



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, October 24, 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 September 26, 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 P2024-017 P&P Services Site Plan

Discussion Items

a. The Plaza at Lupton Village Concept Plan

Future Business

a. The next meeting is scheduled for November 14, 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
September 26, 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, September 26, 2024.

Chair Mike Simone called the meeting to order at 6:04 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone and Commissioner Paul Witmer.
Commissioners Shannon Rhoda and Jimmy Dominguez joined online via GoTo.

City Staff Present: Planners Zachary Mettler and Sean McDermott, and Planning Administrative Assistant Beyza Kirmizi.

APPROVAL OF AGENDA

Commissioner Witmer moved to approve the agenda.

CONSENT AGENDA

Commissioner Witmer moved to approve the consent agenda.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2024-016 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A BURIED GATHERING PIPELINE

Planner Zachary Mettler presented this item. He stated that the applicant has applied for a Special Use Permit for a buried gathering pipeline, which will extend through portions of Weld County covering three parcels within the City's Municipal Boundaries. The 4-inch line will carry crude oil to an existing gathering system. The line will originate at the O&G facility and travel NNW along the property line where it will turn due west, just south of CR 18. The line will then travel West until it reaches the NW corner of the very far right parcel. The site will be reclaimed to the original grade and either be reseeded with a seed mixture based on landowner's preference or a dryland pasture seed mix.

All parcels are zoned Agriculture and are currently used as post-mining water reservoirs for the City of Aurora. The applicant proposes a buried oil and gas pipeline with soil reclamation for these properties. The comprehensive plan designates this area as a Mineral Zone which aligns with the proposed use.

All notification requirements have been met and staff recommends approval with conditions as listed on the proposed resolution.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 26, 2024

The applicant, David Van Der Vieren, with Western Midstream was in attendance to give a presentation. He explained that plenty mining activity can be found in the adjacent area and showed a map for visual support. He continued to explain the scope of the project and presented pictures of the existing conditions. Additionally, he mentioned that floodplain permits have already been obtained through Public Works.

Chair Simone opened up for public comments at 6:12pm.

Anthony Simone spoke in favor of the project.

Chair Simone closed the public comments at 6:13pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Timeline of the project
- Operation hours
- Potential traffic impacts
- Ownership of the area

After discussion Commissioner Witmer moved to approve P2024-016 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of a Special Use Permit for a Buried Gathering Pipeline. Commissioner Rhoda seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEM

There were no discussion items.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for October 24, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:16 PM.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 26, 2024**

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

RESOLUTION NO. P2024-017

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE P&P SERVICES SITE PLAN IN A PORTION OF THE NORTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 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 October 24th, 2024, for the purpose of reviewing the P&P Services application for a site plan including. The site will serve as a facility for an oil and gas support service trucking business for P&P Services vehicles; 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 P&P Services 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.
- C. The recording information for the dedication of the ROW shall be added to the Site Plan.
- D. A Public Improvements Agreement shall be submitted for review by city staff and approved by City Council.

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 24th DAY OF OCTOBER, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**P&P SERVICES SITE PLAN
STAFF REPORT
PLAN NO. SPR2023-003**

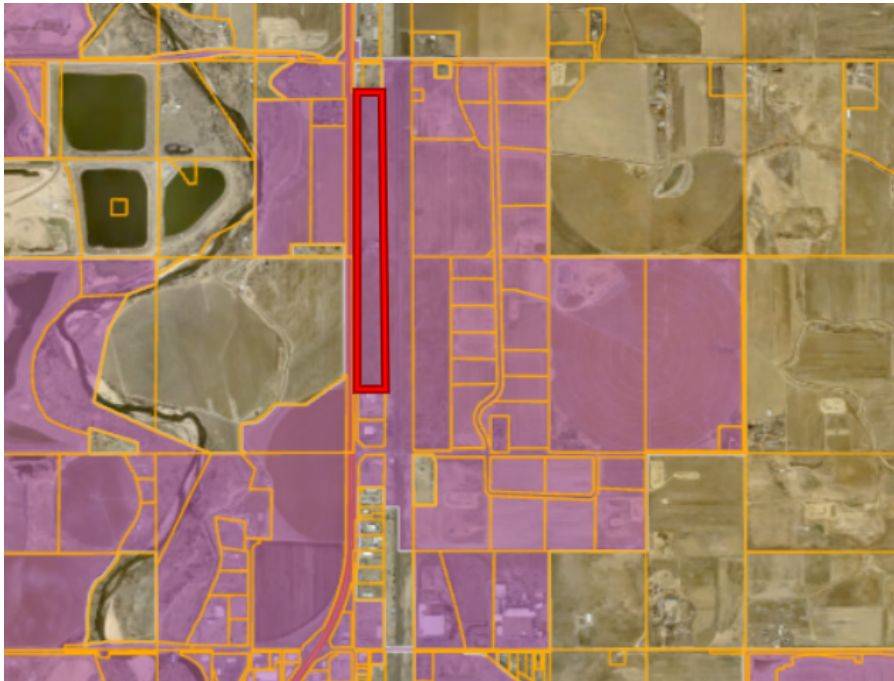
PROJECT DESCRIPTION

Project No.: Plan No. SPR2023-003

Project Name: P&P Services Site Plan

Owner: WELD-85

Representative: Kelsey Bruxvoort, AGPROfessionals



Location of Request:

The site is located in a portion of the Northwest Quarter and the Southwest Quarter of Section 29, Township 2 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located at 7504 US 85, Fort Lupton, Colorado ("The Property"). The property currently only has a rural access immediately off of US 85, with the intent to close it and access off of a future roadway to be created through the split of this lot. That will come as a separate document from Public Works at a later date, as the split is contingent on approval of this Site Plan.

Nature of Request:

The Applicant has submitted an application for a site plan for an oil and gas support service trucking business for 'P&P Services' vehicles only. The project currently breaks into three phases.

Phase 1 includes:

- A. Truck and equipment parking areas in a portion of UPRR rail road ROW.
- B. 100 ft x 250 ft (25,000 sq ft) semi-truck parking and maintenance building for P&P Services.
- C. Roadway which will be the extension of Denver Ave north of County Road 16. The roadway will be privately maintained until the time when Denver Avenue connects up to County Road 18. At that time the roadway will fall under the City's maintenance.
- D. Waterline extension, fencing, landscaping, and construction of a retention pond.

Phase 2 includes:

- A. Future 50 ft x 50 ft office (2,500 sq ft), and a carport for up to 10 semi-trucks

Phase 3 includes:

- A. Future 125 ft x 100 ft shop (12,500 sq ft) welding & fabrication shop for the production of pipe fittings for 2-inch and 4-inch pipes and similar oil and gas apertures.

Buildings for Phase 2 and Phase 3 will require review before approval and construction. Depending on Municipal Code and the impacts on site, review may include a land use case and bringing it back to Planning Commission, or it may be reviewed administratively. Callouts for the phasing are visible on the Site Plan sheets.

Hours of Operation: Primarily Mon-Sun 6 AM – 10 PM

Employees: Between 24-30 employees between truck crews and permanent on-site employees.

Site Size: The property is approximately 33.68 acres.

Zone District: '1-2' Heavy Industrial.

Proposed Use: P&P Services oil & gas support service trucking business for company vehicles.

Existing Use: bare agriculture with old house.

Hearing Dates: Planning Commission – October 24, 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. 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.

NOTIFICATION REQUIREMENTS

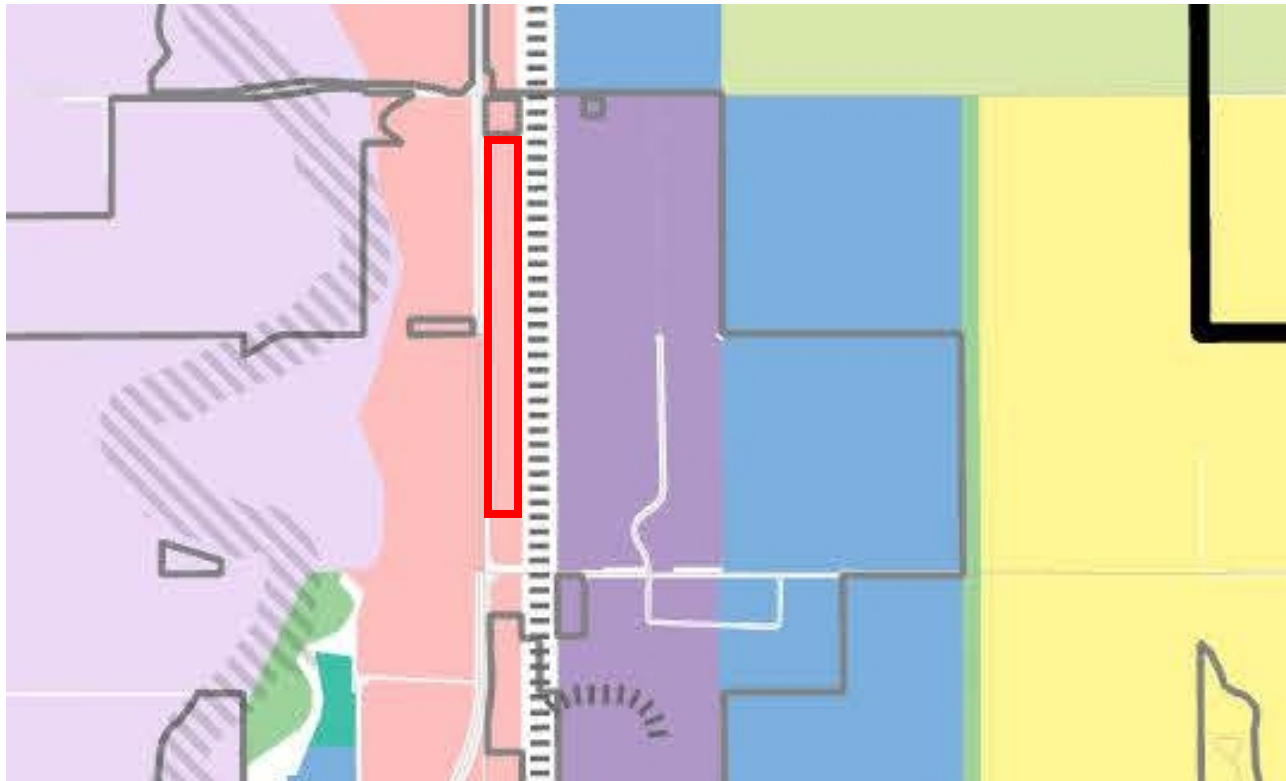
The Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on August 9th, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES



The property is located within the 'I-2' Heavy Industrial Zone District. The 'I-2' Heavy Industrial Zone District provides for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

CONFORMANCE WITH THE COMPREHENSIVE PLAN



The Fort Lupton Comprehensive Plan designates this area for commercial transition uses ([Future Land Use Map](#)). This designation identifies potential growth areas for commercial development outside the municipal boundaries or primary commercial districts of Fort Lupton. These areas should support gradual, long-term commercial investment outward from the City's urban core, including incremental transitioning of agricultural uses to commercial development.

