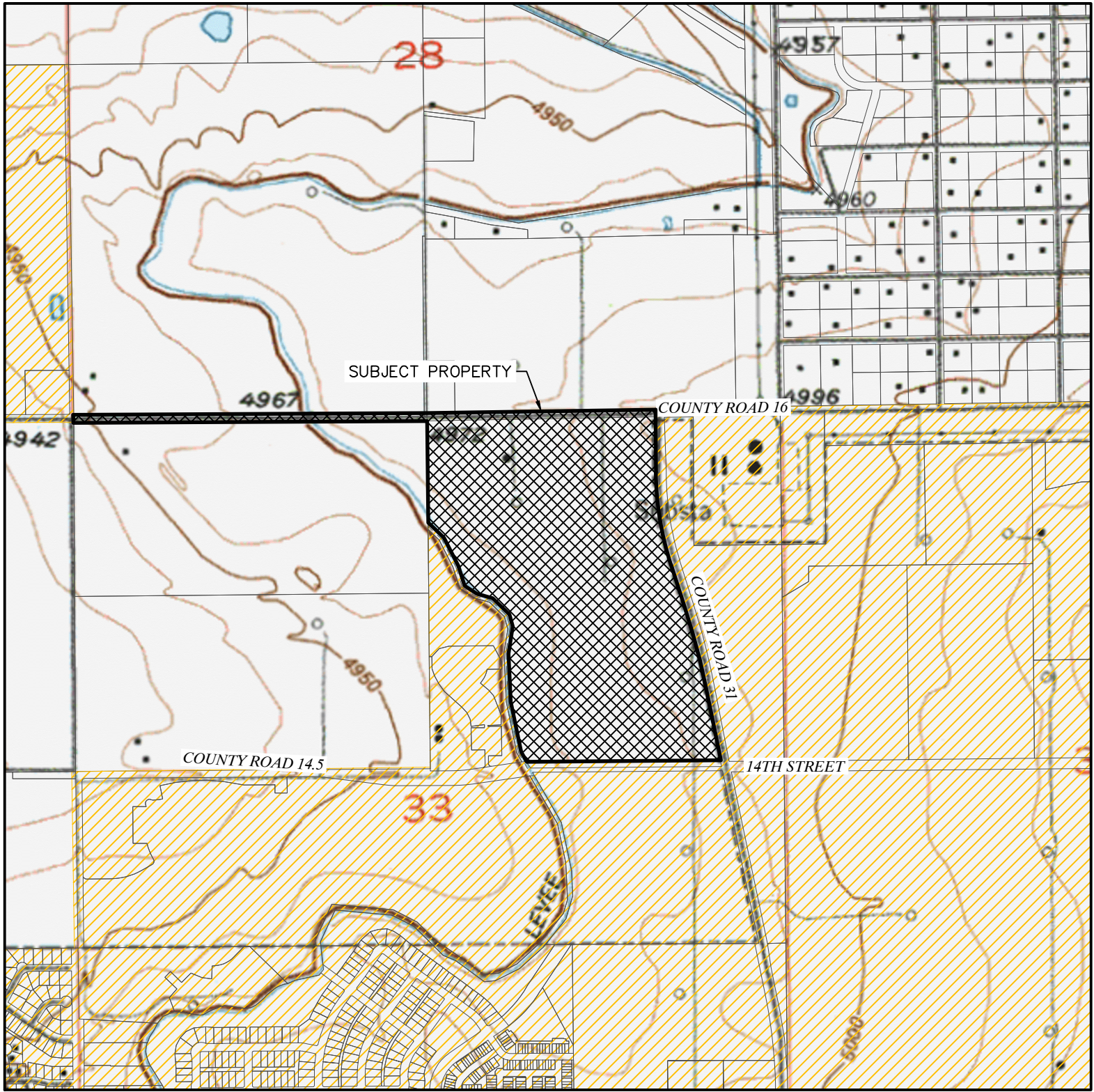
NOTARY PUBLIC



S1/4
S.28, T.2N., R.66W.
OWNER: FEHRN WILLIAM WALTER JR & LAWRENCE ET AL
UNPLATTED WELD COUNTY

OWNER: CARTER CLIFFORD D ET AL
UNPLATTED WELD COUNTY
N1/4
S.33, T.2N., R.66W.

- LEGEND**
- SECTION LINE
 - QUARTER SECTION LINE
 - BOUNDARY LINE
 - ADJACENT LOT LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CURRENT CORPORATE LIMITS OF THE CITY OF FORT LUPTON
 - ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - CALCULATED POSITION
 - WELL HEAD
 - PLUGGED & ABANDONED WELL



VICINITY MAP

SCALE - 1"=1000'

VICINITY LEGEND

- GIS PARCEL LINES
- SUBJECT PROPERTY
- CITY OF FORT LUPTON

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
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PLANNING COMMISSION RECOMMENDATION

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

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL

TITLE COMMITMENT NOTE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LAT40, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OR RECORDS, LAT40, INC. RELIED UPON ALTA COMMITMENT NUMBER ET3300657, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2023, AS ISSUED BY ELDORADO TITLE ALLIANCE, LLC, TO DELINEATE THE AFORESAID INFORMATION.

PROJECT CONTACTS

LAND OWNER:
THERMO FARMS
1540 MAIN ST. #218/303
WINDSOR, CO 80550

APPLICANT/OWNER'S REPRESENTATIVE:
BAESSLER DEVELOPMENT LLC
33105 COUNTY ROAD 33
GREELEY, COLORADO 80631
ATTN: MELISSA WHEELER

SURVEYOR:
LAT40° PROFESSIONAL LAND SURVEYORS
6250 WEST 10TH STREET, UNIT 2
GREELEY, COLORADO 80634
ATTN: BRIAN BRINKMAN

SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, T.2N., R.66W., AS BEARING NORTH 89°09'47" EAST AS MONUMENTED BY A #6 REBAR WITH A 3.25" ILLEGIBLE ALUMINUM CAP AT THE WEST END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 13482 AT THE EAST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT".

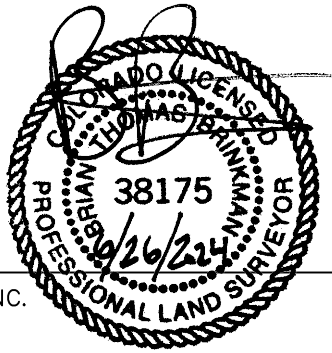
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING CITY OF FORT LUPTON MUNICIPAL LIMITS.

4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:

FORT LUPTON FIRE PROTECTION DISTRICT
FORT LUPTON RE-8 SCHOOL DISTRICT
CENTRAL COLORADO WATER DISTRICT
CENTRAL COLORADO WATER SUBDISTRICT
NORTHERN COLORADO WATER
HIGH PLAINS LIBRARY DISTRICT
AIMS JUNIOR COLLEGE DISTRICT
PLATTE VALLEY CONSERVATION DISTRICT

SURVEYOR'S STATEMENT

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



SHEET 1 OF 2

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175

SHEET SIZE: 24X36

REVISIONS

DESCRIPTION:	DATE:
ADDRESS CITY COMMENTS	BTB 2024-05-17
REVISE ANNEXATION BOUNDARY	BTB 2024-06-26

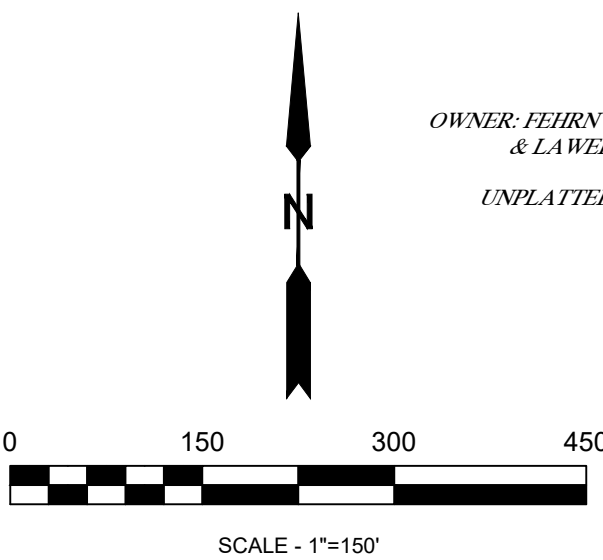
LANCASTER CROSSING ANNEXATION
S.33 & S.28, T.2N., R.66W.
WELD COUNTY, COLORADO
BAESSLER DEVELOPMENT, LLC
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631

DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/22/2024
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 1 OF 2



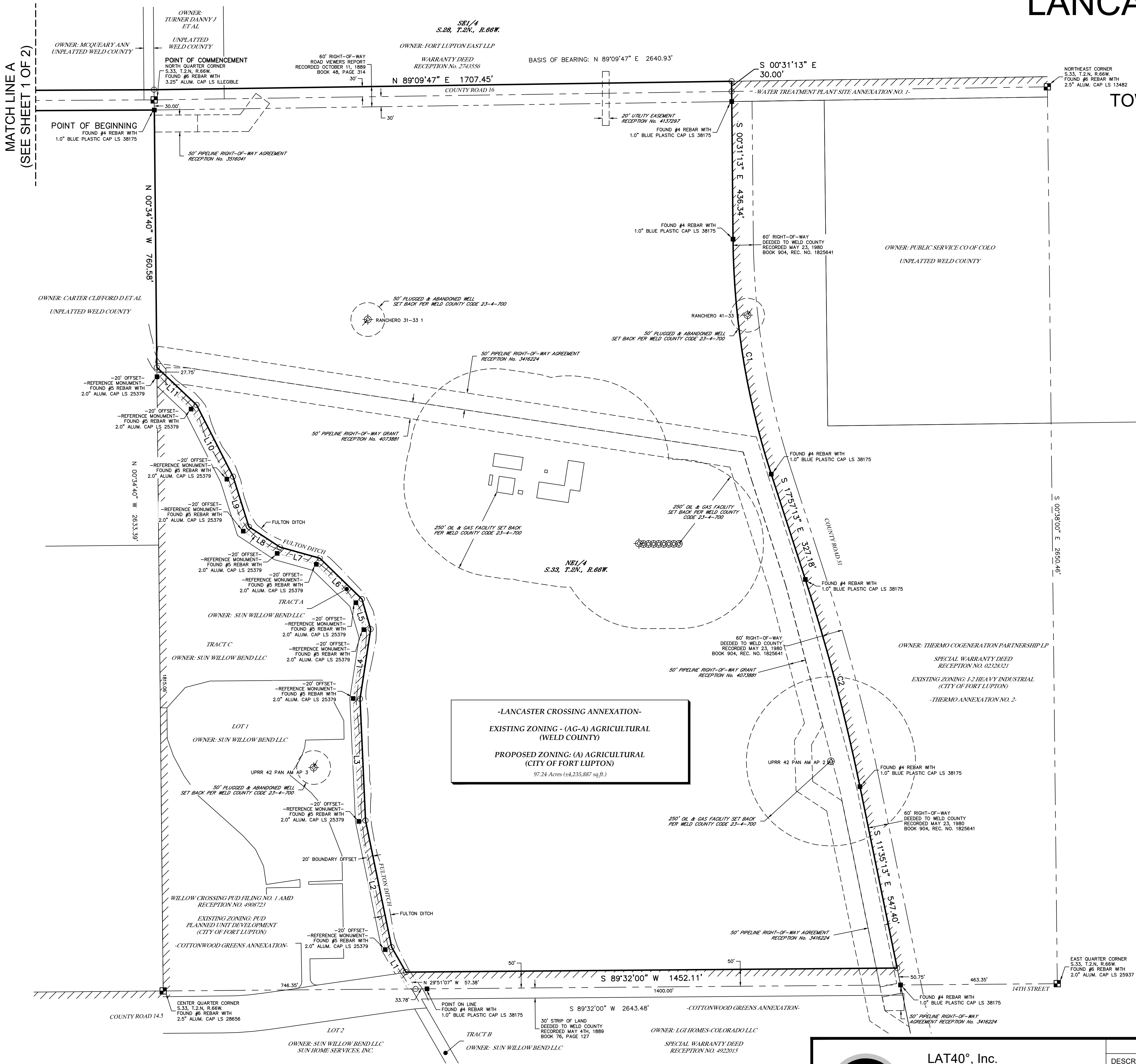
LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6280.86
TOTAL BOUNDARY PERIMETER (L.F.)	14042.73
1/6 OF PERIMETER (L.F.)	2340.46
ANNEXATION RATIO (1 to X)	2.236
TOTAL LAND AREA (Acres)	97.24



LANCASTER CROSSING ANNEXATION

TO THE CITY OF FORT LUPTON, COLORADO
A PORTION OF THE N1/2 OF SECTION 33 AND
A PORTION OF THE S1/2 OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



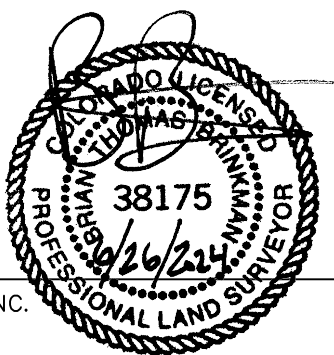
LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CURRENT CORPORATE LIMITS OF THE CITY OF FORT LUPTON
- ALQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- WELL HEAD
- PLUGGED & ABANDONED WELL

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	706.46'	2321.83'	17°26'00"	S 09°14'13" E	703.74'
C2	633.33'	5699.58'	6°22'00"	S 14°46'13" E	633.01'

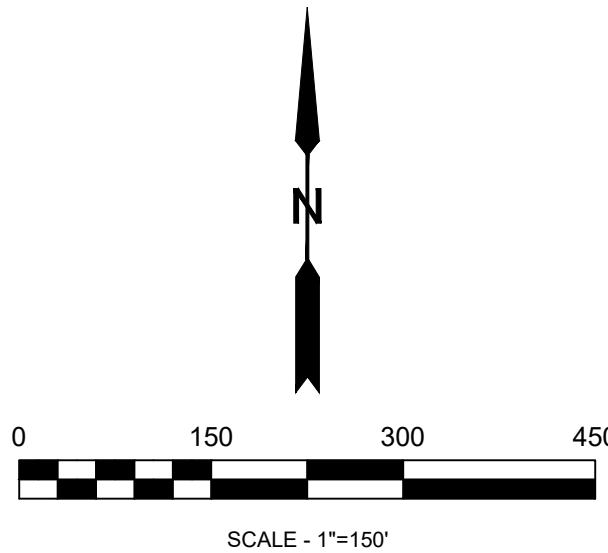
LINE	BEARING	DISTANCE
L1	N 29°51'03" W	84.85'
L2	N 11°38'56" W	382.04'
L3	N 02°36'51" W	360.14'
L4	N 08°45'29" E	208.08'
L5	N 16°21'09" W	92.77'
L6	N 45°52'37" W	173.40'
L7	N 74°25'26" W	122.24'
L8	N 56°44'42" W	109.68'
L9	N 17°32'34" W	155.42'
L10	N 27°00'54" W	237.74'
L11	N 46°35'53" W	161.51'

ANNEXATION TABLE	
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SHEET 2 OF 2

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADDRESS CITY COMMENTS	BTB 2024-05-17
REVISE ANNEXATION BOUNDARY	BTB 2024-06-26

LANCASTER CROSSING ANNEXATION		
S.33 & S.28, T.2N., R.66W. WELD COUNTY, COLORADO BAESSLER DEVELOPMENT, LLC 33105 COUNTY ROAD 33, GREELEY, COLORADO 80631		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/22/2024
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 2 OF 2

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 an **Annexation** referred to as the **Lancaster Crossing Annexation** located north and adjacent to 14th St. and west and adjacent to **WCR 31** in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, **August 22, 2024**, at 6:00 P.M., and before the City Council on Tuesday, **September 3, 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

NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP1081

First Publication: August 8, 2024

Last Publication: August 29, 2024

Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 7 day of August, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **Lancaster Crossing Annexation** was sent via United States Mail, postage pre-paid, to the following addresses:

