



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson

Kathy Kvasnicka
Paul Witmer
Shannon Wiens

Jimmy Dominguez
Shannon Rhoda

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue
Thursday, November 14, 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 October 24, 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 P2024-018 Sunrise Comprehensive Plan Amendment
- b. PC Resolution P2024-019 Sunrise Change of Zone
- c. PC Resolution P2024-020 Sunrise Preliminary Plat

Discussion Items

- a. Pre-Application Discussion: 1.21 LLC Concept Plan

Future Business

- a. The next meeting is scheduled for December 12, 2024.

Adjourn

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 24, 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, October 24, 2024.

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

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White and Commissioner Shannon Rhoda. Commissioner Jimmy Dominguez joined online via GoTo.

City Staff Present: Planners Zachary Mettler and Sean McDermott, Planning Administrative Assistant Beyza Kirmizi and City Engineer David Rausch. Planning Director Todd Hodges and Planner Magaly Morales joined online via GoTo.

APPROVAL OF AGENDA

Commissioner White moved to approve the agenda, Commissioner Rhoda seconded.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2024-017 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE P&P SERVICES SITE PLAN

Planner Zachary Mettler presented the project submitted by P&P Services for a site plan located at 7504 US 85, Fort Lupton, Colorado. The parcel is zoned I-2 (Heavy Industrial) and is surrounded by properties predominantly zoned I-2, along with some agricultural properties intended for mining operations, as well as the Northland PUD, which includes industrial and commercial uses. The comprehensive plan designates this area as a mineral zone, which aligns with the proposed use of the parcel. Planner Mettler stated that the proposal involves dividing the project into three phases, with Phase 1 covering the current review process for the site plan. Phases 2 and 3 will include future structures, which will either require building permits or undergo another land use process, depending on the predicted impacts of the future buildings. He further explained that the hours of operation are from 6 a.m. to 10 p.m., the property is approximately 33.68 acres in size, and the existing use is agricultural, with an old house that is planned for demolition. All notification requirements have been met.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 24, 2024

Kelsey Bruxvoort with AGProfessionals was in attendance to give a presentation to represent P&P Services. She stated that they are requesting a site plan review for an oil and gas trucking service business. The proposal includes a maintenance shop, outdoor parking for large vehicles, a frontage road extension, utility extension, and a retention pond. She went over the location, zoning, allowed uses, and the current operation location. A 25,000 sq. ft. maintenance building is proposed to serve as a truck repair shop for P&P Services vehicles and an office for staff only. The operational area will be located in the southern part of the property, with the retention pond to the north and access off CR 16 to the south. The different phases were presented, and it was explained that the production of pipe fittings and other oil and gas appurtenances is planned for the future. The elevations, fencing, utility, and open space plans were presented with supporting visuals. A 60-ft. ROW dedication along the future frontage road will be dedicated to the City. She concluded the presentation by explaining the health, safety, and welfare measures, as well as the design standards and approval criteria that the proposed site plan meets.

Chair Simone opened up for public comments at 6:16pm.

No comments

Chair Simone closed the public comments at 6:17pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Noise compliance
- Potential odor
- Criteria to tie into existing septic system and potential conditions added to the agreement between the applicant and City
- Material of road surface
- Future impact of dust
- Entrance to the property
- Type and direction of fencing
- Connection to HWY 85
- Road to move vehicles in and out of property

Planning Director Todd Hodges proposed adding the following as a condition of approval to the resolution: "At such time the sewer service becomes available within 400 feet of the property, the property owner shall tie into the sewer at the time the existing septic system fails or within 10 years, whichever occurs first."

After discussion Commissioner White moved to approve P2024-017 A Resolution of The Planning Commission of Fort Lupton Approving The P&P Services Site Plan. Commissioner Rhoda seconded.

Motion passed unanimously on a roll call vote.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 24, 2024

DISCUSSION ITEM

PRE-APPLICATION DISCUSSION: THE PLAZA AT LUPTON VILLAGE CONCEPT PLAN

Planner Sean McDermott presented the concept and pointed out that no formal action is going to be made and no formal application has been submitted. This process merely provides general direction for future formal submittals. All information and feedback provided to the applicant will be part of the record and will inform discussion at the City Council meeting, where no formal decision will be made either.

The Plaza at Lupton Village is located south of the library and east of Rollie Ave and is currently zoned PUD. The main request is a change of zone to amend the PUD to allow for the proposed commercial developments. The two main items include the floor-area-ratio and the lot size requirement in order to subdivide the lot for the proposal and have more buildings on the site than allowed in the PUD. Planner McDermott pointed out the parcel will still be zoned general commercial and will meet all applicable code standards.

Tom Parko with Spruance Consulting and Liz Newman with Mccauley Constructors were in attendance to give a presentation to represent the developer and property owner on this application. After going over the location of the proposed project, Mr. Parko explained they are requesting to exempt lot 14 of the Lupton Village PUD from the minimum lot size (2.000 AC) and density requirements (0.25 F.A.R). They want to divide the lot into four equal sized lots, each approximately 0.65 acres, for commercial uses.

Liz Newman presented the proposed master plan developed for Lupton Village, providing a brief overview of the proposed phases, including the Landings, Flats, and Greens at Lupton Village. For the Plaza, the applicants propose retail buildings with various uses, such as a coffee shop, a daycare, and a drive-through service. Elevations for the different projects were presented.

Shannon Wiens, with Epcon Community, pointed out that there is an existing neighborhood nearby called "The Flats at Lupton Village" and recommended taking this into consideration to avoid any confusion.

Chair Simone opened up for commissioner comments.

Commissioners discussed:

- Any potential disadvantages by allowing this exemption
- Market research to find interested businesses
- Traffic flow impact
- Impact on existing senior living complex in the neighborhood
- Location of proposed hotel

Without any further discussion, this discussion item was closed.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 24, 2024**

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for November 14th, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 7:14 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-018

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

WHEREAS, the Planning Commission has the authority under Section 2-186 of the Municipal Code to prepare a master plan for the City and make careful and comprehensive surveys and studies of present conditions and future growth of the City with due regard to its relation to neighboring territory; and

WHEREAS, Colorado Revised Statute 31-23-208 states that the Planning Commission may amend the master plan upon holding at least one public hearing; and

WHEREAS, the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City; and

WHEREAS, on June 18, 2018 the 2018 Fort Lupton Comprehensive Plan (or master plan) was adopted by City Council, which included a Future Land Use Map to generally guide appropriate areas within the comprehensive plan area for certain types of development; and

WHEREAS, an application for a Change of Zone, Preliminary Plat and Final Plat has been submitted to the City for a residential subdivision at the property identified under Exhibit A of this Resolution; and

WHEREAS, the property is currently designated as Agricultural & Rural Residential on the Future Land Use Map; and

WHEREAS, an amendment to the Future Land Use Map re-designating the property to Single-Family Detached is required in order for the property to be zoned to the R-2 Mixed-Density Residential, R-3 High Density Residential, and P Parks and Open Space Zone Districts with residential and open space land uses within the City of Fort Lupton; and

WHEREAS, re-designating the property to Single-Family Detached on the Future Land Use Map is appropriate based on the adjacent current land uses and future land use designations and furthers the goals and objectives of the Fort Lupton Comprehensive Plan; and

WHEREAS, this amendment to the Future Land Use Map has been made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, mores, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission is required to hold a public hearing on any amendment to the 2018 Fort Lupton Comprehensive Plan as a requirement of State law, and said hearing was published in a paper of general circulation on October 24, 2024, and the official newspaper of the county affected on October 30, 2024; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the Planning Commission recommends that City Council approve the re-designation of the property identified under Exhibit A to Single-Family Detached on the Future Land Use Map of the 2018 Fort Lupton Comprehensive Plan.

DONE THIS 14TH DAY OF NOVEMBER, 2024 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

**SUNRISE COMPREHENSIVE PLAN AMENDMENT STAFF REPORT
PROJECT NO. CPA24-001**

PROJECT DESCRIPTION

Project No.: CPA24-001

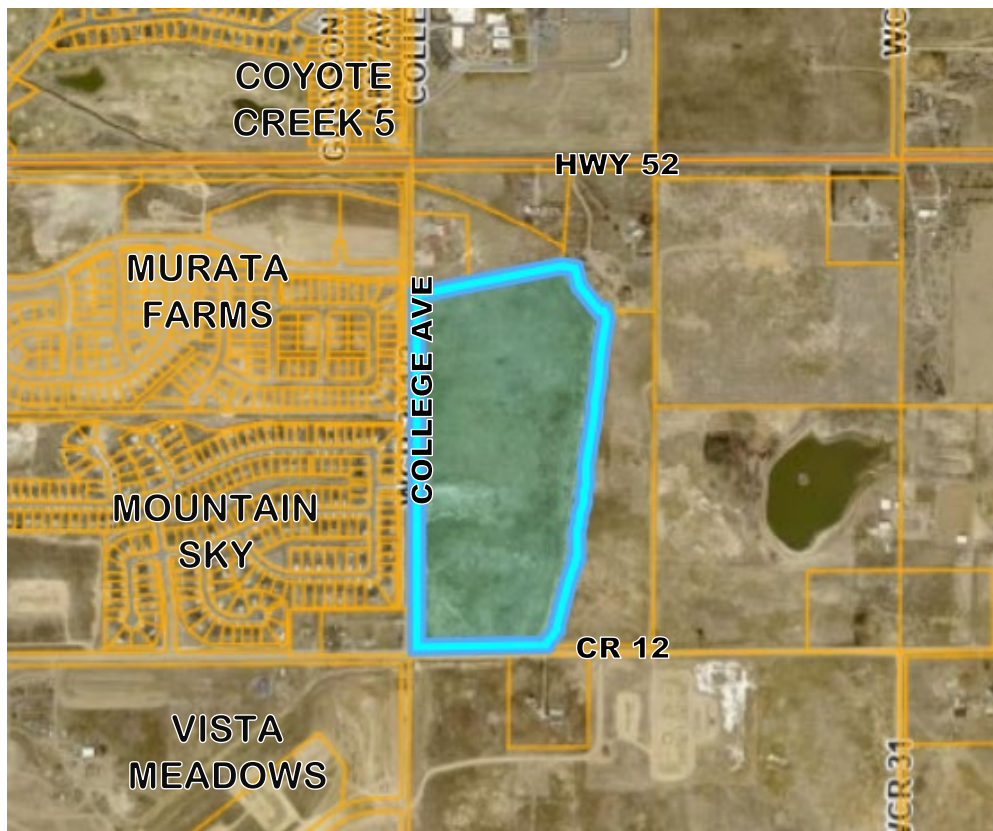
Project Name: Sunrise Comprehensive Plan Amendment

Owner's Name: George and Anna Taylor

Representative: Dede Carlson, Carlson Associates ("Applicant")

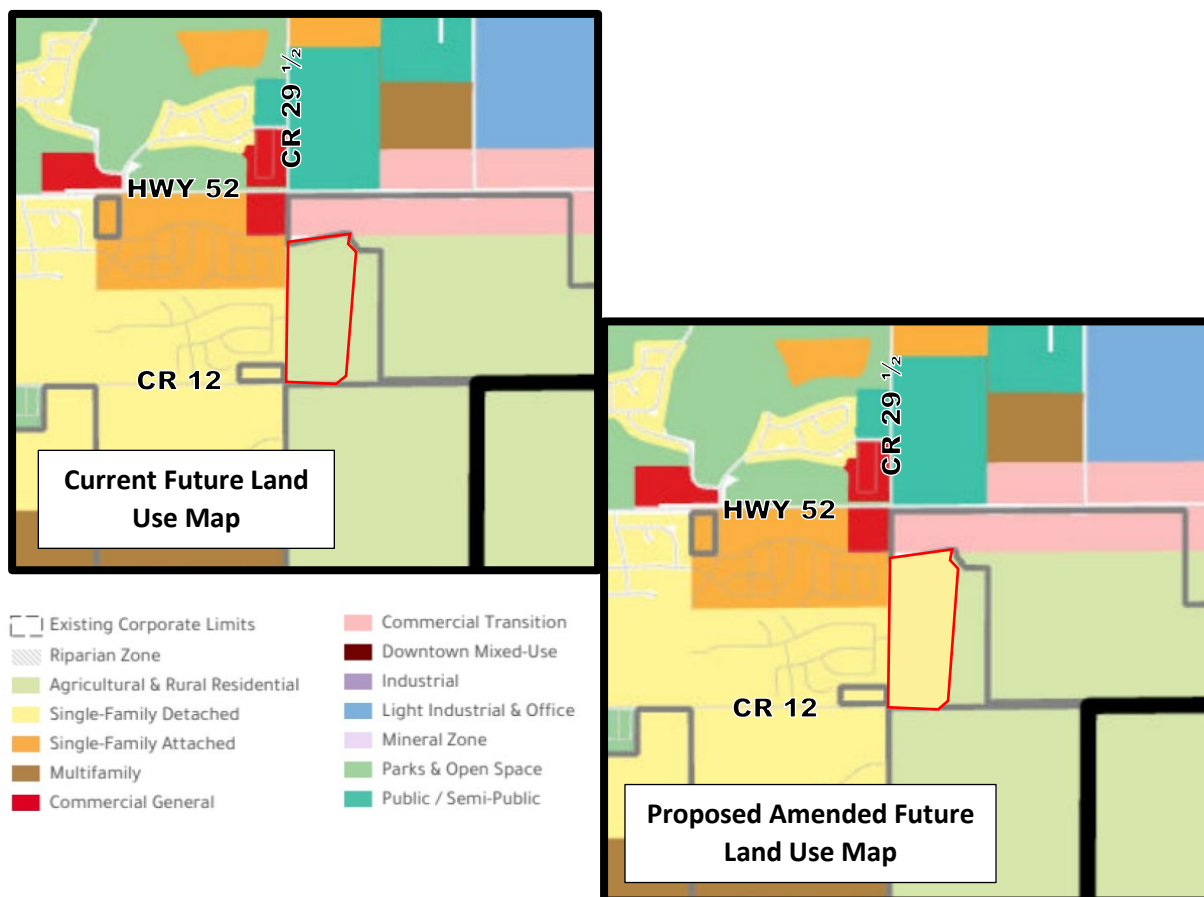
Location of Request:

The site is located east and adjacent to College Ave and north and adjacent to CR 12 (The Property). The Property is located in the western half of the Southeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for consideration of an amendment to the Future Land Use Map that was adopted in 2018 as part of the Fort Lupton Comprehensive Plan. The Applicant is requesting that the Future Land Use Designation of the subject parcel be changed from Agricultural and Rural Residential to Single Family Detached.



The City is in receipt of a concurrent application for a Change of Zone, Preliminary Plat, and Final Plat from the Applicant for a residential subdivision, known as the Sunrise Subdivision. These applications have been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. The Final Plat is a staff review. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the applications to conform with the Fort Lupton Comprehensive Plan, with the applicant requesting a change from Agricultural & Rural Residential to Single-Family Detached.

The subject property was annexed after publication of the Comprehensive Plan and Future Land Use Map in 2018. At time of annexation in 2019, the property was initially zoned R-1, which was supported due to the property's proximity to the Single-Family Detached designation to the west and its associated residential development. With this in mind, the proposed amendment for this property to Single-Family Detached brings it in line with adjacent future land use designations, and most importantly, adjacent residential development and current residential zoning on the property. The adjacent properties to the

west are the Mountain Sky and Murata Farms subdivisions with the Vista Meadows subdivision to the southwest. The concurrent Change of Zone to increase the density of housing product (from R-1 to R-2, R-3, and P uses) supports the Comprehensive Plan's objective to encourage greater housing diversity and density. Staff finds that College Ave is a logical place for such density as a urban collector with appropriately planned trail and roadway capacity that this project will help create.

The Single-Family Detached designation is in line with the proposed lots and zoning. The portion of the annexed property east of the Fulton Ditch was recently subdivided and was not a part of this project and thus remains Agricultural & Rural Residential.

Site Size: 40.71 acres, more or less.

Zone District (current): R-1 Single-Family Residential.

Proposed Zone District: A mix of R-2 Mixed-Density Residential (22.84 acres more or less), R-3 High Density Residential (6.23 acres more or less), and P- Parks and Open Space (11.64 acres more or less).

Proposed Use: Mixed of 61 single family-detached homes, 92 duplexes, and 47 single-family small lot detached homes, bordered by open space, a park, and a 10' trail along the Fulton Ditch.

Existing Use: The Property is currently vacant agricultural land.

Hearing Dates: Planning Commission – November 14, 2024 at 6:00 PM; and
City Council – December 3, 2024 at 6:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

On June 18, 2018 the Fort Lupton City Council adopted the 2018 Fort Lupton Comprehensive Plan, which included the Future Land Use Map, after receiving a recommendation for approval from the Fort Lupton Planning Commission.

On October 22, 2019 Planning Commission reviewed a Sketch Plat Plan for a former concept plan on the site, named Villaggio Classico. City Council reviewed and approved with conditions on November 4th, 2019. However, the Villaggio Classico Sketch Plat Plan is no longer current nor being proposed.

On November 4, 2019 City Council approved the annexation agreement for the Taylor Annexation (Ordinance No. 2019-1067). The initial zoning for the property was R-1.

On August 15, 2023 City Council reviewed a Service Plan and an Intergovernmental Agreement (IGA) for this property with Sunrise Metropolitan District (Ordinance No. 2023-0125). City Council approved the Service Plan and IGA.

On August 14, 2024 the Taylor Minor Subdivision (Project No. MSD2022-0001) was recorded, splitting the 56.49 acre property east of the ditch, creating the current 40.71 acre parcel. Right-of-Way was dedicated along College Ave and CR 12 on January 29th, 2024.

This Comprehensive Plan Amendment is currently being processed alongside a Change of Zone, Preliminary Plat, and Final Plat. The Change of Zone and Preliminary Plat are scheduled for public hearings on the same dates as the Comprehensive Plan Amendment. The Final Plat is a staff review.

APPLICATION PROCESS

An amendment to the Comprehensive Plan shall be adopted by resolution of the City Council after recommendation by Planning Commission. An amendment requires sufficient public notice and a public hearing before the Planning Commission and City Council.

NOTIFICATION REQUIREMENTS

The State Statute requires published notice of the hearings prior to the hearings in a newspaper of general circulation in the municipality and in the official newspaper of the county affected. The Planning Commission and City Council hearings were published in the Fort Lupton Press on October 24, 2024 and the Greeley Tribune on October 30, 2024.

Notice was also sent to the following neighboring municipalities via email, and any responses received are enclosed with this staff report:

City of Brighton	Town of Hudson	Town of Dacono
Town of Platteville	Town of Firestone	Town of Lochbuie
Town of Frederick	Weld County	

EXISTING CONTEXT

Nearby uses include agricultural land with an oil and gas well to the east of the Fulton Ditch, existing rural residences to the northeast, northwest, and south, and the Mountain Sky and Murata Farms subdivisions to the west. The Fulton Ditch runs north/south through the eastern edge of the site.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

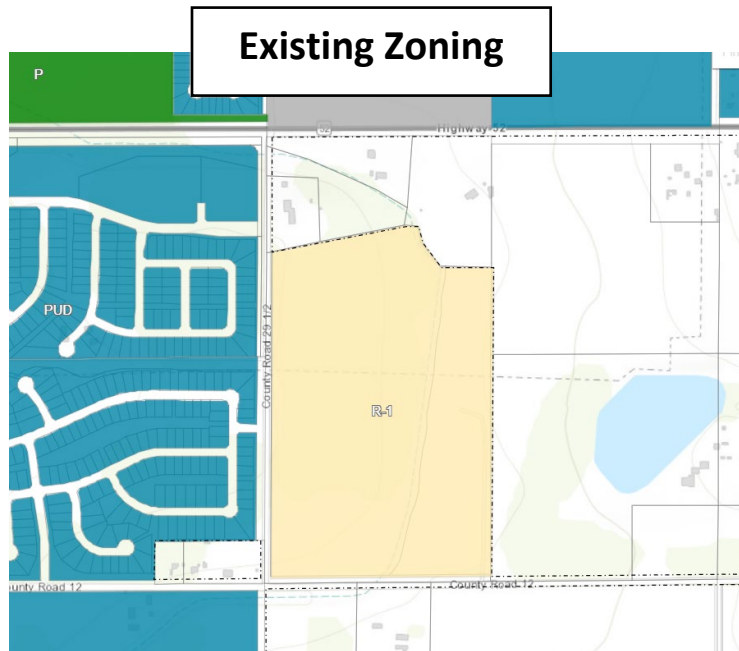
One of the roles of the Planning Commission is to create and update as needed a master plan (or comprehensive plan), as defined in [C.R.S. 31-23-206](#). This duty is reiterated in the Fort Lupton Municipal Code Section 2-186.

Staff finds that the Comprehensive Plan Amendment request meets intent of the code. The Applicant has submitted the required documents pursuant to the Code.

CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	Unincorporated Weld County	Agriculture
EAST	Unincorporated Weld County	Agriculture
WEST	PUD	Residential

The Current Zoning of the property is R-1 Single-Family Residential. The applicant is requesting a change to a mix of R-2 Mixed-Density Residential, R-3 High Density Residential, and P- Parks and Open Space based on their submitted Preliminary Plat and Final Plat design. With the property being zoned for residential uses after the Comprehensive Plan adoption in 2018, staff finds that the proposed Comprehensive Plan Amendment helps bring the property in line with current zoning, in addition to the requested Change of Zone should it be approved. Thus, the existing zoning supports this amendment.



REFERRALS

Building/Grounds Manager	Police Chief	Xcel Energy
City Administrator	Public Works Director	Hyper Fiber
Building Inspector	Golf Course Manager	Postmaster
OMI	Fort Lupton Fire Protection District	Weld Co Dept of Planning
Economic Development Manager	CDOT	Weld Co Dept of Public Health & Env.
City Attorney	Colorado Parks and Wildlife	Weld Co Public Works
Recreation Manager	United Power	Weld Co School District RE-8
GIS Specialist	Comcast	Weld Co GIS
Development Review Engineer	CenturyLink	NCWCD
Western Midstream	State Geologist	Fulton Ditch Company

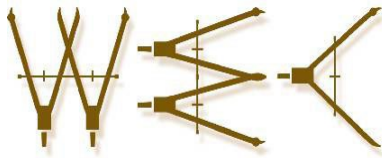
Referrals were provided to the list above

STAFF RECOMMENDATION

Staff recommends approval of the Comprehensive Plan Amendment. Staff supports the change to align with current and proposed zoning, nearby uses, and logical residential growth within the community. The diversity of housing types and density and recreational amenities, in particular the Fulton Ditch Trail, align with greater goals of the Comprehensive Plan and would bring benefit to the City. Staff also supports the associated Change of Zone and Preliminary Plat with conditions and will work with the applicant throughout the development process to ensure relevant standards are met.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/790>



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
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Email: chadwin.cox@westerneci.com
Inc LLC

October 24, 2024

City of Fort Lupton Planning Department
1200 Dexter Street Unit W 13
Ft. Lupton, CO 80621

RE: SUNRISE SUBDIVISION PRELIMINARY PLAT, FINAL PLAT, CHANGE OF ZONE, AND COMPREHENSIVE PLAN AMENDMENT NARRATIVE

City Design Review Team:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize “Sunrise Residential Development” project and the proposed Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment.

Carlson Associates wish to develop Lot 1 of the Taylor Minor Subdivision (40.71 acres) located within the City of Fort Lupton. The subject property is located primarily on the west half of the southeast quarter of Section 4, Township 1 North, Range 66 West of the 6th P.M., County of Weld, Colorado

The property was annexed into the City of Fort Lupton in 2021. The Fulton Ditch runs along the east side of the property border. The property was zoned R-1 (Single-Family Residential) shortly after annexing, and we are proposing a Change of Zone to R-2 (mixed-density residential), R-3 (high density residential), and P (parks and open space).

PURPOSE / BACKGROUND

Within the R-2 and R-3 zoning we are proposing 200 single-family residential lots (61 single-family detached Houses, 92 single-family attached Duplexes, and 47 single-family detached small lots). There are approximately 4.9 dwelling units per acre. See the table below for the proposed lot dimensions and minimum lot size for each proposed residential lot type, each conforming to the residential lot standards laid out for this zoning category.

Residential Lot Type	Proposed Lot Dimension	Minimum Lot Size
Single-Family Detached Small Lots	34' X 100' (3,400 sf)	3,000 sf
Single-Family Duplex	30' x 115' (2,850 sf)	2,500 sf / unit
Single-Family Detached Reduced Lots	50' x 100' (5,000 sf)	4,500 sf

Along with the 19.03 acres of residential lots (R-2 & R-3), this development also proposes 6.9 acres of Public Open Space (trails and natural open space zoned P) and 2.85 of Common Open Space (parks, activity areas, and trails). This project requires a minimum of 6 acres of Public Open Space and 2.4 acres of Common Open Space based on the 200 proposed residential lots. The subdivision will also include 4.46 acres of Passive Open Space (detention pond and Fulton Ditch) which was not included in the total open space calculations for the project.

ADJACENT USES

To the north lies rural residential and agricultural, to the east is pasture ground and a large acreage (70 ac +/-) residence, to the south is agricultural and an Oil/Gas pad, to the southwest is newly approved and near beginning construction Vista Meadows PUD (400+/- lots). The property is bordered to the west by the newly built Mountain Sky Subdivision (single family homes). See Current Zoning Map. Fig. No.1 on the next page.

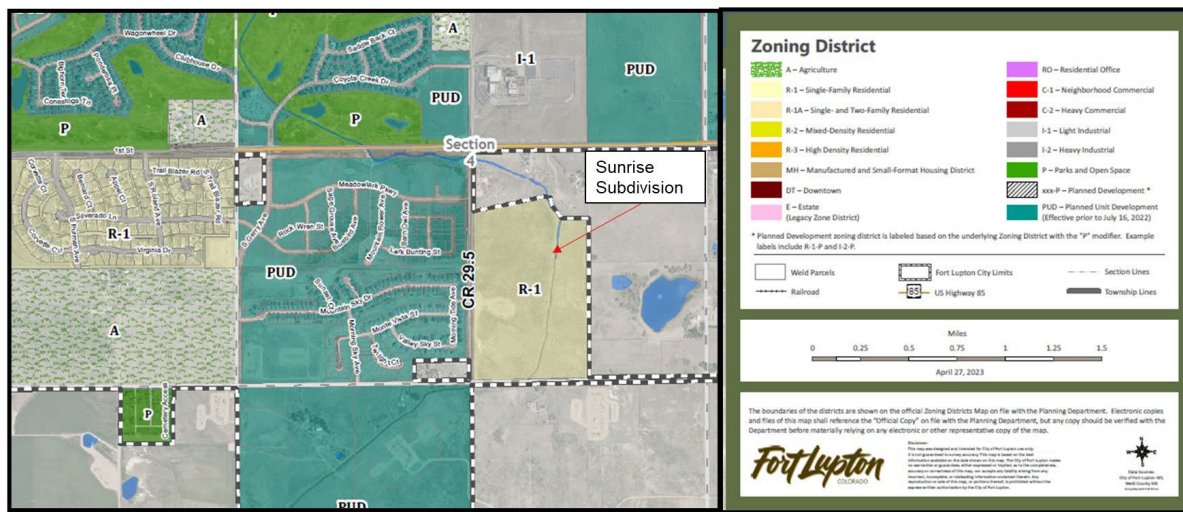


Fig. No. 1

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

This proposed development will match uses (single family residential) west (Mountain Sky Subdivision) and southwest (Vista Meadows Subdivision). Sunrise Residential Development will conform to all applicable City of Fort Lupton zoning regulations and standards. WEC has previously notified both the west and southwest Developers, and the adjacent property owners via Neighborhood Meeting about the proposed development.

COMPREHENSIVE PLAN

The City's Comprehensive Plan shows this area as agriculture and rural residential. See Fig. No.2. It was zoned R1 in 2021.

The proposed development aligns with the intent of the City of Fort Lupton's Comprehensive and Zoning Map. The proposed single family detached Future Land Use Designation will complement the surrounding land uses currently adjacent to the property. The uses will enhance and promote the welfare of the area by increasing the variety of residential home choices available.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed single family detached uses will be required to conform in all other respects to all applicable City of Fort Lupton R-2, R-3 & P zone regulations and standards.

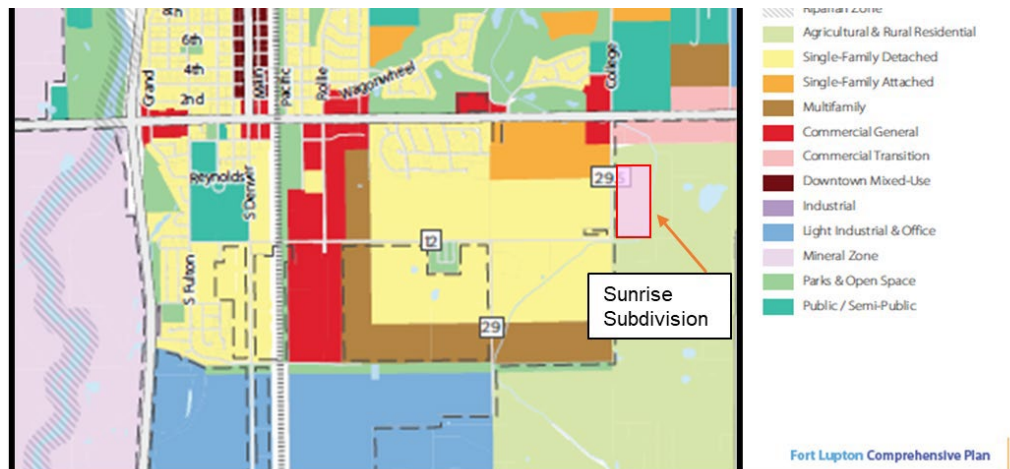


Fig No. 2

ACCESS LAYOUT

The project is proposing two accesses from County Road 29 1/2, one aligned with the Mountain Sky Development, and another located approximately 875 feet north of the Mountain Sky/Sunrise access (which is 845 feet south of the WCR 29 1/2 and Highway 52 intersection). A third access is proposed from County Road 12 approximately 470 feet east of the WCR 12 and WCR 29 1/2 intersection. See Fig. No. 3 below.