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/768>.

Colorado Parks and Wildlife	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 Planning
State Geologist	Weld County School District RE-8	Northern Colorado Water Conservation District

Additional documents are available for review at:

<https://www.fortluptonco.gov/DocumentCenter/Index/768>.

Site Plan Project Narrative (Revision No. 1)

Prepared for P & P Services Leasing, Inc.

The following narrative has been updated to address the City of Fort Lupton review comments for SPR2023-0003, dated July 21, 2023. Revisions are shown in BLUE.

Introduction

P & P Services Leasing, Inc. (P & P Services) is requesting a Site Plan for parcel no. 130929000067 located at 7504 Highway 85, Fort Lupton, CO 80621. The approximately 34-acre subject property is further described as a tract of land located in the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 29, Township 2 North, Range 66 West of the 6th P.M. The site is in the Heavy Industrial (I-2) Zone District.

The Site Plan submittal is a part of P & P Services' due diligence process. Should the Site Plan be approved, and the property purchased, the site will be developed for an oil and gas support service trucking business. The proposed improvements include an approximately 25,000 square-foot maintenance shop, a carport, an approximately 2,500 square-foot office, and a proposed 12,500 square-foot future shop along with designated parking areas. P & P Services currently operates from a permitted property located in unincorporated Weld County and is looking to relocate their business to a more suitable property for the proposed buildings.

At their current location, the business is permitted for 10 commercial vehicles, 6 truck-driving employees, and 4 on-site employees. The proposed operations for the subject property include parking of up to 30 commercial vehicles, equipment and trailer storage, a truck repair shop of P & P Services vehicles only, and a future welding/fabrication shop. Initial staffing of the trucking business would include up to 5 commercial trucks with 3-to-4-man crews, 4 to 5 commercial trucks with a single crewmember, and up to 5 on-site employees. Future staffing of the trucking business may include up to 20 truck-driving employees and 10 on-site employees. Primary hours of operation will be Monday – Sunday 6:00 A.M. to 10:00 P.M. Shift work is not proposed; however, employee traffic will fluctuate based on project needs. Occasional operations outside of the expected hours may be required due to trucking industry needs. The arrival and departure of vehicles is expected to be staggered throughout the day.

The future welding/fabrication shop will produce pipe fittings for 2-inch to 4-inch pipes and similar oil and gas appurtenances. Currently, P & P Services fabricates pipefittings on job sites. There are currently 3 to 4 employees working in the field associated with this operation. The proposed shop would allow prefabrication of parts to be delivered to job sites for installation, increasing efficiency of the operation. Future staffing for expansion of the business would include up to 4 to 6 on-site employees. Hours of operation for the welding/fabrication shop are Monday – Friday 6:00 A.M. to 10:00 P.M. There will be two deliveries per week, one to deliver material and one to pick up finished products.

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE

HQ & Mailing: 3050 67th Avenue, Suite 200, Greeley, CO 80634 | 970-535-9318 office | 970-535-9854 fax

Idaho: 213 Canyon Crest Dr. Suite 100, Twin Falls, ID 83301 | 208-595-5301

www.agpros.com

No customer traffic is anticipated for this site.

The proposed uses meet the following definitions as described in Article 11 of the Fort Lupton Development Code:

Vehicle/Equipment Service and Repair – General (5+ bays)

Industrial Service – Large (26+ vehicle fleet)

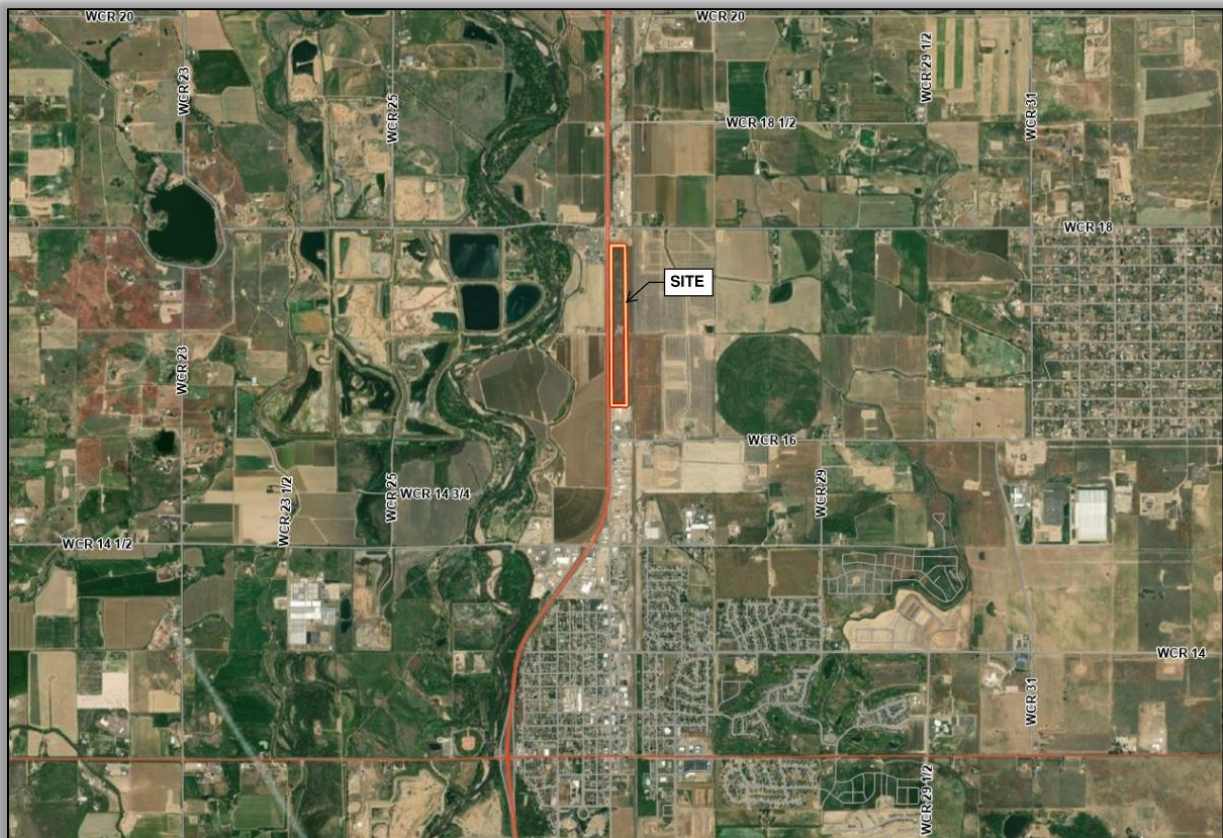
Manufacturing – General

Storage and Warehousing – Outdoor

Full definitions are included in Appendix A.

The subject property has historically been used for agriculture and has two residences, several utility buildings, an equipment building, and a shed. The south half of the property was annexed into the City of Fort Lupton and zoned with the North Land Annexation No. 2 and the north half of the property was annexed into the City of Fort Lupton and zoned with the North Land Annexation No. 3.

Vicinity Map



Site Plan

Construction of the site is expected to occur in phases. The proposed operations will be north of the existing structures.

Phase 1:

The initial phase will consist of the truck and equipment parking areas, a 100-foot by 250-foot semi-truck parking and maintenance building for P & P Services vehicles, private roadway, waterline extension, fencing and landscaping, and retention pond.

Phase 2:

Phase 2 includes a 50-foot by 50-foot office, and a carport for up to 10 semi-trucks.

Phase 3:

Phase 3 includes a future 12,500 square-foot welding/fabrication shop for the production of pipe fittings for 2-inch to 4-inch pipes and similar oil and gas appurtenances.

The existing structures are not proposed to be occupied and may be demolished if it is determined beneficial to do so.

General Site Information

Access to the site will be from an existing road south of the site that connects to County Road (CR) 16. 60-foot right-of-way (ROW) for the existing road south of the site was dedicated by the Denver Ave. Annexation, at reception no. 3857772. The site design has taken into consideration a potential future extension of a frontage road (North Denver Avenue) along the western boundary of the property by Fort Lupton. Per discussions with City of Fort Lupton staff, it is anticipated that ROW dedication will be a condition of approval. Given the alignment of the future frontage road, the property will be bisected once the ROW dedication occurs. ROW dedication will result in two separate legal lots. This Site Plan will encumber the southern lot only.

There is an existing farm access on Highway 85 that was approved in 1956, as documented by the right-of-way grant at reception no. 1230157. This access is proposed to remain as a farm and emergency access only and is not proposed to be used by the businesses contemplated in this Site Plan request.

Landscaping and fencing are proposed along the western edge of the development, east of the proposed site access road. The landscaping, fencing, and an 85-foot building setback from the edge of the Highway 85 ROW will create a buffer from the industrial uses and the traveling public on Highway 85.

Fencing is proposed to be installed around the development area. A 6-foot black metal fence is proposed along the front of the property and a chain link fence is proposed around the rear of the development area.

Review Criteria

The Site Plan conforms with the review criteria of the Fort Lupton Development Code as detailed below:

Section 2.06. Site Plan. B. Review Criteria.

1. Generally.

a. The plan meets all applicable standards or the criteria for any discretionary approvals.

The Site Plan was developed in accordance with Fort Lupton's Development Code. The proposed Vehicle/Equipment Service and Repair – General (5+ bays), Industrial Service – Large (26+ vehicle fleet), Manufacturing – General, Storage and Warehousing – Outdoor uses, can be permitted in the I-2 Zone District pursuant to approval of a Site Plan.

Design of the site also substantially complies with Article 6 – Non-Residential Development Standards, as listed in the table below. The site exceeds the majority of the setback standards. [Alternative Compliance for the front and rear setbacks](#) is requested for the maintenance shop due to the long and narrow configuration of the property and the [60-foot ROW dedication along the front of the property](#). The building's orientation accommodates the turning radius of semi-trucks on both sides of the building. Rotating the building 90 degrees would not allow enough space for trucks to exit out of the rear bay doors. Additionally, the rear property line is adjacent to a 400-foot Union Pacific Railroad right-of-way. Alternative Compliance for a [37.5-foot rear setback](#) and a [22.2-foot front setback](#) for the maintenance shop is requested.