TEDFORD RYAN 14013 COUNTY ROAD 16 FORT LUPTON, CO 80621	TURNER JANIE B 14503 COUNTY ROAD 16 FORT LUPTON, CO 80621	FORT LUPTON EAST LLP 8791 CIRCLE DR WESTMINSTER, CO 80621
MCQUEARY ANN 14519 COUNTY ROAD 16 FORT LUPTON, CO 806219202	CARTER CLIFFORD D 1621 14 TH ST FORT LUPTON, CO 806218718	DOCKTER JAMES A SR TRUST 6156 37 TH ST LUBBOCK, TX 794073634
PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER CO, 802011979	THERMO COGENERATION PARTNERSHIP LP C/O NANCY FAIR PO BOX 188 FORT LUPTON, CO 806210188	RENNOC CORPORATION 5303 S BELLVIEW RD ROGERS, AR 727588816
LGI HOMES – COLORADO LLC 1450 LAKE ROBBINS THE WOODLANDS, TX 773803294		



City Official



Planning & Building

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

Phone: 720.954.7105
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

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

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](http://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED: LANCASTER CROSSING ANNEXATION & CONCEPT PLAN

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

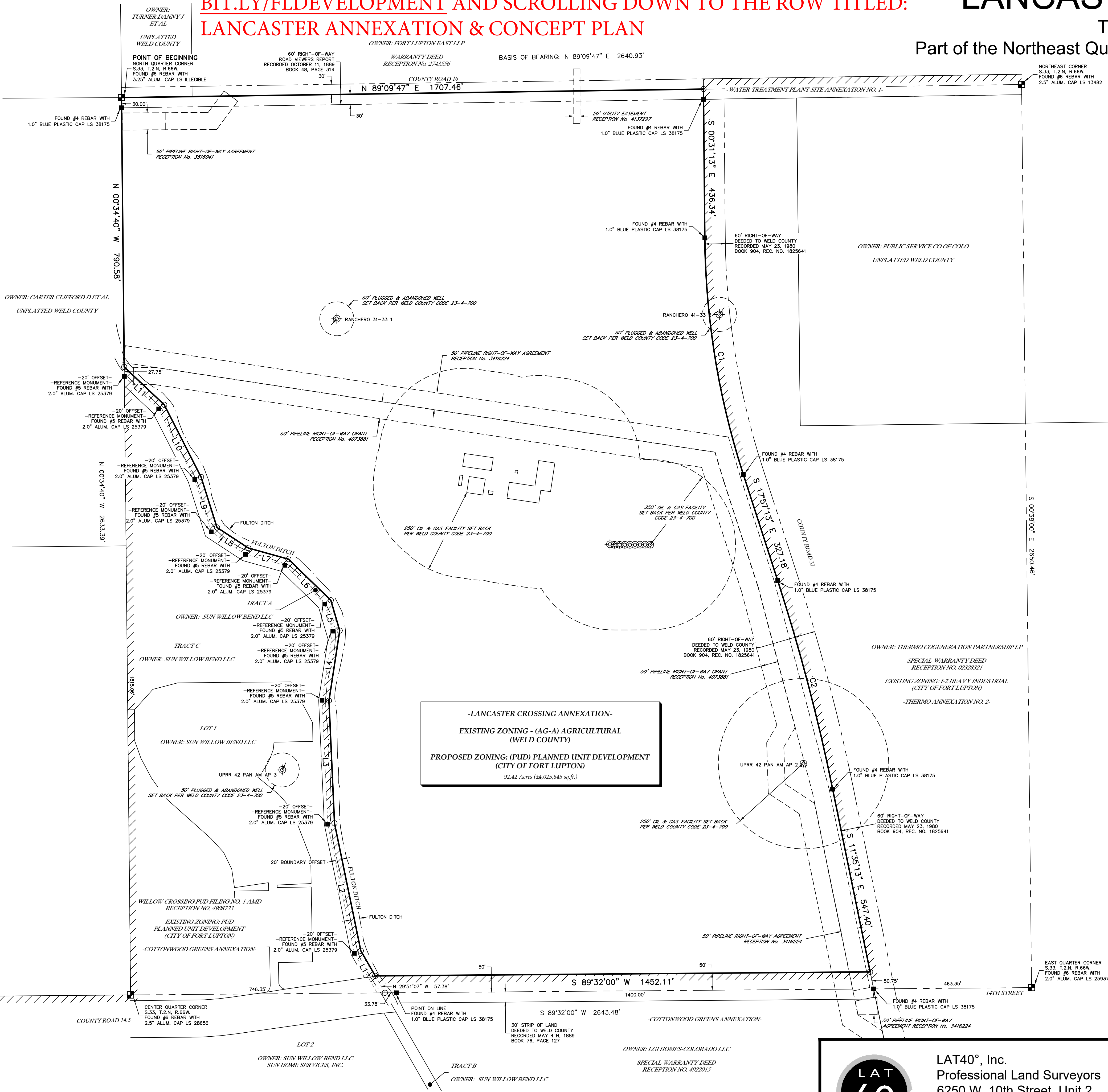
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[BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED:
LANCASTER ANNEXATION & CONCEPT PLAN

LANCASTER CROSSING ANNEXATION

TO THE CITY OF FORT LUPTON, COLORADO

Part of the Northeast Quarter of Section 33, Township 2 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado



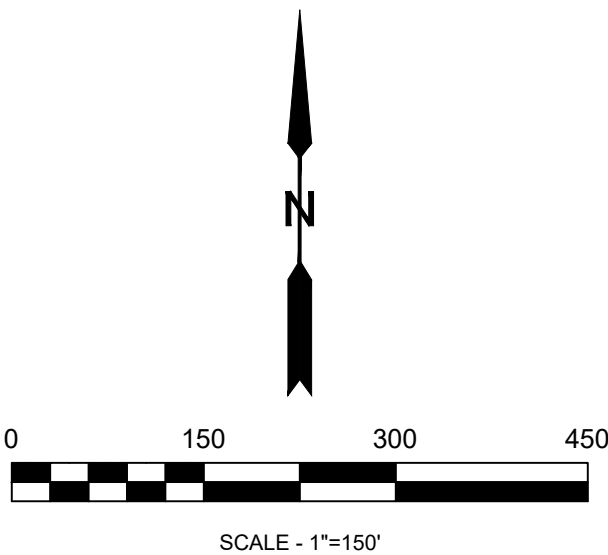
LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CURRENT CORPORATE LIMITS OF THE CITY OF FORT LUPTON
- ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- WELL HEAD
- PLUGGED & ABANDONED WELL

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	706.46	2321.83	17°26'00"	S 09°14'13" E	703.74
C2	633.33	5699.58	6°22'00"	S 14°46'13" E	633.01

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°51'07" W	84.85
L2	N 11°38'56" W	382.04
L3	N 02°36'51" W	360.14
L4	N 08°45'29" E	208.08
L5	N 16°21'09" W	92.77
L6	N 45°52'37" W	173.40
L7	N 74°25'26" W	122.24
L8	N 56°44'42" W	109.68
L9	N 17°32'34" W	155.42
L10	N 27°00'54" W	237.74
L11	N 46°35'33" W	161.51

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6190.69
TOTAL BOUNDARY PERIMETER (L.F.)	8688.73
1/6 OF PERIMETER (L.F.)	1448.12
ANNEXATION RATIO (L to X)	1.40
TOTAL LAND AREA (Acres)	92.42



SHEET 2 OF 2

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175

SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:

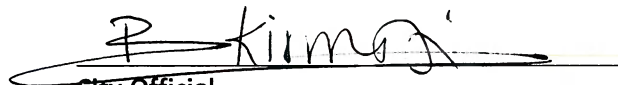
LANCASTER CROSSING ANNEXATION		
S.33, T.2N., R.66W		
WELD COUNTY, COLORADO		
BAESSLER DEVELOPMENT, LLC		
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/22/2024
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 2 OF 2