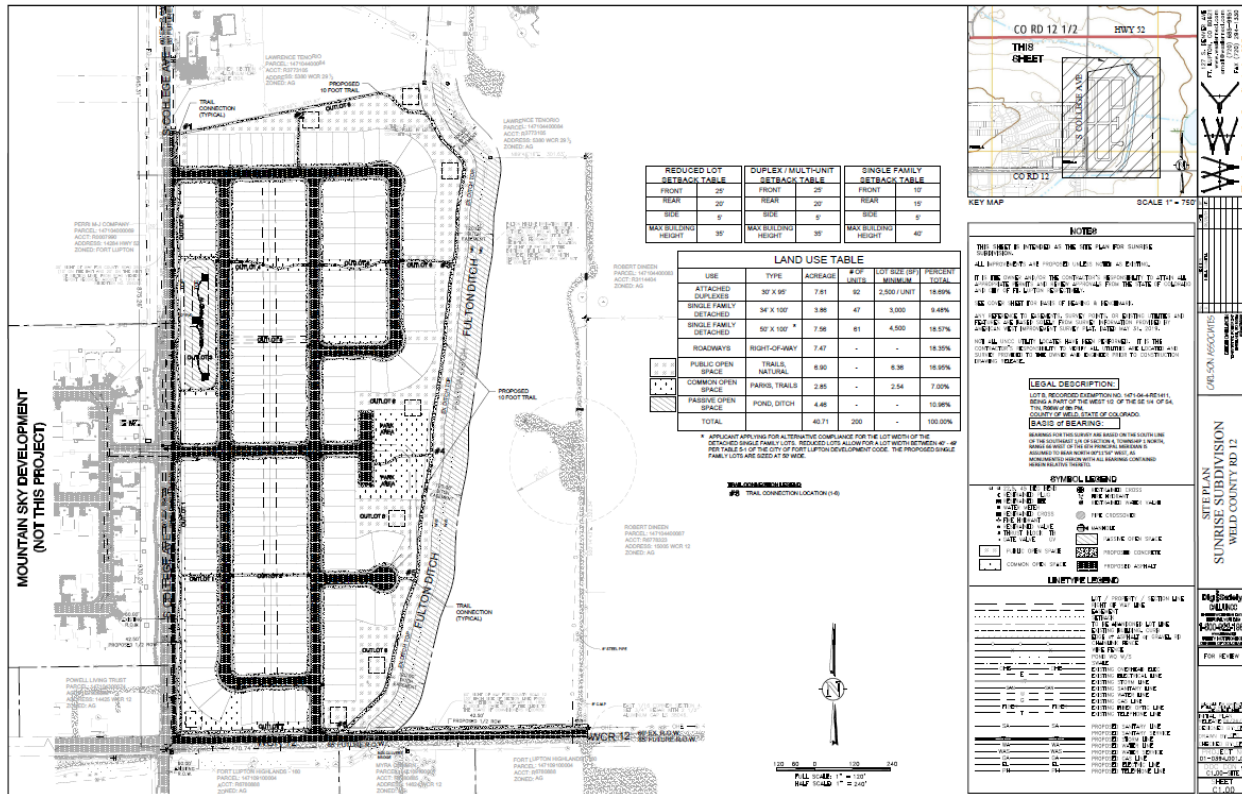


Fig. No. 3

GEOLOGICAL HAZARDS

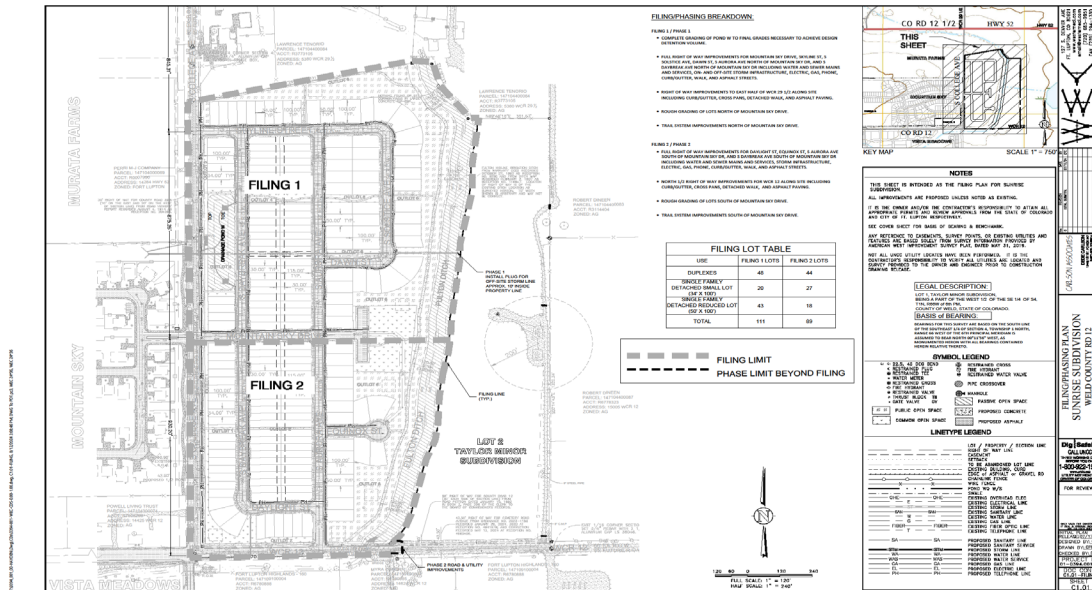
A preliminary Geotech report has been done on the subject property and concluded that no geological hazards or environmental concerns are present.

DENSITY

LOT	AREA (Acres)	RESIDENTIAL USE	UNITS #	DENSITY (DU/Ac)
30' X 115'	7.61	Duplexes	92	12.09
34' X 100'	3.86	Single Family Detached Small Lot	47	12.17
50' X 100'	7.56	Single Family Detached Reduced Lot	61	8.06
LOT AREA DENSITY	19.03		200	10.50

PHASING

The proposed phasing is indicated in Fig. No. 4 below.



TRANSPORTATION PLAN

The Town has existing roadways to the east and west, north, and south. An additional 25 feet of Right of Way for WCR 12 and WCR 29 ½ has been submitted by separate legal and exhibit along the south and west boundaries respectively. See Fig. No. 5

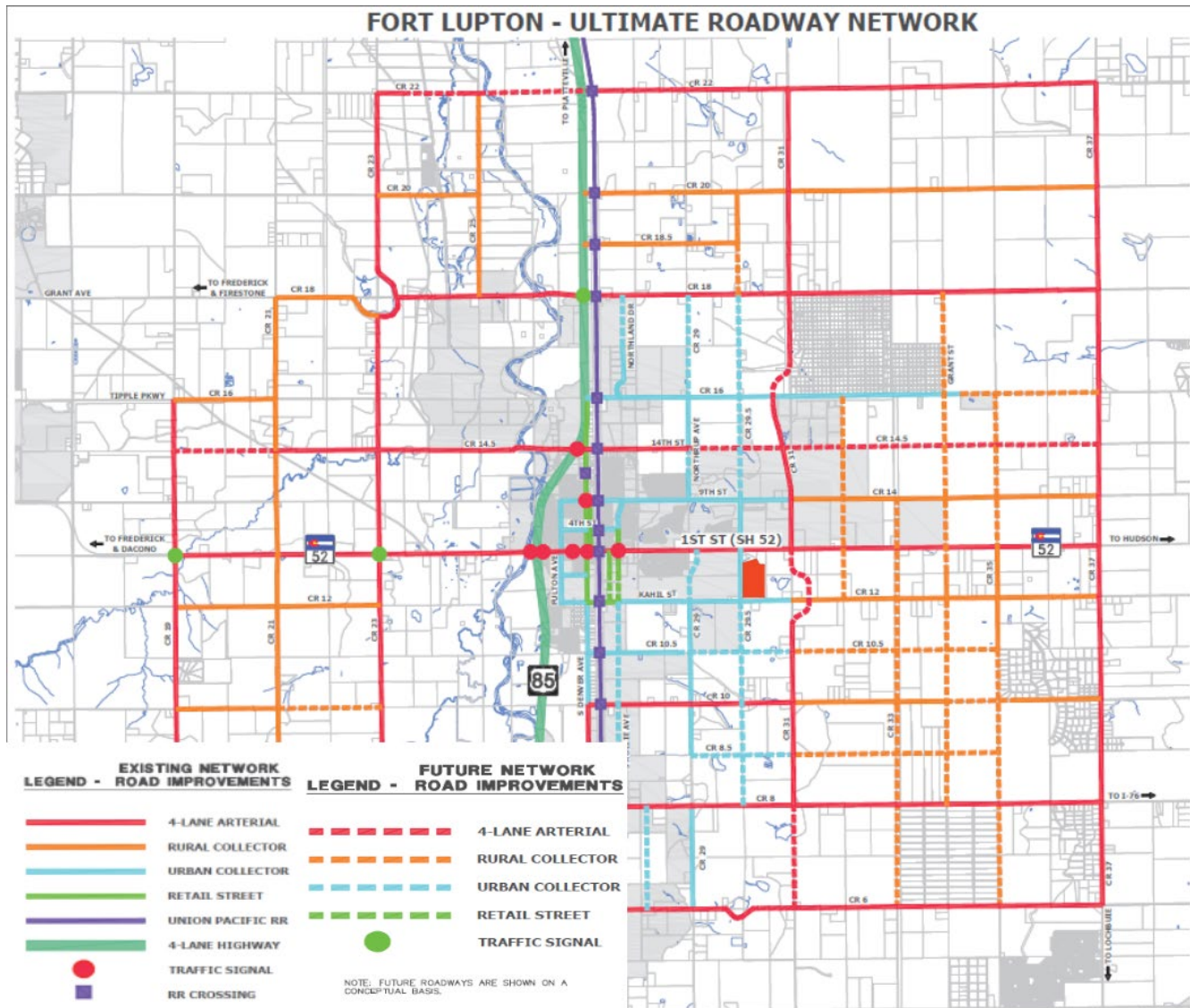


Figure 5

REVIEW CHECKLIST

1. Complete land use application	Enclosed.
2. Complete deposit (escrow) agreement	Turned in by applicant.
3. Project narrative.	This Document
4. Notice Compliance	Enclosed
5. Legal Description in Word Format	Enclosed
6. Ownership Information	Enclosed
7. Existing Conditions Plan	Enclosed
8. Plat/Change of Zone Map	Enclosed
9. Detailed Statement of Requested Change	Enclosed
10. Site & Open Space Layout / Map	Enclosed
11. Preliminary Plat – Construction Plans	Enclosed
12. Final Drainage Report	Enclosed
13. Traffic Study	Enclosed
14. Utility Study	Enclosed
15. SIA Template	Enclosed
16. Geotechnical Report	Enclosed
17. A SWMP and Stormwater Discharge permit	In Progress

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

We believe this new development will enhance the welfare and livelihood of the City of Fort Lupton and help to increase the variety of residential home choices in a booming residential area.

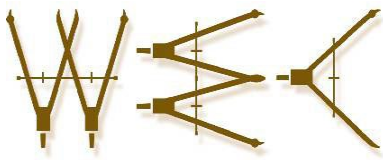
The desired schedule is to achieve approvals and begin Construction after Final Plat, Subdivision Improvements Agreement, Security Deposits, and Final Engineering Drawing approvals.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager



WESTERN ENGINEERING CONSULTANTS,
 127 S. Denver Avenue, Ft. Lupton CO 80621
 2501 Mill St. Brush, CO 80723
 Ph. 303-913-7341, Fax 720-294-1330
 Email: chadwin.cox@westerneci.com

Inc LLC

October 24, 2024

City of Fort Lupton Planning Department 1200
 Dexter Street Unit W 13
 Ft. Lupton, CO 80621

RE: SUNRISE SUBDIVISION COMPREHENSIVE PLAN AMENDMENT STATEMENT OF REQUESTED CHANGE TO FUTURE LAND USE MAP

City Design Review Team:

Western Engineering Consultants Inc. LLC (WEC) has prepared this Detailed Statement of Requested Change to the Future Land Use Map for the "Sunrise Residential Development" project and the proposed Comprehensive Plan Amendment.

Carlson Associates wish to develop Lot 1 of the Taylor Minor Subdivision (40.71 acres) located within the City of Fort Lupton. The subject property is located primarily on the west half of the southeast quarter of Section 4, Township 1 North, Range 66 West of the 6th P.M., County of Weld, Colorado

The property was annexed into the City of Fort Lupton in 2021. The Fulton Ditch runs along the east side of the property border. The property was zoned R-1 (Single-Family Residential) after it was annexed, and we are proposing a change of zone to Mixed-Density Residential (zone R-2), R-3 (high density residential), and P (parks and open space).

ADJACENT USES

To the north lies rural residential and agricultural, to the east is pasture ground and a large acreage (70 ac +/-) residence, to the south is agricultural and an Oil/Gas pad, to the southwest is newly approved and near beginning construction Vista Meadows PUD (400+/- lots). The property is bordered to the west by the newly built Mountain Sky Subdivision (single family homes). See Current Zoning Map. Fig. No.1.

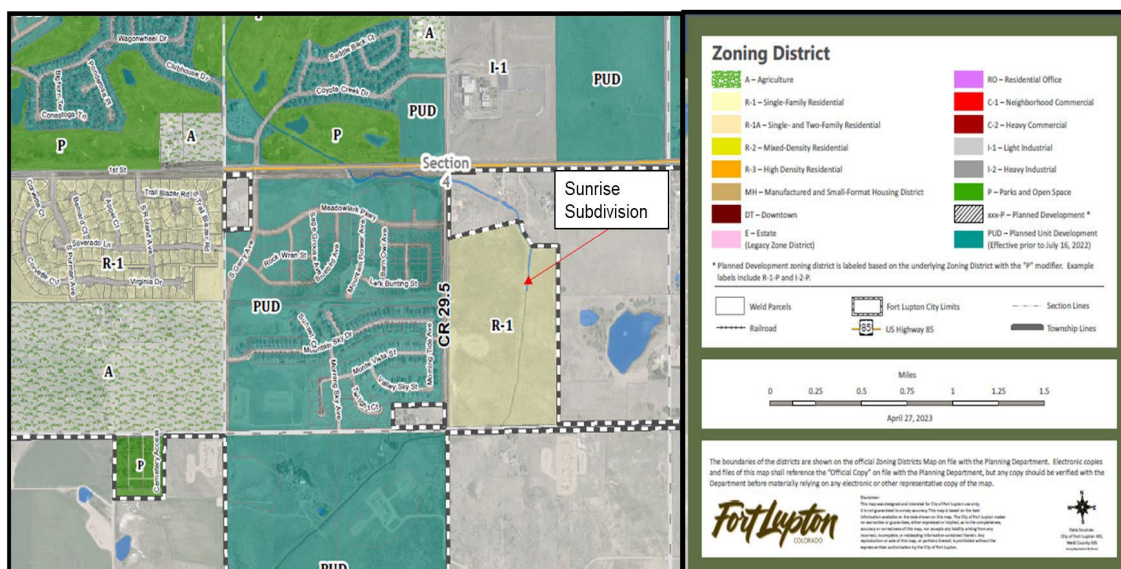


Fig. No. 1

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

This proposed development will match uses (single family residential) west (Mountain Sky Subdivision) and southwest (Vista Meadows Subdivision). Sunrise Residential Development will conform to all applicable City of Fort Lupton zoning regulations and standards. WEC has previously notified both the west and southwest Developers, and adjacent property owners via neighborhood meeting about the proposed development.

COMPREHENSIVE PLAN

The City's Comprehensive Plan shows this area as agriculture and rural residential. See Fig. No.2. It was zoned R1 in 2021.

The proposed development aligns with the intent of the City of Fort Lupton's Comprehensive Plan and Zoning Map. The proposed Single-Family Detached Future Land Use Designation will complement the surrounding land uses currently adjacent to the property. The uses will enhance and promote the welfare of the area by increasing the variety of residential home choices available.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed Single-Family Detached uses will be required to conform in all other respects to all applicable City of Fort Lupton regulations and standards.

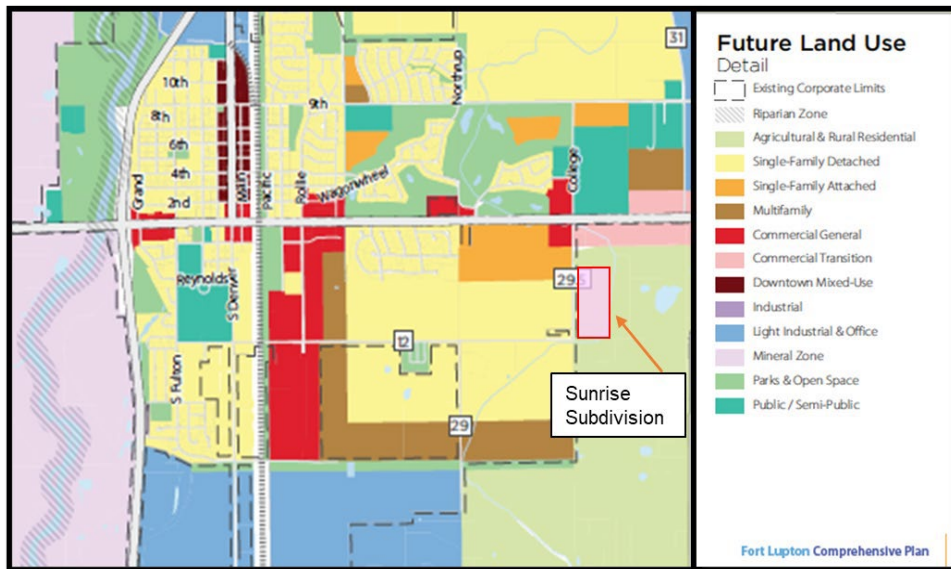


Fig No. 2

Please contact me with any questions or comments you may have on our proposal for this project!

Sincerely,

Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Preliminary Plat. Change of Zone Application submittal plans and documents.

Fort Lupton Press

Publication Name:

Fort Lupton Press

Publication URL:

www.ftluptonpress.com/

Publication City and State:

Fort Lupton, CO

Publication County:

Weld

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**202411071655160228876
852252194**

Notice URL:

[Back](#)

Notice Publish Date:

Thursday, October 24, 2024

Notice Content

Public Notice CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment referred to as the Sunrise Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment, located east and adjacent to College Ave and north and adjacent to County Road 12 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, November 14, 2024, at 6:00 P.M., and before the City Council on Tuesday, December 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 LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO. Legal Notice No. FLP1145 First Publication: October 24, 2024 Last Publication: October 24, 2024 Publisher: Fort Lupton Press

[Back](#)

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment** referred to as the Sunrise Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment, located east and adjacent to College Ave and north and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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**ALL INTERESTED PERSONS MAY ATTEND.
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Legal Notice No. FLP1145

First Publication: September 24, 2024

Last Publication: October 24, 2024

Publisher: Fort Lupton Press

Greeley Tribune
GreeleyTribune

Publication Name:

Greeley Tribune

Publication URL:

www.greeleytribune.com

Publication City and State:

Greeley, CO

Publication County:

Weld

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

202411071605336438377**852252194**

Notice URL:

[Back](#)

Notice Publish Date:

Wednesday, October 30, 2024

Notice Content

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 Comprehensive Plan Amendment referred to as the Sunrise Comprehensive Plan Amendment, located east and adjacent to College Ave and north and adjacent to County Road 12 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, November 14, 2024, at 6:00 P.M., and before the City Council on Tuesday, December 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 LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO. Published: Greeley Tribune October 30, 2024-2082563

[Back](#)



Planning & Building Department

1200 Dexter St W13

Phone: 720.928.4003

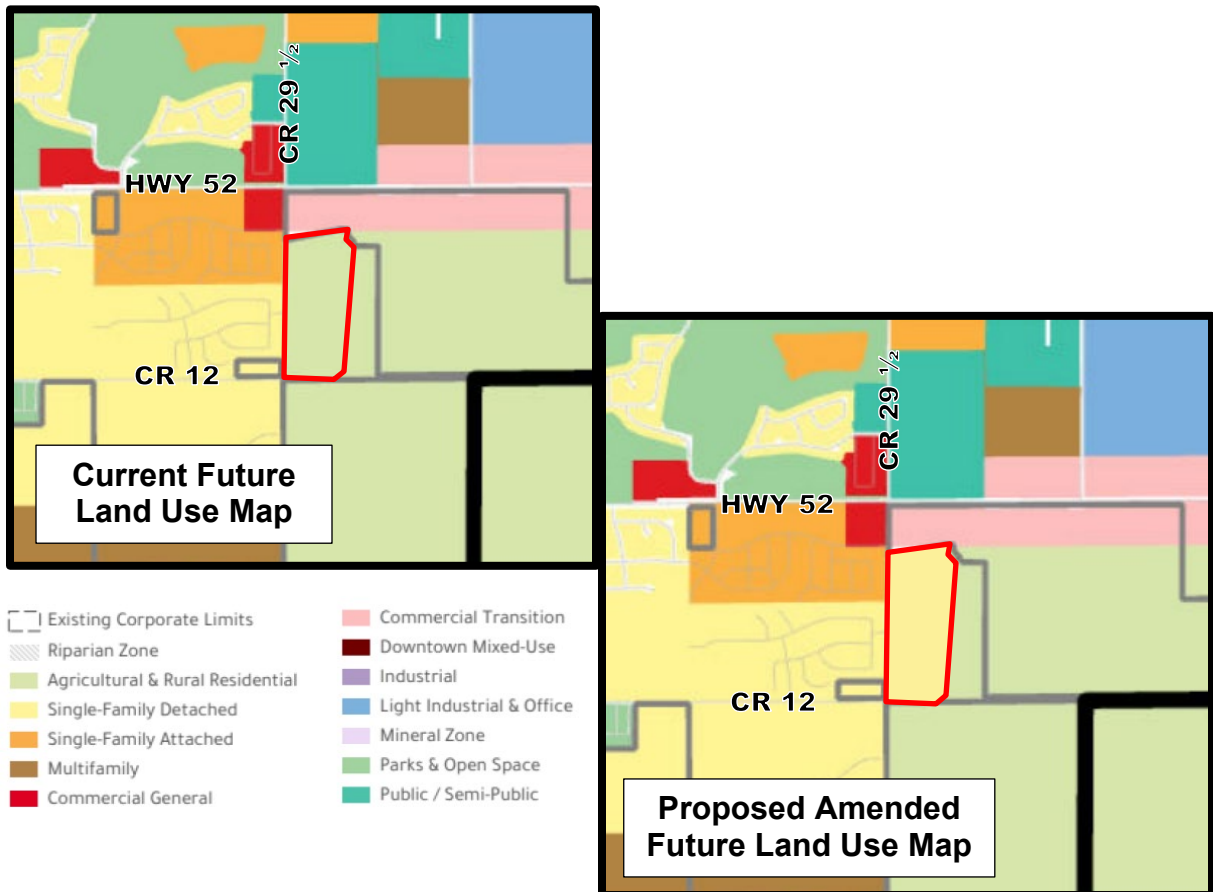
Fort Lupton, CO 80621

Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements and Colorado State Statute Notice Requirements for a Master Plan Amendment. The proposed change is for Parcel No. 147104401001. This parcel is currently identified for Agricultural & Rural Residential Land Uses on the Future Land Use Map. The proposed amendment would change it to Single-Family Detached Uses.



The public hearings are to be held before the Planning Commission on November 14, 2024 at 6:00 P.M., and before the City Council on December 3, 2024 at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at City Hall, 130 South McKinley Ave, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (720) 928-4003.



FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

- | | |
|---|--|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☒ CDOT | ☒ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☒ Weld County GIS |
| ☒ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☒ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☐ Other: |

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: _____ SIGNATURE: _____ DATE: _____

COMMENTS:



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Planning Department

From: David Rausch

Date: September 26, 2024

Subject: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

- 1. Utilities - A Utility Study will be required with the Major Subdivision Plat.**
 - a. Current water incentive program (Resolution 2022R010 effective March 1, 2022) provides 4 lots per CBT share with nonpotable water system. The nonpotable water system is required and shares must be brought (not cash in lieu).**
 - b. Water - Chapter 3**
 - i. Reimbursement agreement with Mountain Sky required for water main extension to this property.
 - c. Sanitary Sewer - Chapter 4**
 - i. A Reimbursement Agreement with Mountain Sky for sanitary sewer main extension.
 - d. Non Potable Irrigation**
 - i. The main feed to the subdivision system must go through a master metered vault location, for accounting purposes.
- 2. Drainage**
 - a. Final Drainage Study is required.
 - b. Consideration of offsite flows conveyance through this area must be made. Analysis of the basin from the east that could cross the Fulton Ditch must be accounted for. Identify a flow path through the site.

3. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

4. Transportation

- a. .

b. Roadway - Chapter 6

- i. A Reimbursement Agreement with Mountain Sky for half of the S College Avenue paving north of the Mt Sky development along the western property line.
- ii. Preliminary Soils Report indicates the sandy clay mix indicative to this area and shallow groundwater. The pavement section will require soil stabilization and a composite pavement section. This has shown to be successful in the nearby developments.
- iii. *Section 6.33.00* A Pavement Design Report is required prior to roadway paving. City preferred pavement section is a composite section of asphalt surface with Class VI base.
- iv. Mountain Sky Drive must align exactly with Mountain Sky Drive on the west side of College Ave, NO SMALL OFFSETS.

c. Traffic Control - Chapter 8

- i. A Traffic Study will be required with Major Subdivision Plat. Determine impacts to intersection of Hwy 52 and S College Avenue.

5. Public Improvement Agreement – A Subdivision Improvements Agreement will be required for the construction of roadways, water, sewer and nonpotable water systems with Major Subdivision Plat.

6. Mountain Sky reimbursement agreement (due at Plat recordation) requires:

- a. Water line reimbursement = \$431.05 / ¾" tap
- b. Nonpotable water line reimbursement = \$178.37 / tap
- c. Sanitary Sewer Line reimbursement = \$660.52 / tap
- d. S College Ave improvements reimbursement = \$130,752.33

There may be additional concerns as this design develops. In accordance with the City of Fort Lupton STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS, 2014 Edition, Section 1.21.00: An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with the DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in the DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.

Sean McDermott

From: Emily Fore <efore@unitedpower.com>
Sent: Friday, September 27, 2024 8:26 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: 27Sep2024-United Power Comments-Sunrise Subdivision COZ, CPA, PPL, FPL.pdf

Good morning, Sean,
Thank you for inviting United Power, Inc. to review and comment on the Sunrise Subdivision referrals. Attached, please find our comments.
Thanks,



Emily Fore

Right of Way Agent

Office: 720-685-5605 | **Mobile:** 970-515-0128 | efore@unitedpower.com

Working Hours: Monday-Friday 7:30-5:00, off every other Friday

United Power | www.unitedpower.com

500 Cooperative Way Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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September 27, 2024

City of Fort Lupton | Planning Department
130 S. McKinley Ave.
Fort Lupton, CO 80621

Re: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment Project
No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

Dear Sean:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat for Sunrise Subdivision. After review of the information, we have the following comments.

- United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
 - United Power has no concern with the front and rear lot easements granted via the final plats.
- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as, bushes, shrubs, and grasses are allowed. The trunk/base of a tree(s) should be minimum of 5' away from the underground electric line.
- Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

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

Emily Fore
United Power, Inc.
Right of Way Agent
M: 970-515-0128 | Email: platreferral@unitedpower.com

One thing we noticed, I am assuming there is a sale on this property? We are showing current owners as the Taylor's not Carlson Associates Inc. Also if Carlson Associates Inc is the owner, technically the signature block should show them as signing not the individuals.

GIS Mapper Analyst Lead
Assessor's Office
1400 North 17th Avenue
Greeley, CO 80631
970-400-3653 OR 970-353-3845 EXT 3653

Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

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Sean McDermott

From: CGS_LUR <CGS_LUR@mines.edu>
Sent: Wednesday, September 25, 2024 4:08 PM
To: Sean McDermott
Subject: Re: [EXTERNAL] RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: WE-24-0007_2 Sunrise COZ24-002, CPA24-001, PPL24-001, FPL24-001.pdf

Hi Sean,

The Colorado Geological Survey's review of the Sunrise Change of Zone COZ24-002, Comprehensive Plan Amendment CPA24-001, Preliminary Plat PPL24-001, and Final Plat FPL24-001 referral is attached.

Please call or email if you have questions or need further review.

Thanks,
Jill Carlson

Land Use Review Program
Colorado Geological Survey
1801 Moly Road
Golden, CO 80401
cgs_lur@mines.edu
303-384-2655

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: [EXTERNAL] RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

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Thanks and have a great weekend,
Sean



WWW.FORTLUPTONCO.GOV

Sean McDermott
Planner I

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1200 Dexter St Unit W13, Fort Lupton, CO 80621

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COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

September 25, 2024

Sean McDermott
Planning & Building Department
City of Fort Lupton
SMcDermott@FortLuptonCo.gov

Location:
40.0764, -104.7806

**Subject: Sunrise -- Change of Zone COZ24-002, Comprehensive Plan Amendment CPA24-001, Preliminary Plat PPL24-001, and Final Plat FPL24-001
City of Fort Lupton, Weld County, CO; CGS Unique No. WE-24-0007-2**

Dear Sean / City of Fort Lupton:

The Colorado Geological Survey has reviewed the Sunrise zone change, comp plan amendment, and preliminary and final plat referral. CGS reviewed this project at concept plan (CPL23-0001). I understand the applicant now proposes 200 DUs in single family detached and duplex units on approximately 19 acres of an overall 40.7-acre property located about two miles east of Fort Lupton.

The currently available referral documents include a Preliminary Subsurface Exploration, Proposed Villagio Classical Subdivision, Fort Lupton, Colorado (Earth Engineering Company [EEC] Project No. 19-01-121, August 26, 2019). EEC's report contains a valid characterization of subsurface conditions, soil and bedrock engineering properties, and *preliminary* geotechnical recommendations. Specifically:

Shallow groundwater precludes basements and crawl spaces. EEC observed groundwater at very shallow depths of 2 to 6 feet below the ground surface in all ten of their borings. Due to risks of water infiltration into below-grade spaces, damp/moldy conditions, and hydrostatic pressure on below-grade walls and floors, **CGS agrees with EEC (cover letter page 1 and report page 3) that "full depth basement construction will not be feasible at the site."**

Loose/soft, compressible soils. CGS agrees with EEC (page 4) that "Careful observation should be completed prior to placement of foundation concrete to evaluate the bearing materials. If loose, soft or highly compressible fine sand materials are observed at that time, we recommend a zone of material immediately underlying foundations and floor slabs be overexcavated and backfilled to develop floor slab and foundation bearing levels. The overexcavation and backfill procedures would provide a zone of material immediately beneath the foundations and floor slabs which would have low potential for swelling and/or consolidation subsequent to construction and, therefore, would reduce the potential for total and differential movement subsequent to construction."

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 09/26/2024

Project name: Sunrise Subdivision

Project address: northeast corner of WCR 12 / WCR 29 ½, Fort Lupton, Co 80621

FLFPD Project # R2024-021

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Sunrise Subdivision** located at **northeast corner of WCR 12 / WCR 29 ½**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2018 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District and the City Council of Fort Lupton, and Weld County Commissioners. The following specific and general requirements and conditions shall be met at time of construction.

Specific Requirements:

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit.
2. The Fort Lupton Fire Protection District only accepts construction documents and supporting data be submitted (Electronically) with each application for a permit.

A Plan Review/Fire Permit Application must be completed at the time of submittal. All applicable project review fees must be paid before the plan review will be completed.

NOTE: All project drawings must be reviewed, stamped and signed by a State of Colorado licensed engineer, architect or NICET level III designer with a specialization in fire protection.

The following items need to be submitted electronically for the plan review to be completed:

- Completed and Signed FLFPD Application for Plan Review. Available at our website - www.fortluptonfire.org
- Unlocked stamp drawings to include, Civil and Construction Drawings.

Once the submitted documents/drawings and information is reviewed and accepted the documents/drawings will be stamped by FLFPD and return to person submitting the project.

All submitted drawings must meet all the requirements listed in the 2018 International Fire Codes and current additions of the NFPA Standards.

Fire Department Access:

- 2018 International Fire Code, Chapter 5, Section 503 *Fire Apparatus Access Roads*
- 2018 International Fire Code, Appendix D of *Fire Apparatus Access Roads*

NOTE: All “Imminent Travel Lanes” for all residential projects will need to be 26’ that is unobstructed. All “Imminent Travel Lanes” for all commercial projects will need to be 26’ that is unobstructed.

Water Supply:

- 2018 International Fire Code, Chapter 5, Section 507 *Fire Protection Water Supplies*
- Fire hydrant placement shall be spaced as directed in the 2018 International Fire Code, Appendix C, *Fire Hydrant Locations and Distribution*

NOTE: Spacing for Single Family residential communities will be a maximum of 500 feet. Spacing for Multi-Family residential communities will be reviewed under the commercial section of the 2018 International Fire Code.

Fire Flow Requirements:

- 2018 International Fire Code – Appendix B, *Fire-Flow Requirements for Buildings*
- A fire-flow analysis report shall be provided for the project.