Nonresidential Districts Lot & Building Standards			
Standards & Setbacks	Required	Provided	Details
Open Space	10%	11.3%	Type: Open Space, Required
Setback (Front)	25'	25' and 22.2'	22.2' setback provided in front of maintenance shop, 25' provided elsewhere. Alternative Compliance for the maintenance shop is requested.
Setback (Int. Side)	50'	1,273'	Setback from north property line (from edge of proposed 60' ROW)
Setback (Int. Side)	50'	250'	Setback from south property line
Setback (Rear)	50'	37.5'	Alternative Compliance for the maintenance shop is requested

The site design is compliant with the Frontage, Landscaping, Buffering, and Open Space standards, as detailed in Item 3 below.

The proposed development will be consistent with the surrounding area. There are a variety of industrial, commercial, and undeveloped sites in the vicinity of the subject

property. The site is bordered to the north, east, and south by industrial uses, and on the west by Highway 85. The industrial subdivision known as North Land PUD is situated immediately east of the Union Pacific Railroad. The A & W Water Services office is directly south of the proposed development and the North Station gas station is directly north of the proposed development.

b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.

The site plan is consistent with the Comprehensive Plan and intent of the I-2 Zone District. As stated in the Comprehensive Plan, Fort Lupton is a business friendly and ready community. This proposal meets the Comprehensive Plan's Growth and Development goals of prioritizing industrial growth areas for appropriate investment and being compatible with adjacent land uses. It also meets the Industrial Framework goals by having a clearly defined site design that will alleviate impacts on adjacent properties. The I-2 Heavy Industrial Zone District is intended to permit uses of a heavy nature in a less restrictive environment.

There are no known previously approved development plans with the City of Fort Lupton for this site.

c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.

The property owner or operator will attempt to minimize noise generated during construction and operation to maintain compliance with Fort Lupton Noise Requirements. The facility will adhere to the maximum permissible noise levels allowed in the I-2 Zone District. The proposed vegetation, fencing, buffer areas, and open spaces will provide sound absorption and screening.

Sources of light will be shielded so that light rays will not shine directly onto adjacent properties where such would cause a nuisance or interfere with the use on adjacent properties. Neither the direct, nor reflected light from any light source will create a traffic hazard to operators of motor vehicles on public or private streets. No colored lights will be used which may be confused with, or construed as, traffic control devices.

The property owner or operator will be responsible for controlling noxious weeds on the site. Trash will be collected in a covered, confined trash dumpster and removed as needed by a trash removal company.

The operation is not expected to generate disproportionate amounts of fugitive dust. Lot surfaces will be native grass, landscaping, concrete, and improved gravel surfaces in roadways, parking, and operations areas. Watering of surfaces will occur as necessary to suppress dust.

It is anticipated that the Development Standards and Conditions of Approval that will be applied to the Site Plan will be adequate for the protection of public health, safety, and welfare.

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.

The site is adjacent to Highway 85, approximately 400-feet south of CR 18, and approximately 825-feet north of CR 16. Highway 85 is a paved 4-lane highway with a median dividing the north and south travel lanes. Both CRs 18 and 16 are paved 2-lane roadways. According to the 2018 Fort Lupton Transportation Plan Ultimate Roadway Network Map, the future classification of CR 18 will be as a 4-lane arterial roadway and CR 16 will be an urban collector roadway. According to the 2017 US85 PEL Study, a future interchange is planned at the intersection of CR 18 and Highway 85.

Access to the site will be from an existing road south of the site that connects to County Road (CR) 16. 60-foot right-of-way (ROW) for the existing road [south of the site](#) was dedicated by the Denver Ave. Annexation, at reception no. 3857772. The site design has taken into consideration a potential future extension of a frontage road (North Denver Avenue) along the western boundary of the property by Fort Lupton. [Per discussions with City of Fort Lupton staff, it is anticipated that ROW dedication will be a condition of approval. Given the alignment of the future frontage road, the property will be bisected once the ROW dedication occurs. ROW dedication will result in two separate legal lots. This Site Plan will encumber the southern lot only.](#)

There is an existing farm access on Highway 85 that was approved in 1956, as documented by the right-of-way grant at reception no. 1230157. This access is proposed to remain as a farm and emergency access only and is not proposed to be used by the businesses contemplated in this Site Plan request.

A WB-67 design vehicle was used to determine the placement of the buildings, semi-truck and equipment parking spaces, and drive isles.

A Traffic Memo is included with the application materials. Typical traffic volumes were estimated using the ITE Trip Generation Manual, 11th Edition. Based on the square footage of the buildings, 134 Average Daily Trips (ADT) are projected for Phase 1 and 61 ADT are projected for Phase 2, for a total 195 ADT at full build-out. The low traffic volumes generated by this project will have a small impact on the surrounding road system and existing intersection controls are adequate to direct the generated traffic of the project. [The Traffic Memo was updated per the CDOT referral letter to include an evaluation of the intersection of Highway 85 and CR 18, Highway 85 and CR 16, and Highway 85 and CR 14 ½. The project site traffic will have less than a 1.5% impact at all three of the intersections.](#)

No public bicycle or pedestrian traffic is expected across this site.

Employee parking meets the requirements of *Section 7.03, Table 7-4 Required Parking*. For industrial uses, the Director may administratively approve 1 space per employee for any large format operations where the size of the building or site does not reflect the scale or operations or parking needs. 30 spaces for the Maintenance Shop and Office uses are provided, and 8 spaces for the Future Shop are provided.

b. The plan provides, or has existing capacity for, utilities and other required improvements to serve the proposed development.

A Utility Memo is included with the Site Plan application materials.

There is no sanitary sewer service to, or within four hundred feet of, the subject property. Septic systems are proposed to serve the subject property until a wastewater main is extended adjacent to the subject property, a sanitary tap is purchased, and appropriate infrastructure is installed. It is unknown if the City of Fort Lupton has plans for extending or providing municipal services to the area. Septic systems will be designed to accommodate needs at the time of construction.

There is a [dry](#) 12-inch waterline in the frontage road south of the site. A waterline extension from the frontage road to the site is proposed. [With this project, the dry 12" waterline will be connected to the existing waterline in CR 16 east of the UPRR ROW. The waterline will be installed in accordance with the AREMA Manual for Railway Engineering and will be encased in a larger pipe per AREMA specifications.](#)

Fire provisions for the site include installation of fire hydrants and sprinklered buildings. All future development will comply with the current Fire Code. A Knox Box (or similar device) will be installed on the gated entries to allow emergency vehicles access to the site. The internal drive aisles have been designed to be wide enough for use by emergency vehicles and will be maintained and unobstructed. A permanent, all-weather emergency access road capable of supporting fire apparatus will be constructed and maintained in good repair.

c. The plan provides adequate management of storm water runoff.

Drainage design is consistent with the City of Fort Lupton's storm drainage design criteria. Construction of a stormwater retention pond is in the northern section of the development area.

Runoff will sheet flow towards the proposed swales and then to the proposed pond. The pond is designed to detain the 100-year storm event and will completely infiltrate after 72 hours. The site should not significantly alter the historic drainage pattern. A [Phase II Drainage Report](#) is included with the application materials.

d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.

The existing site is extremely flat, with slopes ranging from 0 to 1%. Grading for the site is proposed to promote proper site drainage, refer to the [Phase II Drainage Report](#) included with the application materials.

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.*

The site design is compliant with the Frontage, Landscaping, Buffering, and Open Space standards as follows:

Open Space

Pursuant to *Section 6.02.A. District Lot and Building Standards, Table 6-1*, 10% open space is required in the I-2 Zone District. 10.3% open space is provided with this Site Plan.

The open space type selected will meet the following design objective:

Section 6.02.C. Lot Open Space Design. 1. Design Objectives. The required lot open space in Table 6-1 shall be designed and located to meet the following design objectives:

- d. Select open space types based on the context and natural amenities of the site; in general, more compact and formal gathering spaces are most appropriate in walkable commercial and mixed use areas, and more spacious and natural areas are most appropriate in large commercial or industrial areas.*

The open space type selected as most suitable to the context of this site and I-2 Zone District, is Open Space, Required, as defined in *Article 11. Definitions*.

Open Space, Required. That portion or percentage defined by the zoning standards of a lot required to be open and unobstructed. The area must not be covered by any structure or impervious surface, such as sidewalks or driveways, with the exception of required amenities, identify feature, or useable open space required pursuant to this code.

Open Space, Required was selected due to the remote nature of the site and the limited uses. An Open Space Plan is included in the Site Plan set. Only 12.7-acres of the 34-acre parcel are being developed at this time. The remaining 21.3-acres will

remain open and unobstructed. They are to remain planted with native grasses, similar to adjacent properties in the area. The site and incorporated open space will not be open to the general public for use. Required open space areas are delineated on the Open Space Plan.

Frontage Design

As indicated in *Table 6-3 Nonresidential Frontage Design*, the site design meets Frontage D standards. Frontage D is preferred in the C-2, I-1, and I-2 Zone Districts, does not contain a Front Building Line requirement, allows a 40-foot maximum width for accesses, requires a minimum 100-foot spacing between access points, and requires a 20-foot minimum parking setback.

Pursuant to *Section 6.03.A. Frontage Design. 5. Landscape. The remainder of the frontage between the streetscape and the front building line shall include landscape and open space designs.*

b. For Frontage Types C and D, this area shall be designed according to the parking setback and landscape design standards in Articles 7 and 8.

Refer to Parking Design and Landscaping sections below.

Parking Design

The site design is in compliance with *Article 7, Access and Parking* requirements.

Per *Section 7.04. Parking Design. B. Location, Size and Landscape Area. Table 7-7 Parking Design*, the following requirements must be met for parking lots under 20 spaces:

Front	6-foot perimeter buffer and 6' front setback buffer
Side	6-foot perimeter buffer
Rear	6-foot perimeter buffer

The proposed 25' landscape buffer along the front of the lot exceeds the required 12-foot parking setback buffer. The parking lot will not be open to the public.

Buffer

In addition to the 60-foot setback from the western property line, a Type II Buffer planting strip is proposed along the property frontage to provide screening from Highway 85. Type II Buffer requirements are listed in *Table 8-2. Buffer Planting Requirements*:

Type and Applicability

Type II – A moderately planted area used to separate and soften transitions between more intense portions of sites between generally compatible land uses, or where buffers are necessary along collector or arterial streets.

Buffer Planting Requirements

Width: 15-foot min.
Planting: 1 large tree per 35-feet or 1 ornamental per 20-feet; and 1 shrub per 5-feet; and 1 evergreen tree per 25-feet
Variance: A 6-foot fence or ornamental wall compatible with the materials of the building may be used with a lessor combination of plants (up to 50% less), or with a smaller space (6-foot min.)

The landscape strip along the property frontage exceeds the required buffer width and meets the Buffer Planting requirements and design objectives.

As a 6' fence is proposed along the eastern edge of the buffer strip, an up to 50% reduction in the number of plants is allowed. Refer to the Landscape Elements table on sheet LS-2 of the Site Plan set.