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 9th day of August, 2024**, a true and correct copy of the foregoing Notice of Public Hearings, Annexation Map and Annexation Petition for the **Lancaster Crossing Annexation** was sent via United States Mail, postage pre-paid with return receipt requested to the following addresses:

Aims Community College PO Box 69 Greeley, CO 80632	Central Colorado Water Conservancy District 3209 West 28 th Street Greeley, CO 80634	Fort Lupton Fire Protection District 1121 Denver Avenue Fort Lupton, CO 80621
High Plains Library District 2650 W. 29 th Street Greeley, CO 80631	Northern Colorado Water Conservancy District 220 Water Avenue Berthoud, CO 80513-9245	Platte Valley Conservation District 57 W Bromley Lane Brighton, CO 80601
Weld County 1150 O Street Fort Lupton, CO 80621	Weld County RE-8 School District 301 Reynolds Street Fort Lupton, CO 80621	


City Official

7019 2970 0001 1463 5977

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

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

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

7019 2970 0001 1463 5946

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Central Ward County Water District
Street and Apt. No., or PO Box No.
7235 2nd Ave
City, State, ZIP+4®
Greeley, CO 80631

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

7020 1290 0000 0719 6097

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

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

7019 2970 0001 1463 5953

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
High Plains Library District
Street and Apt. No., or PO Box No.
7650 W 79th St
City, State, ZIP+4®
Greeley, CO 80631

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

7020 1290 0000 0719 6066

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Northern Colorado Water Conser. District
Street and Apt. No., or PO Box No.
220 Water Ave
City, State, ZIP+4®
Boulder, CO 80523

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

7020 1290 0000 0719 6059

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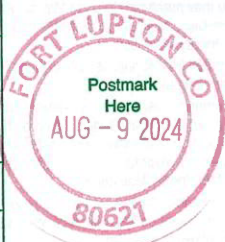
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

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

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

7019 2970 0001 1463 5939

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy) \$ <u>4.10</u>	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Weld County</u>	
Street and Apt. No., or PO Box No. <u>1000 St</u>	
City, State, ZIP+4® <u>Fort Lupton CO 80621</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0000 0719 6110

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy) \$ <u>4.10</u>	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Weld County RE-8 School District</u>	
Street and Apt. No., or PO Box No. <u>301 Reynolds Street</u>	
City, State, ZIP+4® <u>Fort Lupton CO 80621</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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 referred to as the **Lancaster Crossing Annexation** located **north and adjacent to 14th St.** and **west and adjacent to WCR 31** 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, **August 22, 2024** at 6:00 P.M., and before the City Council on Tuesday, **September 3, 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: **LANCASTER CROSSING ANNEXATION & CONCEPT PLAN**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO.

LANCASTER CROSSING ANNEXATION

TO THE CITY OF FORT LUPTON, COLORADO

Part of the Northeast Quarter of Section 33, Township 2 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

PROPERTY DESCRIPTION:

AN AREA OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE NORTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1707.46 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 804, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 31 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 436.34 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;
THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°48'13" EAST A DISTANCE OF 633.01 FEET;
THENCE SOUTH 11°35'13" EAST A DISTANCE OF 547.40 FEET;
THENCE SOUTH 89°32'00" WEST ALONG A LINE FIFTY (50) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1452.11 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 84.85 FEET;
THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;
THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;
THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 18°21'09" WEST A DISTANCE OF 92.77 FEET;
THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;
THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;
THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;
THENCE NORTH 17°33'34" WEST A DISTANCE OF 155.42 FEET;
THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 790.58 FEET TO THE **POINT OF BEGINNING**;

SAID AREA OF LAND CONTAINS 92.42 ACRES (±4,025,845 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT **THERMO FARMS, GENERAL PARTNERSHIP, L.L.P.**, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF **LANCASTER CROSSING ANNEXATION**.

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

BY: _____ AS: _____

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____ OF _____

THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE COMMITMENT NOTE

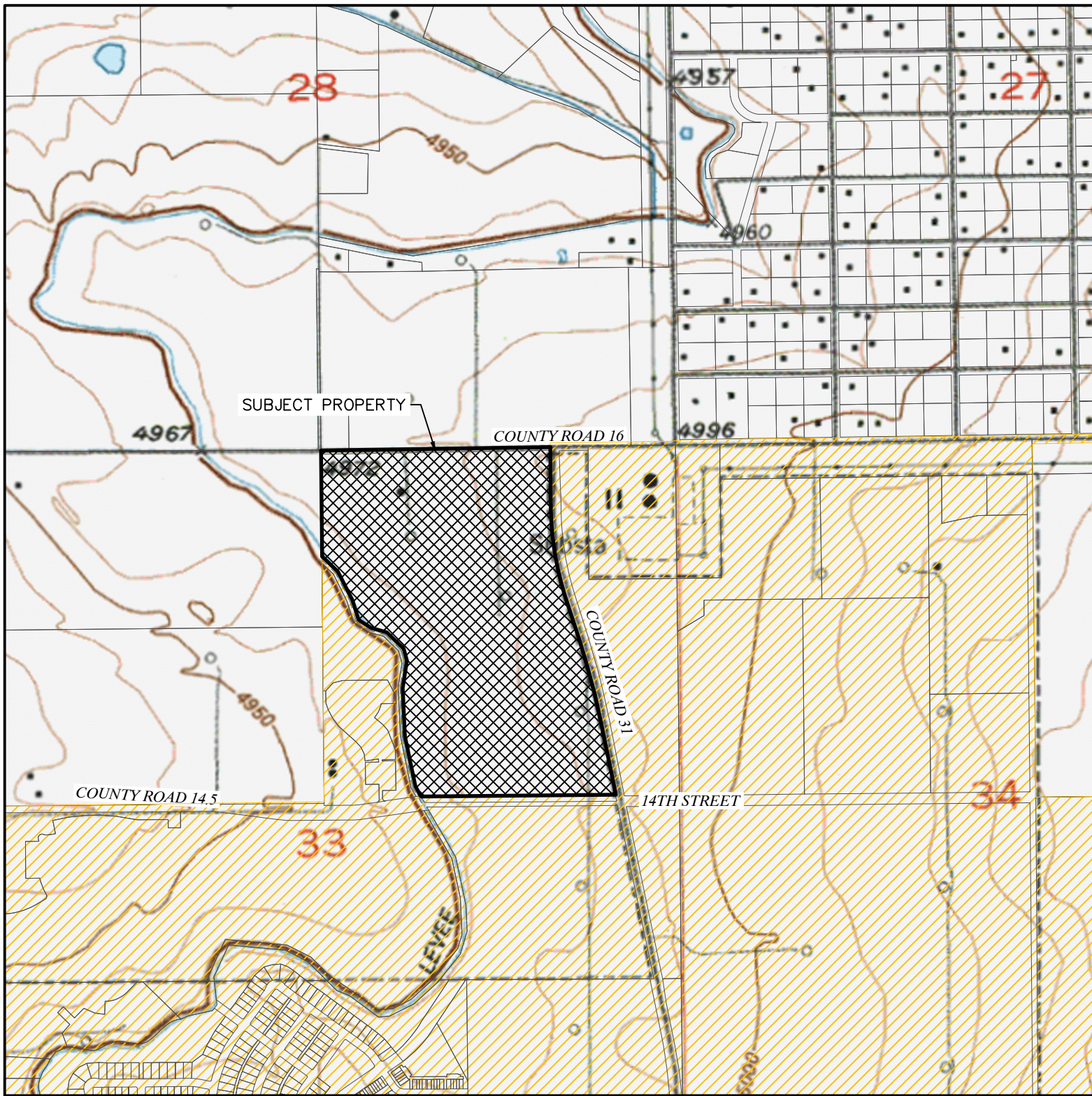
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LAT40, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OR RECORDS, LAT40, INC. RELIED UPON ALTA COMMITMENT NUMBER ETA300657, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2023, AS ISSUED BY ELDORADO TITLE ALLIANCE, LLC, TO DELINEATE THE AFORESAID INFORMATION.