Plan Review Package Checklist:

- Completed FLFPD Plan Review/Fire Permitting Application
- Pay all applicable plan review and permitting fees by check, or cash (We are unable to process Credit Cards at this time)
- Engineering Report, signed and stamped
- Site Plan drawing submittal, signed and stamped
- Fire-Flow Analysis Report
- Architectural and Construction drawing submittal, signed and stamped
- Engineered drawings, signed, and stamped

If you have any questions, please contact Taw Tamlin, Fire Marshal at 303-857-4603 or ttamlin@ftluptonfire.com

Sean McDermott

From: Rebecca Sears <rsears@weld.gov>
Sent: Tuesday, September 10, 2024 11:57 AM
To: Sean McDermott; Beyza Kirmizi
Cc: PlanningDept
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: Sunrise - Weld County OGED Referral.pdf

Attached are the referral comments from Weld County Oil & Gas Energy Department. Please reach out if you have any additional questions.

Rebecca Sears

Regulatory Analyst I
1402 N 17th Ave.
Greeley, CO 80631
rsears@weld.gov
Direct: (970) 400-3599



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

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|---|--|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☒ CDOT | ☒ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☒ Weld County GIS |
| ☒ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☒ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☒ Other: |

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: Weld County Oil & Gas Energy SIGNATURE: Rebecca Sears DATE: 9/10/2024

COMMENTS: See attached letter.

Weld County
Oil & Gas Energy Department
Referral Comments



Referring Agency: **City of Fort Lupton Planning Services**
Reference Number: **COZ24-002, CPA24-001, PPL24-001, FPL24-001**
Associated Parcel: **147104400002**
OGED Reviewer: **Rebecca Sears**
Review Date: **9/10/2024**

The Staff of the Weld County Oil and Gas Energy Department (OGED) appreciates the opportunity to comment on the captioned planning case. Staff has completed review of the proposal and have no conflicts with the proposed activity. We have included additional comments below:

1. There are no active or proposed 1041 WOGLA Permits on the associated parcel. There are several oil and gas well sites in the area surrounding the parcel.
2. The parcel includes zero (0) active oil and gas wells.
3. The parcel includes one (1) plugged and abandoned (PA) well listed in Table 1 below. Additional information regarding these plugged and abandoned wells is available from the Energy & Carbon Management Commission (ECMC). OGED recommends that the Applicant review this information and contact the responsible operator regarding well infrastructure that may have been abandoned in place prior to conducting operations in proximity to the wells.

API	Operator	Well Title	Well Status
05-123-11204	Kerr McGee Oil & Gas Onshore LP	Addie M King Gas Unit True #1	PA

4. The lands may include additional oil and gas related infrastructure, such as off-location flowlines or pipeline which are a use by right and not regulated by Weld County. OGED requests that the applicant reviews flowline data available from the ECMC map viewer and utilize Colorado 811 prior to any excavation activities.

These comments and recommendations are based upon the review of the application materials submitted by the applicant and other relevant information available on the E-Permit site.

Sean McDermott

From: Alan Kaylor <akaylor@weld8.org>
Sent: Sunday, September 8, 2024 6:24 AM
To: Sean McDermott
Cc: Beyza Kirmizi; PlanningDept
Subject: Re: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Thank you Sean. The usual for the school district with collection at permitting for each rooftop. We will always consider a lump sum offer from the developer.

Alan
Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

Nondiscrimination/Equal Opportunity Statement In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld Re-8 School District does not discriminate on the basis of disability, race, creed, color, sex, sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld Re-8 School District: 200 South Fulton, Fort Lupton, CO 80621, 303.857.3200, superintendent@weld8.org

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On Sep 6, 2024, at 6:10 PM, Sean McDermott <SMcDermott@fortluptonco.gov> wrote:

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat,**

and Final Plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean

=====
Main 303.857.6694 | Direct (720) 466-6193
Mobile (720) 683-8418 | Fax (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

=====
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Sean McDermott

From: Alan Kaylor <akaylor@weld8.org>
Sent: Thursday, September 26, 2024 6:52 AM
To: Sean McDermott
Cc: Beyza Kirmizi; PlanningDept
Subject: Re: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Thank you Sean. The 200 homes will fall under our cash in lieu agreement.

Alan

Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

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On Sep 24, 2024, at 12:41 PM, Sean McDermott <SMcDermott@fortluptonco.gov> wrote:

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean

=====
Main 303.857.6694 | Direct (720) 466-6193
Mobile (720) 683-8418 | Fax (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: Sean McDermott
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean

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Main 303.857.6694 | Direct (720) 466-6193
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SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Sent: Wednesday, September 25, 2024 8:03 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: PSCo Letter.doc

Sean,
Please see attached.

Violeta Ciocanu [Chokanu]

She/Her/Hers

Xcel Energy | You. Us. Together

Right of Way and Permits Department

1123 West 3rd Avenue, Denver, CO 80223

O: 303-285-6612

E: violeta.ciocanu@xcelenergy.com

Direct Supervisor: adam.r.pena@xcelenergy.com

NOTE: Please send all referral requests to ReferralsXcelDistribution@xcelenergy.com. This email address is for Jurisdictions referrals requests only.

[XCELENERGY.COM](https://www.xcelenergy.com)

Please consider the environment before printing this email.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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EXTERNAL - STOP & THINK before opening links and attachments.

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



WWW.FORTLUPTONCO.GOV

Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193

Mobile (720) 683-8418 | **Fax** (303) 857-0351

SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

September 25, 2024

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Attn: Sean McDermott

Re: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documents for Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment. As always, thank you for the opportunity to take part in the review process.

Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Also, to ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

The utility easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Sean McDermott

From: Jose Gonzalez <jogonzalez@safebuilt.com>
Sent: Wednesday, September 25, 2024 10:30 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: 000 Referral Distribution Sheet.pdf

Hello,

No concerns from building.

Thanks,

Jose Gonzalez
Building Official



39 S PARISH AVE., UNIT 220 JOHNSTOWN, CO. 80534
Office 970-305-3161 Ext 703 Cell 90-217-3871
jogonzalez@safebuilt.com

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,

Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193

Mobile (720) 683-8418 | **Fax** (303) 857-0351

SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

- | | |
|---|--|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☒ CDOT | ☒ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☒ Weld County GIS |
| ☒ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☒ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☐ Other: |

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: Safebuilt SIGNATURE: Jose Gonzalez Digitally signed by Jose Gonzalez
DN: cn=Jose Gonzalez, email=jgonzalez@fortluptonco.gov,
c=Colorado, ou=City of Fort Lupton
Reason: I have signed the document
with my private key ID 12345678901234567890 DATE: 09/25/2024

COMMENTS: No concerns

Sean McDermott

From: Jose Gonzalez <jogonzalez@safebuilt.com>
Sent: Tuesday, October 15, 2024 1:22 PM
To: Sean McDermott; David Rausch
Cc: PlanningDept
Subject: RE: Sunrise Subdivision: Elevations and Plot Plans
Attachments: Sunrise Lot Typical Layout 50' Lot SFD.pdf; Sunrise Lot Typical Layout 34' Lot SFD.pdf

Hello Sean,

I have added a couple of redlines on the plot plans. Both layouts will need fire rated eaves as they are encroaching into the 5' setback separation to property lines from Building Code perspective.

Thank you,

Jose Gonzalez
Building Official



39 S PARISH AVE., UNIT 220 JOHNSTOWN, CO. 80534
Office 970-305-3161 Ext 703 Cell 90-217-3871
jogonzalez@safebuilt.com

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Monday, October 14, 2024 10:06 AM
To: Jose Gonzalez <jogonzalez@safebuilt.com>; David Rausch <DRausch@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Sunrise Subdivision: Elevations and Plot Plans

Hi Jose and David,

KB Homes just submitted elevations and sample plot plans for the Sunrise subdivision project. Before we return referral comments, I wanted to see if either of you had any additional/updated referral comments based on these new documents?

Jose- could you look at the setbacks and front porches, side eaves, etc and see if you notice any potential conflicts, especially with the small 34' lot S.F. lots?

Thanks!



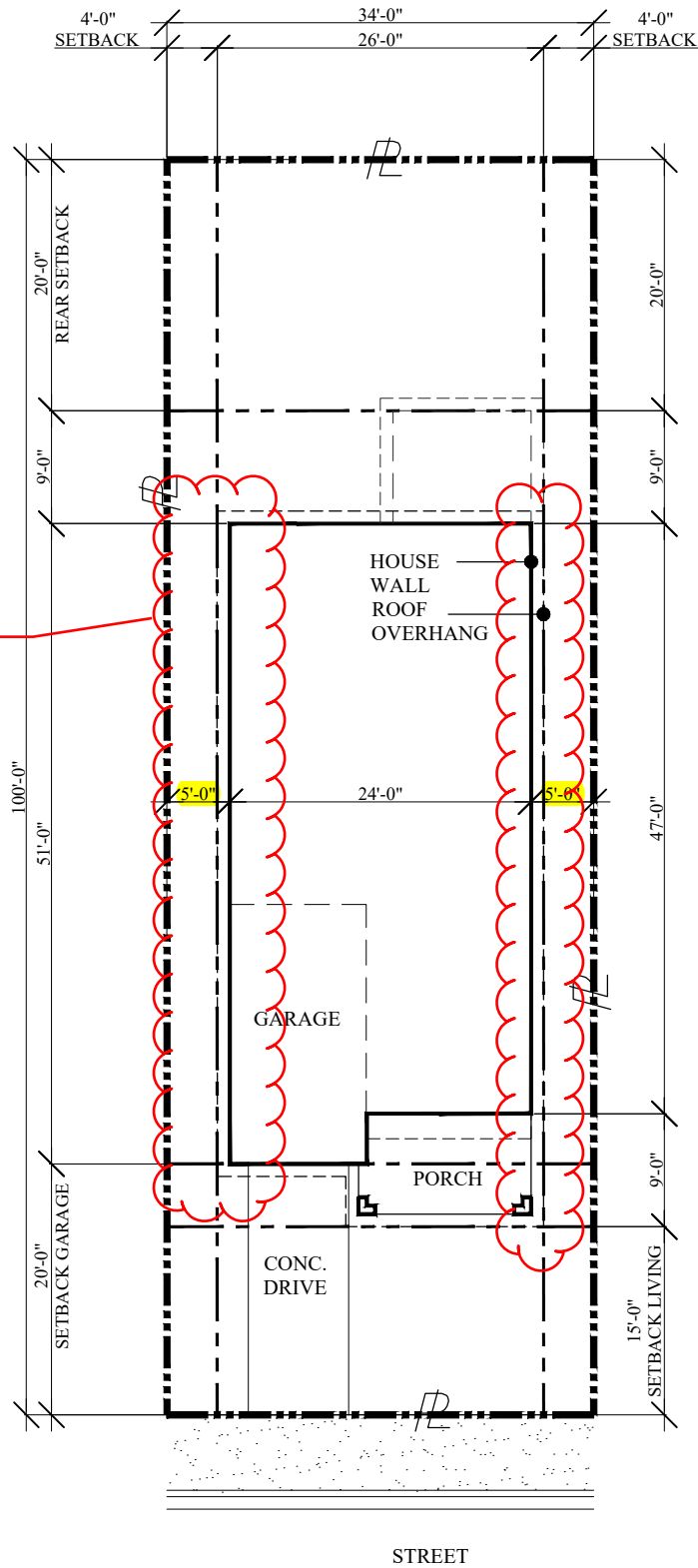
Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov

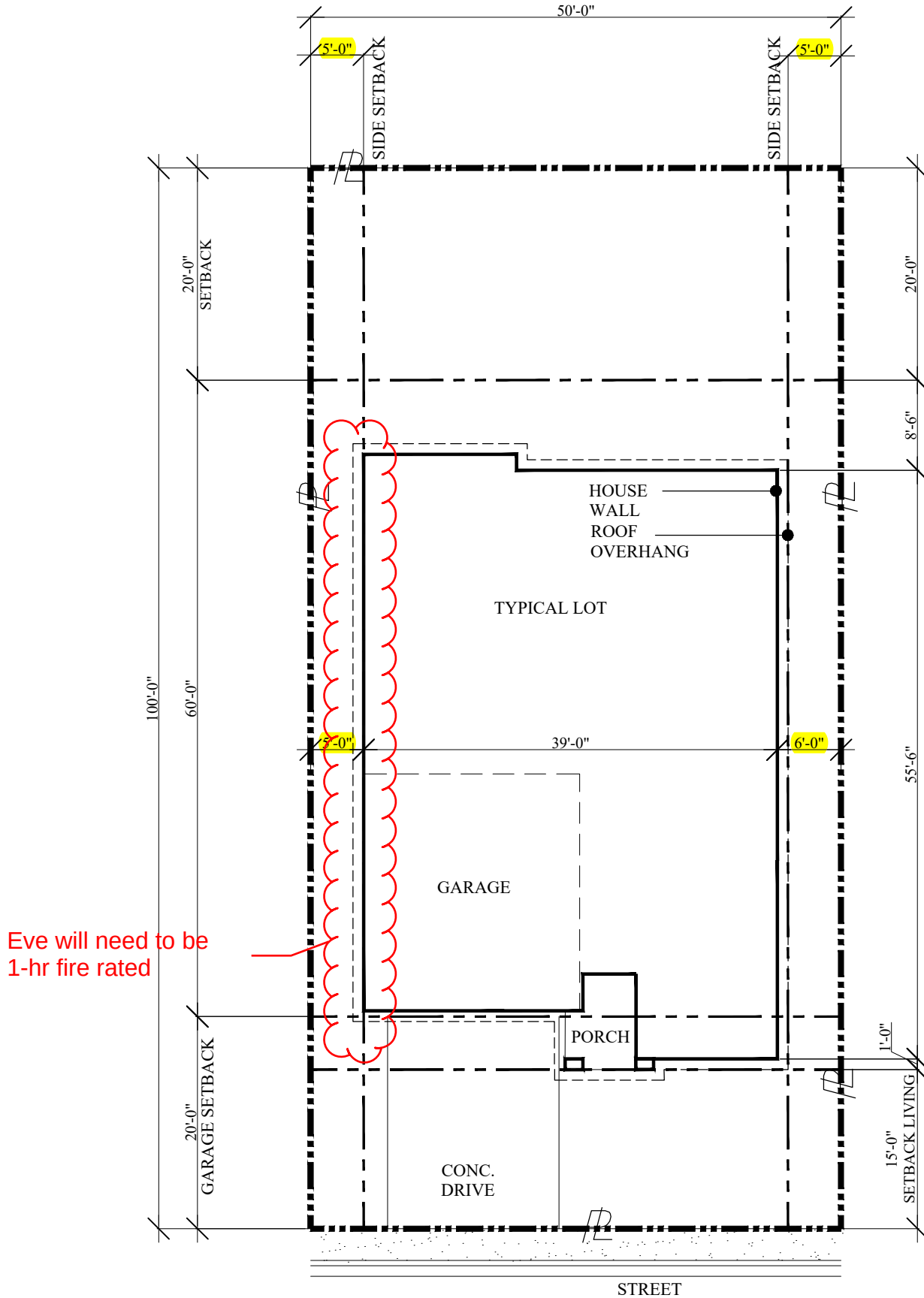
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Eaves need to be 1-hr
fire rated



(34' Lot) Front-Load SFD



(50' Lot) Front Load SFD

Sean McDermott

From: William Carnes
Sent: Monday, September 9, 2024 12:40 PM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

PD has no concerns

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Monday, September 30, 2024 2:07 PM
To: Sean McDermott; Beyza Kirmizi
Cc: PlanningDept
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Sean,

I have no comment to this referral.

Thank you
Kris



Kristen Thompson

Contracts Specialist II – Land and Water | Northern Water
Direct: (970) 622-2237

220 Water Ave | Berthoud, CO 80513 | (800) 369-RAIN (7246)
www.northernwater.org | [Facebook](#) | [X](#) | [Instagram](#) | [LinkedIn](#)

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Some people who received this message don't often get email from smcdermott@fortluptonco.gov. [Learn why this is important](#)

External Message - Please be cautious when replying or opening links or attachments in this email

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: Sean McDermott
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Mark Doering <mdoering@cityofdacono.com>
Sent: Thursday, October 31, 2024 2:02 PM
To: Sean McDermott
Cc: Jennifer Krieger; John Michael Lawler
Subject: RE: Notice of Proposed Comprehensive Plan Amendment - Fort Lupton

Sean,

Thank you for sending that referral to the City of Dacono. We have no comments.

Mark



Mark Doering, AICP | Planning Manager | City of Dacono
Office: 303-833-2317 ext. 125

Website: CityofDacono.com

From: Jennifer Krieger <jkrieger@cityofdacono.com>
Sent: Thursday, October 31, 2024 1:47 PM
To: John Michael Lawler <jmlawler@cityofdacono.com>; Mark Doering <mdoering@cityofdacono.com>
Subject: FW: Notice of Proposed Comprehensive Plan Amendment - Fort Lupton

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Wednesday, October 30, 2024 3:22 PM
To: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Notice of Proposed Comprehensive Plan Amendment - Fort Lupton

Good Afternoon,

Attached is a notice of public hearings for a proposed Comprehensive Plan Amendment in the City of Fort Lupton. Any comments or questions related to this matter are appreciated.

Thanks,



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351

WWW.FORTLUPTONCO.GOV

SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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RESOLUTION NO. P2024-019

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE SUNRISE CHANGE OF ZONE ON A PROPERTY LOCATED ON A PART OF THE WESTERN HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing November 14, 2024 for the purpose of reviewing a change of zone known as the Sunrise Change of Zone from the R-1 Single-Family Residential to the R-2 Mixed-Density Residential, R-3 High Density Residential, and P Parks and Open Space Zone Districts on the property legally described in Exhibit A and zone district areas defined in Exhibit B of this Resolution; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Sunrise Change of Zone application conforms to Colorado Revised Statutes and City codes and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posted notice of the public hearings on the property at least fifteen (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends to City Council approval of the Sunrise Change of Zone to the R-2 Mixed-Density Residential, R-3 High Density Residential, and P Parks and Open Space Zone Districts as the areas are defined in Exhibit B of this Resolution.

DONE THIS 14TH DAY OF NOVEMBER 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

EXHIBIT B

LEGAL DESCRIPTION OF ZONE DISTRICTS

R-2 ZONE AREA LEGAL DESCRIPTION

A PORTION OF LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 439.04 FEET TO THE **POINT OF BEGINNING**;

THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 54.01;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 88.41 FEET;

THENCE NORTH 89°48'09" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 256.33 FEET;

THENCE SOUTH 72°51'22" EAST, A DISTANCE OF 30.21 FEET TO A POINT OF TANGENT CURVE;

THENCE 99.39 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTH, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 37°57'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 85°22'33" EAST, 97.58 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 08°10'31" WEST, A DISTANCE OF 101.81 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE 110.19 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 126°15'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°09'24" WEST, 89.21 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 26°42'40" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE 139.55 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°18'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°56'29" WEST, 134.57 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 69°06'01" WEST, A DISTANCE OF 24.25 FEET;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 466.06 FEET;

THENCE NORTH 89°01'55" EAST, A DISTANCE OF 37.49 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE 380.67 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 124°37'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°06'57" EAST, 309.93 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 379.11 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE 383.48 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 125°33'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°35'19" WEST, 311.23 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 221.80 FEET;

THENCE S 00°59'36" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 250.06 FEET;

THENCE SOUTH 00°11'51" EAST A DISTANCE OF 1547.35 FEET TO A POINT OF TANGENT CURVE;

THENCE 22.17 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 59.23 FEET, A CENTRAL ANGLE OF 21°26'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°15'59" WEST, 22.04 FEET TO A POINT OF TANGENT CURVE;

THENCE 165.42 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 126°22'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°30'37" EAST, 133.87 FEET TO A POINT OF TANGENT CURVE;

THENCE 19.49 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 62.03 FEET, A CENTRAL ANGLE OF 18°00'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75°48'57" EAST, 19.41 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°01'55" WEST, A DISTANCE OF 161.21 FEET TO A POINT OF TANGENT CURVE;

THENCE 20.60 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 90°46'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°34'58" EAST, 18.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°11'51" EAST, A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.84 ACRES, MORE OR LESS.

R-3 ZONE AREA LEGAL DESCRIPTION

A PORTION OF LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 42.50 FEET TO THE **POINT OF BEGINNING**;

THENCE PARALLEL WITH AND 42.50 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 1883.01;

THENCE NORTH 89°00'24" EAST, A DISTANCE OF 361.23 FEET;

THENCE SOUTH 00°59'36" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 250.06 FEET;

THENCE SOUTH 00°11'51" EAST A DISTANCE OF 1547.35 FEET TO A POINT OF TANGENT CURVE;

THENCE 22.17 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 59.23 FEET, A CENTRAL ANGLE OF 21°26'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°15'59" WEST, 22.04 FEET TO A POINT OF TANGENT CURVE;

THENCE 165.42 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 126°22'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°30'37" EAST, 133.87 FEET TO A POINT OF TANGENT CURVE;

THENCE 19.49 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 62.03 FEET, A CENTRAL ANGLE OF 18°00'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75°48'57" EAST, 19.41 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°01'55" EAST, A DISTANCE OF 161.21 FEET TO A POINT OF TANGENT CURVE;

THENCE 20.60 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 90°46'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°34'58" EAST, 18.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°11'51" EAST, A DISTANCE OF 109.75 FEET;

THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 SOUTH 88°59'48" WEST, A DISTANCE OF 396.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.23 ACRES, MORE OR LESS.

P ZONE AREA LEGAL DESCRIPTION

A PORTION OF LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 1891.38 TO THE **POINT OF BEGINNING**;

THENCE NORTH 78°29'49" EAST, A DISTANCE OF 788.63 FEET;

THENCE SOUTH 86°34'51" EAST, A DISTANCE OF 73.51 FEET;

THENCE SOUTH 14°10'23" EAST, A DISTANCE OF 97.92 FEET;

THENCE SOUTH 38°36'59" EAST, A DISTANCE OF 177.05 FEET;

THENCE NORTH 89°46'16" EAST A DISTANCE OF 30.21 FEET TO A POINT OF TANGENT CURVE;

THENCE 61.21 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 165.10 FEET, A CENTRAL ANGLE OF 21°14'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°26'36" EAST, 60.86 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 09°10'57" WEST, A DISTANCE OF 125.55 FEET;

THENCE SOUTH 01°55'05" WEST A DISTANCE OF 96.61 FEET TO A POINT OF TANGENT CURVE;

THENCE 46.67 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 8°27'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°08'56" WEST, 46.62 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 10°22'46" WEST, A DISTANCE OF 89.70 FEET;

THENCE SOUTH 04°43'48" WEST, A DISTANCE OF 57.14 FEET;

THENCE SOUTH 07°31'22" WEST, A DISTANCE OF 56.62 FEET;

THENCE SOUTH 03°57'19" WEST, A DISTANCE OF 84.41 FEET;

THENCE SOUTH 08°35'01" WEST, A DISTANCE OF 216.55 FEET;

THENCE SOUTH 11°23'36" WEST, A DISTANCE OF 25.49 FEET;

THENCE SOUTH 00°22'02" WEST A DISTANCE OF 58.54 FEET TO A POINT OF TANGENT CURVE;

THENCE 112.35 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 11°42'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°13'10" WEST, 112.16 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 12°04'18" WEST, A DISTANCE OF 41.97 FEET TO A POINT OF TANGENT CURVE;

THENCE 185.39 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, SAID ARC HAVING A RADIUS OF 973.30 FEET, A CENTRAL ANGLE OF 10°54'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°36'53" WEST, 185.11 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 01°09'29" WEST, A DISTANCE OF 40.17 FEET TO A POINT OF TANGENT CURVE;

THENCE 95.27 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 19°51'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°04'59" WEST, 94.80 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 21°00'29" WEST, A DISTANCE OF 77.43 FEET;

THENCE SOUTH 13°19'38" WEST, A DISTANCE OF 242.36 FEET TO A POINT OF TANGENT CURVE;

THENCE 117.51 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, SAID ARC HAVING A RADIUS OF 204.00 FEET, A CENTRAL ANGLE OF 33°00'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 29°49'43" WEST, 115.89 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 46°25'22" WEST, A DISTANCE OF 14.27 FEET;

THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 SOUTH 88°59'48" WEST, A DISTANCE OF 242.39 FEET;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 88.41 FEET;

THENCE NORTH 89°48'09" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 256.33 FEET;

THENCE SOUTH 72°51'21" EAST, A DISTANCE OF 30.21 FEET TO A POINT OF TANGENT CURVE;

THENCE 99.39 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTH, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 37°57'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 85°22'33" EAST, 97.58 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 08°10'31" WEST, A DISTANCE OF 101.81 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE 110.19 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 126°15'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°09'24" WEST, 89.21 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 26°42'40" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE 139.55 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°18'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°56'29" WEST, 134.57 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 69°06'01" WEST, A DISTANCE OF 24.25 FEET;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 466.06 FEET;

THENCE NORTH 89°01'55" EAST, A DISTANCE OF 37.49 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE 380.67 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 124°37'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°06'57" EAST, 309.93 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°11'51" WEST, A DISTANCE OF 379.11 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE 383.48 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 125°33'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°35'19" WEST, 311.23 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 583.03 FEET;

THENCE PARALLEL WITH AND 42.50 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 8.37 TO THE **POINT OF BEGINNING**.

CONTAINING 11.64 ACRES, MORE OR LESS.

**SUNRISE CHANGE OF ZONE STAFF REPORT
PROJECT NO. COZ24-002**

PROJECT DESCRIPTION

Project No.: COZ24-002

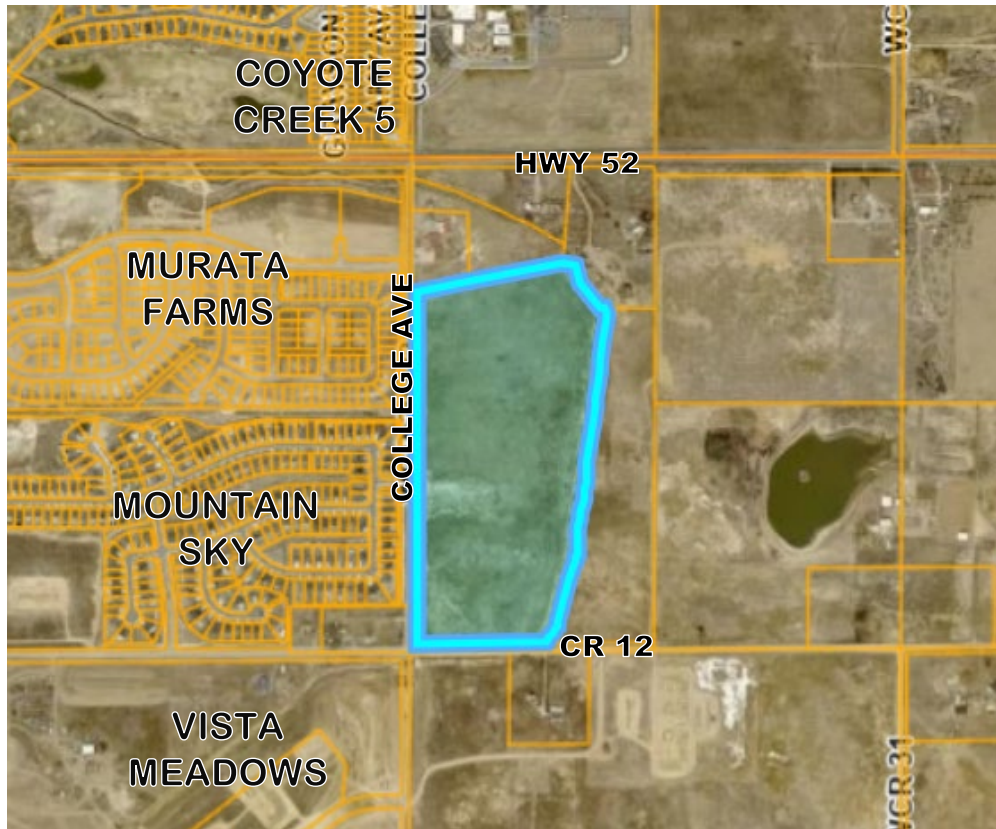
Project Name: Sunrise Change of Zone

Owner's Name: George and Anna Taylor

Representative: Dede Carlson, Carlson Associates ("Applicant")

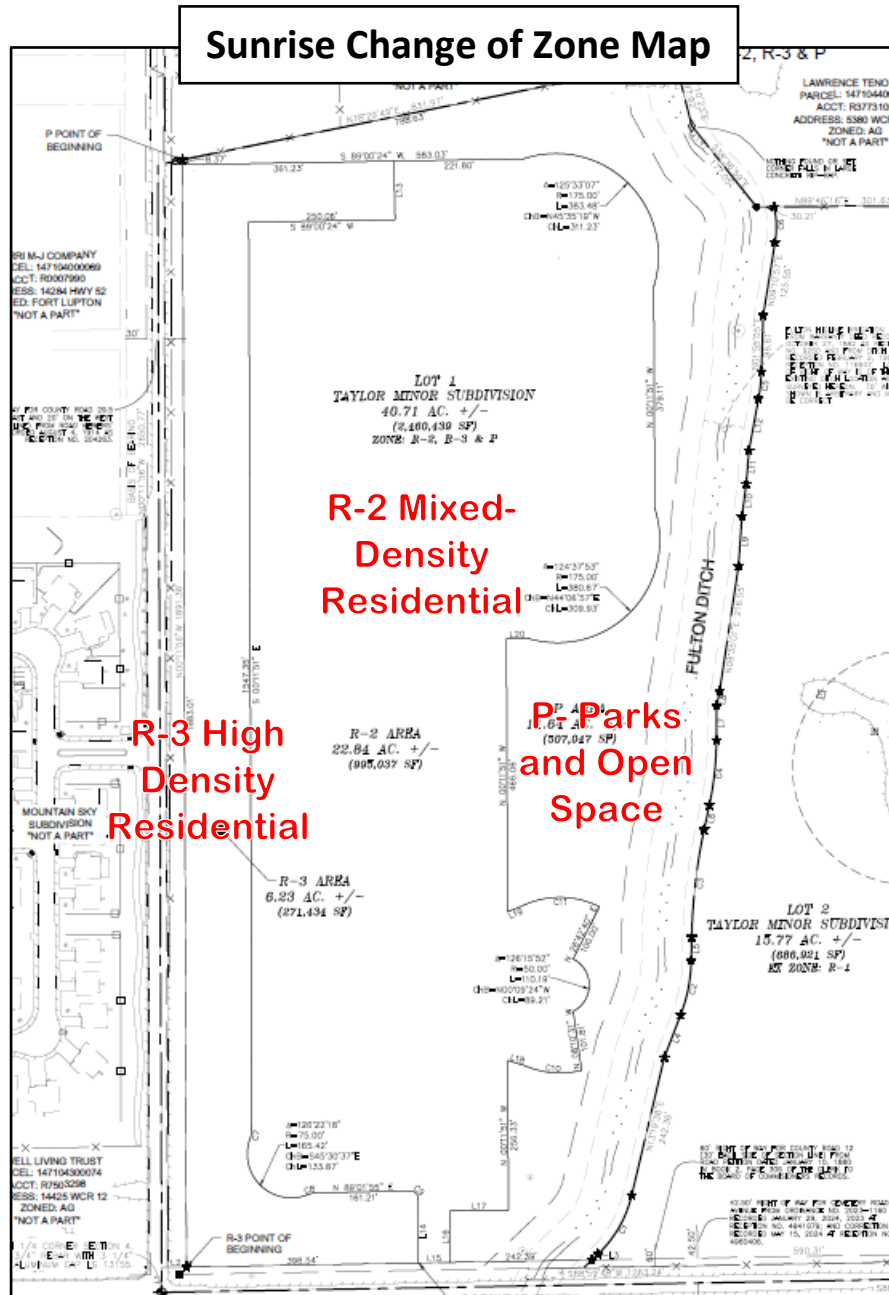
Location of Request:

The site is located east and adjacent to College Ave and north and adjacent to CR 12 (The Property). The Property is located in the western half of the Southeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for consideration of a Change of Zone from R-1 Single-Family Residential to a mix of R-2 Mixed-Density Residential, R-3 High Density Residential, and P- Parks and Open Space. The associated Preliminary Plat being reviewed concurrently designates the different lot types associated with each district and delineates the open space for recreation to be zoned as such.