Landscaping

Landscaping will comply with *Article 7 – Access & Parking, and Article 8 – Landscape & Site Design Standards.*

The landscape and drainage design promote the design objective below:

Section 8.02. Landscape Design. A.2. Promote storm water management and prevent erosion through natural landscape elements that intercept, infiltrate, store, or convey precipitation and runoff.

Landscape Plan Sheet LS-2 includes a Landscape Elements table demonstrating compliance with *Table 8-1 Planting Requirements* for the Streetscape, Frontage & Foundation, Parking, Buffers, and Civic and Open Spaces site elements.

As the landscape design incorporates zoned planting schemes/hydrozones, excludes the use of high-irrigation turf, and uses drought tolerant plants that are suitable to the region, it adheres to the xeric guidelines in *Section 8.04.E.*

Where two or more landscape elements overlap, the greater of the planting requirements has been applied, as required by *Section 8.02.D. Design & Location. 5. Specific Applicability.*

Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to count toward more than one requirement, based on the greater plant requirement applicable to that area. For example, a buffer area required by section 8.03 may

also be along a parking area perimeter, or a parking area perimeter may also be along a streetscape, and the greater planting requirement between these areas can satisfy both requirements. Approval shall be subject to the Director determining that the intent and design objectives of this section are achieved.

4. Building Design.

a. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.

The design of the site substantially complies with *Article 6 – Non-Residential Development Standards*, as discussed in Item 1 above.

The orientation, scale, and massing of the buildings creates appropriate relationships to the private access road and adjacent properties. The front building line will comply with Frontage D. A WB-67 design vehicle was used to determine the placement of the buildings, semi-truck and equipment parking spaces, and drive isles.

Per *Article 6.02.B.1.e.* a lot may have more than one principal building, provided any accessory, secondary, or principal building shall be located at least 10 feet from any other building on the same or adjacent lots, or be joined by a party wall meeting all aspects of the building code. The proposed welding/fabrication shop will be the secondary principal building, which will be located more than 10-feet from all other buildings.

The proposed 2,500 square-foot office will be an accessory to the maintenance shop; however, as it exceeds 1,000 square feet, it may be treated as a principal building as well.

b. The selection and application of materials will promote proper maintenance and quality appearances over time.

[Elevations for the Maintenance Shop are included in the Site Plan set.](#) A full architectural review [of the Office and Future Shop](#) is not requested at this time as this Site Plan request is part of the due diligence process for this property. Should the Site Plan be approved, and P & P Services purchase the property, building permit applications will be submitted for review and approval.

Construction of the buildings is expected to be completed in phases. It is expected that the maintenance shop and welding/fabrication shop will be metal buildings with façade treatments that meet the applicable architectural standards. Routine maintenance of the buildings is expected, and repairs will be completed, as necessary.

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.

According to Weld County Assessor records, the existing on-site residences, sheds, and equipment buildings were constructed between 1920 and 1968. They may be demolished as appropriate for the functioning of the site.

There are no nearby off-site buildings that call for a strict adherence to conformance with adjacent building line setbacks, scale, proportion, forms, features, or materials. The site development will occur approximately 2,000 feet from the nearest off-site building to the south and 1,000 feet from the nearest off-site building to the north. There are no structures in the vicinity of the site to the east. West of the site is Highway 85. The design of the buildings will be appropriate for the I-2 Zone District and applicable architectural standards.

The proposed on-site buildings will have an appropriate relationship to each other in terms of placement, materiality, scale, and character.

Existing Conditions

The Site Plan narrative also provides the Existing Conditions information requested in the City of Fort Lupton Development Code Manual 2022.

Property lines and easements.

The approximately 34-acre property is a long, narrow parcel. The southern property line is approximately 370 feet long and the eastern property line is approximately 4,000 feet long. It is bounded by Highway 85 to the west and the Union Pacific railroad to the east. The north and south property lines abut private property. The site is zoned Heavy Industrial and is surrounded on three sides by Heavy Industrial properties within Fort Lupton's city limits. The property directly north of the site contains a gas station and is in unincorporated Weld County.

The various easements crossing the property are shown on the Improvement Survey Plat included with the Site Plan application materials.

Public and private roads and access ways, including the condition and nature of the facilities, accommodations for multi-modal transportation, and traffic control elements.

Access to the site will be from an existing road south of the site that connects to County Road (CR) 16. 60-foot right-of-way (ROW) for the existing road [south of the site](#) was dedicated by the Denver Ave. Annexation, at reception no. 3857772. The site design has taken into consideration a potential future extension of a frontage road (North Denver Avenue) along the western boundary of the property by Fort Lupton. [Per discussions with City of Fort Lupton staff, it is anticipated that ROW dedication will be a condition of approval. Given the alignment of the future frontage road, the property will be bisected once the ROW dedication occurs. ROW dedication will result in two separate legal lots. This Site Plan will encumber the southern lot only.](#)

There is an existing farm access on Highway 85 that was approved in 1956, as documented by the right-of-way grant at reception no. 1230157. This access is proposed to remain as a farm and emergency access only and is not proposed to be used by the businesses contemplated in this Site Plan request.

Buildings, structures, and utility lines and facilities.

The site has historically been a farm. Buildings on site include two single-family residences, four sheds, and a garage. These are not expected to be used for the proposed development. According to Weld County Assessor records, these structures were built between 1920 and 1968.

The site was included in the North Land Annexations No. 2 and 3, recorded on August 17, 2009, at reception no. 3643131 and 3643132, and zoned I-2 Heavy Industrial by the same plats and associated ordinances and resolutions. It has remained undeveloped since that time.

Existing structures and utilities are shown on the Improvement Survey Plat included with the Site Plan application materials.

Location of all substantial vegetation (generally anything eligible for contribution to landscape requirements under the code, if preserved, should be included in existing conditions whether you plan to retain it or not).

The site appears to consist of primarily non-irrigated native grasses. It may have been farmed as dryland wheat historically. The majority of the property is expected to remain undeveloped. These areas will remain native grasses and be utilized to comply with the Open Space requirements of the I-2 Zone District.

Topographic or natural feature limitations or areas worthy of preservation and integration into the project.

The overall site is exceedingly flat with limited topographical features.

Watercourses, wetlands, drainage ways, and other hydrologic features, including floodplains.

There are no significant watercourses, wetlands, drainage ways, or other hydrologic features on the property.

Soils report – conditions.

The site consists entirely of Altvan loam with 0 to 1 percent slopes. This is a well-drained soil with low runoff potential.

Statement of any known hazards or other important environmental conditions.

There are no site hazards or other important environmental conditions on site.

Any similar elements with approximate dimensions within 25 to 300 feet of the project, depending on the scale of the project and intensity of the use or development activity.

There are no additional features of note within 25 to 300 feet of the development area.

Conclusion

The proposed improvements have been designed to complement the variety of industrial, commercial, and agricultural uses in the surrounding area. The site plan will be consistent with the Development Code, Comprehensive Plan, and intent of the I-2 Zone District. The provisions for public safety, transportation, utility facilities, and services are sufficient to serve the proposed development.

APPENDIX A

Fort Lupton Development Code. Article 11. Definitions.

Vehicle/Equipment Service and Repair. A specific service use engaged in motor vehicle and mechanical equipment maintenance and repair services and accessory retail sale of supplies and accessories. Vehicle/Equipment Service and Repair is further refined by scale, format, and intensity as follows:

Vehicle/Equipment Service and Repair – General (5+ bays). A vehicle/equipment service and repair use that involves five or more vehicle service bays, or where the volume or size of vehicles involve outdoor storage areas beyond a typical parking lot. This use and buildings are located on lots more than 15,000 square feet. Examples include large mechanic shop, lubricant center, tire store, or auto body shop.

Industrial Services. A business engaged in service to other businesses and industries, or engaged in services to the general public, but where industrial uses support the services, or where services are dispatched from a central location for storage of vehicles, equipment, or merchandise. Examples include plumbing, exterminators, HVAC repair, utility contractors, janitorial services, commercial laundry services or other similar businesses.

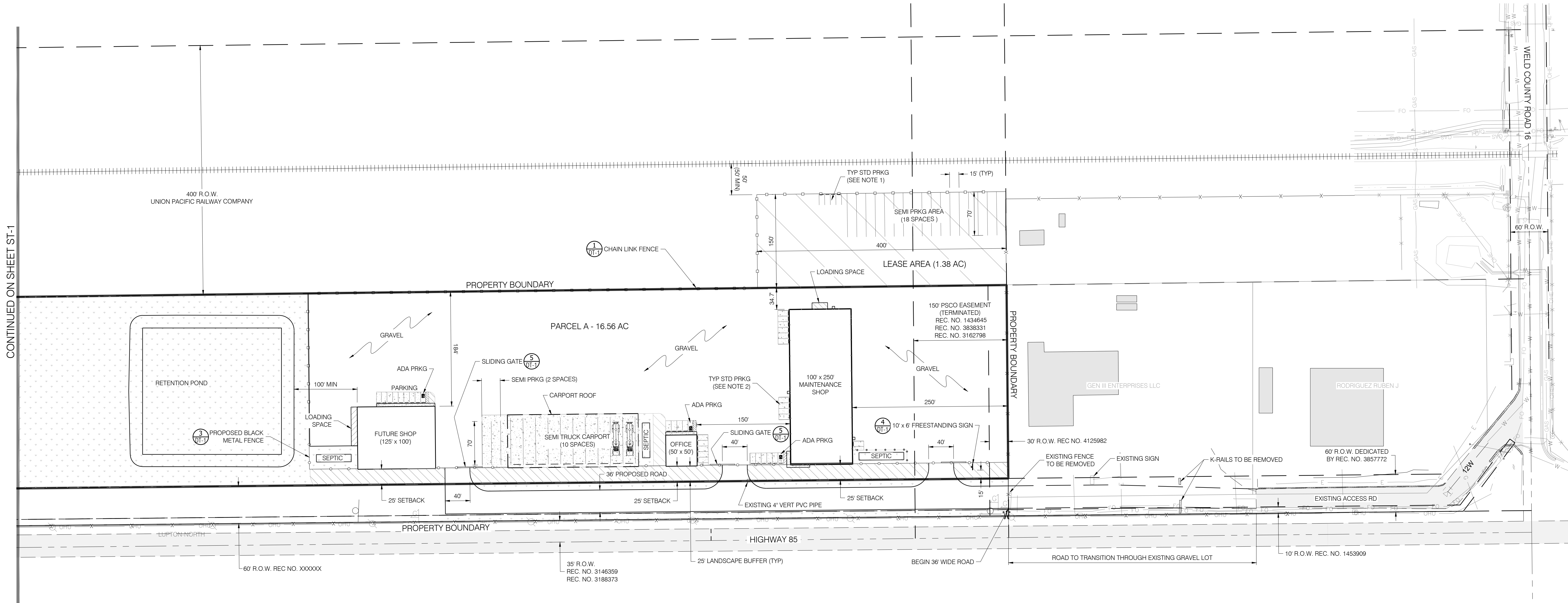
Industrial Service – Large (26+ vehicle fleet). A large-scale industrial service use that may have substantial outdoor storage needs, large warehouses, or with vehicle fleet is more than 26 vehicles, requiring large areas for storage of vehicles or equipment.