PROJECT CONTACTS

LAND OWNER:
THERMO FARMS
1540 MAIN ST. #218/303
WINDSOR, CO 80550

APPLICANT/OWNER'S REPRESENTATIVE:
BAESSLER DEVELOPMENT LLC
33105 COUNTY ROAD 33
GREELEY, COLORADO 80631
ATTN: MITCH NELSON

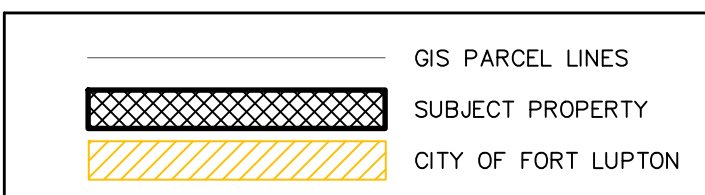
SURVEYOR:
LAT40°, PROFESSIONAL LAND SURVEYORS
6250 WEST 10TH STREET, UNIT 2
GREELEY, COLORADO 80634
ATTN: BRIAN BRINKMAN



VICINITY MAP

SCALE - 1"=1000'

VICINITY LEGEND



ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6190.69
TOTAL BOUNDARY PERIMETER (L.F.)	8688.73
1/6 OF PERIMETER (L.F.)	1448.12
ANNEXATION RATIO (L to X)	1.40
TOTAL LAND AREA (Acres)	92.42

PLANNING COMMISSION RECOMMENDATION

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

RECOMMENDED THIS _____ DAY OF _____, 20____

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE

NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND

THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____

ATTEST: CITY CLERK

MAYOR

SEAL

SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, T.2N., R.66W., AS BEARING NORTH 89°09'47" EAST AS MONUMENTED BY A #6 REBAR WITH A 3.25" ILLEGIBLE ALUMINUM CAP AT THE WEST END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 13482 AT THE EAST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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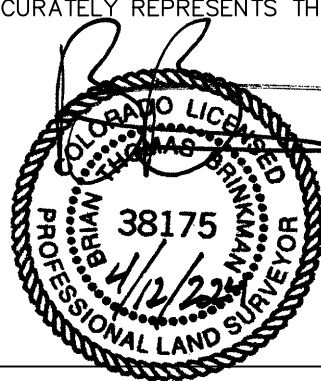
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING CITY OF FORT LUPTON MUNICIPAL LIMITS.

4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:

FORT LUPTON FIRE PROTECTION DISTRICT
FORT LUPTON RE-B SCHOOL DISTRICT
CENTRAL COLORADO WATER DISTRICT
CENTRAL COLORADO WATER SUBDISTRICT
NORTHERN COLORADO WATER
HIGH PLAINS LIBRARY DISTRICT
AIMS JUNIOR COLLEGE DISTRICT
PLATTE VALLEY CONSERVATION DISTRICT

SURVEYOR'S STATEMENT

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



SHEET 1 OF 2

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175

SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:

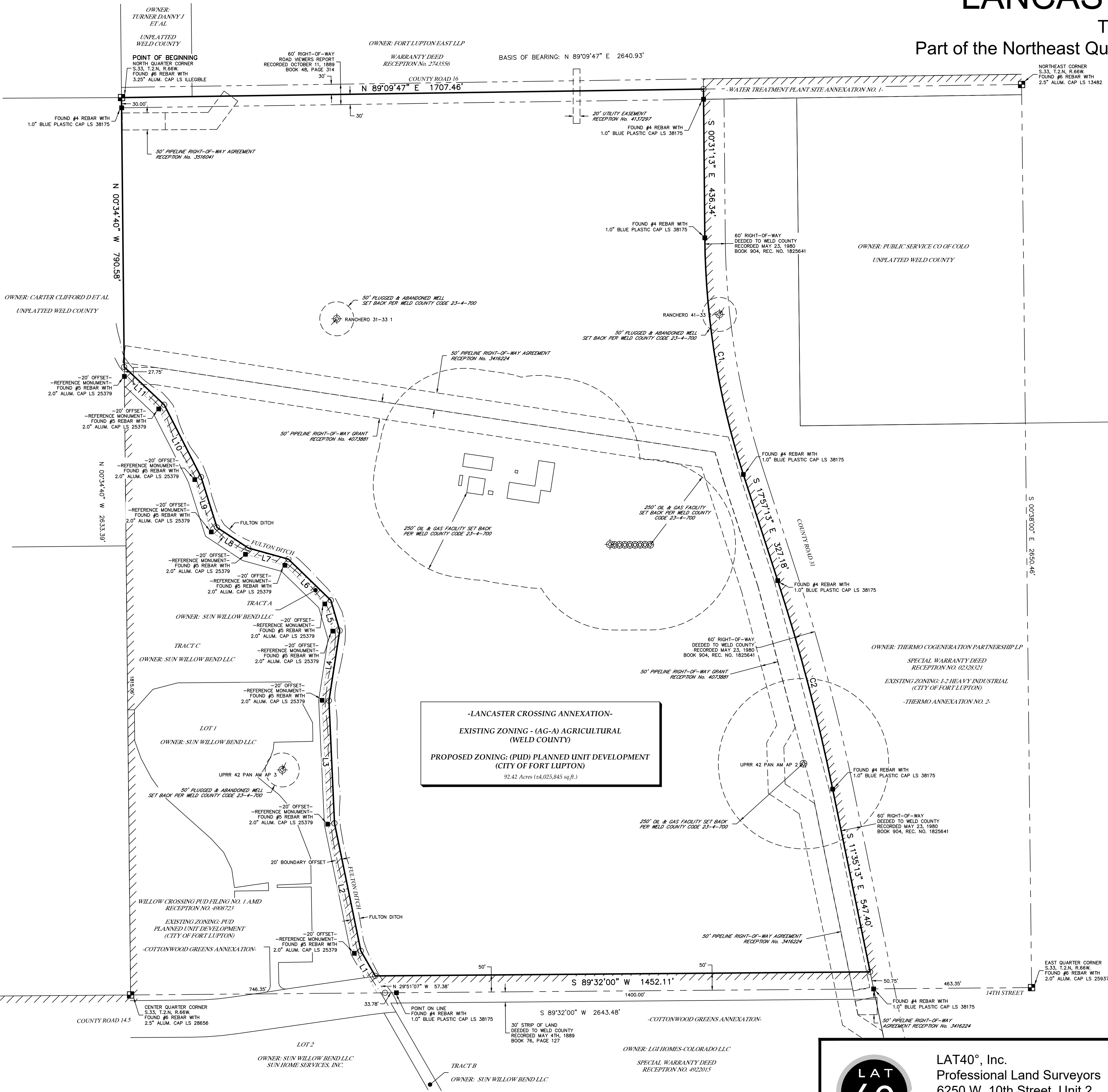
LANCASTER CROSSING ANNEXATION
S.33, T.2N., R.66W.
WELD COUNTY, COLORADO
BAESSLER DEVELOPMENT, LLC
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631

DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/22/2024
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 1 OF 2

LANCASTER CROSSING ANNEXATION

TO THE CITY OF FORT LUPTON, COLORADO

Part of the Northeast Quarter of Section 33, Township 2 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado



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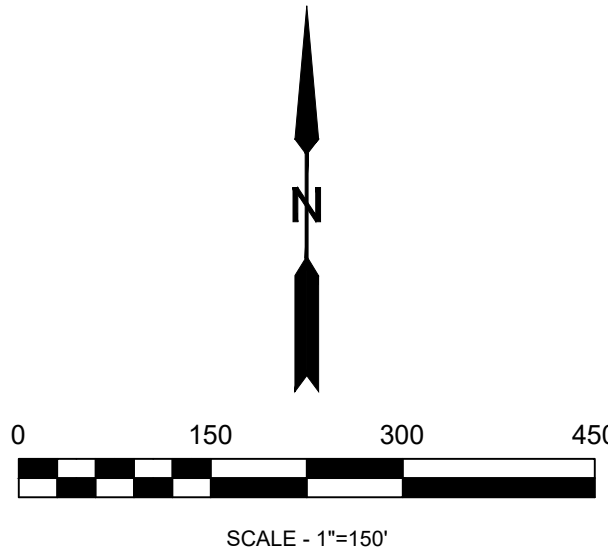
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SHEET 2 OF 2

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:

LANCASTER CROSSING ANNEXATION
S.33, T.2N., R.66W
WELD COUNTY, COLORADO
BAESSLER DEVELOPMENT, LLC
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631

DRAWN BY: LD	SCALE: AS NOTED	DATE: 3/22/2024
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 2 OF 2

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

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

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

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton.
 - b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
 - e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way
 - ii. Comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - f. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality.
 - g. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - h. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - i. The territory to be annexed is 92.42 acres, more or less, in total area.
 - j. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally

describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.