Site Size: 40.71 acres, more or less.

Zone District (current): R-1 Single-Family Residential.

Proposed Zone District: A mix of R-2 Mixed-Density Residential (22.84 acres more or less), R-3 High Density Residential (6.23 acres more or less), and P- Parks and Open Space (11.64 acres more or less).

Proposed Use: Mixed of 61 single family-detached homes, 92 duplexes, and 47 single-family small lot detached homes, bordered by open space, a park, and a 10' trail along the Fulton Ditch.

Existing Use: The Property is currently vacant agricultural land.

Meeting Dates: Planning Commission – November 14, 2024 at 6:00 PM; and
City Council – December 3, 2024 at 6:00 PM.

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

SUMMARY OF PREVIOUS APPLICATIONS

On October 22, 2019 Planning Commission reviewed a Sketch Plat Plan for a former concept plan on the site, named Villaggio Classico. City Council reviewed and approved with conditions on November 4th, 2019. However, the Villaggio Classico Sketch Plat Plan is no longer current nor being proposed.

On November 4, 2019 City Council approved the annexation agreement for the Taylor Annexation (Ordinance No. 2019-1067). The initial zoning for the property was R-1.

On August 15, 2023 City Council reviewed a Service Plan and an Intergovernmental Agreement (IGA) for this property with Sunrise Metropolitan District (Ordinance No. 2023-0125). City Council approved the Service Plan and IGA.

On August 14, 2024 the Taylor Minor Subdivision (Project No. MSD2022-0001) was recorded, splitting the 56.49 acre property east of the ditch, creating the current 40.71 acre parcel. Right-of-Way was dedicated along College Ave and CR 12 on January 29th, 2024.

This Change of Zone is currently being processed alongside a Comprehensive Plan Amendment, Preliminary Plat, and Final Plat. The Comprehensive Plan Amendment and Preliminary Plat are scheduled for public hearings on the same dates as the Change of Zone. The Final Plat is a staff review.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone to the R-1 Single-Family Residential to a mix of R-2 Mixed-Density Residential, R-3 High Density Residential, and P- Parks and Open Space zone districts.

A Change of Zone is processed under [Chapter 16 Section 2.03](#) of the Fort Lupton Municipal Code (“Code”). After required public notice of the Change of Zone, the Planning Commission shall consider the application, referral comments, and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions, or deny the Change of Zone. The Planning Commission’s comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City’s standards, regulations, and policies.

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

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires publishing, posting, and mailing notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on October 24, 2024.

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

Notice was mailed to neighbors within three-hundred (300) feet of the Property on October 30, 2024.

EXISTING CONTEXT

Nearby uses include agricultural land with an oil and gas well to the east of the Fulton Ditch, existing rural residences to the northeast, northwest, and south, and the Mountain Sky and Murata Farms subdivisions to the west. The Fulton Ditch runs north/south through the eastern edge of the site.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant wishes to change the zone of the Property from R-1 to R-2, R-3 and P. Zone Districts are governed by Section 16-4.01 of the Fort Lupton Municipal Code. The intent of the zone districts being requested is as follows:

- R-2 zone district: provides residential living (limited range of small-scale residential building types) in compact, walkable neighborhood settings allowing a mix of housing options at strategic locations that transition to complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.
- R-3 zone district: provides residential living (wide range of residential building types) in a moderate-to high-density pattern in suburban areas or walkable neighborhoods, located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.
- P zone district: intended for outdoor recreation facilities and large open land areas which, by reason of topographic features, proximity to a natural drainage course or other natural or man-made features, may be either unsuitable for customary density of construction or use or suitable for preservation as a park or as an open space area.

Staff finds that the areas designated for the R-2, R-3, and P zone districts meet the intent of each district and create a well-designed mix of residential density and open space. The most dense R-3 zoning is proposed to be located along College Ave, which is designated as an Urban Collector with easy access to Highway 52. A transition to a less dense R-2 zoning is proposed in center of the subdivision with multiple housing types allowed and proposed in the concurrent Preliminary

Plat. The Fulton Ditch trail and park amenity proposed along the east side of the parcel preserve the ditch area and set aside a well-designed recreational amenity.

Section 2.03 outlines applicable review criteria for a Change of Zone that are as follows:

- (1) The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The Comprehensive Plan designates the property as Agricultural and Rural Residential. A concurrent Comprehensive Plan Amendment application is being reviewed to change the Future Land Use Designation for this property to Single-Family Detached uses. Staff supports this change and finds the Change of Zone and associated Preliminary Plat further the goals of the Comprehensive Plan by creating housing diversity, establishes a significant portion of the Fulton Ditch Trail, and is adjacent to the existing residential growth area from 2018. With Fort Lupton's recent residential growth, this is a logical place for growth to be supported.

- (2) The proposal will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transition with other complementary uses and development.

The rezoning and associated preliminary plat compliments the existing development on the west side of College Ave (Mountain Sky and Murata Farms) and south of CR 12 (Vista Meadows) and contributes to the development of the Fulton Ditch Trail and buildout of College Ave and CR 12.

- (3) Whether the area has changed since the existing zoning has been in place, or is it changing to a degree that it is in the public interest to rezone the property.

Since the property was annexed and zoned, the surrounding areas continue to move forward with residential development. With much of the new residential development being single family detached product types, the change of zone is in the public interest as it contributes to greater housing diversity. The proposed development has a mix of single family and more dense product types that compliment and support surrounding development in a logical manner.

- (4) The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

This is a logical location for service extension with the proximity to nearby residential developments and new services must meet requirements for this development.

- (5) The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

The Change of Zone allows for a diversity in housing type that serves a community need that would otherwise not be allowed solely under the existing zone district. The portion designated as

Parks and Open Space is more appropriate than the existing zoning for the Fulton Ditch Trail and park as a key community amenity to support the new residential growth.

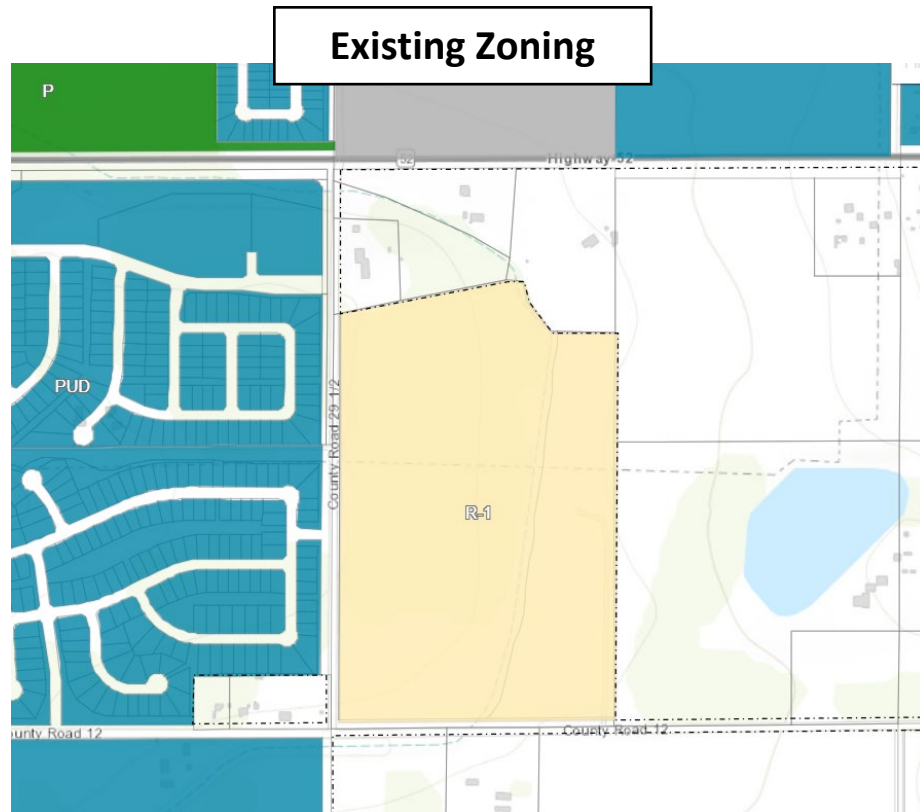
- (6) Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

Any anticipated impacts will be mitigated through the review process and associated conditions. With this development falling under the new code, up-to-date design, landscaping, and subdivision standards will be used.

The Change of Zone request meets the criteria listed above. The Applicant has submitted the required documents pursuant to the Code.

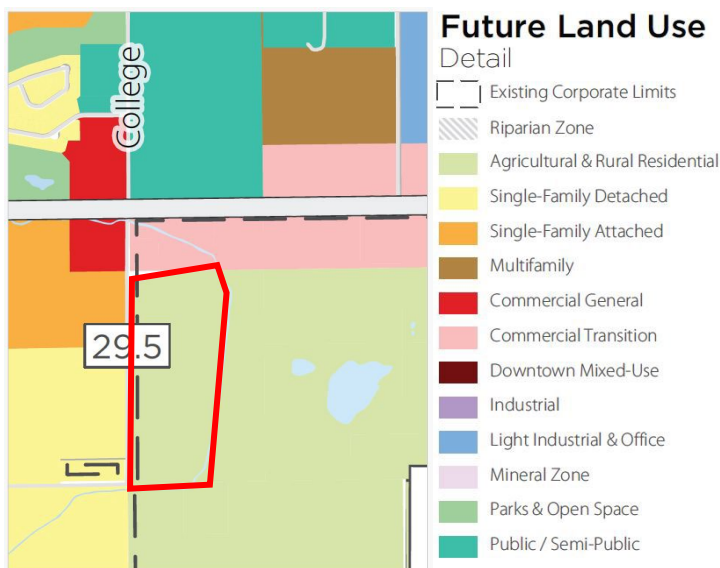
CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	Unincorporated Weld County	Agriculture
EAST	Unincorporated Weld County	Agriculture
WEST	PUD	Residential



CONFORMANCE WITH THE COMPREHENSIVE PLAN

As mentioned above, the Future Land Use Map designates the property as Agricultural and Rural Residential. A concurrent Comprehensive Plan Amendment application is being reviewed to change the Future Land Use Designation for this property to Single-Family Detached uses. Staff supports this change as it is a logical extension of current residential development patterns and further the goals of the Comprehensive Plan by creating housing diversity and density. The Transportation Plan designates CR 29.5 as an Urban Collector as well, meaning denser residential development along this road is supported at this location. The proposed park and trail system along Fulton Ditch help further the goals and recommendations of the City and contribute to connecting trail systems city-wide.



REFERRALS

Building/Grounds Manager	Police Chief	Xcel Energy
City Administrator	Public Works Director	Hyper Fiber
Building Inspector	Golf Course Manager	Postmaster
OMI	Fort Lupton Fire Protection District	Weld Co Dept of Planning
Economic Development Manager	CDOT	Weld Co Dept of Public Health & Env.
City Attorney	Colorado Parks and Wildlife	Weld Co Public Works
Recreation Manager	United Power	Weld Co School District RE-8
GIS Specialist	Comcast	Weld Co GIS
Development Review Engineer	CenturyLink	NCWCD
Western Midstream	State Geologist	Fulton Ditch Company

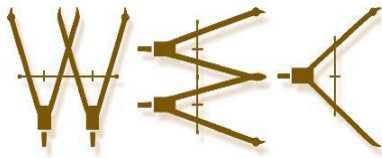
Referrals were provided to the list above

STAFF RECOMMENDATION

Staff recommends approval of the Change of Zone. Staff supports the diversity and density that the Change of Zone provides and finds that this is a logical place for this development. Staff also supports the associated Comprehensive Plan Amendment and Preliminary Plat with conditions and will work with the applicant throughout the development process to ensure relevant standards are met.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/790>



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

October 24, 2024

City of Fort Lupton Planning Department
1200 Dexter Street Unit W 13
Ft. Lupton, CO 80621

RE: SUNRISE SUBDIVISION PRELIMINARY PLAT, FINAL PLAT, CHANGE OF ZONE, AND COMPREHENSIVE PLAN AMENDMENT NARRATIVE

City Design Review Team:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize “Sunrise Residential Development” project and the proposed Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment.

Carlson Associates wish to develop Lot 1 of the Taylor Minor Subdivision (40.71 acres) located within the City of Fort Lupton. The subject property is located primarily on the west half of the southeast quarter of Section 4, Township 1 North, Range 66 West of the 6th P.M., County of Weld, Colorado

The property was annexed into the City of Fort Lupton in 2021. The Fulton Ditch runs along the east side of the property border. The property was zoned R-1 (Single-Family Residential) shortly after annexing, and we are proposing a Change of Zone to R-2 (mixed-density residential), R-3 (high density residential), and P (parks and open space).

PURPOSE / BACKGROUND

Within the R-2 and R-3 zoning we are proposing 200 single-family residential lots (61 single-family detached Houses, 92 single-family attached Duplexes, and 47 single-family detached small lots). There are approximately 4.9 dwelling units per acre. See the table below for the proposed lot dimensions and minimum lot size for each proposed residential lot type, each conforming to the residential lot standards laid out for this zoning category.

Residential Lot Type	Proposed Lot Dimension	Minimum Lot Size
Single-Family Detached Small Lots	34' X 100' (3,400 sf)	3,000 sf
Single-Family Duplex	30' x 115' (2,850 sf)	2,500 sf / unit
Single-Family Detached Reduced Lots	50' x 100' (5,000 sf)	4,500 sf

Along with the 19.03 acres of residential lots (R-2 & R-3), this development also proposes 6.9 acres of Public Open Space (trails and natural open space zoned P) and 2.85 of Common Open Space (parks, activity areas, and trails). This project requires a minimum of 6 acres of Public Open Space and 2.4 acres of Common Open Space based on the 200 proposed residential lots. The subdivision will also include 4.46 acres of Passive Open Space (detention pond and Fulton Ditch) which was not included in the total open space calculations for the project.

ADJACENT USES

To the north lies rural residential and agricultural, to the east is pasture ground and a large acreage (70 ac +/-) residence, to the south is agricultural and an Oil/Gas pad, to the southwest is newly approved and near beginning construction Vista Meadows PUD (400+/- lots). The property is bordered to the west by the newly built Mountain Sky Subdivision (single family homes). See Current Zoning Map. Fig. No.1 on the next page.

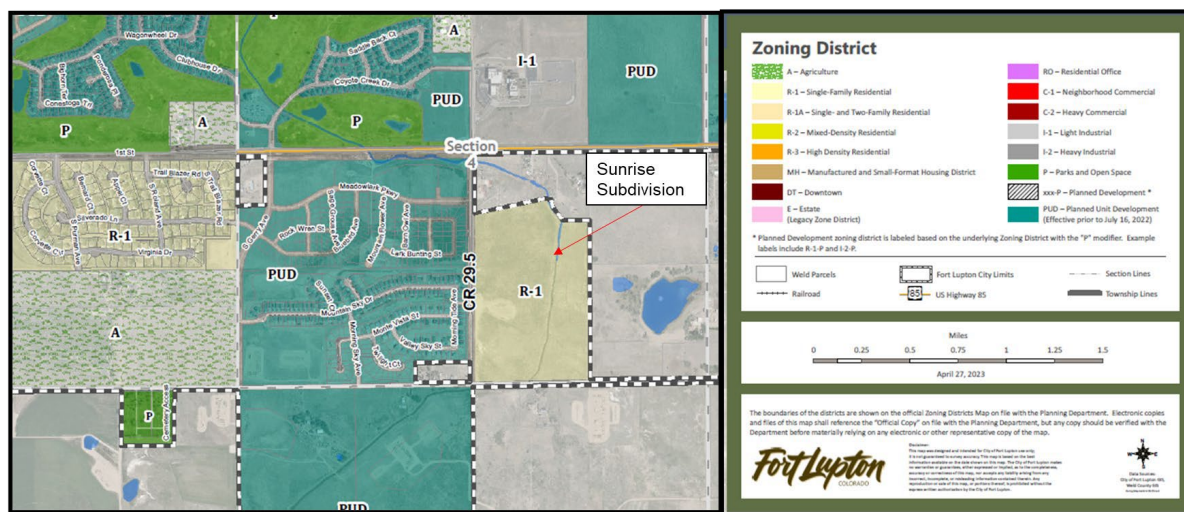


Fig. No. 1

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

This proposed development will match uses (single family residential) west (Mountain Sky Subdivision) and southwest (Vista Meadows Subdivision). Sunrise Residential Development will conform to all applicable City of Fort Lupton zoning regulations and standards. WEC has previously notified both the west and southwest Developers, and the adjacent property owners via Neighborhood Meeting about the proposed development.

COMPREHENSIVE PLAN

The City's Comprehensive Plan shows this area as agriculture and rural residential. See Fig. No.2. It was zoned R1 in 2021.

The proposed development aligns with the intent of the City of Fort Lupton's Comprehensive and Zoning Map. The proposed single family detached Future Land Use Designation will complement the surrounding land uses currently adjacent to the property. The uses will enhance and promote the welfare of the area by increasing the variety of residential home choices available.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed single family detached uses will be required to conform in all other respects to all applicable City of Fort Lupton R-2, R-3 & P zone regulations and standards.

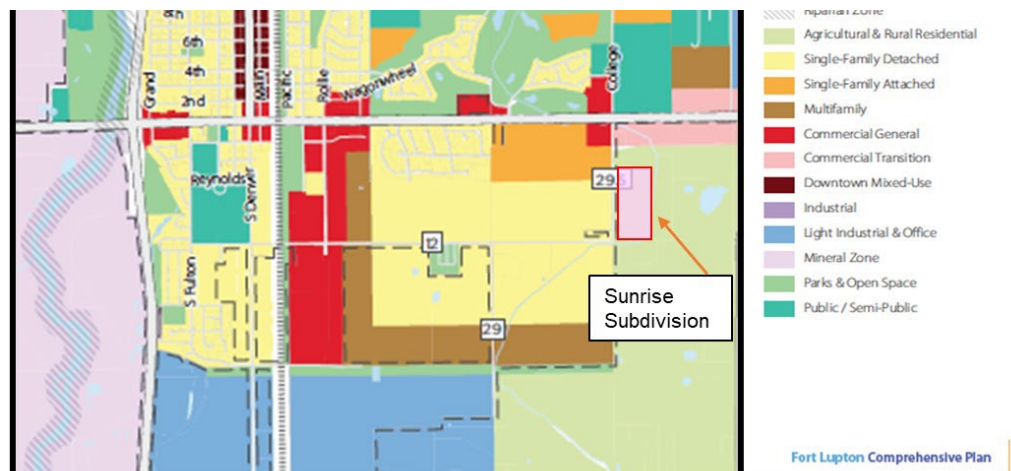


Fig No. 2

ACCESS LAYOUT

The project is proposing two accesses from County Road 29 1/2, one aligned with the Mountain Sky Development, and another located approximately 875 feet north of the Mountain Sky/Sunrise access (which is 845 feet south of the WCR 29 1/2 and Highway 52 intersection). A third access is proposed from County Road 12 approximately 470 feet east of the WCR 12 and WCR 29 1/2 intersection. See Fig. No. 3 below.

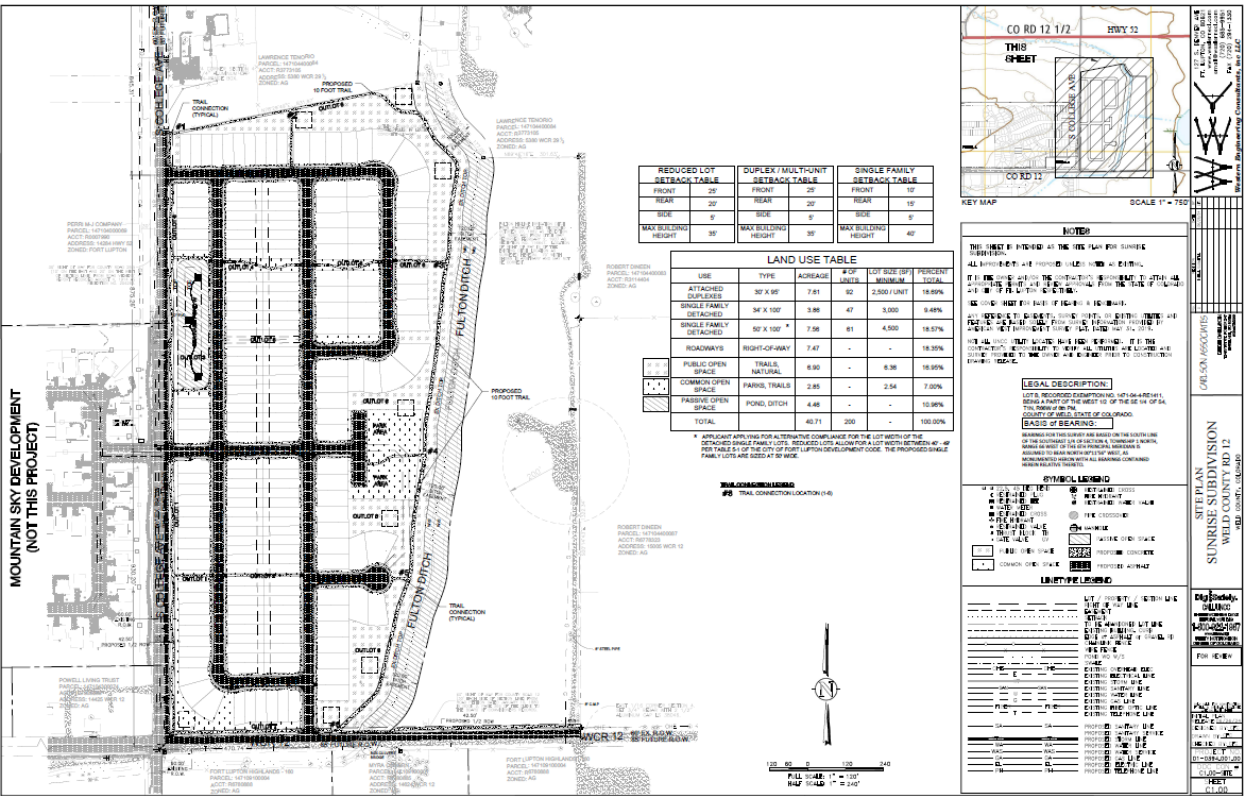


Fig. No. 3

GEOLOGICAL HAZARDS

A preliminary Geotech report has been done on the subject property and concluded that no geological hazards or environmental concerns are present.

DENSITY

LOT	AREA (Acres)	RESIDENTIAL USE	UNITS #	DENSITY (DU/Ac)
30' X 115'	7.61	Duplexes	92	12.09
34' X 100'	3.86	Single Family Detached Small Lot	47	12.17
50' X 100'	7.56	Single Family Detached Reduced Lot	61	8.06
LOT AREA DENSITY	19.03		200	10.50

PHASING

The proposed phasing is indicated in Fig. No. 4 below.

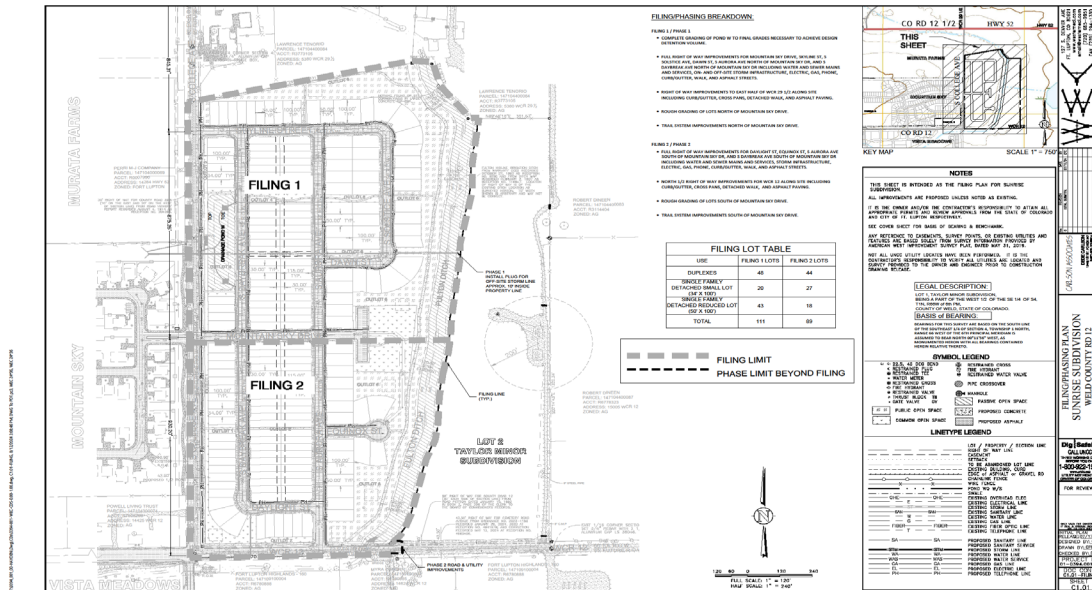


Fig. No.4

Filing 1

- Complete grading of pond w to final grades necessary to achieve design detention volume.
- Full right of way improvements for Mountain Sky Drive, Skyline St, S Solstice Ave, Dawn St, S Aurora Ave north Of Mountain Sky Dr, and S Daybreak Ave north of Mountain Sky Dr including water and sewer mains and services, on- and off-site storm infrastructure, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- Right of way improvements to east half of WCR 29 1/2 along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots north of Mountain Sky Drive.
- Trail system improvements north of Mountain Sky Drive.

Filing 2

- Full right of way improvements for Daylight St, Equinox St, S Aurora Ave south of Mountain Sky Dr, and S Daybreak Ave south of Mountain Sky Dr including water and sewer mains and services, storm infrastructure, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- North 1/2 right of way improvements for WCR 12 along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots south of Mountain Sky Drive.
- Trail system improvements south of Mountain Sky Drive.

TRANSPORTATION PLAN

The Town has existing roadways to the east and west, north, and south. An additional 25 feet of Right of Way for WCR 12 and WCR 29 ½ has been submitted by separate legal and exhibit along the south and west boundaries respectively. See Fig. No. 5

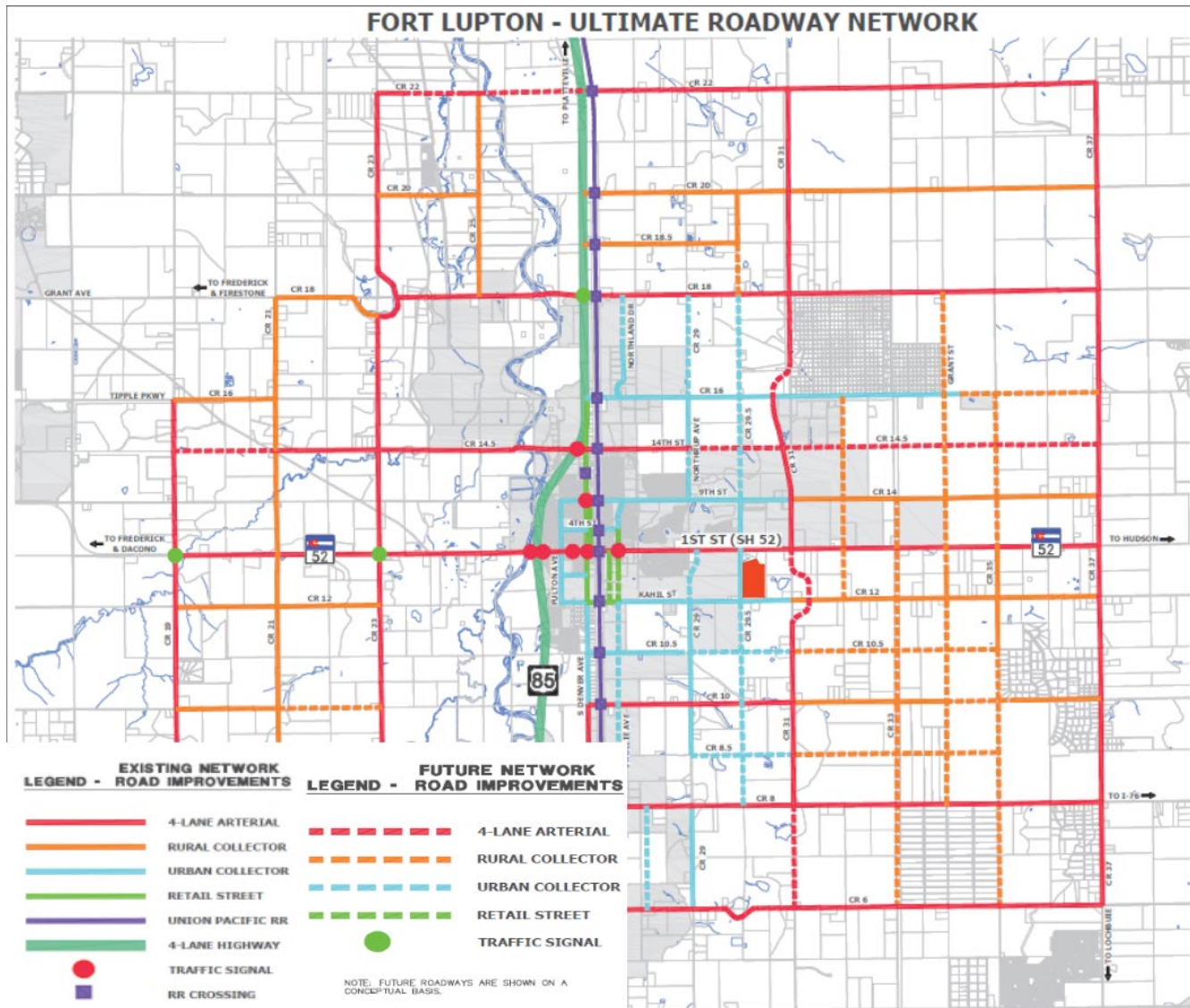


Figure 5

REVIEW CHECKLIST

- | | |
|--|-------------------------|
| 1. Complete land use application | Enclosed. |
| 2. Complete deposit (escrow) agreement | Turned in by applicant. |
| 3. Project narrative. | This Document |
| 4. Notice Compliance | Enclosed |
| 5. Legal Description in Word Format | Enclosed |
| 6. Ownership Information | Enclosed |
| 7. Existing Conditions Plan | Enclosed |
| 8. Plat/Change of Zone Map | Enclosed |
| 9. Detailed Statement of Requested Change | Enclosed |
| 10. Site & Open Space Layout / Map | Enclosed |
| 11. Preliminary Plat – Construction Plans | Enclosed |
| 12. Final Drainage Report | Enclosed |
| 13. Traffic Study | Enclosed |
| 14. Utility Study | Enclosed |
| 15. SIA Template | Enclosed |
| 16. Geotechnical Report | Enclosed |
| 17. A SWMP and Stormwater Discharge permit | In Progress |

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

We believe this new development will enhance the welfare and livelihood of the City of Fort Lupton and help to increase the variety of residential home choices in a booming residential area.