Manufacturing – General. Industrial use manufacturing from previously prepared materials, or some raw materials, into other materials or finished products. The activities may produce byproducts such as noise, dust, smoke, or odor, but are mitigated to limit impacts beyond the property boundary. Outside storage and activities may be necessary, and distribution and delivery needs involve frequent or large truck access. Examples include large-scale manufacturing or fabrication plants, large equipment assembly, food production and manufacturing plants, metal fabrication plants, chemical laboratories or other similar high-intensity manufacturing or distribution operations.

Storage and Warehousing. An industrial use engaged in the business of keeping and warehousing goods and products for interim or long-term periods or for distribution to other businesses and industries, including any logistic services related to this business such as labeling, bulk packaging, inventory control, or light assembly. Store and warehousing uses are refined further based on the scale, format and intensity as follows:

Storage and Warehousing – Outdoor. A storage use for the public or other businesses where large-scale household items or machinery, commercial products, raw materials, or supplies are stored on an outdoor lot or where individual storage units are stored outside. Examples include boat or RV storage, towing service storage yard, or similar industrial supply storage yards.

CONTINUED ON SHEET ST-1

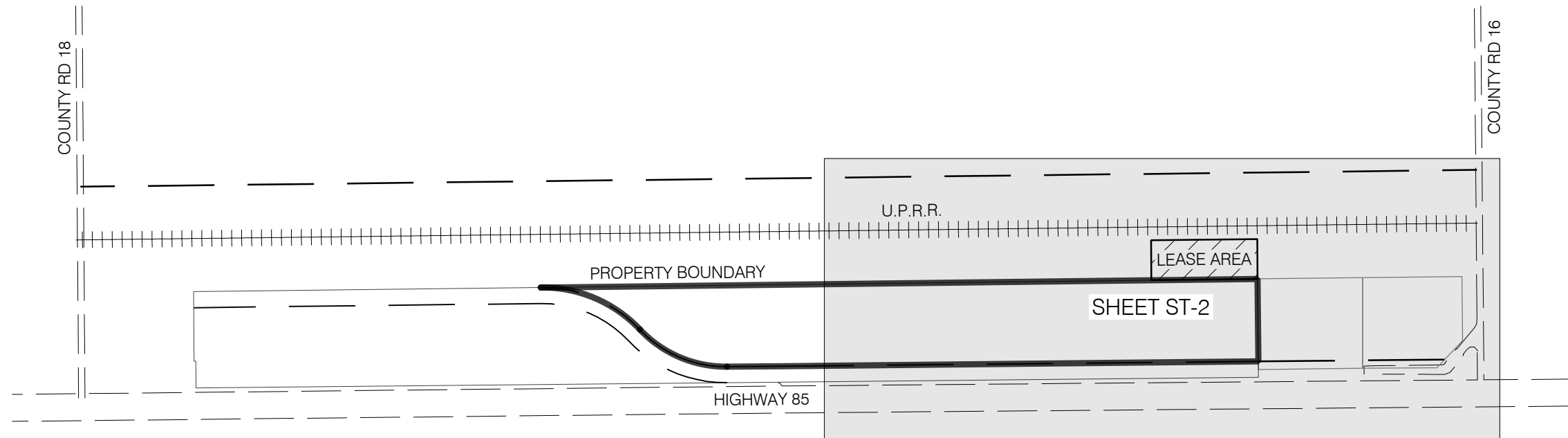


PLAN VIEW

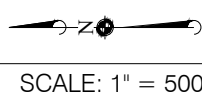


NOTES

1. ALL OFF-STREET PARKING AREAS AND DRIVEWAYS SHALL BE GRADED AND PAVED WITH AN ALL-WEATHER MATERIAL MEETING PUBLIC WORKS STANDARDS AND SPECIFICATIONS PER PLDC 7.04 (E) 5.
2. TOTAL STANDARD PARKING SPACES PROVIDED = 37.
TOTAL ADA PARKING SPACES PROVIDED = 3.



LOCATION MAP



P & P SERVICES LEASING INC
SITE PLAN 2 OF 2
FORT LUPTON, CO

SHEET:
ST-2

AGPROprofessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

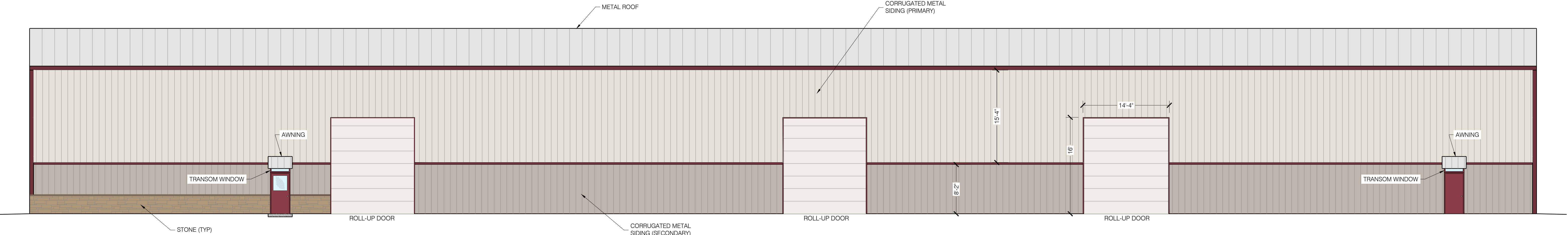


DATE:	June 19, 2024	DRAWN BY:	AGPRO
ISSUE / REVISION:			
A	ISSUED FOR REVIEW	03/2023	
B	STAFF COMMENTS	12/2023	
C	ISSUED FOR REVIEW	06/2024	

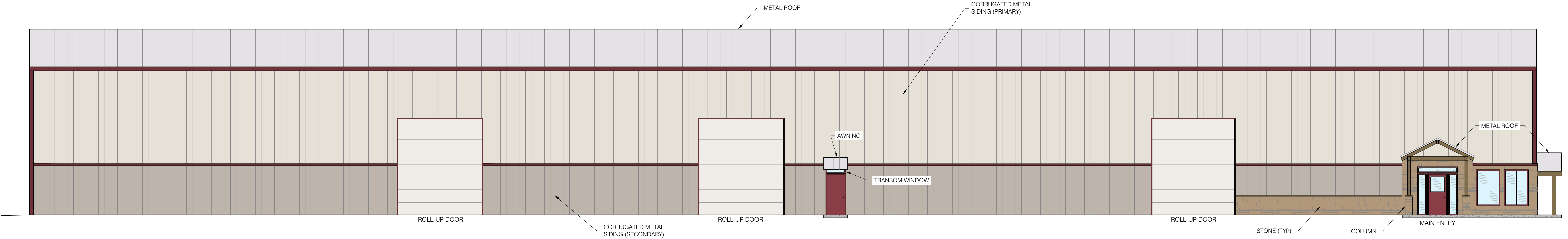
NOTE

1. TRIM/CASEMENTS SHALL BE A MINIMUM OF 1" OFF THE FACADE AND 4" WIDE.

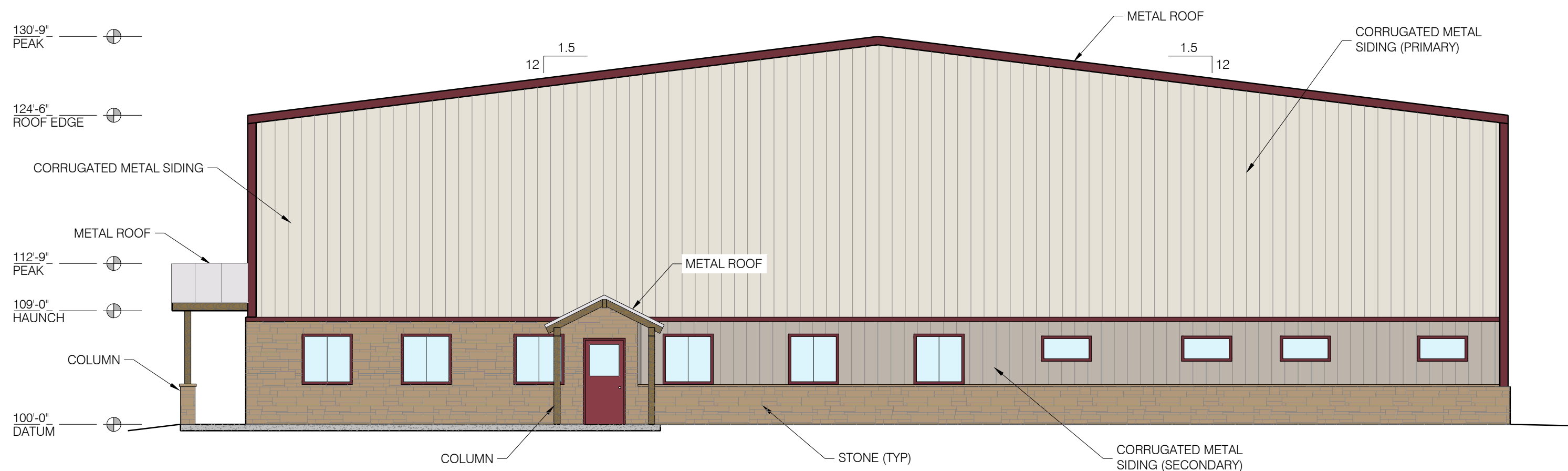
2. MATERIAL COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. PRIMARY, SECONDARY, AND ACCENT MATERIALS SHALL ESTABLISH DISTINCT BUT COMPATIBLE COLOR PALETTES. THE USE OF HIGH INTENSITY COLORS, METALLIC COLORS, BLACK, OR FLUORESCENT COLORS IS LIMITED TO ACCENT AREAS.