- k. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - l. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.
5. The zoning classification requested for the area proposed to be annexed is R-3, as shown on the annexation map attached hereto and incorporated herein.
6. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
7. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion **at such time that municipal water is necessary to serve current or future development on the property**. At such time, the Owner shall complete a water study at the Owner's expense as requested by the City or applicable water provider(s). Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right

which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. The non-refundable annexation application fee of \$5,448.77 is tendered herewith.

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

1	Land Owner Name: Signature: <u>William J. J. Cunningham</u>	Mailing Address (street, city, state, ZIP): Date of signing: <u>4/19/2024</u>
2	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP): Date of signing:
3	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP): Date of signing:
4	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP Code): Date of signing:

(Additional sheets may be attached if necessary.)

The foregoing signature(s) was/were subscribed and sworn to before me this 19 day of April, 2024, by

Witness my hand and official seal.

My commission expires on 6/17/2027.

Melissa Wheeler

Notary Public



Exhibit A

[Exhibit A to the Annexation Petition should exclude public right of way. If necessary, attach separate sheet(s).]

Land Owned by Land Owner 1:

AN AREA OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE NORTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1707.46 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 31 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 436.34 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;

THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;

THENCE SOUTH 11°35'13" EAST A DISTANCE OF 547.40 FEET;

THENCE SOUTH 89°32'00" WEST ALONG A LINE FIFTY (50) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1452.11 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 84.85 FEET;

THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;

THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;

THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;

THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;

THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;

THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;

THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;

THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;

THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;

THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;

THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 790.58 FEET TO THE POINT OF BEGINNING;

SAID AREA OF LAND CONTAINS 92.42 ACRES (±4,025,845 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

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

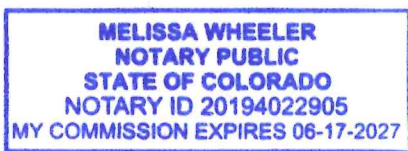

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 19 day of April, 2024, by Zachery Cesar.

Witness my hand and official seal.

My commission expires on 06/17/2027.


Notary Public



Sign Posting Affidavit
Lancaster Crossing Annexation
ANX24-003



Facing CR 16



Facing CR 31

I, Magaly Morales-Tejada hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 6th day of August, 2024.

Magaly Morales-Tejada

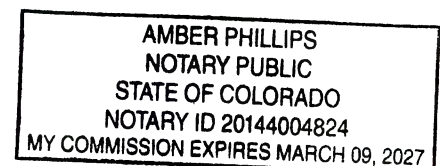
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Magaly Morales-Tejada this 16 day of August, 2024. Witness my hand and seal.

My commission expires March 9, 2027.

Amber Phillips

Notary Public



LANCASTER CROSSING CONCEPT PLAN STAFF REPORT
PROJECT NO. CPL24-001

PROJECT DESCRIPTION

Project No.: CPL24-001

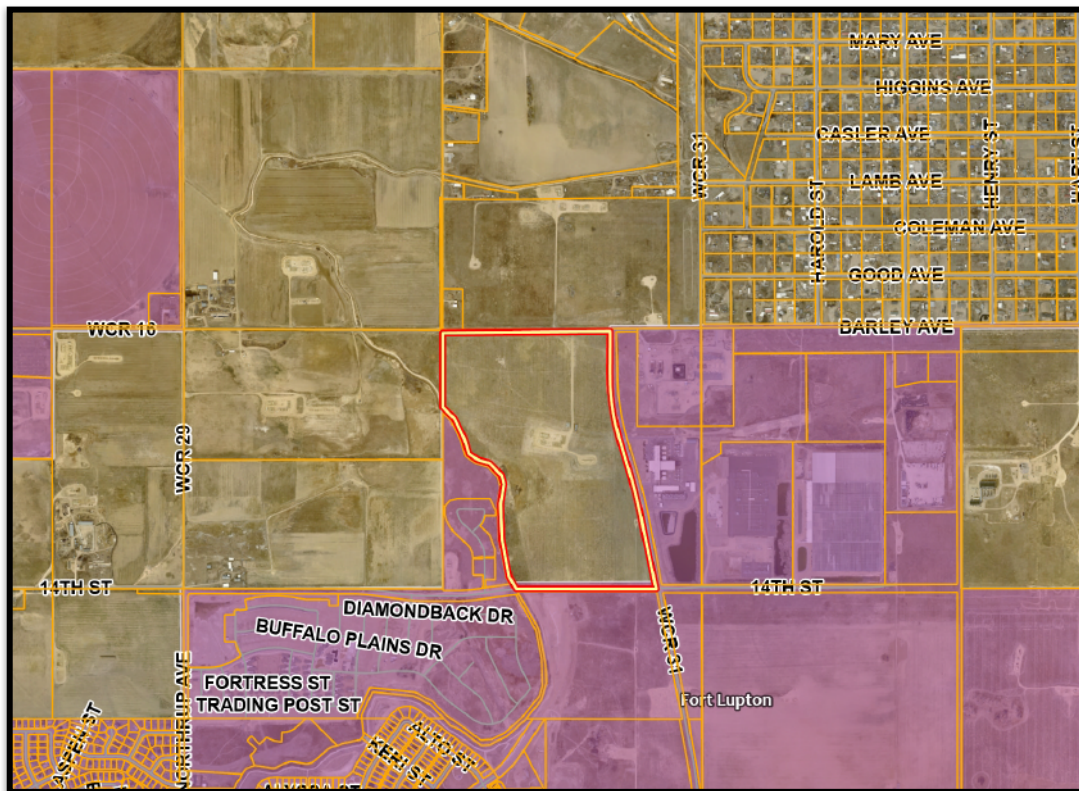
Project Name: Lancaster Crossing Concept Plan

Owner's Name: Thermo Farms General Partnership

Representative: Melissa Wheeler with Baessler Development ("Applicant")

Location of Request:

The site is located approximately located north and adjacent to 14th St. and west and adjacent to WCR 31 (The Property). The Property is located in the Northeast Quarter of Section 33, Township 2 North , Range 66 West of the 6th P.M., County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for consideration of a concept plan. The proposed concept plan includes 200 multi-family units, 28 alley loaded units and 181 single-family units, as well as open-space and trail connectivity.

DESCRIPTION	QTY.	UNIT		
ALLEY UNIT	28		OPEN SPACE	42 ACRES (46%)
MULTI-FAMILY UNIT	200		LOTS	35 ACRES (38%)
SINGLE FAMILY UNIT	181		RIGHT-OF-WAY	15 ACRES (16%)
TOTAL	409		TOTAL AREA (ACRES)	92 ACRES (100%)



Site

Size: 91.46 acres, more or less.

Zone District: 'A' Agricultural.

Proposed Zone District: No proposed change with this application.

Proposed Use: Residential with 200 multi-family units, 28 alley loaded units, and 209 single-family units.

Existing Use: The Property is currently vacant land.

Hearing Dates: Planning Commission – August 22, 2024 at 6:00 PM; and
City Council – September 2, 2024 at 6:00 PM.

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

SUMMARY OF PREVIOUS APPLICATIONS

There is a current Annexation application being reviewed concurrently with this application. There are no other previous applications that staff is aware of.