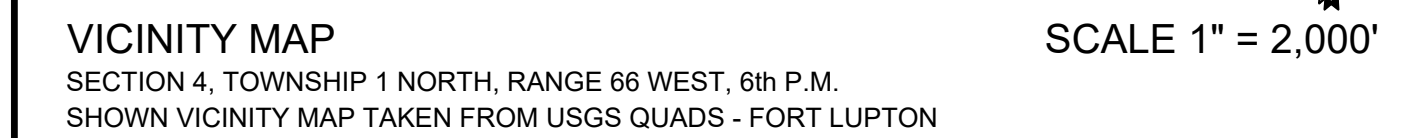
The desired schedule is to achieve approvals and begin Construction after Final Plat, Subdivision Improvements Agreement, Security Deposits, and Final Engineering Drawing approvals.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager



BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6th P.M.,
COUNTY OF WELD, STATE OF COLORADO
ZONE: R-2, R-3 & P
PROJECT NO. COZ24-002

PREPARED FOR:
CARLSON ASSOCIATES
12460 1ST ST, PO BOX 247
EASTLAKE, CO 80614
PHONE (303) 457-2966

SUNRISE SUBDIVISION **DATE**

WESTERN ENGINEERING CONSULTANTS, INC. **DATE**
CHADWIN F. COX, P.E.

Know All Men By These Presents, that _____, being the sole owner of the land described herein, and _____ are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this Change of Zone.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

STATE OF COLORADO,)
) ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ on this ____ day of _____, A.D. 20____. Witness my hand and seal.

My commission expires _____

Notary Public

Approved this _____ day of _____, 20____.

City Engineer

Approved this _____ day of _____, 20____.

Director of Public Works

Approved this _____ day of _____, 20____.

City Administrator

Recommended this _____ day of _____, 20____, by Resolution No. _____

Chairperson, Fort Lupton Planning Commission

This is to certify that a plat of the above-described property was approved by Ordinance No. _____ of the City of Fort Lupton passes and adopted on the _____ day of _____, A.D., 202__, and that the Mayor of the City of Fort Lupton, as authorized by said ordinance on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest:

Mayo

City Clerk
(Seal)

A parcel of land in the City of Fort Lupton, Colorado, located in the W 1/2 of the SE 1/4 of Section 4, T 4 N, R 66 W of the 6th P.M. and more particularly described as follows:.

Lot 1 of the Taylor Minor Subdivision recorded August 14, 2024 as reception No. 4976710,

Containing 40.714 acres, more or less,

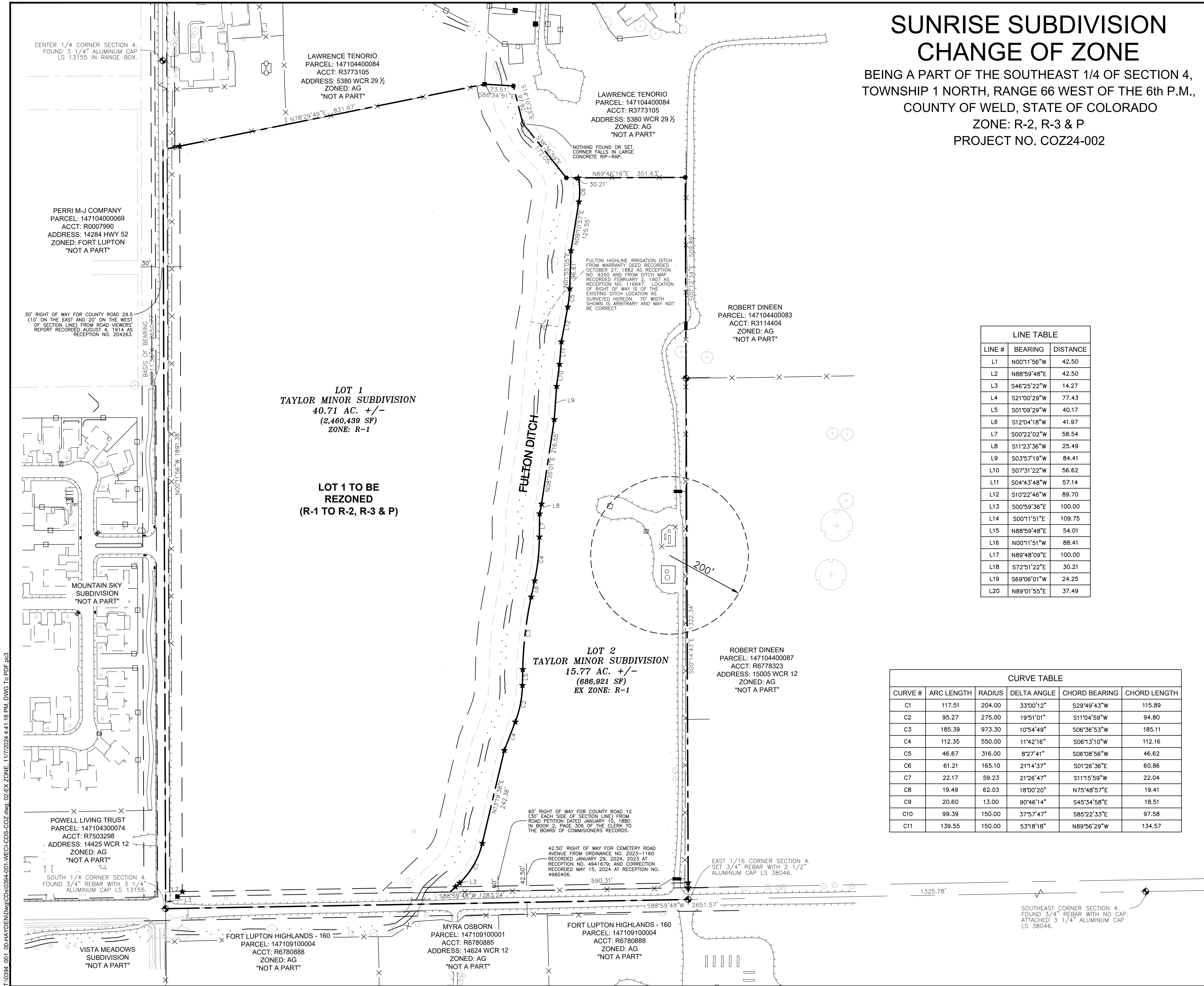
County of Weld, State of Colorado

Western Engineering Consultants, inc. LLC

WESTERN ENGINEERING CONSULTANTS, inc. LLC
127 SOUTH DENVER AVENUE, FORT LUPTON, CO 80621
720-685-7341 PH, 720-294-1330 FAX, email@westerneci.com

PROJECT NO: 01-0394-01-00
INITIAL PLAN SUBMITTAL: JULY 17, 2024
SHEET: **1 of 3**

T:\0394_001_00-HAYDEN\DWG\CD\0394-001-WEB\CD\CS-COZ.dwg 02-EX-ZONE, 1/17/2024 4:41:18 PM, DWG To PDF, ps3



THIS SHEET

KEY MAP

SCALE 1" = 750'

LEGAL DESCRIPTION:

LOT 1 OF THE TAYLOR MINOR SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE SE 1/4 OF S4, T1N, R66W OF 6th PM, COUNTY OF WELD, STATE OF COLORADO.

BASIS of BEARING:

BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'56" WEST, AS MONUMENTED HERON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SYMBOL LEGEND

- SECTION CONTROL MONUMENTED AS NOTED HEREON
- SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046
- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
- FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
- FOUND 1/2" REBAR W/ NO CAP
- CALCULATED POSITION - NOTHING FOUND OR SET

LINETYPE LEGEND

- ZONING OR PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING BUILDING, CURB
- EDGE OF ASPHALT or GRAVEL
- CHAINLINK FENCE
- WIRE FENCE
- WOOD FENCE
- DITCH WATER SURFACE

**EXISTING ZONING PLAN
SUNRISE SUBDIVISION
WELD COUNTY RD 12
WELD COUNTY, COLORADO**

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION
1" SCALE & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 07/17/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0394.001.00
DOC CON #
0002-EX ZONE
SHEET
2 OF 3

**127 S. DENVER AVE.
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330**

Western Engineering Consultants, Inc LLC

SUNRISE SUBDIVISION CHANGE OF ZONE
BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

66 WEST OF THE 6th P.M.,
ZONE: R-2, R-3 & P
PROJECT NO. COZ24-002

LAWRENCE TENORIO
PARCEL: 147104400084
ACCT: R3773105
ADDRESS: 5380 WCR 29 1/2
ZONED: AG
"NOT A PART"

LOT 1
TAYLOR MINOR SUBDIVISION
40.71 AC. +/-
(2,460,439 SF)
ZONE: R-2, R-3 & P

LOT 2
TAYLOR MINOR SUBDIVISION
15.77 AC. +/-
(666,921 SF)
EX ZONE: R-1

ROBERT DINEEN
PARCEL: 147104400083
ACCT: R3114404
ZONED: AG
"NOT A PART"

ROBERT DINEEN
PARCEL: 147104400087
ACCT: R6778323
ADDRESS: 15005 WCR 12
ZONED: AG
"NOT A PART"

MYRA OSBORN
PARCEL: 147109100001
ACCT: R6780885
ADDRESS: 14624 WCR 12
ZONED: AG
"NOT A PART"

FORT LUPTON HIGHLANDS - 160
PARCEL: 147109100004
ACCT: R6780888
ZONED: AG
"NOT A PART"

PERRI M-J COMPANY
PARCEL: 147104000069
ACCT: R0007890
ADDRESS: 14284 HWY 52
ZONED: FORT LUPTON
"NOT A PART"

POWELL LIVING TRUST
PARCEL: 147104300074
ACCT: R7503298
ADDRESS: 14425 WCR 12
ZONED: AG
"NOT A PART"

MOUNTAIN SKY SUBDIVISION
"NOT A PART"

VISTA MEADOWS SUBDIVISION
"NOT A PART"

KEY MAP
SCALE 1" = 750'

LEGAL DESCRIPTION:
LOT 1 OF THE TAYLOR MINOR SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE SE 1/4 OF S4, T1N, R66W OF 6th PM, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING:
BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'56" WEST, AS MONUMENTED HERON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SYMBOL LEGEND
SECTION CONTROL MONUMENTED AS NOTED HERON
SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046
FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
FOUND 1/2" REBAR W/ NO CAP
CALCULATED POSITION - NOTHING FOUND OR SET

LINETYPE LEGEND
ZONING OR PROPERTY LINE
SECTION LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING BUILDING, CURB
EDGE OF ASPHALT OR GRAVEL
CHAINLINK FENCE
WIRE FENCE
WOOD FENCE
DITCH WATER SURFACE

DEVELOPED ZONING PLAN
SUNRISE SUBDIVISION
WELD COUNTY RD 12
WELD COUNTY, COLORADO

DigIt Safely.
CALL UNCC
THREE WORKING DAYS
IMPROVED BY DIG
1-800-922-1987
WWW.DIGITSAFELY.COM
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR REVIEW

INITIAL PLAN
RELEASE: 07/17/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0394.001-00
DOC CON #
0003-DS ZONE
SHEET
3 OF 3

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[Back](#)

Notice Publish Date:

Thursday, October 24, 2024

Notice Content

Public Notice CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment referred to as the Sunrise Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment, located east and adjacent to College Ave and north and adjacent to County Road 12 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, November 14, 2024, at 6:00 P.M., and before the City Council on Tuesday, December 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 LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO. Legal Notice No. FLP1145 First Publication: October 24, 2024 Last Publication: October 24, 2024 Publisher: Fort Lupton Press

[Back](#)

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment** referred to as the Sunrise Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment, located east and adjacent to College Ave and north and adjacent to County Road 12 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, November 14, 2024, at 6:00 P.M.**, and before the **City Council on Tuesday, December 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**

LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP1145

First Publication: September 24, 2024

Last Publication: October 24, 2024

Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 30 day of October, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **Sunrise Change of Zone and Preliminary Plat** was sent via United States Mail, postage pre-paid, to the following addresses:

FITZSIMMONS JOHN J 4447 RIO GRANDE PL BROOMFIELD, CO 800239441	ARELLANO-ORNEALAS JOSE JUAN 14606 HIGHWAY 52, FORT LUPTON, CO 806218223	CW-BRIGGS LLC 8655 S PRIEST DR TEMPE, AZ 852841913
POWELL LIVING TRUST 14425 COUNTY ROAD 12 FORT LUPTON, CO 806218205	VILLALOBOS ISAAC 416 MORNING TIDE AVE FORT LUPTON, CO 806214674	OGG BRITTANY ANNE 408 MORNING TIDE AVE FORT LUPTON, CO 806214674
SPENCE JASON ALLAN 400 MORNING TIDE AVE FORT LUPTON, CO 806214674	KOKOSZKA ANNETTE LOUISE 2449 MOUNTAIN SKY DR FORT LUPTON, CO 806214672	BRUNICK JUSTIN D 2441 MOUNTAIN SKY DR FORT LUPTON, CO 806214672
QUIROZ PATRICIA 2433 MOUNTAIN SKY DR FORT LUPTON, CO 806214672	SOTO ALCIRA DANIELA 417 MORNING TIDE AVE FORT LUPTON, CO 806214674	COWAN GREGORY JOSEPH 409 MORNING TIDE AVE FORT LUPTON, CO 806214674
FL MOUNTAIN SKY LLC 500 FAIRFAX ST DENVER, CO 802205133	AMATECO MICHELLE MIRANDA 425 MORNING TIDE AVE FORT LUPTON, CO 806214674	ONSTOTT JORDAN ALEXANDRIA 433 MORNING TIDE AVE FORT LUPTON, CO 806214674
FRANKO MARIE LOU 2442 MONTE VISTA ST FORT LUPTON, CO 806214640	MONGE AMANDA MARIE 2437 VALLEY SKY ST FORT LUPTON, CO 806214650	TAFOYA MICHAEL 432 MORNING TIDE AVE FORT LUPTON, CO 806214674
GARAY-PORTILLO EFREN 440 MORNING TIDE AVE FORT LUPTON, CO 806214674	NAVARRO MARCO ANTONIO 448 MORNING TIDE AVE FORT LUPTON, CO 806214674	SCHLEUGER GARY L 456 MORNING TIDE AVE FORT LUPTON, CO 806214674
CRUZ FERMIN HERNANDEZ 500 MORNING TIDE AVE FORT LUPTON, CO 806214674	TORRES CRISTIAN JULIAN 508 MORNING TIDE AVE FORT LUPTON, CO 806214674	RODRIGUEZ YATLAHI SANCHEZ 516 MORNING TIDE AVE FORT LUPTON, CO 806214674
ADDISON CHASE EDWARD 524 MORNING TIDE AVE FORT LUPTON, CO 806214674	OCHS KAYDEE 2444 VALLEY SKY ST FORT LUPTON, CO 806214650	KENNERLEY JENNIFER LYNNE 2436 VALLEY SKY ST FORT LUPTON, CO 806214650
VIVA LAND VENTURES LP 4900 N MESA ST STE 100 EL PASO, TX 799125904	DINEEN ROBERT J 15005 COUNTY ROAD 12 FORT LUPTON, CO 806218209	TENORIO LAWRENCE J 5380 COUNTY ROAD 29.5 FORT LUPTON, CO 806212217
RUIZ GERMAIN A PO BOX 317 FORT LUPTON, CO 806210317	OSBORNE MYRA 128 CROSSTIDE CIR PONTE VEDRA BEACH, FL 320824028	FORT LUPTON HIGHLANDS – 160 GP LLP 8791 CIRCLE DR WESTMINSTER, CO 800313675



City Official



Planning & Building

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

Phone: 720.928.4003
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Change of Zone** and **Preliminary Plat** referred to as the **Sunrise Change of Zone and Preliminary Plat** located **north and adjacent to CR 12 and east and adjacent to CR 29 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, **November 14th, 2024** at 6:00 P.M., and before the City Council on Tuesday, **December 3rd, 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: **Sunrise Subdivision – Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

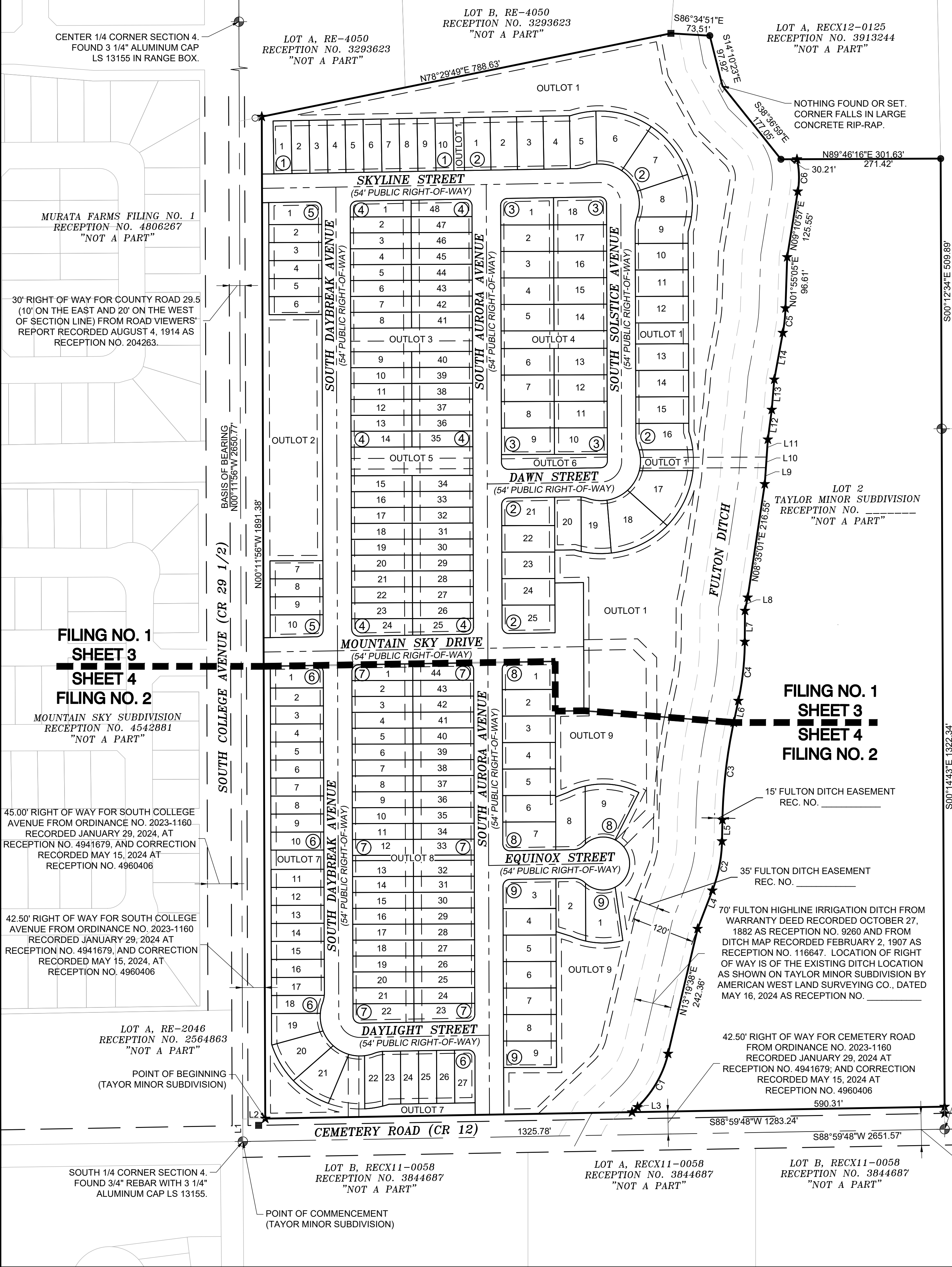
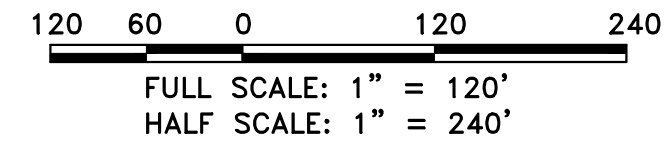
LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: Sunrise Subdivision – Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat

SUNRISE SUDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. LUP2024-XXXX AND PLAN NO. FPL2024-XXXX
200 RESIDENTIAL LOTS - 9 OUTLOTS
40.714 ACRES
SHEET 2 OF 4



SYMBOL LEGEND	
	SECTION CONTROL MONUMENT AS NOTED HEREON
	SET 5/8" x 24" REBAR W/ 2" ALUM CAP LS 38046
	FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
	FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
	NO CAP
	CALCULATED POSITION - NOTHING FOUND OR SET
	END OF CURVE / LINE OR INTERSECTION POINT
	UTILITY EASEMENT
	BLOCK NUMBER

SCALE: 1" = 120'	DRAWN BY: WEC	CHECKED BY: MRH	DATE: August 08, 2024
JOB NO: 22-169	REVISIONS:		

SUNRISE SUBDIVISION CHANGE OF ZONE
BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6th P.M.,
COUNTY OF WELD, STATE OF COLORADO
ZONE: R-2, R-3 & P

**LOT 1
TAYLOR MINOR SUBDIVISION
40.71 AC. +/-
(2,460,439 SF)
ZONE: R-2, R-3 & P**

**LOT 2
TAYLOR MINOR SUBDIVISION
15.77 AC. +/-
(666,921 SF)
EX ZONE: R-1**

**R-2 AREA
22.84 AC. +/-
(995,037 SF)**

**R-3 AREA
6.23 AC. +/-
(271,434 SF)**

**P AREA
11.64 AC. +/-
(507,047 SF)**

**PERRI M-J COMPANY
PARCEL: 147104000069
ACCT: R0007990
ADDRESS: 14284 HWY 52
ZONED: FORT LUPTON
"NOT A PART"**

**LAWRENCE TENORIO
PARCEL: 147104400084
ACCT: R3773105
ADDRESS: 5380 WCR 29 1/2
ZONED: AG
"NOT A PART"**

**ROBERT DINEEN
PARCEL: 147104400083
ACCT: R3114404
ZONED: AG
"NOT A PART"**

**ROBERT DINEEN
PARCEL: 147104400087
ACCT: R6778323
ADDRESS: 15005 WCR 12
ZONED: AG
"NOT A PART"**

**POWELL LIVING TRUST
PARCEL: 147104300074
ACCT: R7503298
ADDRESS: 14425 WCR 12
ZONED: AG
"NOT A PART"**

**MYRA OSBORN
PARCEL: 147109100001
ACCT: R6780885
ADDRESS: 14624 WCR 12
ZONED: AG
"NOT A PART"**

**FORT LUPTON HIGHLANDS - 160
PARCEL: 147109100004
ACCT: R6780888
ZONED: AG
"NOT A PART"**

**VISTA MEADOWS SUBDIVISION
"NOT A PART"**

**MOUNTAIN SKY SUBDIVISION
"NOT A PART"**

FULTON DITCH

**NOTHING FOUND OR SET
CORNER FALLS IN LARGE
CONCRETE RIP-RAP.**

**FULTON HIGLINE IRRIGATION DITCH
FROM WARRANTY DEED RECORDED
OCTOBER 27, 1982 AS RECEPTION
NO. 9260 AND FROM DITCH MAP
RECORDED FEBRUARY 2, 1907 AS
RECEPTION NO. 116647. LOCATION
OF RIGHT OF WAY IS OF THE
EXISTING DITCH LOCATION AS
SURVEYED HEREON. 70' WIDTH
SHOWN IS ARBITRARY AND MAY NOT
BE CORRECT.**

**60' RIGHT OF WAY FOR COUNTY ROAD 12
30' EACH SIDE OF SECTION LINE) FROM
ROAD PETITION DATED JANUARY 10, 1980
IN BOOK 2, PAGE 306 OF THE CLERK TO
THE BOARD OF COMMISSIONERS RECORDS.**

**42.50' RIGHT OF WAY FOR CEMETERY ROAD
AVENUE FROM ORDINANCE NO. 2023-1160
RECORDED JANUARY 29, 2024, 2023 AT
RECEPTION NO. 4941679; AND CORRECTION
RECORDED MAY 15, 2024 AT RECEPTION NO.
4960406.**

**EAST 1/16 CORNER SECTION 4:
SET 3/4" REBAR WITH 2 1/2"
ALUMINUM CAP LS 38046.**

**SOUTH 1/4 CORNER SECTION 4,
FOUND 3/4" REBAR WITH 3 1/4"
ALUMINUM CAP LS 13155.**

**CENTER 1/4 CORNER SECTION 4,
FOUND 3 1/4" ALUMINUM CAP
LS 13155 IN RANGE BOX.**

**30' RIGHT OF WAY FOR COUNTY ROAD 29.5
(10' ON THE EAST AND 20' ON THE WEST
OF SECTION LINE) FROM ROAD VIEWERS
REPORT RECORDED AUGUST 5, 1914 AS
RECEPTION NO. 204263.**

POINT OF BEGINNING

R-3 POINT OF BEGINNING

R-2 POINT OF BEGINNING

POINT OF COMMENCEMENT

1883.01'
1547.35'
396.54'
242.39'
586.59' 48" W 1283.24'
590.31'
2651.57'
322.34'
5007.14' 43" E
5007.12' 54" E 509.63'
5007.11' 56" W 2650.77'
5007.11' 56" W 1891.35'
1883.01'
1547.35'
396.54'
242.39'
586.59' 48" W 1283.24'
590.31'
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5007.11' 56" W 2650.77'
5007.11' 56" W 1891.35'
1883.01'
1547.35'
396.54'
242.39'
586.59' 48" W 1283.24'
590.3

PORTIONS OF LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 42.50 FEET TO THE POINT OF BEGINNING;

THESE PARALLEL WITH AND 42.50 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 1883.01; THENCE NORTH 89°00'24" EAST, A DISTANCE OF 361.23 FEET; THENCE SOUTH 00°09'36" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 250.06 FEET; THENCE SOUTH 00°11'51" EAST A DISTANCE OF 1547.35 FEET TO A POINT OF TANGENCY; THENCE 20.60 FEET ALONG THE ARC OF SAID CIRCLE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 59.23 FEET, A CENTRAL ANGLE OF 21°26'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°15'59" WEST, 22.04 FEET TO A POINT OF TANGENCY; THENCE 165.42 FEET ALONG THE ARC OF SAID CIRCLE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 126°22'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°30'37" WEST, 133.87 FEET TO A POINT OF TANGENCY; THENCE 19.41 FEET ALONG THE ARC OF SAID CIRCLE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 62.03 FEET, A CENTRAL ANGLE OF 18°01'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75°48'57" EAST, 19.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°01'55" WEST, A DISTANCE OF 161.21 FEET TO A POINT OF TANGENCY; THENCE 20.60 FEET ALONG THE ARC OF SAID CIRCLE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 90°46'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°34'58" EAST, 18.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°11'51" EAST, A DISTANCE OF 109.75 FEET; THESE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4 SOUTH 85°59'48" WEST, A DISTANCE OF 396.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.23 ACRES, MORE OR LESS.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 439.04 FEET TO THE POINT OF BEGINNING;

THESE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 54.01, THENCE NORTH 00°11'51" WEST, A DISTANCE OF 88.41 FEET; THENCE NORTH 89°48'09" EAST, A DISTANCE OF 100.00 FEET, THENCE NORTH 00°11'51" WEST, A DISTANCE OF 256.33 FEET; THENCE SOUTH 72°51'22" EAST, A DISTANCE OF 300.21 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°48'09" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF TANGENCY; THENCE 150.00 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 37°57'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 85°22'35" EAST, 97.58 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°10'31" WEST, A DISTANCE OF 101.81 FEET TO A POINT OF NON-TANGENCY CURVE; THENCE 110.19 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 126°15'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°09'24" WEST, 89.21 FEET TO A POINT OF NON-TANGENCY; THENCE 139.55 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°18'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°56'29" WEST, 134.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°06'01" WEST, A DISTANCE OF 24.25 FEET; THENCE NORTH 00°11'51" WEST, A DISTANCE OF 466.06 FEET, THENCE NORTH 89°01'55" EAST, A DISTANCE OF 37.49 FEET TO A POINT OF NON-TANGENCY CURVE; THENCE 380.67 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 125°33'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°35'39" WEST, 131.23 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°09'24" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF NON-TANGENCY; THENCE 154.73 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 154.73 FEET TO A POINT OF TANGENCY CURVE; THENCE 22.17 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 59.23 FEET, A CENTRAL ANGLE OF 21°26'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°15'59" WEST, 22.04 FEET TO A POINT OF TANGENCY CURVE; THENCE 165.42 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 126°15'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°09'24" WEST, 89.21 FEET TO A POINT OF NON-TANGENCY; THENCE 139.55 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 62.03 FEET, A CENTRAL ANGLE OF 180°00'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75°48'57" EAST, 194.1 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°01'55" WEST, A DISTANCE OF 161.21 FEET TO A POINT OF TANGENCY CURVE; THENCE 20.60 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 90°46'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°48'09" EAST, 18.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°11'51" EAST, A DISTANCE OF 109.75 FEET TO A POINT OF BEGINNING.

CONTAINING 22.84 ACRES, MORE OR LESS.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 1891.38 TO THE POINT OF BEGINNING;

[illegible]

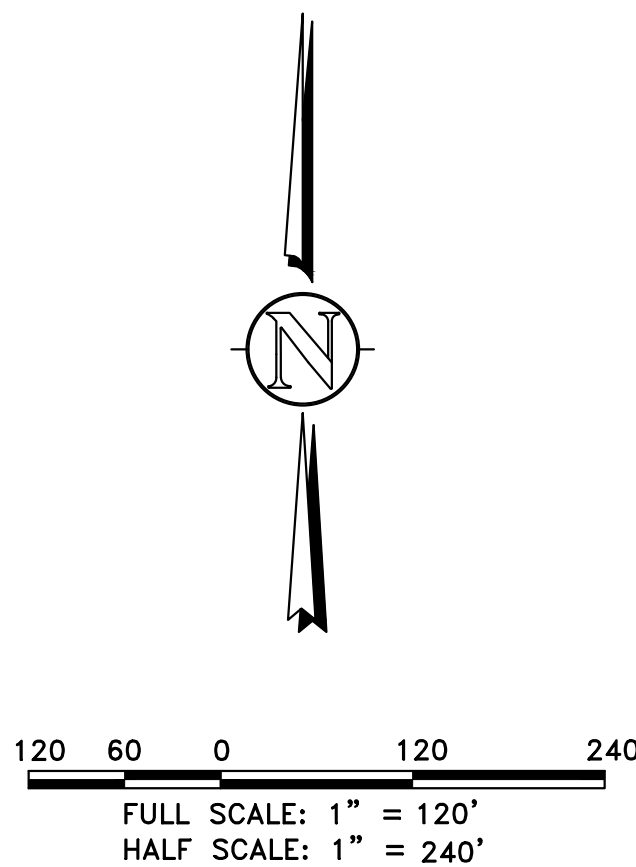
CONTAINING 11.64 ACRES, MORE OR LESS.



LOT 1 OF THE TAYLOR MINOR SUBDIVISION, BEING A PART OF
THE WEST 1/2 OF THE SE 1/4 OF S4, T1N, R66W of 6th PM.

COUNTY OF WELD, STATE OF COLORADO.

BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUME TO BEAR NORTH 00°11'56" WEST, AS MONUMENTED HERON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



SECTION CONTROL MONUMENTED AS NOTED HEREON
 SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046
 FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
 FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
 FOUND 1/2" REBAR W/ NO CAP
 CALCULATED POSITION - NOTHING FOUND OR SET

=====	ZONING OR PROPERTY LINE
_____	SECTION LINE
=====	RIGHT-OF-WAY LINE
-----	EASEMENT LINE
- - - - -	EXISTING BUILDING, CURB
=====	EDGE OF ASPHALT or GRAVEL
-----	CHAINLINK FENCE
X X	WIRE FENCE
□ □	WOOD FENCE
.	DITCH WATER SURFACE

No.	REVISION	DATE
0	INITIAL RELEASE	07/17/24 GFC
1	REV PER CIT COMMENTS	10/24/24 GFC
2	REV PER CIT COMMENTS	10/29/24 GFC

CARLSON ASSOCIATES

DEDE CARLSON
 12460 1ST ST, PO BOX 247
 EASTLAKE, CO 80014
 303-685-0686

DEVELOPED ZONING PLAN
SUNRISE SUBDIVISION
WELD COUNTY RD 12
WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

ONLY VALID FOR CONSTRUCTION
 IF SEAL & ORIGINAL SIGNATURE
 ARE ON EACH SHEET
 INITIAL PLAN
 RELEASE: 07/17/24
 DESIGNED BY: CFC
 DRAWN BY: CFC
 CHECKED BY: CFC
 PROJECT NO.
 01-0394.001.00
 DOC CON #
 0003-DS_ZONE
 SHEET
 3 OF 3



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Sunrise Change of Zone and Preliminary Plat
Project No. COZ24-002 & PPL24-001



Facing: WCR 12



Facing WCR 29.5

I, Dede Carlson hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 29th day of October, 2024.