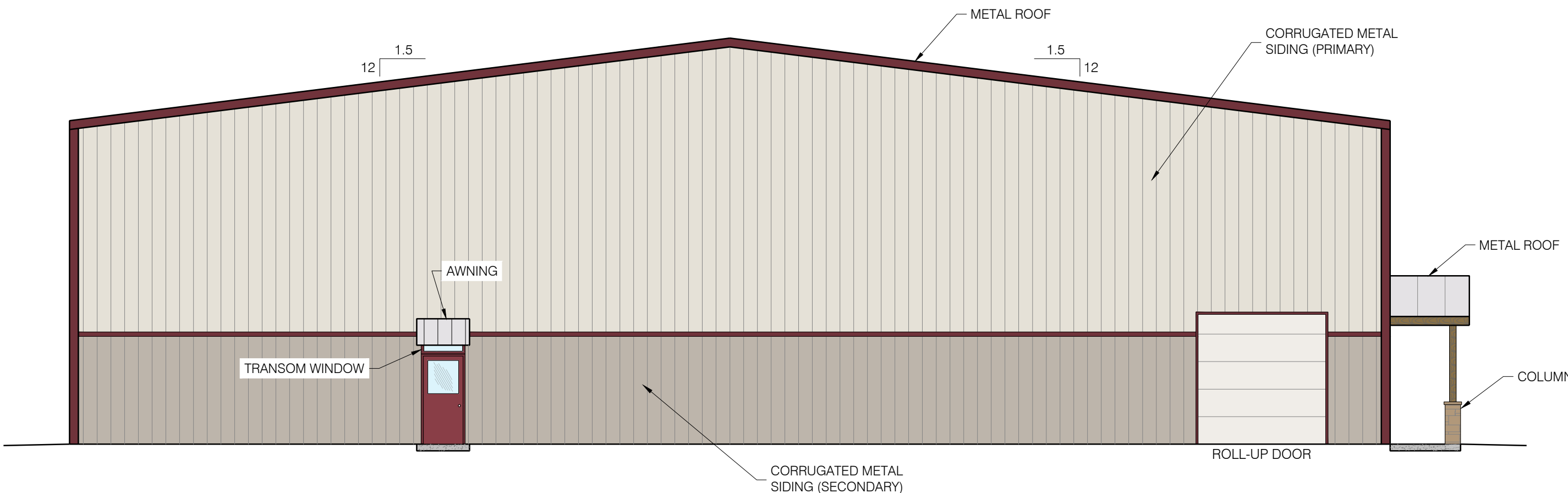
SOUTH ELEVATION (SIDE 2)



NORTH ELEVATION (SIDE 1)



WEST ELEVATION (FRONT)



EAST ELEVATION (REAR)

DATE:	June 19, 2024	DRAWN BY:	AGPRO
ISSUE / REVISION:			
A	ISSUED FOR REVIEW	10/2/23	
B	STAFF COMMENTS	12/2/23	
C	ISSUED FOR REVIEW	06/2/24	

**AGPRO**professionals
DEVELOPERS OF AGRICULTURE

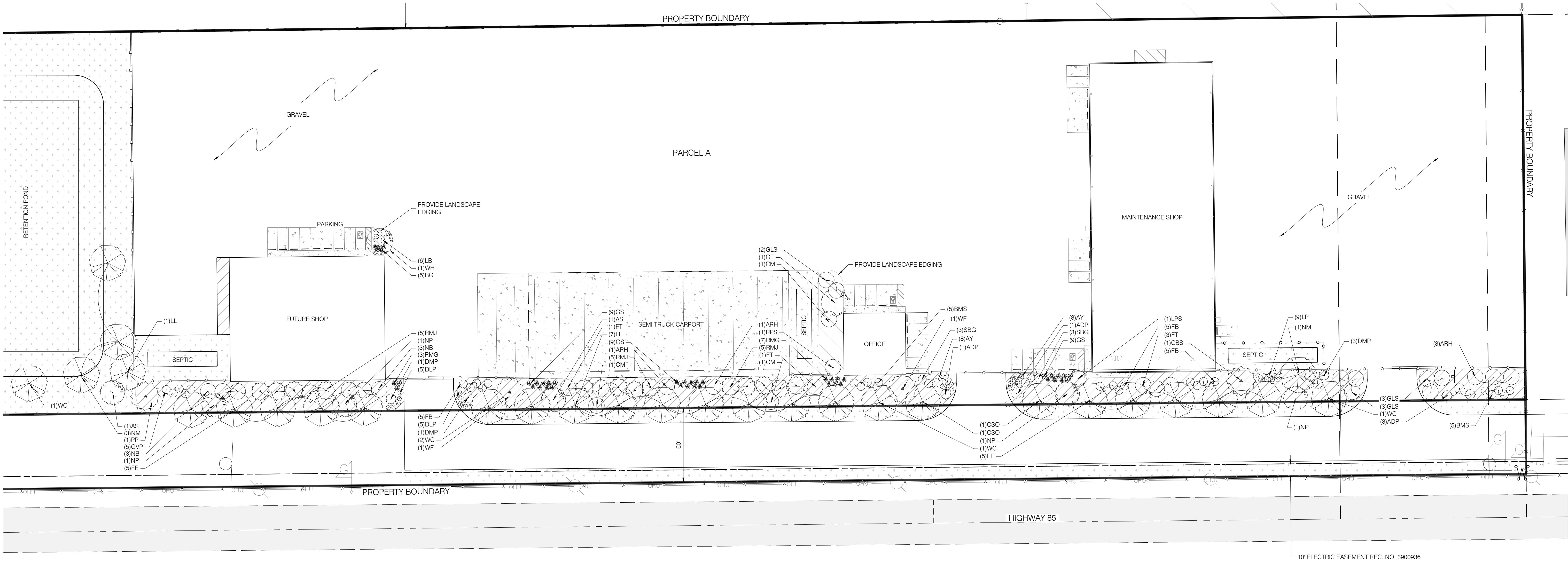


3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9864

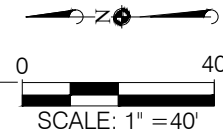


P & P SERVICES LEASING INC
ELEVATIONS
FORT LUPTON, CO

SHEET:
EL-1



PLAN VIEW

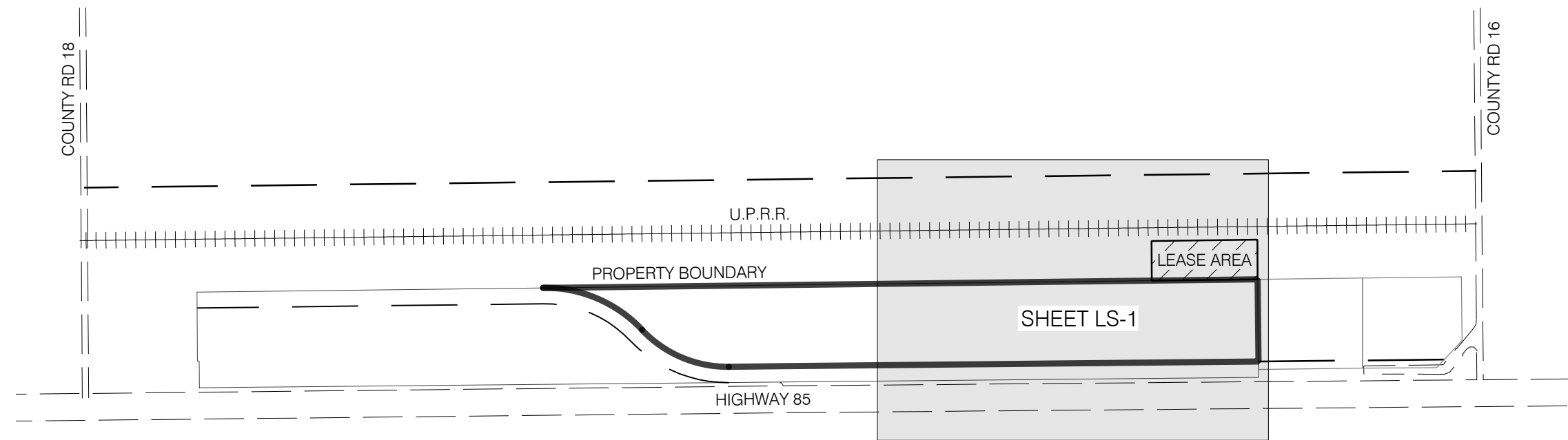


LANDSCAPE LEGEND

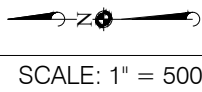
	EXISTING TREE		LRG DECIDUOUS SHRUBS		CONCRETE		COBBLE MULCH
	DECIDUOUS TREES		MED DECIDUOUS SHRUBS		SM DECIDUOUS SHRUBS		NATIVE GRASS
	LARGE CONIFER TREES		ORNAMENTAL GRASSES		STEEL HEADER		
	SMALL CONIFER TREES						
	ORNAMENTAL TREES						

GENERAL NOTES

- UTILITIES:
- LOCATION OF LANDSCAPE MATERIAL MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES.
 - UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS.
- GENERAL LANDSCAPE NOTES:
- LANDSCAPE TREATMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
 - ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM OR POP-UP SPRAYS AS APPROPRIATE FOR THE TURF AREAS.
 - ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING AND MULCHED WITH A FABRIC WEED BARRIER UNDERLAY AS DESCRIBED IN LANDSCAPE SPECIFICATION AND DETAILS INCLUDED HEREIN.
 - GROUND COVER WILL CONSIST OF NON-IRRIGATED SEED AND COBBLE MULCH.
 - THIS LANDSCAPE PLAN IS DIAGRAMMATIC. TREE AND SHRUB LOCATIONS MAY BE ADJUSTED AS NEEDED AT THE TIME OF PLANTING TO MAINTAIN A MINIMUM SEPARATION FROM UNDERGROUND UTILITIES. MINIMUM SEPARATION SHOULD BE 10' FOR TREES AND 4' FOR SHRUBS.
 - SCHEDULED SIZES STATED REPRESENT MINIMUM CALIPER AND HEIGHT. SIZES PROVIDED MAY EXCEED MINIMUM REQUIRED, BUT IN NO EVENT SHALL SMALLER PLANT MATERIALS SIZES BE PROVIDED.
 - MAJOR MODIFICATIONS TO THIS LANDSCAPE PLAN WILL REQUIRE REVIEW AND APPROVAL FROM FORT LUPTON.



LOCATION MAP



AGPROprofessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

218 Canyon Crest Dr, Suite 100,
Twin Falls, ID 83301
(208) 595-5301



P & P SERVICES LEASING INC
LANDSCAPE PLAN

SHEET:
LS-1

Sign Posting Affidavit
P&P Services Site Plan
Project No. SPR2023-003;



Facing East along US85



Facing North along US85

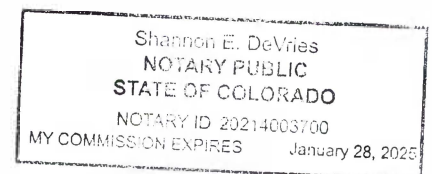
I, ZACHARY METTLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 9th day of OCTOBER, 2024.

[Signature]
Signature of City Staff

The foregoing instrument was acknowledged before me by Zachary Mettler, this 9th day of October, 2024. Witness my hand and seal.