APPLICATION PROCESS

The Planning Commission's review of the Sunrise Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the Applicant and staff. Pursuant to Article 2.02 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not have any formal decision or approval, but merely provides general consensus and offers the applicant direction for preparing a formal Change of Zone/potential Comprehensive Plan Amendment, Preliminary Plat, and Final Plat. Therefore, the Planning Commission shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

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

1. The application is in accordance with the Comprehensive Plan, and in particular the physical development patterns and concepts of the plan.
2. The development will relate to neighboring areas and to the community.
3. The development will promote efficient use of utilities, streets and other public resources.
4. The applicant can demonstrate that adequate infrastructure is or will be available for the proposed development.

NOTIFICATION REQUIREMENTS

No notifications are required for a Concept Plan.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

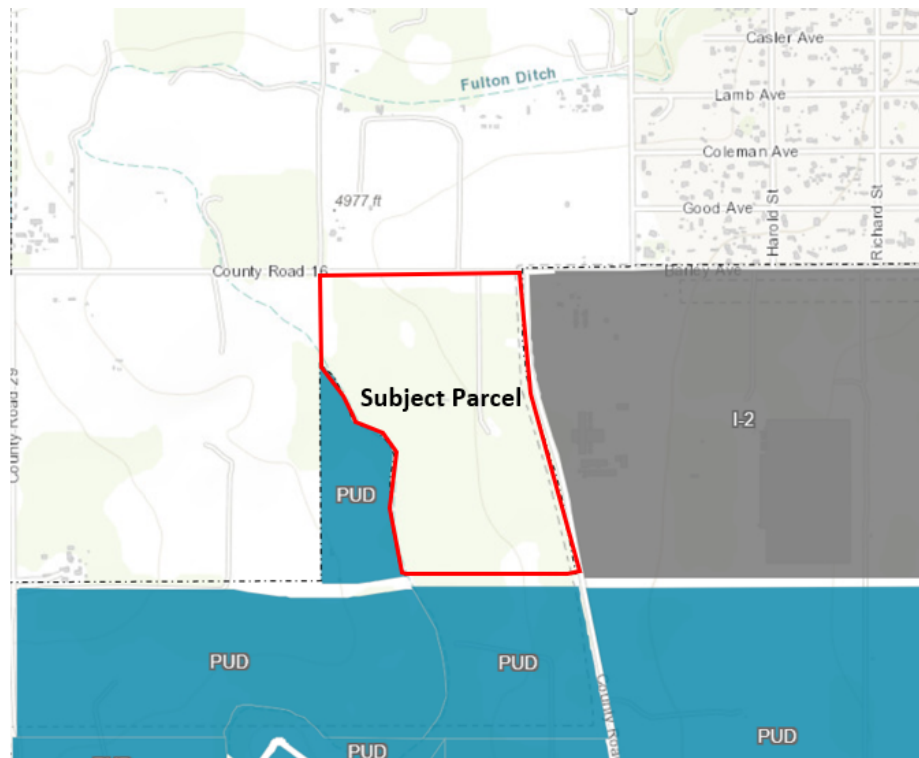
Pursuant to the Fort Lupton Development Code Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The Concept Plan phase is an optional requirement that may be recommended or required by the Planning Director for complex projects prior to submitting a preliminary and final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

Conceptual review of this proposal finds that it is substantially in compliance with City Standards, further detailed review will be done with subsequent applications and will address any comments from City Staff as well as the Planning Commission and City Council.

EXISTING CONTEXT

Nearby uses include agricultural land with rural residences to the north and west, a power plant to the east and the Willow Crossing and Cottonwood Farms subdivisions to the south and west. The Fulton Ditch runs north/south through the western edge of the site.

CURRENT ZONING

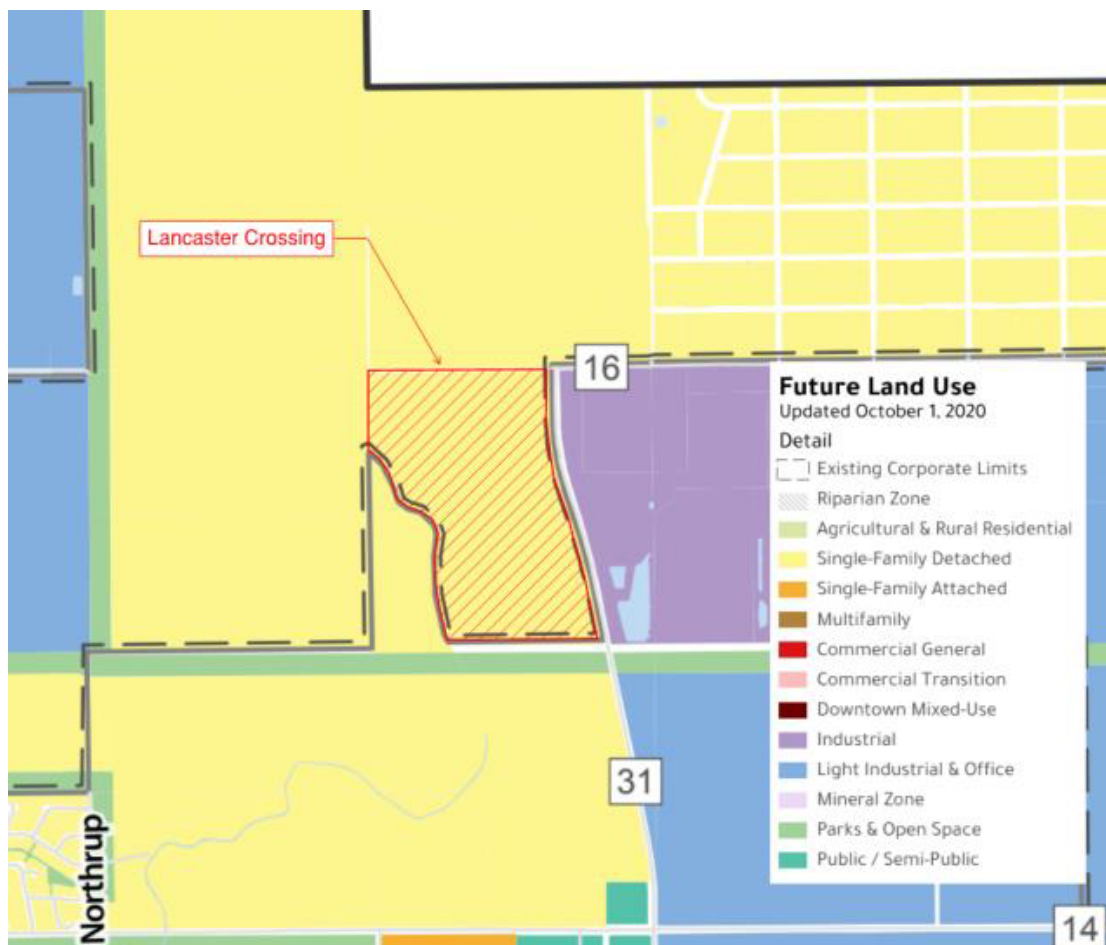


	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	PUD	Residential
EAST	I-2	Industrial
WEST	PUD/Unincorporated Weld County	Residential

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Single Family Detached land use type. This designations allows for neighborhoods of predominately single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City's urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses.

The proposed development provides for a mix of single-family lots, smaller alley loaded lots and multi-family lots, which allows for a higher density of housing. The Comprehensive Plan states that a variety of development types, including higher density homes may be included within certain Single Family Detached areas within the City, specifically within the urban core. Although the Property is currently undeveloped, it is adjacent to current development. Two residential subdivisions are located west and south of the Property and an industrial development is located east of the Property. Because of its proximity to these developments, staff finds that the proposed development is appropriate at this location as set forth in the Comprehensive Plan.