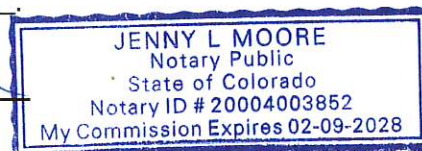
[Signature]

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Dede Carlson, this 29th day of October, 2024. Witness my hand and seal.

My commission expires 02/09/2028.

[Signature]
Notary Public





FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

- | | |
|---|--|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☒ CDOT | ☒ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☒ Weld County GIS |
| ☒ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☒ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☐ Other: |

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: _____ SIGNATURE: _____ DATE: _____

COMMENTS:



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Planning Department

From: David Rausch

Date: September 26, 2024

Subject: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

- 1. Utilities - A Utility Study will be required with the Major Subdivision Plat.**
 - a. Current water incentive program (Resolution 2022R010 effective March 1, 2022) provides 4 lots per CBT share with nonpotable water system. The nonpotable water system is required and shares must be brought (not cash in lieu).**
 - b. Water - Chapter 3**
 - i. Reimbursement agreement with Mountain Sky required for water main extension to this property.
 - c. Sanitary Sewer - Chapter 4**
 - i. A Reimbursement Agreement with Mountain Sky for sanitary sewer main extension.
 - d. Non Potable Irrigation**
 - i. The main feed to the subdivision system must go through a master metered vault location, for accounting purposes.
- 2. Drainage**
 - a. Final Drainage Study is required.
 - b. Consideration of offsite flows conveyance through this area must be made. Analysis of the basin from the east that could cross the Fulton Ditch must be accounted for. Identify a flow path through the site.

3. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

4. Transportation

- a. .

b. Roadway - Chapter 6

- i. A Reimbursement Agreement with Mountain Sky for half of the S College Avenue paving north of the Mt Sky development along the western property line.
- ii. Preliminary Soils Report indicates the sandy clay mix indicative to this area and shallow groundwater. The pavement section will require soil stabilization and a composite pavement section. This has shown to be successful in the nearby developments.
- iii. *Section 6.33.00* A Pavement Design Report is required prior to roadway paving. City preferred pavement section is a composite section of asphalt surface with Class VI base.
- iv. Mountain Sky Drive must align exactly with Mountain Sky Drive on the west side of College Ave, NO SMALL OFFSETS.

c. Traffic Control - Chapter 8

- i. A Traffic Study will be required with Major Subdivision Plat. Determine impacts to intersection of Hwy 52 and S College Avenue.

5. Public Improvement Agreement – A Subdivision Improvements Agreement will be required for the construction of roadways, water, sewer and nonpotable water systems with Major Subdivision Plat.

6. Mountain Sky reimbursement agreement (due at Plat recordation) requires:

- a. Water line reimbursement = \$431.05 / ¾" tap
- b. Nonpotable water line reimbursement = \$178.37 / tap
- c. Sanitary Sewer Line reimbursement = \$660.52 / tap
- d. S College Ave improvements reimbursement = \$130,752.33

There may be additional concerns as this design develops. In accordance with the City of Fort Lupton STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS, 2014 Edition, Section 1.21.00: An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with the DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in the DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.

Sean McDermott

From: Emily Fore <efore@unitedpower.com>
Sent: Friday, September 27, 2024 8:26 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: 27Sep2024-United Power Comments-Sunrise Subdivision COZ, CPA, PPL, FPL.pdf

Good morning, Sean,
Thank you for inviting United Power, Inc. to review and comment on the Sunrise Subdivision referrals. Attached, please find our comments.
Thanks,



Emily Fore

Right of Way Agent

Office: 720-685-5605 | **Mobile:** 970-515-0128 | efore@unitedpower.com

Working Hours: Monday-Friday 7:30-5:00, off every other Friday

United Power | www.unitedpower.com

500 Cooperative Way Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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September 27, 2024

City of Fort Lupton | Planning Department
130 S. McKinley Ave.
Fort Lupton, CO 80621

Re: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment Project
No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

Dear Sean:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat for Sunrise Subdivision. After review of the information, we have the following comments.

- United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
 - United Power has no concern with the front and rear lot easements granted via the final plats.
- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as, bushes, shrubs, and grasses are allowed. The trunk/base of a tree(s) should be minimum of 5' away from the underground electric line.
- Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

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

Emily Fore
United Power, Inc.
Right of Way Agent
M: 970-515-0128 | Email: platreferral@unitedpower.com

One thing we noticed, I am assuming there is a sale on this property? We are showing current owners as the Taylor's not Carlson Associates Inc. Also if Carlson Associates Inc is the owner, technically the signature block should show them as signing not the individuals.

GIS Mapper Analyst Lead
Assessor's Office
1400 North 17th Avenue
Greeley, CO 80631
970-400-3653 OR 970-353-3845 EXT 3653

Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this information in error, please delete or destroy the information.

From: Sean McDermott
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

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<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: CGS_LUR <CGS_LUR@mines.edu>
Sent: Wednesday, September 25, 2024 4:08 PM
To: Sean McDermott
Subject: Re: [EXTERNAL] RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: WE-24-0007_2 Sunrise COZ24-002, CPA24-001, PPL24-001, FPL24-001.pdf

Hi Sean,

The Colorado Geological Survey's review of the Sunrise Change of Zone COZ24-002, Comprehensive Plan Amendment CPA24-001, Preliminary Plat PPL24-001, and Final Plat FPL24-001 referral is attached.

Please call or email if you have questions or need further review.

Thanks,
Jill Carlson

Land Use Review Program
Colorado Geological Survey
1801 Moly Road
Golden, CO 80401
cgs_lur@mines.edu
303-384-2655

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: [EXTERNAL] RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

CAUTION: This email originated from outside of the Colorado School of Mines organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this information in error, please delete or destroy the information.

From: Sean McDermott

Sent: Friday, September 6, 2024 5:09 PM

To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>

Cc: PlanningDept <PlanningDept@Fortluptonco.gov>

Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

September 25, 2024

Sean McDermott
Planning & Building Department
City of Fort Lupton
SMcDermott@FortLuptonCo.gov

Location:
40.0764, -104.7806

**Subject: Sunrise -- Change of Zone COZ24-002, Comprehensive Plan Amendment CPA24-001, Preliminary Plat PPL24-001, and Final Plat FPL24-001
City of Fort Lupton, Weld County, CO; CGS Unique No. WE-24-0007-2**

Dear Sean / City of Fort Lupton:

The Colorado Geological Survey has reviewed the Sunrise zone change, comp plan amendment, and preliminary and final plat referral. CGS reviewed this project at concept plan (CPL23-0001). I understand the applicant now proposes 200 DUs in single family detached and duplex units on approximately 19 acres of an overall 40.7-acre property located about two miles east of Fort Lupton.

The currently available referral documents include a Preliminary Subsurface Exploration, Proposed Villagio Classical Subdivision, Fort Lupton, Colorado (Earth Engineering Company [EEC] Project No. 19-01-121, August 26, 2019). EEC's report contains a valid characterization of subsurface conditions, soil and bedrock engineering properties, and *preliminary* geotechnical recommendations. Specifically:

Shallow groundwater precludes basements and crawl spaces. EEC observed groundwater at very shallow depths of 2 to 6 feet below the ground surface in all ten of their borings. Due to risks of water infiltration into below-grade spaces, damp/moldy conditions, and hydrostatic pressure on below-grade walls and floors, **CGS agrees with EEC (cover letter page 1 and report page 3) that "full depth basement construction will not be feasible at the site."**

Loose/soft, compressible soils. CGS agrees with EEC (page 4) that "Careful observation should be completed prior to placement of foundation concrete to evaluate the bearing materials. If loose, soft or highly compressible fine sand materials are observed at that time, we recommend a zone of material immediately underlying foundations and floor slabs be overexcavated and backfilled to develop floor slab and foundation bearing levels. The overexcavation and backfill procedures would provide a zone of material immediately beneath the foundations and floor slabs which would have low potential for swelling and/or consolidation subsequent to construction and, therefore, would reduce the potential for total and differential movement subsequent to construction."

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 09/26/2024

Project name: Sunrise Subdivision

Project address: northeast corner of WCR 12 / WCR 29 ½, Fort Lupton, Co 80621

FLFPD Project # R2024-021

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Sunrise Subdivision** located at **northeast corner of WCR 12 / WCR 29 ½**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2018 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District and the City Council of Fort Lupton, and Weld County Commissioners. The following specific and general requirements and conditions shall be met at time of construction.

Specific Requirements:

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit.
2. The Fort Lupton Fire Protection District only accepts construction documents and supporting data be submitted (Electronically) with each application for a permit.

A Plan Review/Fire Permit Application must be completed at the time of submittal. All applicable project review fees must be paid before the plan review will be completed.

NOTE: All project drawings must be reviewed, stamped and signed by a State of Colorado licensed engineer, architect or NICET level III designer with a specialization in fire protection.

The following items need to be submitted electronically for the plan review to be completed:

- Completed and Signed FLFPD Application for Plan Review. Available at our website - www.fortluptonfire.org
- Unlocked stamp drawings to include, Civil and Construction Drawings.

Once the submitted documents/drawings and information is reviewed and accepted the documents/drawings will be stamped by FLFPD and return to person submitting the project.

All submitted drawings must meet all the requirements listed in the 2018 International Fire Codes and current additions of the NFPA Standards.

Fire Department Access:

- 2018 International Fire Code, Chapter 5, Section 503 *Fire Apparatus Access Roads*
- 2018 International Fire Code, Appendix D of *Fire Apparatus Access Roads*

NOTE: All “Imminent Travel Lanes” for all residential projects will need to be 26’ that is unobstructed. All “Imminent Travel Lanes” for all commercial projects will need to be 26’ that is unobstructed.

Water Supply:

- 2018 International Fire Code, Chapter 5, Section 507 *Fire Protection Water Supplies*
- Fire hydrant placement shall be spaced as directed in the 2018 International Fire Code, Appendix C, *Fire Hydrant Locations and Distribution*

NOTE: Spacing for Single Family residential communities will be a maximum of 500 feet. Spacing for Multi-Family residential communities will be reviewed under the commercial section of the 2018 International Fire Code.

Fire Flow Requirements:

- 2018 International Fire Code – Appendix B, *Fire-Flow Requirements for Buildings*
- A fire-flow analysis report shall be provided for the project.

Plan Review Package Checklist:

- Completed FLFPD Plan Review/Fire Permitting Application
- Pay all applicable plan review and permitting fees by check, or cash (We are unable to process Credit Cards at this time)
- Engineering Report, signed and stamped
- Site Plan drawing submittal, signed and stamped
- Fire-Flow Analysis Report
- Architectural and Construction drawing submittal, signed and stamped
- Engineered drawings, signed, and stamped

If you have any questions, please contact Taw Tamlin, Fire Marshal at 303-857-4603 or ttamlin@ftluptonfire.com

Sean McDermott

From: Rebecca Sears <rsears@weld.gov>
Sent: Tuesday, September 10, 2024 11:57 AM
To: Sean McDermott; Beyza Kirmizi
Cc: PlanningDept
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: Sunrise - Weld County OGED Referral.pdf

Attached are the referral comments from Weld County Oil & Gas Energy Department. Please reach out if you have any additional questions.

Rebecca Sears

Regulatory Analyst I
1402 N 17th Ave.
Greeley, CO 80631
rsears@weld.gov
Direct: (970) 400-3599



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

- | | |
|---|--|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☒ CDOT | ☒ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☒ Weld County GIS |
| ☒ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☒ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☒ Other: |

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: Weld County Oil & Gas Energy SIGNATURE: Rebecca Sears DATE: 9/10/2024

COMMENTS: See attached letter.

Weld County
Oil & Gas Energy Department
Referral Comments



Referring Agency: **City of Fort Lupton Planning Services**
Reference Number: **COZ24-002, CPA24-001, PPL24-001, FPL24-001**
Associated Parcel: **147104400002**
OGED Reviewer: **Rebecca Sears**
Review Date: **9/10/2024**

The Staff of the Weld County Oil and Gas Energy Department (OGED) appreciates the opportunity to comment on the captioned planning case. Staff has completed review of the proposal and have no conflicts with the proposed activity. We have included additional comments below:

1. There are no active or proposed 1041 WOGLA Permits on the associated parcel. There are several oil and gas well sites in the area surrounding the parcel.
2. The parcel includes zero (0) active oil and gas wells.
3. The parcel includes one (1) plugged and abandoned (PA) well listed in Table 1 below. Additional information regarding these plugged and abandoned wells is available from the Energy & Carbon Management Commission (ECMC). OGED recommends that the Applicant review this information and contact the responsible operator regarding well infrastructure that may have been abandoned in place prior to conducting operations in proximity to the wells.

API	Operator	Well Title	Well Status
05-123-11204	Kerr McGee Oil & Gas Onshore LP	Addie M King Gas Unit True #1	PA

4. The lands may include additional oil and gas related infrastructure, such as off-location flowlines or pipeline which are a use by right and not regulated by Weld County. OGED requests that the applicant reviews flowline data available from the ECMC map viewer and utilize Colorado 811 prior to any excavation activities.

These comments and recommendations are based upon the review of the application materials submitted by the applicant and other relevant information available on the E-Permit site.

Sean McDermott

From: Alan Kaylor <akaylor@weld8.org>
Sent: Sunday, September 8, 2024 6:24 AM
To: Sean McDermott
Cc: Beyza Kirmizi; PlanningDept
Subject: Re: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Thank you Sean. The usual for the school district with collection at permitting for each rooftop. We will always consider a lump sum offer from the developer.

Alan
Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

Nondiscrimination/Equal Opportunity Statement In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld Re-8 School District does not discriminate on the basis of disability, race, creed, color, sex, sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld Re-8 School District: 200 South Fulton, Fort Lupton, CO 80621, 303.857.3200, superintendent@weld8.org

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On Sep 6, 2024, at 6:10 PM, Sean McDermott <SMcDermott@fortluptonco.gov> wrote:

Hello,

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and Final Plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/910>

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Alan Kaylor <akaylor@weld8.org>
Sent: Thursday, September 26, 2024 6:52 AM
To: Sean McDermott
Cc: Beyza Kirmizi; PlanningDept
Subject: Re: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Thank you Sean. The 200 homes will fall under our cash in lieu agreement.

Alan

Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

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On Sep 24, 2024, at 12:41 PM, Sean McDermott <SMcDermott@fortluptonco.gov> wrote:

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean

=====
Main 303.857.6694 | Direct (720) 466-6193
Mobile (720) 683-8418 | Fax (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: Sean McDermott
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Sean

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Mobile (720) 683-8418 | Fax (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Sent: Wednesday, September 25, 2024 8:03 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: PSCo Letter.doc

Sean,
Please see attached.

Violeta Ciocanu [Chokanu]

She/Her/Hers

Xcel Energy | You. Us. Together

Right of Way and Permits Department

1123 West 3rd Avenue, Denver, CO 80223

O: 303-285-6612

E: violeta.ciocanu@xcelenergy.com

Direct Supervisor: adam.r.pena@xcelenergy.com

NOTE: Please send all referral requests to ReferralsXcelDistribution@xcelenergy.com. This email address is for Jurisdictions referrals requests only.

[XCELENERGY.COM](https://www.xcelenergy.com)

Please consider the environment before printing this email.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

You don't often get email from smcdermott@fortluptonco.gov. [Learn why this is important](#)

EXTERNAL - STOP & THINK before opening links and attachments.

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

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Thanks and have a great weekend,
Sean



WWW.FORTLUPTONCO.GOV

Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193

Mobile (720) 683-8418 | **Fax** (303) 857-0351

SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

September 25, 2024

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Attn: Sean McDermott

Re: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documents for Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment. As always, thank you for the opportunity to take part in the review process.

Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Also, to ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

The utility easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Sean McDermott

From: Jose Gonzalez <jogonzalez@safebuilt.com>
Sent: Wednesday, September 25, 2024 10:30 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: 000 Referral Distribution Sheet.pdf

Hello,

No concerns from building.

Thanks,

Jose Gonzalez
Building Official



39 S PARISH AVE., UNIT 220 JOHNSTOWN, CO. 80534
Office 970-305-3161 Ext 703 Cell 90-217-3871
jogonzalez@safebuilt.com

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,

Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193

Mobile (720) 683-8418 | **Fax** (303) 857-0351

SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this information in error, please delete or destroy the information.



FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

☒ Buildings/Grounds Manager	☒ City Attorney	☒ Police Chief
☒ City Administrator	☐ City Clerk	☒ Public Works Director
☒ Building Inspector	☒ Recreation Manager	☒ Golf Course Manager
☒ OMI	☒ GIS Specialist	☐ Finance Director
☒ Economic Development Manager	☒ Development Review Engineer	

OUTSIDE DISTRIBUTION:

☒ Fort Lupton Fire Protection District	☒ Weld County Public Works
☒ CDOT	☒ Weld County School District RE-8
☐ Colorado DRMS	☒ Weld County GIS
☒ Colorado Parks and Wildlife	☒ NCWCD
☐ Division of Water Resources	☒ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☒ United Power	☒ Western Midstream
☒ Comcast	☐ City of Brighton
☒ CenturyLink	☐ Town of Frederick
☒ Xcel Energy	☐ Town of Platteville
☒ Hyper Fiber	☐ City of Dacono
☒ Postmaster	☐ Town of Firestone
☒ Weld County Department of Planning	☒ State Geologist
☒ Weld County Dept. of Public Health & Env.	☐ Other:

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: Safebuilt SIGNATURE: Jose Gonzalez Digitally signed by Jose Gonzalez
DN: cn=Jose Gonzalez, email=jgonzalez@fortluptonco.gov,
c=Colorado, ou=City of Fort Lupton
Reason: I have signed the document
with my private key ID 12345678901234567890 DATE: 09/25/2024

COMMENTS: No concerns

Sean McDermott

From: Jose Gonzalez <jogonzalez@safebuilt.com>
Sent: Tuesday, October 15, 2024 1:22 PM
To: Sean McDermott; David Rausch
Cc: PlanningDept
Subject: RE: Sunrise Subdivision: Elevations and Plot Plans
Attachments: Sunrise Lot Typical Layout 50' Lot SFD.pdf; Sunrise Lot Typical Layout 34' Lot SFD.pdf

Hello Sean,

I have added a couple of redlines on the plot plans. Both layouts will need fire rated eaves as they are encroaching into the 5' setback separation to property lines from Building Code perspective.

Thank you,

Jose Gonzalez
Building Official



39 S PARISH AVE., UNIT 220 JOHNSTOWN, CO. 80534
Office 970-305-3161 Ext 703 Cell 90-217-3871
jogonzalez@safebuilt.com

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Monday, October 14, 2024 10:06 AM
To: Jose Gonzalez <jogonzalez@safebuilt.com>; David Rausch <DRausch@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Sunrise Subdivision: Elevations and Plot Plans

Hi Jose and David,

KB Homes just submitted elevations and sample plot plans for the Sunrise subdivision project. Before we return referral comments, I wanted to see if either of you had any additional/updated referral comments based on these new documents?

Jose- could you look at the setbacks and front porches, side eaves, etc and see if you notice any potential conflicts, especially with the small 34' lot S.F. lots?

Thanks!



WWW.FORTLUPTONCO.GOV

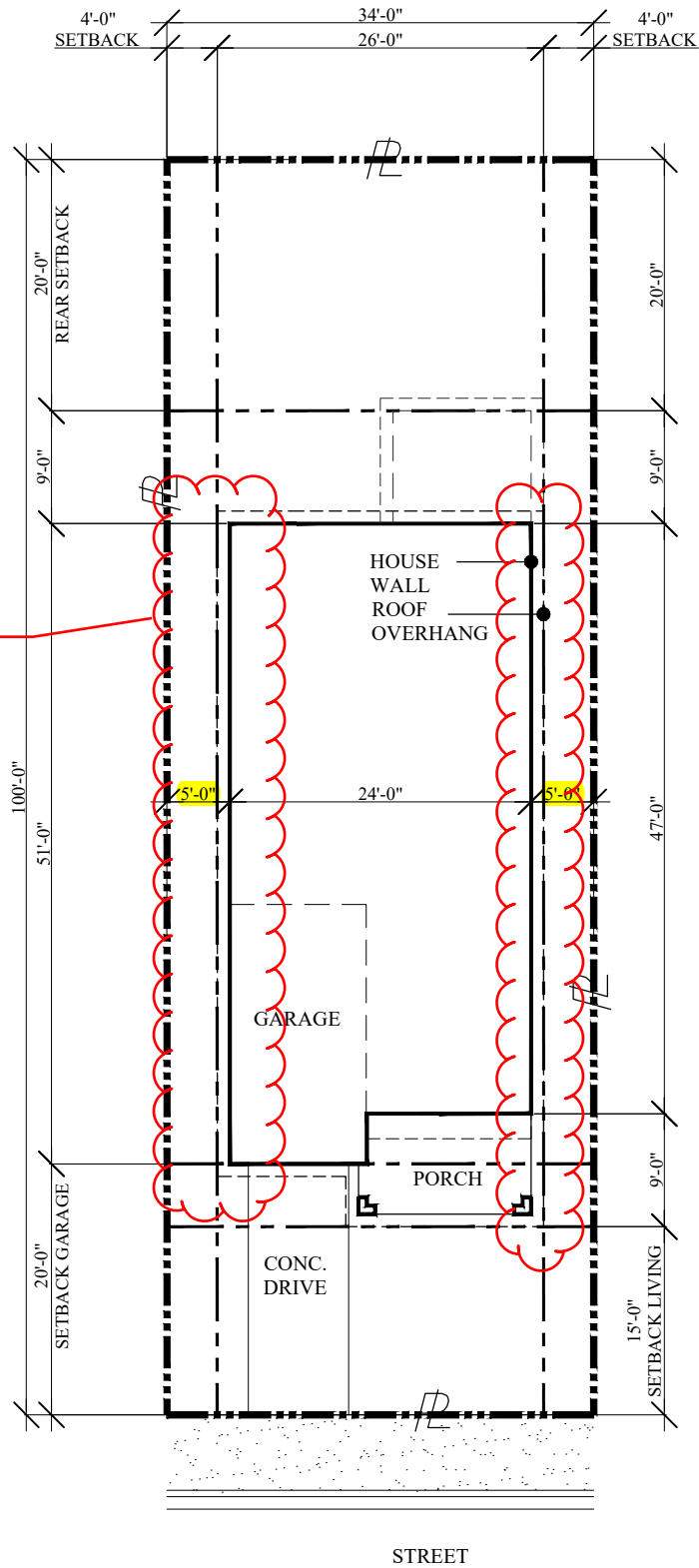
Sean McDermott
Planner I

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SMcDermott@FortLuptonCo.Gov

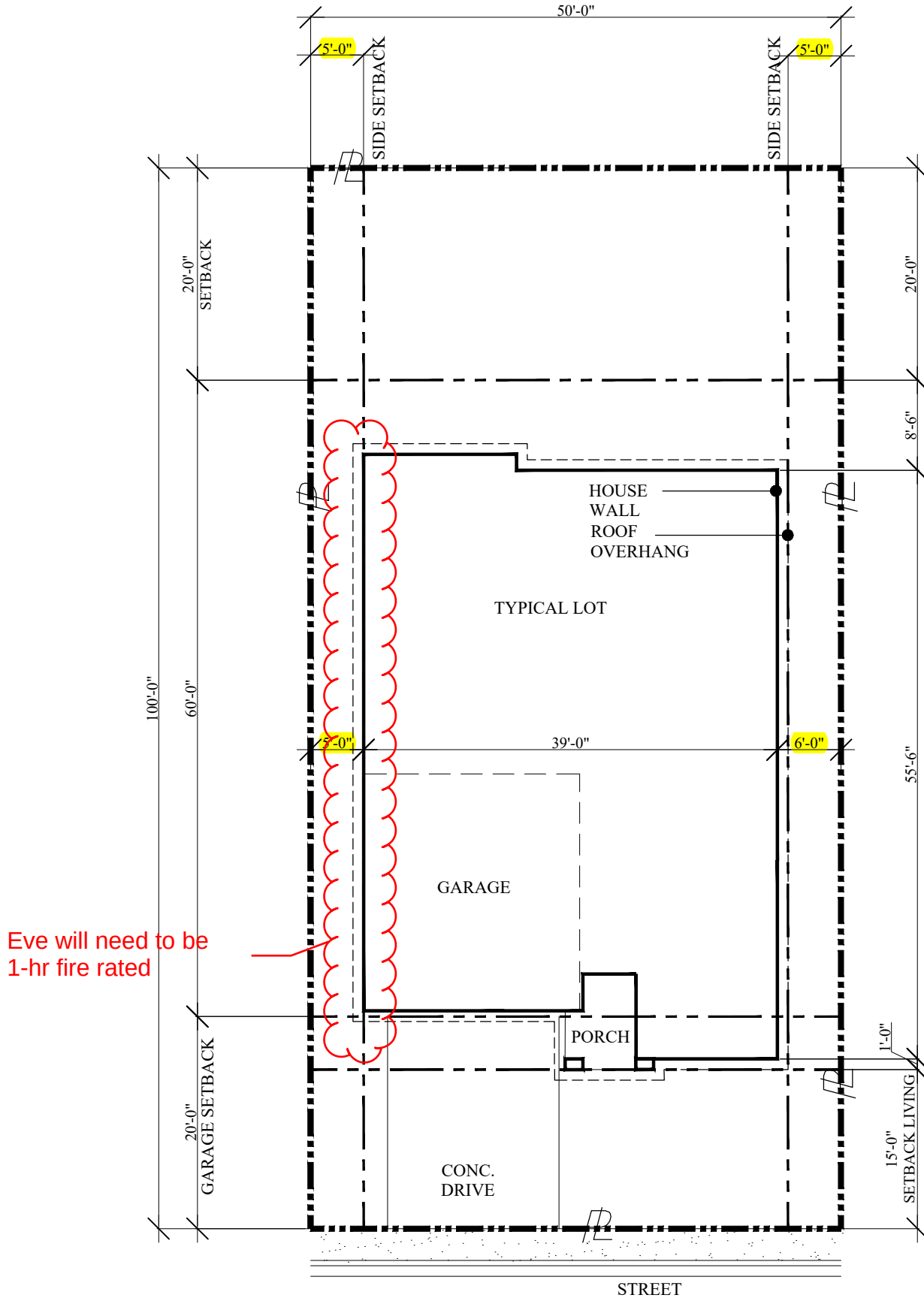
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Eaves need to be 1-hr
fire rated



(34' Lot) Front-Load SFD



(50' Lot) Front Load SFD

Sean McDermott

From: William Carnes
Sent: Monday, September 9, 2024 12:40 PM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

PD has no concerns

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

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Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Monday, September 30, 2024 2:07 PM
To: Sean McDermott; Beyza Kirmizi
Cc: PlanningDept
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Sean,

I have no comment to this referral.

Thank you
Kris



Kristen Thompson

Contracts Specialist II – Land and Water | Northern Water
Direct: (970) 622-2237

220 Water Ave | Berthoud, CO 80513 | (800) 369-RAIN (7246)
www.northernwater.org | [Facebook](#) | [X](#) | [Instagram](#) | [LinkedIn](#)

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Some people who received this message don't often get email from smcdermott@fortluptonco.gov. [Learn why this is important](#)

External Message - Please be cautious when replying or opening links or attachments in this email

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
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Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

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SMcDermott@FortLuptonCo.Gov
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RESOLUTION NO. P2024-020

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE PRELIMINARY PLAT LOCATED ON A PART OF THE WESTERN HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on November 14, 2024, for the purpose of reviewing a preliminary plat known as the Sunrise Preliminary Plat submitted by DeDe Carlson of Carlson Associates (“Applicant”) for a preliminary plat of a residential subdivision consisting of 200 single-family residential lots (61 single-family detached Houses, 92 single-family attached Duplexes, and 47 single-family detached small lots); and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the preliminary plat conforms to Colorado Revised Statutes and City codes and policies therein; and

WHEREAS, all legal notification requirements have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the public hearings on the property at least fifteen (15) days before the hearing date; and

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 to City Council approval of the Sunrise Preliminary Plat conditional upon the following:

1. Prior to finalizing the Preliminary Plat:
 - A. Applicant shall address staff redlines on the Preliminary Plat.
 - B. Applicant shall address staff redlines on the Open Space Layout Plan.
 - C. Applicant shall address staff redlines on the conceptual elevations.
 - D. Applicant shall address all comments from Public Works.
 - E. Applicant shall adequately address comments from United Power.
 - F. Applicant shall address comments from Weld GIS.
 - G. Applicant shall acknowledge comments from CGS.
 - H. Applicant shall acknowledge comments from the FLFPD.
 - I. Applicant shall acknowledge comments from Weld OGED.
 - J. Applicant shall acknowledge comments from Weld RE-8.
 - K. Applicant shall acknowledge comments from Xcel.
 - L. Applicant shall acknowledge comments from Building.
2. Prior to Administrative Approval of the Final Plat:

- A. The Preliminary Plat, Change of Zone, and Comprehensive Plan Amendments shall be approved by City Council. All redlines and conditions on the Preliminary Plat must be addressed. Preliminary Plat must be signed and finalized.
 - B. Applicant shall address all redlines and comments from staff and referrals related to the Final Plat submittal (Final Plats, Landscape Plan, CDs, Plot Plans, etc.).
 - C. The final drainage study, utility study, construction documents, and other relevant items shall be submitted and approved by Public Works.
 - D. All comments from Public Works related to the Final Plats shall be addressed.
 - E. The SIA shall be approved by City Council.
 - F. Applicant shall submit maintenance agreement/plan for the public and common open space to be recorded prior to release of any building permits.
3. Prior to recording each filing of the Final Plats:
- A. Submit cash-in-lieu or transfer appropriate water shares for applicable filing.