My commission expires January 28, 2025

[Signature]
Notary Public



CERTIFICATION
RE: NOTIFICATION OF MINERAL INTEREST OWNERS AND LESSEES

The undersigned Applicant certifies compliance with the provisions of C.R.S. § 24-65.5-103(1), and in support thereof, states and certifies as follows:

1. That Applicant has provided notice, (a copy of which is attached hereto as Exhibit "A"), containing the time and place of the initial public hearing on its application for Project Number **SPR2023-0003**, the nature of the initial public hearing, the legal description by section, township and range of the property which is the subject of the initial public hearing, and the name of the applicant;

2. That said notice was provided thirty (30) days prior to the scheduled public hearing, that it was provided by certified mail, return receipt requested, or by a nationally recognized overnight courier;

3. That said Exhibit A includes the list of the names and addresses of the surface owners, mineral estate owners and lessees of mineral interests to whom the notice was sent, including those persons who have requested receipt of such notices, pursuant to C.R.S. § 24-65.5-103(3).

APPLICANT:



AGPROfessionals c/o Kelsey Bruxvoort

STATE OF Colorado
COUNTY OF Weld

Subscribed and sworn to before me this 17 day of September, 2024 by
Kelsey Bruxvoort.


Notary Public

Note: This Certification must be received by the City of Fort Lupton Planning Services prior to or at the initial public hearing. If the Certification is not received by that time, the hearing will be rescheduled to a later date, and Applicant must re-notify all owners of mineral interests.

MONICA LYNN WATSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954018552
MY COMMISSION EXPIRES MARCH 1, 2025



LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION

(Weld-85 Property)

Subject Property:

Township 2 North, Range 66 West of the 6th P.M., Weld County, CO

Section 29: A tract of land in the W $\frac{1}{2}$ NW $\frac{1}{4}$ and the W $\frac{1}{2}$ SW $\frac{1}{4}$ more particularly described
on Exhibit A hereto

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Weld County Assessor and Clerk Recorder as of August 30, 2024 at 7:45 a.m.:

Mineral Owners:

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

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

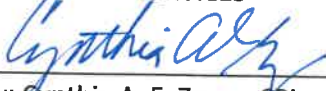
Mineral Leasehold Owners:

PDC Energy, Inc. (fka Merit Energy Company)
1099 18th Street, Suite 1500
Denver, CO 80202

Noble Energy, Inc.
Attn: Rockies Business Unit
2001 16th Street, Suite 900
Denver, CO 80202

Dated this 9th day of September, 2024.

ZEREN LAND SERVICES


By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of **AGPROfessionals** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Weld County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Weld County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through August 30, 2024 at 7:45 A.M.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services, for the listing.**

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

ZEREN LAND SERVICES

Date: September 9, 2024

By: 
Cynthia A. E. Zeren, as President

September 17, 2024

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #9414 8112 0620 5840 2984 57

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

Re: AGPRO Project #2526-02

To Whom It May Concern:

This letter is to inform you that P & P Services Leasing, Inc. is filing for a Site Plan with the City of Fort Lupton. You may have an interest in the mineral rights on the Applicant's property more particularly described below.

Legal Description:

A TRACT OF LAND LOCATED IN THE W 1/2 OF THE NW 1/4 AND THE W 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 29 AND CONSIDERING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 29 TO BEAR S 0° 05' 00" E WITH ALL BEARINGS USED HEREIN RELATIVE THERETO: THENCE ALONG SAID WEST LINE OF THE NW 1/4 S 0° 05' 00" E, 430 FEET; THENCE S 89° 56' 01" E, 35.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 89° 56' 01" E, 100.87 FEET; THENCE N 0° 09' 22" W, 6.05 FEET; THENCE S 89° 56' 06" E, 261.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY; THENCE S 0° 12' 10" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 2211.74 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29; THENCE CONTINUING S 0° 12' 10" E, ALONG THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY 1795.75 FEET; THENCE S 89° 59' 49" W, 370.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85; THENCE N 0° 05' 04" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1795.97 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 29; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85 N 0° 05' 00" W, 2205.88 FEET TO THE TRUE POINT OF BEGINNING.

Weld County Parcel No. 130929000067

The Fort Lupton Planning Commission hearing is scheduled for October 24, 2024; at 6:00 p.m. The hearing will be held at the Fort Lupton City Hall, 130 S. McKinley Ave., Fort Lupton, CO;

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE
HQ & Mailing: 3050 67th Avenue, Suite 200, Greeley, CO 80634 | 970-535-9318 office | 970-535-9854 fax
Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301 | 208-595-5301 | www.agpros.com

80621. Comments can be submitted in writing to the Fort Lupton Planning Services on or before the date of the public hearing.

If you have any questions, please feel free to contact us at (970) 535-9318. We will be representing the Owner throughout the application process. Alternatively, additional information can be obtained by writing or calling Zachary Mettler, Fort Lupton Planning Services at zmettler@fortluptonco.gov or (303) 857-6694.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kelsey Bruxvoort', with a stylized, flowing script.

Kelsey Bruxvoort
Land Planner

CC: Fort Lupton Planning Services

EXHIBIT "A"

A tract of land located in the W½ of the NW¼ and the W½ of the SW¼ of Section 29, Township 2 North, Range 66 West of the 6th P.M. being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 29 and considering the West line of the NW¼ of said Section 29 to bear S 0°05'00" E with all bearings used herein relative thereto:

thence along said West line of the NW¼ S 0° 05' 00" E, 430.00 feet;

thence S 89° 56' 01" E, 35.00 feet to a Point on the Easterly right-of-way line of U.S. Highway 85 being the TRUE POINT OF BEGINNING;

thence continue S 89° 56' 01" E, 100.87 feet;

thence N 0° 09' 22" W, 6.05 feet;

thence S 89° 56' 06" E, 261.38 feet to a point on the Westerly right-of-way line of the Union Pacific Railway Company;

thence S 0° 12' 10" E along said Westerly right-of-way line 2211.74 feet to a point on the South line of the NW¼ of said Section 29;

thence continuing S 0° 12' 10" E along the Westerly right-of-way line of the Union Pacific Railway Company 1795.75 feet;

thence S 89° 59' 49" W, 370.55 feet to a point of the Easterly right-of-way line of the U.S. Highway 85;

thence N 0° 05' 04" W along said Easterly right-of-way line 1795.97 feet to a point on the North line of the SW¼ of said Section 29;

thence along said Easterly right-of-way line of U. S. Highway 85 N 0° 05' 00" W, 2205.88 feet to the TRUE POINT OF BEGINNING.

September 17, 2024

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #9414 8112 0620 5840 2170 45

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

Re: AGPRO Project #2526-02

To Whom It May Concern:

This letter is to inform you that P & P Services Leasing, Inc. is filing for a Site Plan with the City of Fort Lupton. You may have an interest in the mineral rights on the Applicant's property more particularly described below.

Legal Description:

A TRACT OF LAND LOCATED IN THE W 1/2 OF THE NW 1/4 AND THE W 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 29 AND CONSIDERING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 29 TO BEAR S 0° 05' 00" E WITH ALL BEARINGS USED HEREIN RELATIVE THERETO: THENCE ALONG SAID WEST LINE OF THE NW 1/4 S 0° 05' 00" E, 430 FEET; THENCE S 89° 56' 01" E, 35.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 89° 56' 01" E, 100.87 FEET; THENCE N 0° 09' 22" W, 6.05 FEET; THENCE S 89° 56' 06" E, 261.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY; THENCE S 0° 12' 10" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 2211.74 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29; THENCE CONTINUING S 0° 12' 10" E, ALONG THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY 1795.75 FEET; THENCE S 89° 59' 49" W, 370.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85; THENCE N 0° 05' 04" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1795.97 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 29; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85 N 0° 05' 00" W, 2205.88 FEET TO THE TRUE POINT OF BEGINNING.

Weld County Parcel No. 130929000067

The Fort Lupton Planning Commission hearing is scheduled for October 24, 2024; at 6:00 p.m. The hearing will be held at the Fort Lupton City Hall, 130 S. McKinley Ave., Fort Lupton, CO,

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE
HQ & Mailing: 3050 67th Avenue, Suite 200, Greeley, CO 80634 | 970-535-9318 office | 970-535-9854 fax
Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301 | 208-595-5301 | www.agpros.com

80621. Comments can be submitted in writing to the Fort Lupton Planning Services on or before the date of the public hearing.

If you have any questions, please feel free to contact us at (970) 535-9318. We will be representing the Owner throughout the application process. Alternatively, additional information can be obtained by writing or calling Zachary Mettler, Fort Lupton Planning Services at zmettler@fortluptonco.gov or (303) 857-6694.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Bruxvoort', with a stylized flourish at the end.

Kelsey Bruxvoort
Land Planner

CC: Fort Lupton Planning Services

September 17, 2024

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #9414 8112 0620 5840 3108 88

PDC Energy, Inc. (f/k/a Merit Energy Company)
1099 18th Street, Suite 1500
Denver, CO 80202

Re: AGPRO Project #2526-02

To Whom It May Concern:

This letter is to inform you that P & P Services Leasing, Inc. is filing for a Site Plan with the City of Fort Lupton. You may have an interest in the mineral rights on the Applicant's property more particularly described below.

Legal Description:

A TRACT OF LAND LOCATED IN THE W 1/2 OF THE NW 1/4 AND THE W 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 29 AND CONSIDERING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 29 TO BEAR S 0° 05' 00" E WITH ALL BEARINGS USED HEREIN RELATIVE THERETO: THENCE ALONG SAID WEST LINE OF THE NW 1/4 S 0° 05' 00" E, 430 FEET; THENCE S 89° 56' 01" E, 35.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 89° 56' 01" E, 100.87 FEET; THENCE N 0° 09' 22" W, 6.05 FEET; THENCE S 89° 56' 06" E, 261.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY; THENCE S 0° 12' 10" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 2211.74 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29; THENCE CONTINUING S 0° 12' 10" E, ALONG THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY 1795.75 FEET; THENCE S 89° 59' 49" W, 370.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85; THENCE N 0° 05' 04" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1795.97 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 29; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85 N 0° 05' 00" W, 2205.88 FEET TO THE TRUE POINT OF BEGINNING.

Weld County Parcel No. 130929000067

The Fort Lupton Planning Commission hearing is scheduled for October 24, 2024; at 6:00 p.m. The hearing will be held at the Fort Lupton City Hall, 130 S. McKinley Ave., Fort Lupton, CO, 80621. Comments can be submitted in writing to the Fort Lupton Planning Services on or before the date of the public hearing.