REFERRALS

Building Inspector	OMI	Economic Development Manager
City Attorney	Recreation Manager	GIS Specialist
Police Chief	Public Works Director	Development Review Engineer
Fort Lupton Fire Protection District	CDOT	Colorado Parks and Wildlife
Division of Water Resources	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County Department of Panning	Weld County Department of Public Health and Environment	Weld County Public Works
Weld County School District RE-8	Weld County GIS	NWCWD
Fulton Ditch Company	Western Midstream	State Geologist

Referrals were provided to the list above

STAFF RECOMMENDATION

No formal decision is being made here, however staff supports the concept proposed and will continue to work with the applicant to address any concerns that Planning Commission and City Council may have prior to future submittal.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/901>

Project Narrative | Lancaster Crossing

Annexation & Concept Plan

04/17/2024

General Description/Site Features and Proposed Land Uses

The property is located on the north side of 14th Steet, east of the Fulton Ditch, south of Weld County Road (WCR) 16, and west of WCR 31. The property is approximately 91.46 acres and is currently located in Unincorporated Weld County. The applicant is requesting to annex the property into the City of Fort Lupton in adherence with *Picture Fort Lupton* (Comprehensive Plan). Proposed uses will include 209 single family units including 28 alley loaded product and 200 multi-family units. The total 409 residential units across 91.46 acres has an overall project density of 4.47 dwelling units per acre. The project will feature parks, internal sidewalk/trail connections, and multiple residential product types. The project will be constructed to be compatible with existing uses while developing an attractive residential neighborhood.

Compliance with City of Fort Lupton Comprehensive Plan

Picture Fort Lupton adopted in 2018 is the official policy guide for land use and development. In *Picture Fort Lupton* a vision for the future of Fort Lupton is established to act as not only a guide but a “playbook” for policies, strategies, and objectives that form the image and identity of the community. The following analysis shows how Lancaster Crossing is developed in conformance with *Picture Fort Lupton*.

A Vision for Fort Lupton

The Comprehensive Plans outlines the City of Fort Lupton will be the premier destination of the Front Range. It goes on to state that the City will help to guide investment and development, “to best meet needs of a growing community and support diverse, welcoming neighborhoods.” Lancaster Crossing is looking to develop a residential development which furthers the goals and envisions the full intent of the Comprehensive Plan. Lancaster Crossing is proposed as a residential development with multiple product types to support a diverse and welcoming neighborhood.

Allowing for both single family residential and multi-family residential within this project adheres to the vision set forth in *Picture Fort Lupton* which states, “the development of new high density residential will provide those housing options necessary to attract a wealth of new residents while maintaining Fort Lupton’s ‘small-town’ charm.” As proposed multiple product types also allows for multiple price points not only for current residents but future residents of the Fort Lupton community. Creating not just a neighborhood but a community



where all can live, work, and play.

Growth and Development

Lancaster Crossing is currently surrounded by property annexed into the City of Fort Lupton on three sides. It is contemplated in *Picture Fort Lupton* and the Future Land Use map that this parcel is to be annexed and developed within the City of Fort Lupton as a residential development. As indicated in the Comprehensive Plan annexation of this parcel allows for the city to utilize this annexation as a “strategy to guide future annexations in a manner which results in healthy, manageable growth for the City.” This development proposes just that, to annex and develop a diverse, welcoming residential neighborhood. As proposed with both single family and multifamily residential uses, this development provides diversity in housing types for the community. *Picture Fort Lupton* states, “Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.” The Comprehensive Plan goes on to state that, “less than 15 percent of the City’s housing stock is multi-family units ... this suggests a potential need for more multi-family units and/or updated existing multi-family product.” As stated in the Comprehensive Plan, “greater housing diversity is an important focus for residential growth moving forward. This will help the City address housing needs within the community and attract new residents. The City should work with developers to encourage a variety of housing options, including products that offer high density...” With 200 multi-family units and 209 single family units proposed in this development this project will bring greater housing diversity to Fort Lupton to create diverse, welcoming neighborhoods that boast housing diversity to attract new residents to the greater community.

Transportation and Mobility

This project as proposed provides a safe and efficient multi-modal transportation network. New infrastructure as well as the enhancement of existing infrastructure that will serve pedestrians, bicycles, and vehicles alike is proposed. The Comprehensive Plan expresses a concern for a lack of pedestrian connectivity in the City of Fort Lupton it goes on to say, “As improvements are made along road-way corridors, the City should construct sidewalks and/or trails. Adjacent development should participate in this process by providing the necessary improvements along their property.” This project proposes the extension of College Ave with this development within the property boundary connecting 14th Street to WCR 16. The project proposes improvements including but not limited to sidewalks and landscaping along 14th Street and WCR 16 with access to the project from both 14th Street and WCR 16 as well as dedication of ultimate ROW on these roads and WCR 31.

As proposed, new sidewalk infrastructure will fill in existing gaps on 14th Street and WCR



16 while the construction and dedication of new roadways will feature new sidewalks and trail connections. The project is proposed as a multi-modal pedestrian oriented and walkable community with safe and convenient sidewalks, tree lawns, street trees, roadways and connections throughout the neighborhood and to adjacent neighborhoods.

Parks, Open Space and Environmental Features

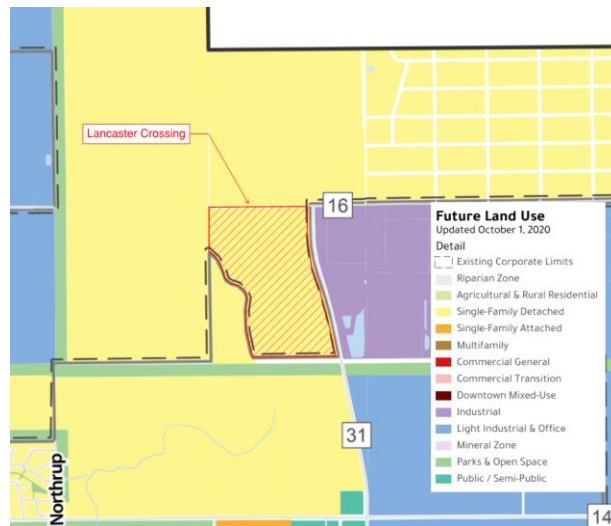
Lancaster Crossing is designed with parks, open space, and environmental features as a priority. The Comprehensive Plan states that a goal of the City is to, “develop new parks to provide all residents to access with parkland.” Lancaster Crossing prioritizes opens space and common areas. Future proposed park areas will provide residents of both Lancaster Crossing and Fort Lupton with opportunities as stated in the Comprehensive Plan to, “get active, socialize, and enjoy the outdoors in their community.”

Picture Fort Lupton also establishes the objective to, “develop new trails to establish a comprehensive trail network throughout the community.” Trails are an essential element of parks and open space; Lancaster Crossing will provide enhanced and new sidewalk connections as mentioned above. These new internal sidewalks will not only provide desired interconnectivity but also link this development to larger established and future pedestrian networks throughout the community and region to realize the goals and intent of *Picture Fort Lupton*.

Compatibility with the Area

Lancaster Crossing is designed to not only adhere to and further the goals and intent of the Comprehensive Plan but also to be compatible with surrounding area and uses. The Future Land Use Map contemplates this property to be developed as Single-Family Residential. Lancaster Crossing will provide 200+ units of single-family residential, additionally this development will also provide 200 units of multi-family residential to develop a diverse, welcoming neighborhood with multiple product types and price points to attract a variety of residents as indicated in the Comprehensive Plan as a goal of the City of Fort Lupton. The Comprehensive Plan also states that, “multi-family complements traditional single family detached by offering the highest density options within Fort Lupton... and contribute to greater housing diversity.”





Lancaster Crossing is proposed as a residential development that is adjacent to existing and planned residential subdivisions to the west and south. Further Lancaster Crossing is designed with buffers on the eastern property boundary to the neighboring industrial uses, with the inclusion of higher density housing (multi-family) in this development, it also helps to transition from the neighboring industrial uses to existing strictly single-family uses.

Statement of Compliance with applicant standards and criteria

Lancaster Crossing will continue coordination with City staff and appropriate stakeholders to meet all applicable standards and criteria of the City of Fort Lupton to develop a high-quality residential subdivision that provides a safe and efficient transportation network that accommodates multi-modal transportation.



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SITE DATA

DESCRIPTION	QTY.	UNIT		
ALLEY UNIT	28		OPEN SPACE	42 ACRES (46%)
MULTI-FAMILY UNIT	200		LOTS	35 ACRES (38%)
SINGLE FAMILY UNIT	181		RIGHT-OF-WAY	15 ACRES (16%)
TOTAL	409		TOTAL AREA (ACRES)	92 ACRES (100%)