DONE THIS 14TH DAY OF NOVEMBER, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**SUNRISE PRELIMINARY PLAT STAFF REPORT
PROJECT NO. PPL24-001**

PROJECT DESCRIPTION

Project No.: PPL24-001

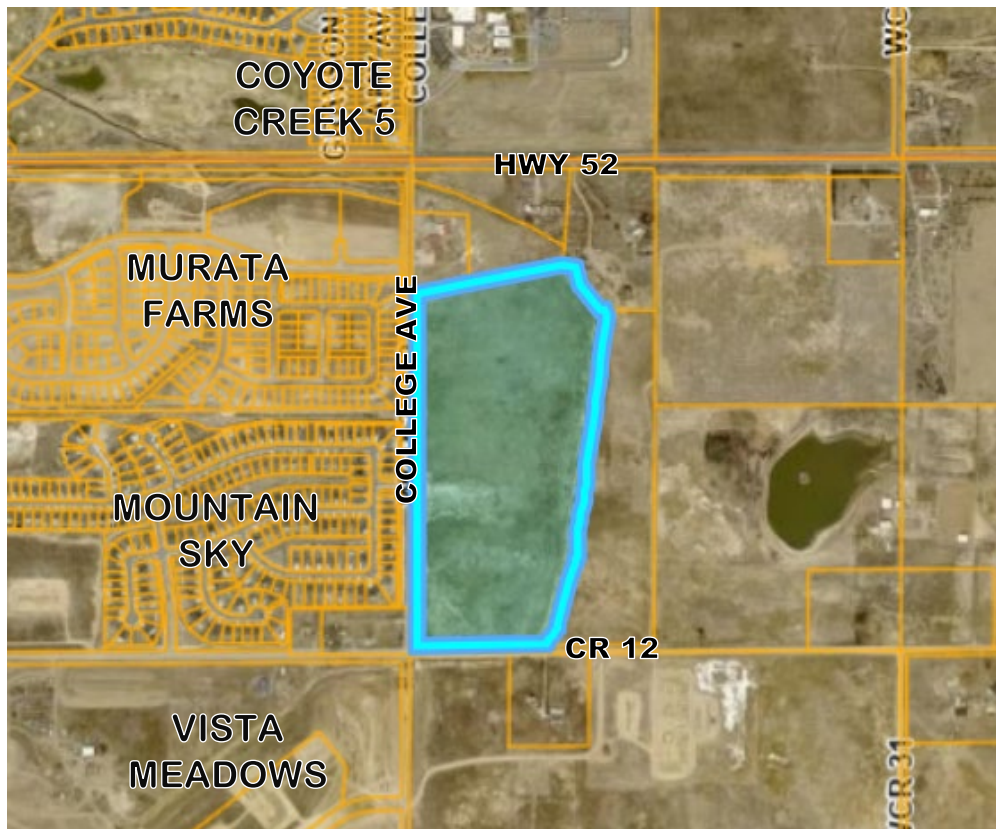
Project Name: Sunrise Preliminary Plat

Owner's Name: George and Anna Taylor

Representative: Dede Carlson, Carlson Associates ("Applicant")

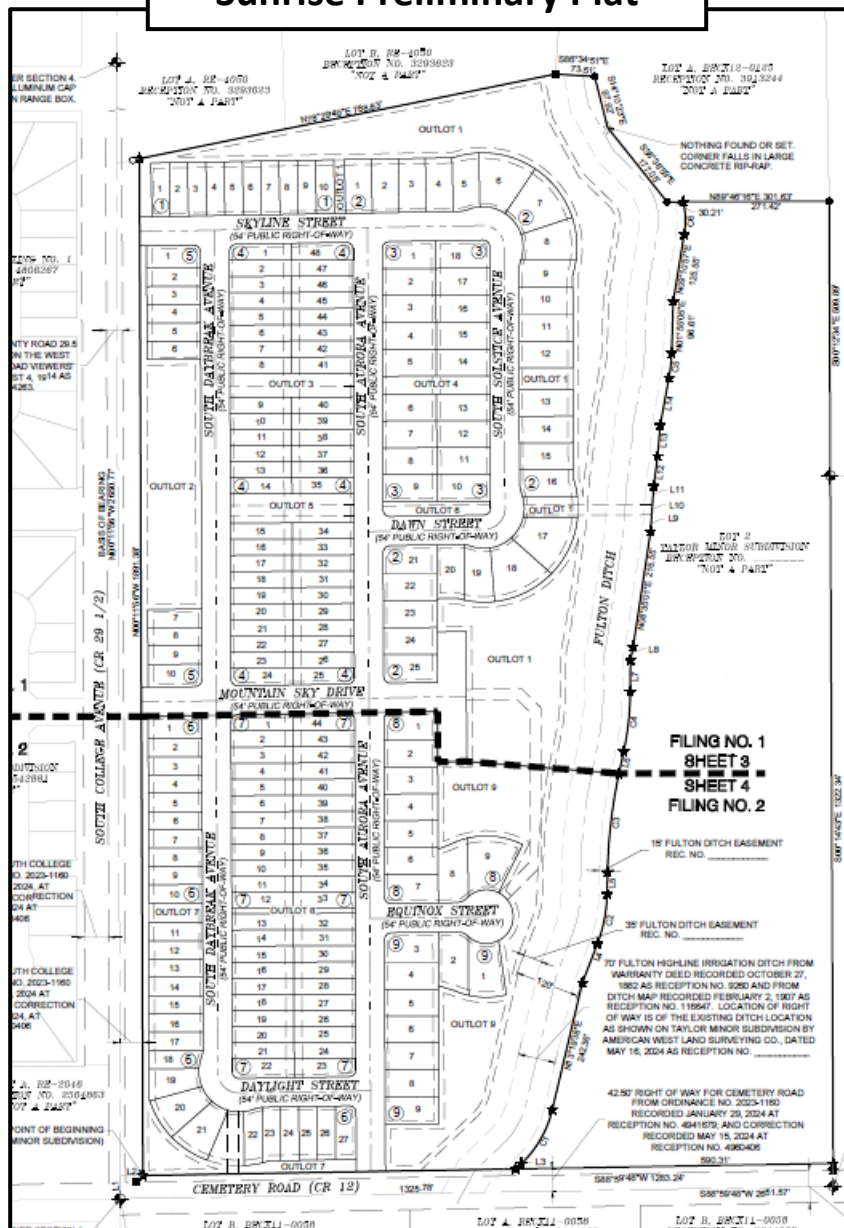
Location of Request:

The site is located east and adjacent to College Ave and north and adjacent to CR 12 (The Property). The Property is located in the western half of the Southeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.

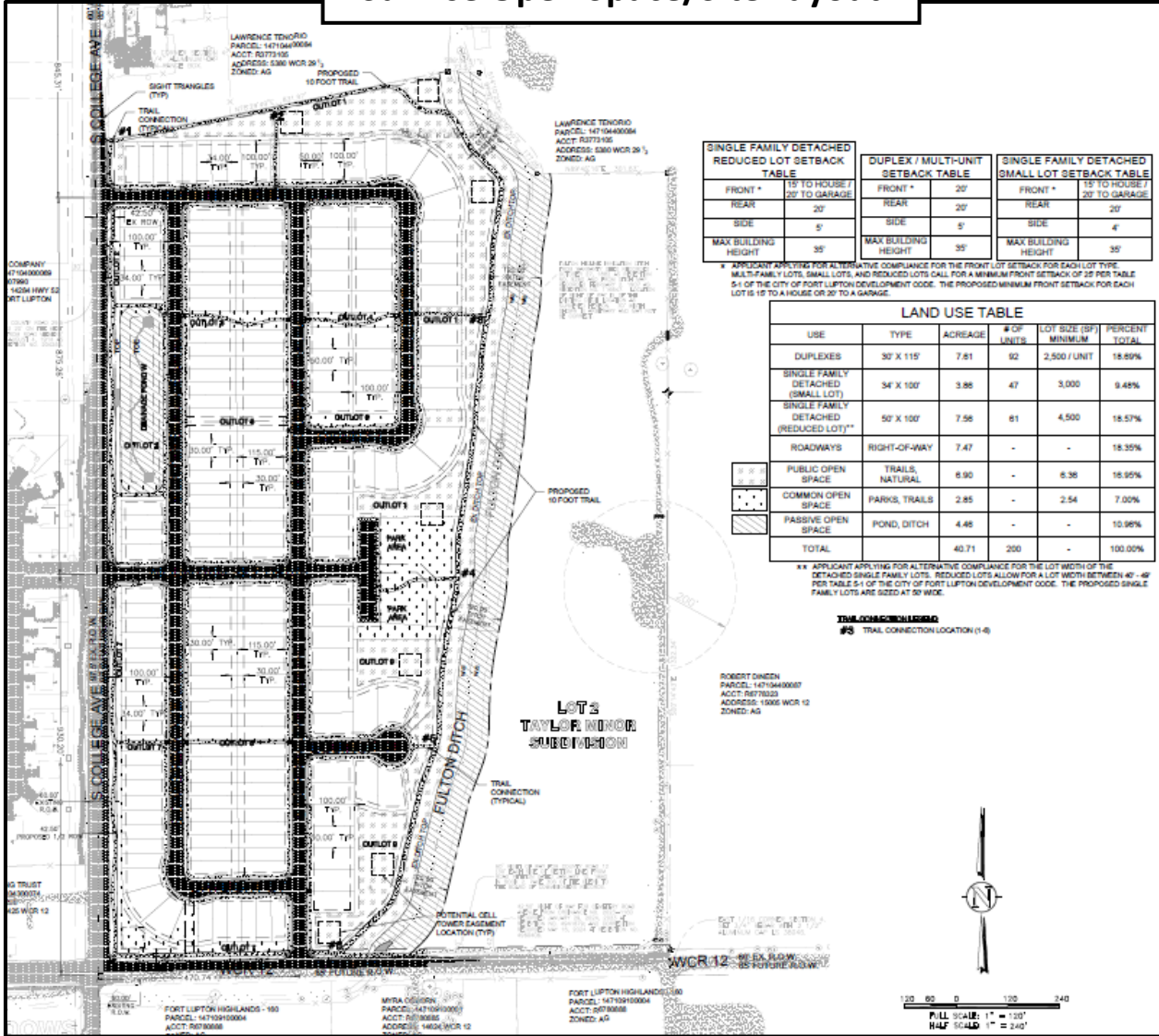


The Applicant has submitted a request for consideration of a Preliminary Plat with a mix of 61 single family-detached homes, 92 duplexes, and 47 single-family small lot detached homes, bordered by open space, a park, and a 10' trail along the Fulton Ditch.

Sunrise Preliminary Plat



Sunrise Open Space/Site Layout



Site Size: 40.71 acres, more or less.

Zone District (current): R-1 Single-Family Residential.

Proposed Zone District: A mix of R-2 Mixed-Density Residential (22.84 acres more or less), R-3 High Density Residential (6.23 acres more or less), and P- Parks and Open Space (11.64 acres more or less).

Proposed Use: Mix of 61 single family-detached homes, 92 duplexes, and 47 single-family small lot detached homes, bordered by open space, a park, and a 10' trail along the Fulton Ditch.

Existing Use: The Property is currently vacant agricultural land.

Meeting Dates: Planning Commission – November 14, 2024 at 6:00 PM; and
City Council – December 3, 2024 at 6:00 PM.

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

SUMMARY OF PREVIOUS APPLICATIONS

On October 22, 2019 Planning Commission reviewed a Sketch Plat Plan for a former concept plan on the site, named Villaggio Classico. City Council reviewed and approved with conditions on November 4th, 2019. However, the Villaggio Classico Sketch Plat Plan is no longer current nor being proposed.

On November 4, 2019 City Council approved the annexation agreement for the Taylor Annexation (Ordinance No. 2019-1067). The initial zoning for the property was R-1.

On August 15, 2023 City Council reviewed a Service Plan and an Intergovernmental Agreement (IGA) for this property with Sunrise Metropolitan District (Ordinance No. 2023-0125). City Council approved the Service Plan and IGA.

On August 14, 2024 the Taylor Minor Subdivision (Project No. MSD2022-0001) was recorded, splitting the 56.49 acre property east of the ditch, creating the current 40.71 acre parcel. Right-of-Way was dedicated along College Ave and CR 12 on January 29th, 2024.

This Preliminary Plat is currently being processed alongside a Comprehensive Plan Amendment, Change of Zone, and Final Plat. The Comprehensive Plan Amendment and Change of Zone are scheduled for public hearings on the same dates as the Preliminary Plat. The Final Plat is a staff review.

APPLICATION PROCESS

The Applicant is requesting approval of a Preliminary Plat along with concurrent applications for a Comprehensive Plan Amendment and Change of Zone in line with the proposed uses. The Final Plat was also submitted concurrently with these applications, however it is a staff review that will need to meet all applicable conditions and criteria for conformance with this Preliminary Plat.

The Preliminary Plat is processed under [Chapter 16 Section 2.02.D.](#) of the Fort Lupton Municipal Code (“Code”). After required public notice of the Preliminary Plat, the Planning Commission shall consider the application, referral comments, and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions, or deny the Preliminary Plat. The Planning Commission’s comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City’s standards, regulations, and policies.

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

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires publishing, posting, and mailing notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on October 24, 2024.

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

Notice was mailed to neighbors within three-hundred (300) feet of the Property on October 30, 2024.

EXISTING CONTEXT

Nearby uses include agricultural land with an oil and gas well to the east of the Fulton Ditch, existing rural residences to the northeast, northwest, and south, and the Mountain Sky and Murata Farms subdivisions to the west. The Fulton Ditch runs north/south through the eastern edge of the site.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant is requesting approval of a Preliminary Plat. Section 2.02(D)(2) outlines applicable review criteria for Preliminary Plats that are as follows:

- a) The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.

The Comprehensive Plan designates the property as Agricultural and Rural Residential. A concurrent Comprehensive Plan Amendment application is being reviewed to change the Future Land Use Designation for this property to Single-Family Detached uses. Staff supports this change and finds that this Preliminary Plat and associated Change of Zone furthers the goals of the Comprehensive Plan by creating housing diversity and density, and furthering the City's goals for open space and trail connections. This property also falls adjacent to the residential growth areas outlined in the Comprehensive Plan in 2018, meaning this is a logical place for residential growth to be supported.

- b) The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.

The proposed preliminary plat utilizes the Fulton Ditch area as open space with the proposed trail and park providing an open space buffer from the residential uses. The applicant is working with Public Works to ensure proper drainage for the site.

- c) The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of the subdivision regulations, and are coordinated with existing or potential development on adjacent property.

The applicant is working with staff to meet all design standards through the review and redlines, as shown as a condition on the proposed resolution. As a whole, the applicant has done a great job of working with staff to meet the standards of the new code for subdivision, streets, open space, etc. The layout will align with Mountain Sky to the west and tie into the larger trail system along the Fulton Ditch.

- d) The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.

Staff has worked with the applicant to ensure the proposed product types meet the proposed zone district requirements, with the Change of Zone request aligning with the standards for the proposed building types. The applicant will work with staff in the Final Plat and building permits to ensure all site specific design standards are met on each lot.

- e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.

The applicant is working with staff to ensure all improvements meet required standards. A Subdivision Improvements Agreement will be brought to Council for approval. Staff feels that the submittal has shown that requirements for all improvements can be met through the proposed conditions and subsequent reviews.

- f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.

The applicant is proposing two filings/phases of the project. Staff has a redline that the park be completely constructed with the first filing. With this addressed, staff feels the phasing is logical and straightforward for creating a cohesive development.

- g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

The Applicant is working with City Staff to address drainage along with all other relevant engineering items.

- h) The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.

The proposed Preliminary Plat furthers planned development/buildout of College Ave and CR 12, along with improvements to infrastructure for conveying drainage around the Fulton Ditch.

- i) The recommendations of professional staff or any other public entity or review agencies asked to officially review the preliminary plat.

The Applicant will need to address and/or acknowledge all relevant referral comments as shown as conditions on the proposed resolution.

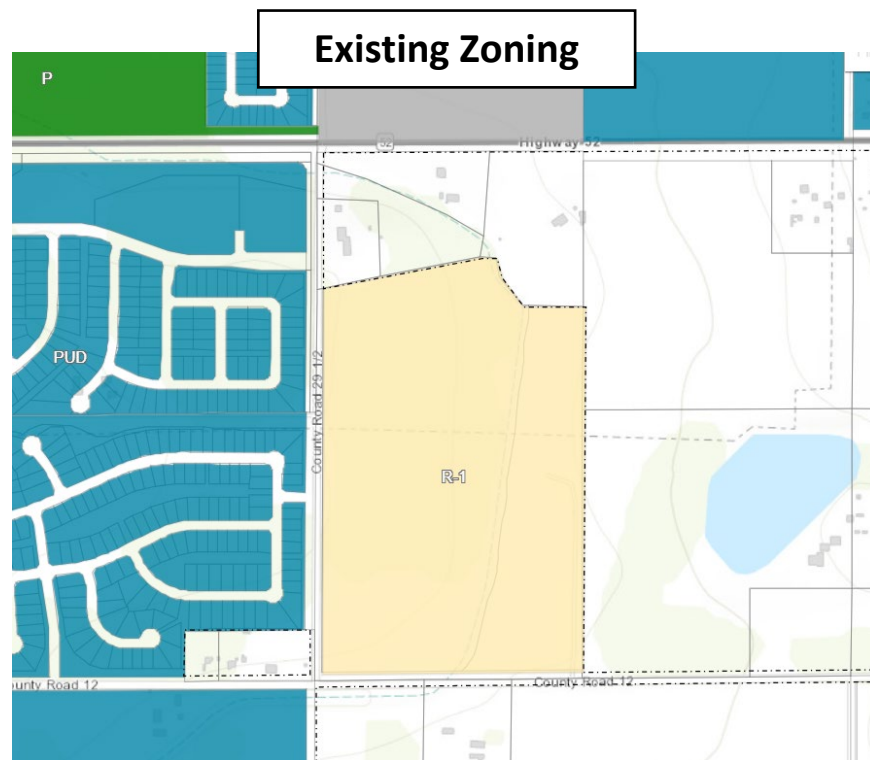
The Preliminary Plat request meets the criteria listed above with the submittal and/or by addressing staff and referral comments as a condition of approval. The Applicant has submitted the required documents pursuant to the Code. Some major comments from staff to be addressed by the Applicant include:

- Ensuring corner lots have adequate width to meet side setback.
- Widen Outlot 8 to meet the required width on either side of the trail.
- Plat the alley as roadway, not an easement.

- Include all of the park in Filing 1 so its complete with first phase of improvements.
- Remove references to potential cell tower easements.
- Formalize alternative compliance requests with table from new code and remove remaining land use/setback standards from plat.
- Addressing items from Public Works.

CURRENT ZONING

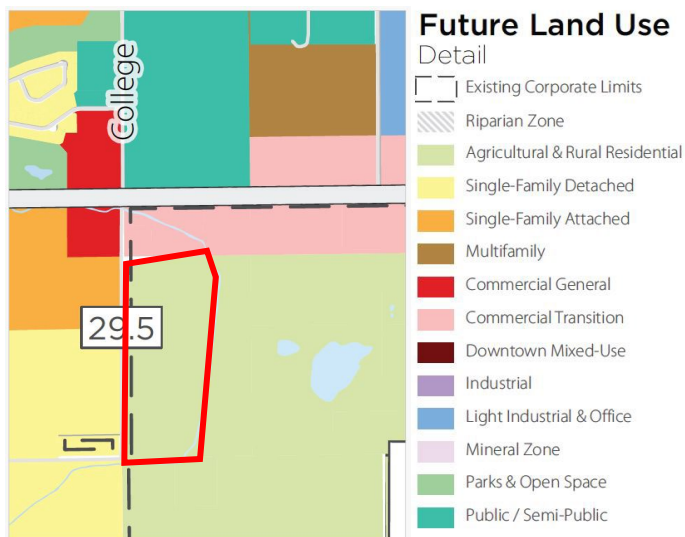
	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	Unincorporated Weld County	Agriculture
EAST	Unincorporated Weld County	Agriculture
WEST	PUD	Residential



The Applicant is requesting approval of a Change of Zone from the R-1 Single-Family Residential zone district to a mix of R-2 Mixed-Density Residential, R-3 High Density Residential, and P- Parks and Open Space zone districts alongside this Preliminary Plat. This application is being processed concurrently and is in line with the proposed layout of the Preliminary Plat.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

As mentioned above, the Future Land Use Map designates the property as Agricultural and Rural Residential. A concurrent Comprehensive Plan Amendment application is being reviewed to change the Future Land Use Designation for this property to Single-Family Detached uses. Staff supports this change as it is a logical extension of current residential development patterns and further the goals of the Comprehensive Plan by creating housing diversity and density. The Transportation Plan designates CR 29.5 as an Urban Collector as well, meaning denser residential development along this road is supported at this location. The proposed park and trail system along Fulton Ditch help further the goals and recommendations of the City and contribute to connecting trail systems city-wide.



REFERRALS

Building/Grounds Manager	Police Chief	Xcel Energy
City Administrator	Public Works Director	Hyper Fiber
Building Inspector	Golf Course Manager	Postmaster
OMI	Fort Lupton Fire Protection District	Weld Co Dept of Planning
Economic Development Manager	CDOT	Weld Co Dept of Public Health & Env.
City Attorney	Colorado Parks and Wildlife	Weld Co Public Works
Recreation Manager	United Power	Weld Co School District RE-8
GIS Specialist	Comcast	Weld Co GIS
Development Review Engineer	CenturyLink	NCWCD
Western Midstream	State Geologist	Fulton Ditch Company

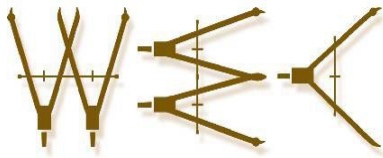
Referrals were provided to the list above

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat with the conditions listed on the proposed resolution. Staff supports the diversity and density that the proposed subdivision provides and finds that this is a logical place for this development. Staff also supports the associated Comprehensive Plan Amendment and Change of Zone. The listed conditions address staff and referral redlines and comments. The Applicant has done a great job of working with staff to address comments to date, so staff is confident in the Applicant's ability to address all conditions and outstanding items.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/790>



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

October 24, 2024

City of Fort Lupton Planning Department
1200 Dexter Street Unit W 13
Ft. Lupton, CO 80621

RE: SUNRISE SUBDIVISION PRELIMINARY PLAT, FINAL PLAT, CHANGE OF ZONE, AND COMPREHENSIVE PLAN AMENDMENT NARRATIVE

City Design Review Team:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize “Sunrise Residential Development” project and the proposed Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment.

Carlson Associates wish to develop Lot 1 of the Taylor Minor Subdivision (40.71 acres) located within the City of Fort Lupton. The subject property is located primarily on the west half of the southeast quarter of Section 4, Township 1 North, Range 66 West of the 6th P.M., County of Weld, Colorado

The property was annexed into the City of Fort Lupton in 2021. The Fulton Ditch runs along the east side of the property border. The property was zoned R-1 (Single-Family Residential) shortly after annexing, and we are proposing a Change of Zone to R-2 (mixed-density residential), R-3 (high density residential), and P (parks and open space).

PURPOSE / BACKGROUND

Within the R-2 and R-3 zoning we are proposing 200 single-family residential lots (61 single-family detached Houses, 92 single-family attached Duplexes, and 47 single-family detached small lots). There are approximately 4.9 dwelling units per acre. See the table below for the proposed lot dimensions and minimum lot size for each proposed residential lot type, each conforming to the residential lot standards laid out for this zoning category.

Residential Lot Type	Proposed Lot Dimension	Minimum Lot Size
Single-Family Detached Small Lots	34' X 100' (3,400 sf)	3,000 sf
Single-Family Duplex	30' x 115' (2,850 sf)	2,500 sf / unit
Single-Family Detached Reduced Lots	50' x 100' (5,000 sf)	4,500 sf

Along with the 19.03 acres of residential lots (R-2 & R-3), this development also proposes 6.9 acres of Public Open Space (trails and natural open space zoned P) and 2.85 of Common Open Space (parks, activity areas, and trails). This project requires a minimum of 6 acres of Public Open Space and 2.4 acres of Common Open Space based on the 200 proposed residential lots. The subdivision will also include 4.46 acres of Passive Open Space (detention pond and Fulton Ditch) which was not included in the total open space calculations for the project.

ADJACENT USES

To the north lies rural residential and agricultural, to the east is pasture ground and a large acreage (70 ac +/-) residence, to the south is agricultural and an Oil/Gas pad, to the southwest is newly approved and near beginning construction Vista Meadows PUD (400+/- lots). The property is bordered to the west by the newly built Mountain Sky Subdivision (single family homes). See Current Zoning Map. Fig. No.1 on the next page.

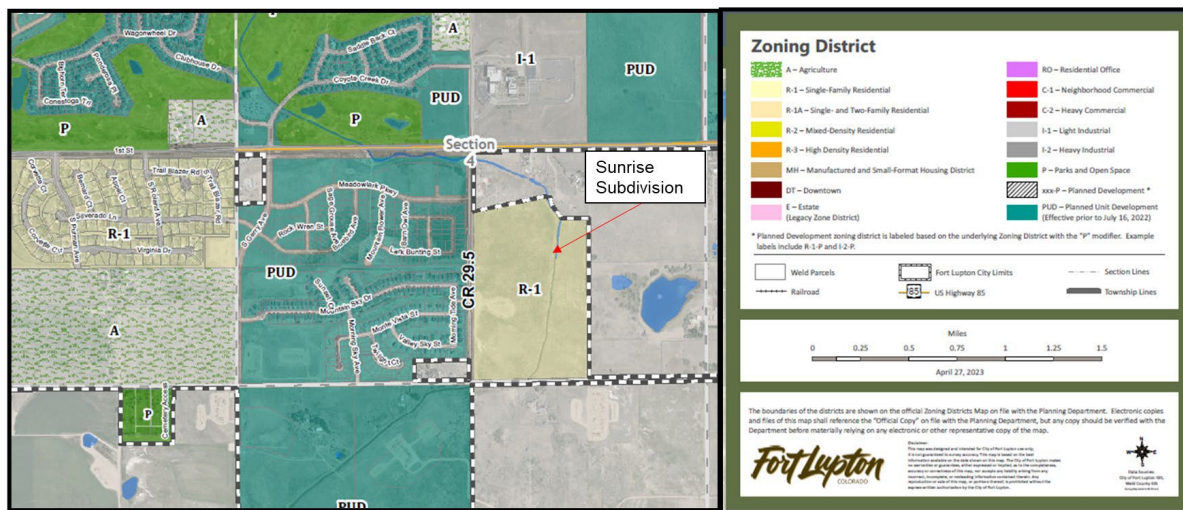


Fig. No. 1

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

This proposed development will match uses (single family residential) west (Mountain Sky Subdivision) and southwest (Vista Meadows Subdivision). Sunrise Residential Development will conform to all applicable City of Fort Lupton zoning regulations and standards. WEC has previously notified both the west and southwest Developers, and the adjacent property owners via Neighborhood Meeting about the proposed development.

COMPREHENSIVE PLAN

The City's Comprehensive Plan shows this area as agriculture and rural residential. See Fig. No.2. It was zoned R1 in 2021.

The proposed development aligns with the intent of the City of Fort Lupton's Comprehensive and Zoning Map. The proposed single family detached Future Land Use Designation will complement the surrounding land uses currently adjacent to the property. The uses will enhance and promote the welfare of the area by increasing the variety of residential home choices available.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed single family detached uses will be required to conform in all other respects to all applicable City of Fort Lupton R-2, R-3 & P zone regulations and standards.

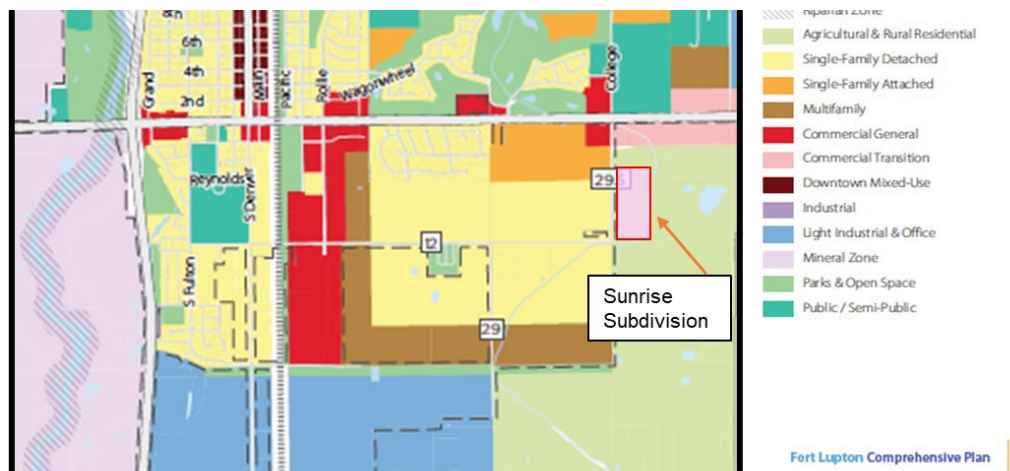


Fig No. 2

ACCESS LAYOUT

The project is proposing two accesses from County Road 29 1/2, one aligned with the Mountain Sky Development, and another located approximately 875 feet north of the Mountain Sky/Sunrise access (which is 845 feet south of the WCR 29 1/2 and Highway 52 intersection). A third access is proposed from County Road 12 approximately 470 feet east of the WCR 12 and WCR 29 1/2 intersection. See Fig. No. 3 below.

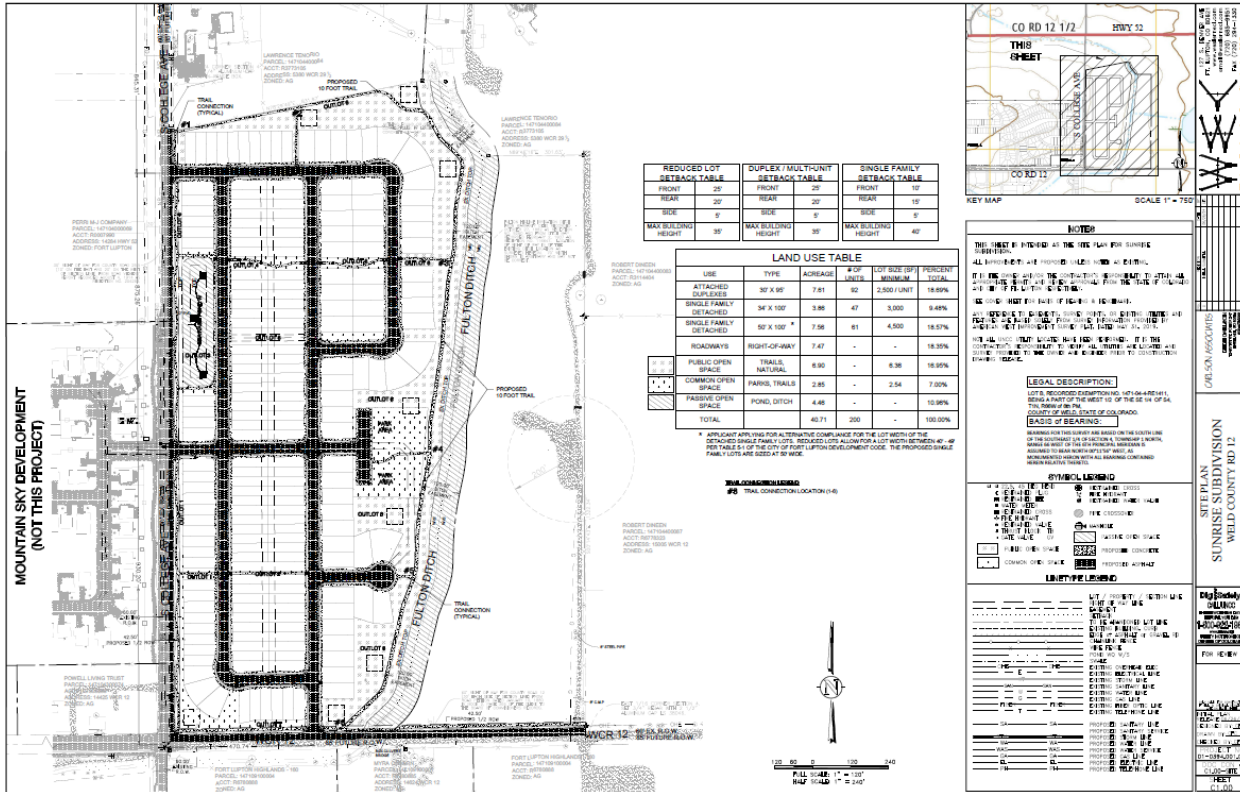


Fig. No. 3

GEOLOGICAL HAZARDS

A preliminary Geotech report has been done on the subject property and concluded that no geological hazards or environmental concerns are present.

DENSITY

LOT	AREA (Acres)	RESIDENTIAL USE	UNITS #	DENSITY (DU/Ac)
30' X 115'	7.61	Duplexes	92	12.09
34' X 100'	3.86	Single Family Detached Small Lot	47	12.17
50' X 100'	7.56	Single Family Detached Reduced Lot	61	8.06
LOT AREA DENSITY	19.03		200	10.50

PHASING

The proposed phasing is indicated in Fig. No. 4 below.