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE
HQ & Mailing: 3050 67th Avenue, Suite 200, Greeley, CO 80634 | 970-535-9318 office | 970-535-9854 fax
Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301 | 208-595-5301 | www.agpros.com

If you have any questions, please feel free to contact us at (970) 535-9318. We will be representing the Owner throughout the application process. Alternatively, additional information can be obtained by writing or calling Zachary Mettler, Fort Lupton Planning Services at zmettler@fortluptonco.gov or (303) 857-6694.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Bruxvoort', with a stylized flourish at the end.

Kelsey Bruxvoort
Land Planner

CC: Fort Lupton Planning Services

September 17, 2024

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #9414 8112 0620 5840 2416 68

Noble Energy, Inc.
Attn: Rockies Business Unit
2001 16th Street, Suite 900
Denver, CO 80202

Re: AGPRO Project #2526-02

To Whom It May Concern:

This letter is to inform you that P & P Services Leasing, Inc. is filing for a Site Plan with the City of Fort Lupton. You may have an interest in the mineral rights on the Applicant's property more particularly described below.

Legal Description:

A TRACT OF LAND LOCATED IN THE W 1/2 OF THE NW 1/4 AND THE W 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 29 AND CONSIDERING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 29 TO BEAR S 0° 05' 00" E WITH ALL BEARINGS USED HEREIN RELATIVE THERETO: THENCE ALONG SAID WEST LINE OF THE NW 1/4 S 0° 05' 00" E, 430 FEET; THENCE S 89° 56' 01" E, 35.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 89° 56' 01" E, 100.87 FEET; THENCE N 0° 09' 22" W, 6.05 FEET; THENCE S 89° 56' 06" E, 261.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY; THENCE S 0° 12' 10" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 2211.74 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29; THENCE CONTINUING S 0° 12' 10" E, ALONG THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY 1795.75 FEET; THENCE S 89° 59' 49" W, 370.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85; THENCE N 0° 05' 04" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1795.97 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 29; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85 N 0° 05' 00" W, 2205.88 FEET TO THE TRUE POINT OF BEGINNING.

Weld County Parcel No. 130929000067

The Fort Lupton Planning Commission hearing is scheduled for October 24, 2024; at 6:00 p.m. The hearing will be held at the Fort Lupton City Hall, 130 S. McKinley Ave., Fort Lupton, CO,

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE
HQ & Mailing: 3050 67th Avenue, Suite 200, Greeley, CO 80634 | 970-535-9318 office | 970-535-9854 fax
Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301 | 208-595-5301 | www.agpros.com

80621. Comments can be submitted in writing to the Fort Lupton Planning Services on or before the date of the public hearing.

If you have any questions, please feel free to contact us at (970) 535-9318. We will be representing the Owner throughout the application process. Alternatively, additional information can be obtained by writing or calling Zachary Mettler, Fort Lupton Planning Services at zmettler@fortluptonco.gov or (303) 857-6694.

Sincerely,

A handwritten signature in blue ink, appearing to be 'K. Bruxvoort', written over a horizontal line.

Kelsey Bruxvoort
Land Planner

CC: Fort Lupton Planning Services



Planning & Building Department

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Fort Lupton Planning Commission

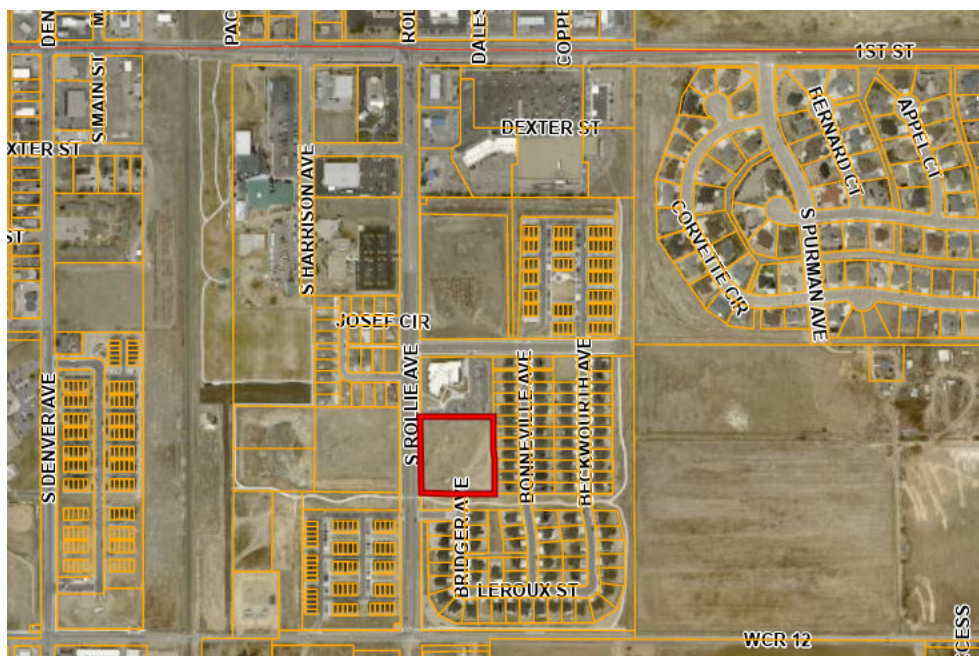
From: Zachary Mettler, Planner

Date: 10/24/2024

Subject: Lupton Village Block 5 Lot 14 & Greater Concept Plan

Fort Lupton Planning Commission,

Staff is writing to brief you on a discussion item for the October 24th, 2024 Fort Lupton Planning Commission meeting. As part of the pre-application process outlined in Section 2.01.C of the Fort Lupton Development Code, the Planning Director is given authority to have the applicant confer with city staff or officials on the general nature of the proposed project at a conceptual level. With the agreement of the applicant, the Director has determined that review of this specific project by Planning Commission and City Council (at a Town Hall meeting), is appropriate to get preliminary feedback on the applicant's proposed project. See a brief overview of the project below. Also included in the agenda packet is a preliminary concept plan for the project. The applicant will provide more information during the October 24th meeting.



The applicant would like preliminary feedback on:

- Change of Zone for Block 5 Lot 14, amending the PUD for this lot.
- Conceptual subdivision and site plan for a layout for a retail / commercial development.

Note that this is merely a concept and review by staff and referrals for all development code criteria would come with a formal submittal for the Change of Zone, Major or Minor Subdivision, and a Site Plan. Staff will provide more context on the classification of use and zoning information at the meeting, and a representative for the applicant will present the project as well.

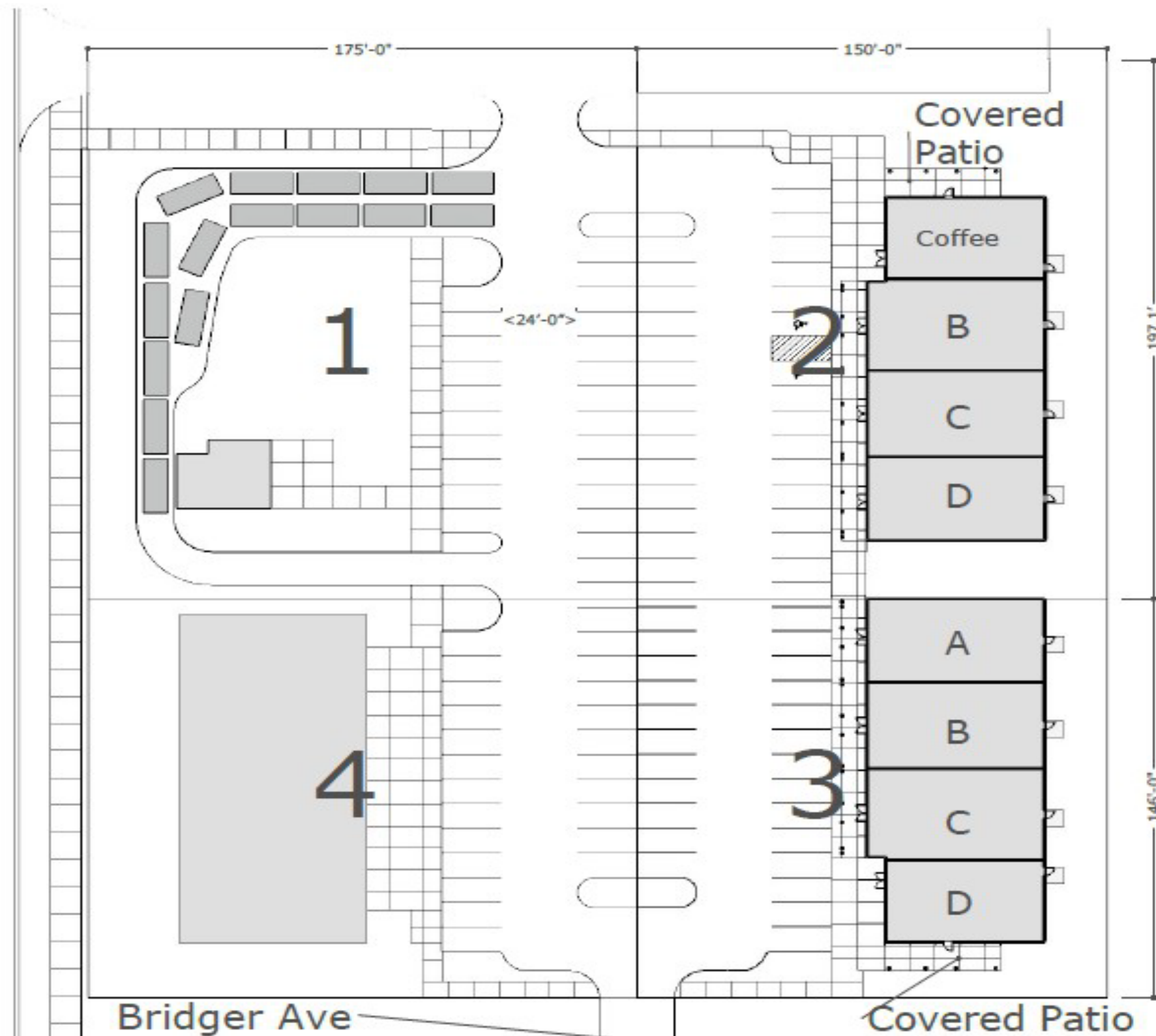
Staff looks forward to this first Pre-Application Discussion at Planning Commission and any questions/comments you may have.

Sincerely,

Zachary Mettler

Zachary Mettler
Planner I
City of Fort Lupton

South Rollie Avenue



Tract 1:

705 sf

Drive-thru w/ 16 car stacking

Walk-up window

Tract 2:

Coffee Shop: 1460 sf

Unit B: 1728 sf

Unit C: 1729 sf

Unit D: 1728 sf

Tract 3:

Unit A: 1728 sf

Unit B: 1729 sf

Unit C: 1728 sf

Unit D: 1460 sf

Tract 4:

7,150 sf

Retail