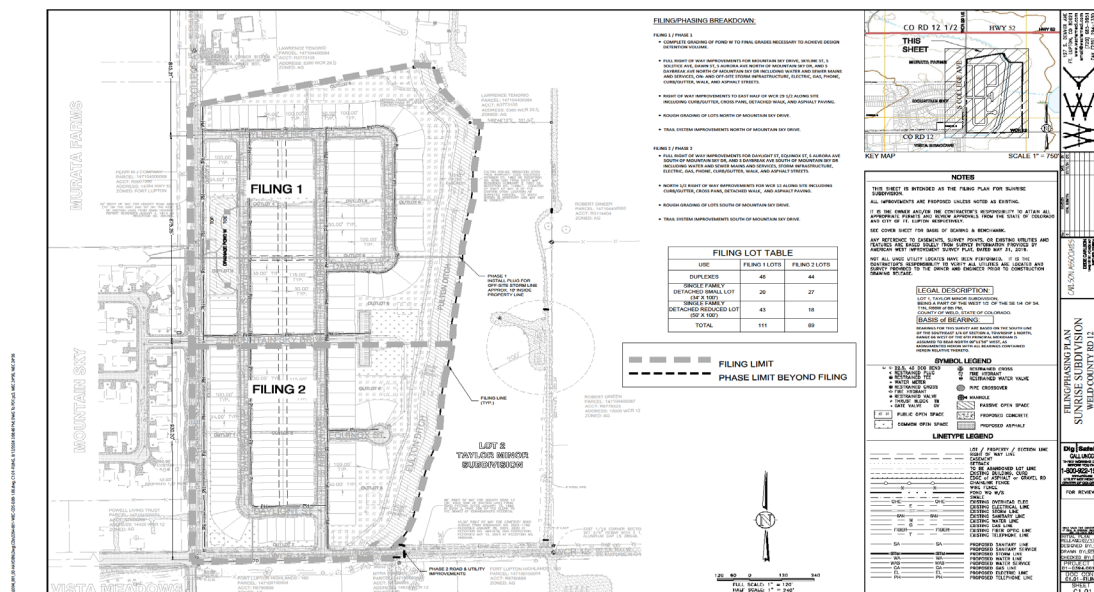


Fig. No.4

Filing 1

- Complete grading of pond w to final grades necessary to achieve design detention volume.
- Full right of way improvements for Mountain Sky Drive, Skyline St, S Solstice Ave, Dawn St, S Aurora Ave north Of Mountain Sky Dr, and S Daybreak Ave north of Mountain Sky Dr including water and sewer mains and services, on- and off-site storm infrastructure, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- Right of way improvements to east half of WCR 29 1/2 along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots north of Mountain Sky Drive.
- Trail system improvements north of Mountain Sky Drive.

Filing 2

- Full right of way improvements for Daylight St, Equinox St, S Aurora Ave south of Mountain Sky Dr, and S Daybreak Ave south of Mountain Sky Dr including water and sewer mains and services, storm infrastructure, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- North 1/2 right of way improvements for WCR 12 along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots south of Mountain Sky Drive.
- Trail system improvements south of Mountain Sky Drive.

TRANSPORTATION PLAN

The Town has existing roadways to the east and west, north, and south. An additional 25 feet of Right of Way for WCR 12 and WCR 29 ½ has been submitted by separate legal and exhibit along the south and west boundaries respectively. See Fig. No. 5

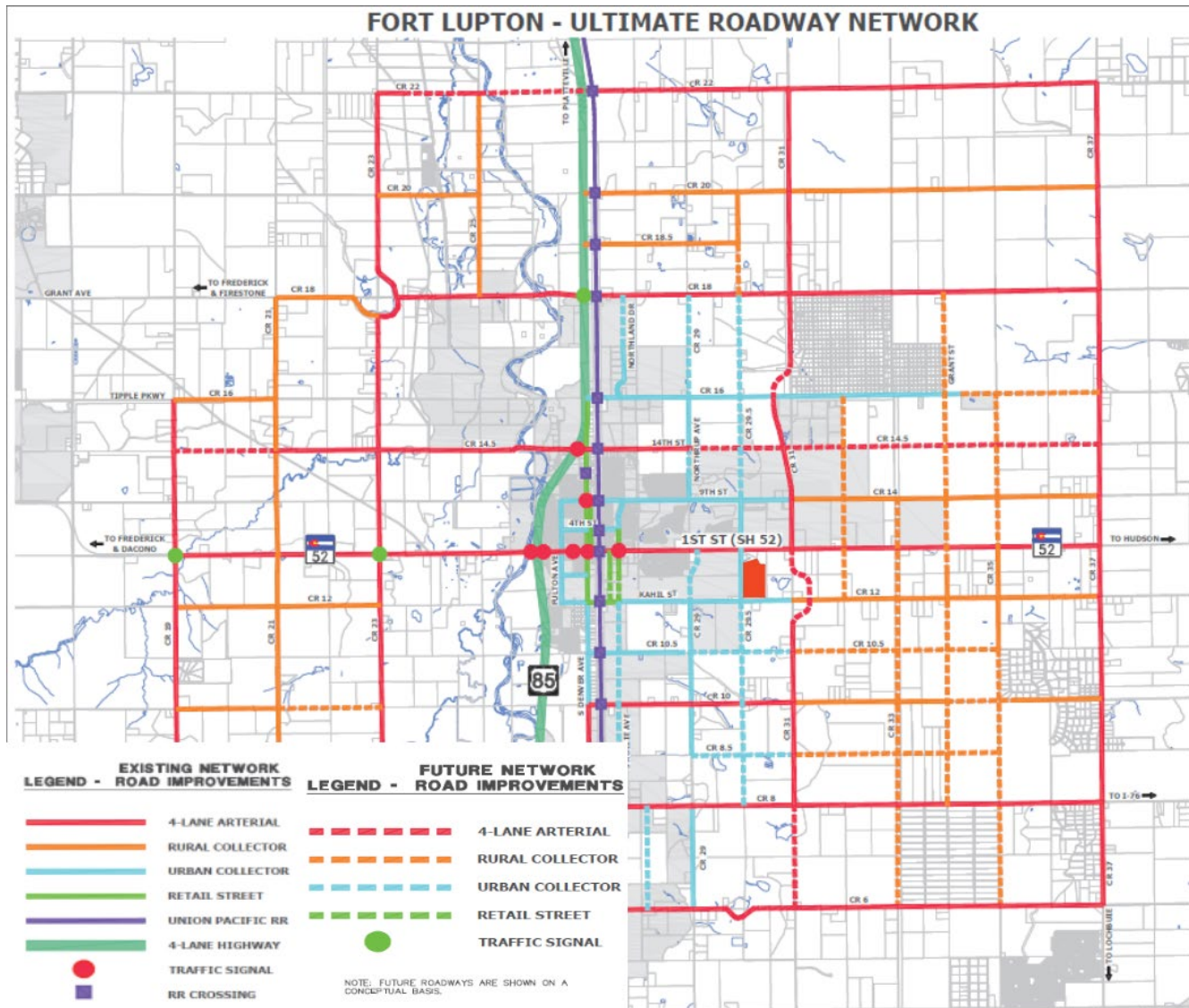


Figure 5

REVIEW CHECKLIST

1. Complete land use application	Enclosed.
2. Complete deposit (escrow) agreement	Turned in by applicant.
3. Project narrative.	This Document
4. Notice Compliance	Enclosed
5. Legal Description in Word Format	Enclosed
6. Ownership Information	Enclosed
7. Existing Conditions Plan	Enclosed
8. Plat/Change of Zone Map	Enclosed
9. Detailed Statement of Requested Change	Enclosed
10. Site & Open Space Layout / Map	Enclosed
11. Preliminary Plat – Construction Plans	Enclosed
12. Final Drainage Report	Enclosed
13. Traffic Study	Enclosed
14. Utility Study	Enclosed
15. SIA Template	Enclosed
16. Geotechnical Report	Enclosed
17. A SWMP and Stormwater Discharge permit	In Progress

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

We believe this new development will enhance the welfare and livelihood of the City of Fort Lupton and help to increase the variety of residential home choices in a booming residential area.

The desired schedule is to achieve approvals and begin Construction after Final Plat, Subdivision Improvements Agreement, Security Deposits, and Final Engineering Drawing approvals.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

SUNRISE SUDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. LUP2024-XXXX AND PLAN NO. FPL2024-XXXX
200 RESIDENTIAL LOTS - 9 OUTLOTS
40.714 ACRES
SHEET 1 OF 4

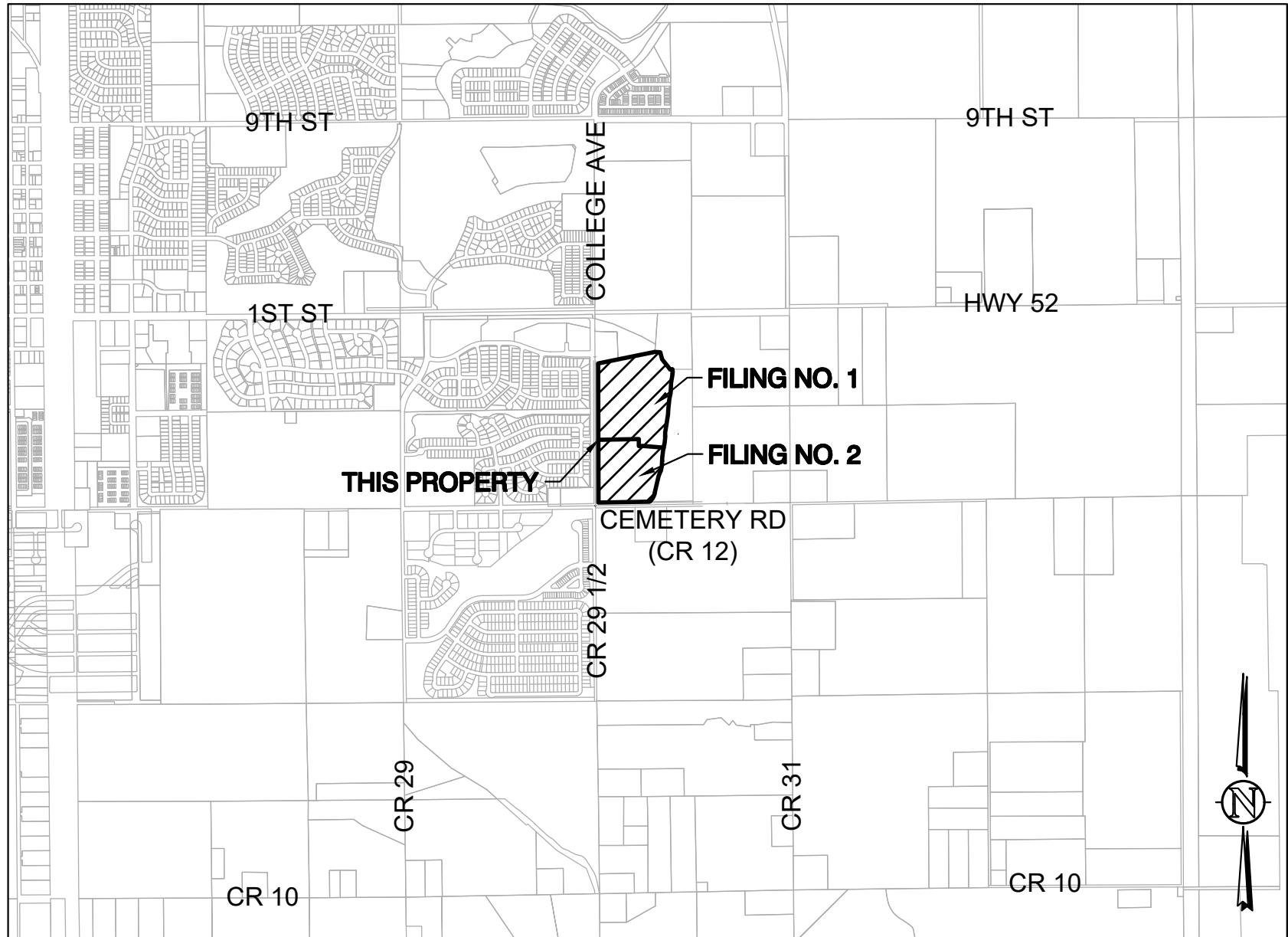
DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, T1N, R66 OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF TAYLOR MINOR SUBDIVISION RECORDED _____ AS RECEPTION NO. _____

CONTAINING 40.714 ACRES, MORE OR LESS,

COUNTY OF WELD, STATE OF COLORADO.

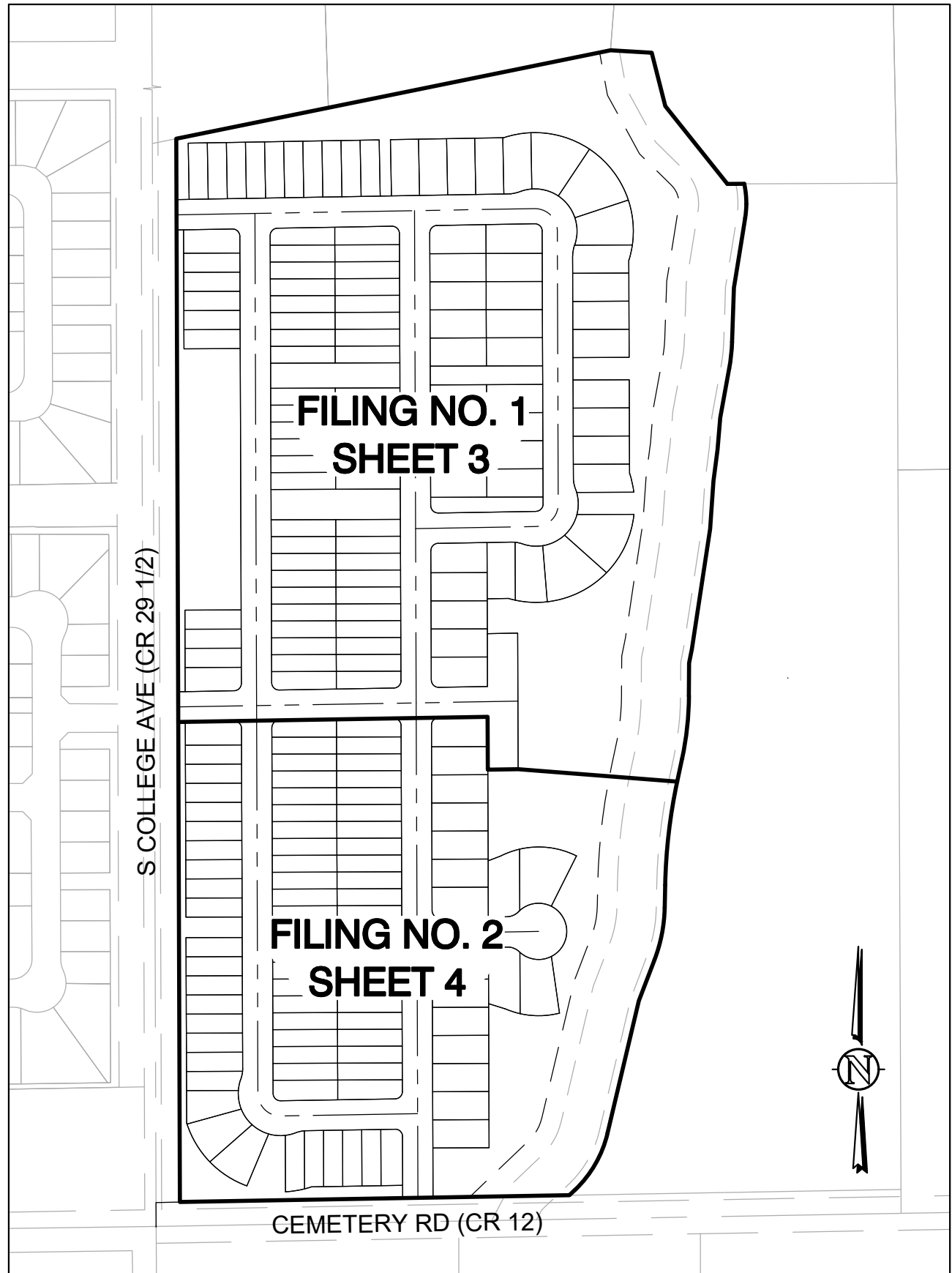


VICINITY MAP

SCALE 1" = 2,000'

NOTES

- 1) BASIS OF BEARING: THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'56" WEST, AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF, A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.



KEY MAP

SCALE 1" = 250'

LAND USE TABLE

	AREA		# OF LOTS	% OF TOTAL
SINGLE-FAMILY LOT S (REDUCED)	328,133 SQ. FT.	7.533 ACRES	61	18.50 %
SINGLE-FAMILY LOTS (SMALL)	168,028 SQ. FT.	3.857 ACRES	47	9.47 %
DUPLEX LOTS	319,266 SQ. FT.	7.329 ACRES	92	18.00 %
OUTLOTS	631,960 SQ. FT.	14.508 ACRES	-	35.63 %
PUBLIC RIGHT-OF-WAY	326,131 SQ. FT.	7.487 ACRES	-	18.39 %
TOTAL	1,773,518 SQ. FT.	40.714 ACRES	200	100.00 %

RESIDENTIAL DEVELOPMENT STANDARDS TABLE

ZONING	R-2 (MIXED-DENSITY RESIDENTIAL)		
PROPOSED LAND USES	SINGLE-FAMILY REDUCED LOT	SINGLE-FAMILY SMALL LOT	DUPLEXES
MINIMUM LOT AREA	4,500 SQ. FT.	3,000 SQ. FT.	2,500 SQ. FT. / UNIT
LOT WIDTH	40' - 55" (CODE: 40' - 49')	30' - 49'	25'+ / UNIT
MINIMUM LOT OPEN SPACE	20%	20%	25%
PRIMARY STRUCTURE			
MINIMUM FRONT SETBACK	15' HOUSE / 20' GARAGE* (CODE: 25')	15' HOUSE / 20' GARAGE* (CODE: 25')	20"* (CODE: 25')
MINIMUM CORNER SIDE SETBACK	10'	8'	10'
MINIMUM INTERIOR SIDE SETBACK	5'	4'	5'
MINIMUM REAR SETBACK	20'	20'	20'
MAXIMUM BUILDING HEIGHT	35' / 2.5 STORIES	35' / 2.5 STORIES	35' / 2.5 STORIES

*VIA ALTERNATIVE COMPLIANCE

OUTLOT SUMMARY TABLE

OUTLOT	AREA		OWNERSHIP	MAINTENANCE	USE
1	332,027 SQ. FT.	7.622 ACRES	HOA	HOA	DITCH / UTILITY / DRAINAGE / CELL TOWER EASEMENTS, OPEN SPACE / PARK
2	56,768 SQ. FT.	1.303 ACRES	DEVELOPER	HOA	DETENTION POND, UTILITY EASEMENTS, OPEN SPACE
3	10,249 SQ. FT.	0.235 ACRES	HOA	HOA	UTILITY / DRAINAGE / ACCESS EASEMENTS, OPEN SPACE
4	6,659 SQ. FT.	0.153 ACRES	HOA	HOA	UTILITY EASEMENTS, OPEN SPACE
5	12,420 SQ. FT.	0.285 ACRES	HOA	HOA	UTILITY / DRAINAGE / ACCESS EASEMENTS, OPEN SPACE
6	5,283 SQ. FT.	0.121 ACRES	HOA	HOA	UTILITY / DRAINAGE EASEMENTS, OPEN SPACE
7	32,181 SQ. FT.	0.739 ACRES	HOA	HOA	UTILITY EASEMENTS, OPEN SPACE
8	2,300 SQ. FT.	0.053 ACRES	HOA	HOA	UTILITY EASEMENTS, OPEN SPACE
9	174,073 SQ. FT.	3.996 ACRES	HOA	HOA	DITCH / UTILITY / DRAINAGE / CELL TOWER EASEMENTS, OPEN SPACE

American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

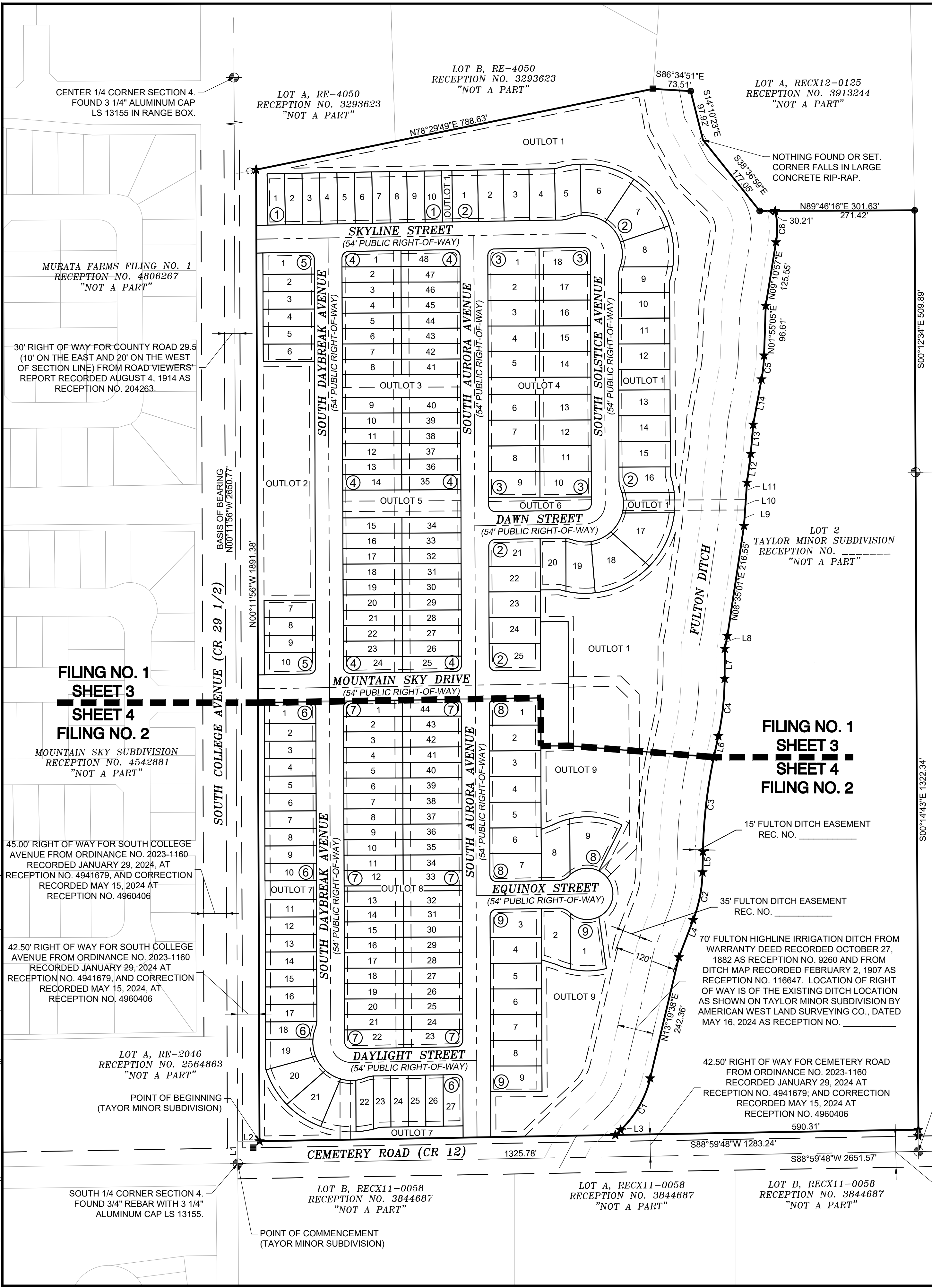
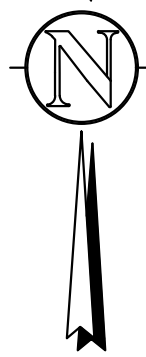
SCALE: VARIES	DRAWN BY: WEC	CHECKED BY: MRH	DATE: August 08, 2024
JOB NO: 22-169	REVISIONS:		

SUNRISE SUDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. LUP2024-XXXX AND PLAN NO. FPL2024-XXXX
200 RESIDENTIAL LOTS - 9 OUTLOTS
40.714 ACRES
SHEET 2 OF 4

120 60 0 120 240
FULL SCALE: 1" = 120'
HALF SCALE: 1" = 240'



LINE TABLE - FILING NO. 2		
LINE #	BEARING	DISTANCE
L51	S89°06'01\"W	24.25
L52	S72°51'22\"E	30.21
L53	S00°11'51\"E	31.37
L54	N00°11'51\"W	30.00
L55	N00°11'51\"W	30.00
L56	N00°11'51\"W	30.00
L57	N00°11'51\"W	30.00
L58	N00°11'51\"W	30.00
L59	N00°11'51\"W	30.00
L60	N00°11'51\"W	30.00
L61	N00°11'51\"W	30.00
L62	N00°11'51\"W	30.00
L63	N00°11'51\"W	30.00
L64	N00°11'51\"W	30.00
L65	S89°48'09\"E	230.00
L66	N89°48'09\"E	230.00
L67	N00°11'51\"W	30.00
L68	N00°11'51\"W	30.00
L69	N00°11'51\"W	30.00
L70	N00°11'51\"W	30.00
L71	N00°11'51\"W	30.00
L72	N00°11'51\"W	30.00
L73	N00°11'51\"W	30.00
L74	N00°11'51\"W	30.00
L75	N00°11'51\"W	30.00
L76	N00°11'51\"W	35.21

CURVE TABLE - FILING NO. 2					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C58	20.59	13.00	90°46'09\"	N45°34'55\"W	18.51
C59	20.25	13.00	89°13'51\"	S44°25'05\"W	18.26
C60	20.59	13.00	90°46'09\"	N45°34'55\"W	18.51
C61	20.25	13.00	89°13'51\"	S44°25'05\"W	18.26
C62	35.42	150.00	13°31'49\"	S70°10'16\"W	35.34
C63	104.13	150.00	39°46'29\"	N83°10'35\"W	102.05
C64	23.31	30.00	44°31'06\"	N66°43'53\"E	22.73
C65	2.98	50.00	3°24'54\"	N46°10'46\"E	2.98
C66	60.06	50.00	68°49'26\"	N82°17'57\"E	56.51
C67	1.10	50.00	1°15'18\"	S62°39'41\"E	1.10
C68	20.23	50.00	23°10'48\"	S50°26'38\"E	20.09
C69	88.86	50.00	101°49'47\"	S12°03'39\"W	77.62
C70	234.85	50.00	269°07'21\"	S00°58'00\"E	71.25
C71	59.99	50.00	68°44'33\"	S82°39'11\"E	56.46
C72	1.64	50.00	1°52'36\"	N47°20'37\"W	1.64
C73	23.35	30.00	44°36'15\"	N68°42'27\"W	22.77
C74	70.76	150.00	27°01'35\"	S89°09'21\"W	70.10
C75	28.63	150.00	10°56'12\"	S71°51'46\"E	28.59
C76	20.60	13.00	90°48'43\"	S45°36'12\"E	18.51
C77	20.24	13.00	89°11'17\"	N44°23'48\"E	18.25
C78	20.25	13.00	89°13'46\"	S44°25'02\"W	18.26
C79	20.60	13.00	90°46'14\"	S45°34'58\"E	18.51
C80	20.60	13.00	90°46'14\"	S45°34'58\"E	18.51
C81	0.17	62.03	0°09'22\"	S84°44'25\"W	0.17
C82	19.32	62.03	17°50'57\"	N75°44'15\"E	19.25
C83	15.73	75.00	12°01'03\"	N77°18'45\"E	15.70
C84	10.81	75.00	8°15'26\"	S87°27'00\"W	10.80
C85	19.20	75.00	14°40'14\"	N81°05'10\"W	19.15
C86	34.00	75.00	25°58'27\"	S60°45'50\"E	33.71
C87	34.00	75.00	25°58'27\"	S34°47'23\"E	33.71
C88	165.42	75.00	126°22'18\"	S45°30'37\"E	133.87
C89	34.00	75.00	25°58'27\"	S08°48'56\"E	33.71
C90	17.68	75.00	13°30'14\"	N10°55'24\"E	17.64
C91	17.26	59.23	16°41'34\"	N13°38'36\"E	17.19
C92	4.91	59.23	4°45'13\"	N02°55'12\"E	4.91
C93	12.61	175.00	4°07'42\"	N73°41'41\"E	12.61
C94	34.42	175.00	11°16'15\"	S81°23'40\"W	34.37
C95	70.01	175.00	22°55'20\"	S81°30'33\"E	69.55
C96	79.33	175.10	25°57'33\"	N57°03'39\"W	78.66
C97	79.30	178.82	25°24'34\"	N31°05'12\"W	78.66
C98	1.56	182.72	0°29'22\"	N17°50'39\"W	1.56
C99	277.32	174.97	90°48'41\"	S62°58'00\"E	249.20

LINE TABLE - FILING NO. 1		
LINE #	BEARING	DISTANCE
L1	S00°11'56\"E	42.50
L2	S88°59'48\"W	42.50
L3	N46°25'22\"E	14.27
L4	N21°00'29\"E	77.43
L5	N01°09'29\"E	40.17
L6	N12°04'18\"E	41.97
L7	N00°22'02\"E	58.54
L8	N11°23'36\"E	25.49
L9	N03°57'19\"E	30.96
L10	N03°57'19\"E	20.05
L11	N03°57'19\"E	33.40
L12	N07°31'22\"E	56.62
L13	N04°43'48\"E	57.14
L14	N10°22'46\"E	89.70
L15	S89°00'24\"W	1.80
L16	N89°00'24\"E	12.34
L17	S00°11'51\"E	31.42
L18	N00°11'51\"W	30.00
L19	N00°11'51\"W	30.00
L20	N00°11'51\"W	30.00
L21	N00°11'51\"W	30.00
L22	N00°11'51\"W	30.00
L23	N00°11'51\"W	30.00
L24	N00°11'51\"W	30.00
L25	N00°11'51\"W	30.00
L26	N00°11'51\"W	30.00
L27	N00°11'51\"W	30.00
L28	N00°11'51\"W	30.00
L29	N00°11'51\"W	30.00
L30	N00°11'51\"W	30.00
L31	N00°11'51\"W	30.00
L32	N00°11'51\"W	30.00
L33	N00°11'51\"W	30.00
L34	N00°11'51\"W	30.00
L35	N00°11'51\"W	30.00
L36	N00°11'51\"W	30.00
L37	N00°11'51\"W	30.00
L38	N00°11'51\"W	30.00
L39	N00°11'51\"W	30.00
L40	N00°11'51\"W	31.37
L41	N09°10'57\"E	40.00
L42	N10°22'46\"E	95.62
L43	N04°43'48\"E	60.13
L44	N07°31'22\"E	57.43
L45	N03°57'19\"E	83.30
L46	N11°33'09\"E	32.57
L47	N00°22'02\"E	70.12
L48	N12°04'18\"E	41.97
L49	N01°09'29\"E	40.17
L50	N21°00'29\"E	85.49

CURVE TABLE - FILING NO. 1						
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	117.51	204.00	33°00'12\"	N29°49'43\"E	115.89	
C2	95.27	275.00	19°51'01\"	N11°04'59\"E	94.80	
C3	185.39	973.30	10°54'49\"	N06°36'53\"E	185.11	
C4	112.35	550.00	11°42'16\"	N06°13'10\"E	112.16	
C5	46.67	316.00	8°27'41\"	N06°08'56\"E	46.62	
C6	61.21	165.00	21°15'18\"	N01°26'45\"W	60.86	
C7	49.01	175.00	16°02'48\"	S79°39'32\"W	48.85	
C8	110.15	175.00	36°03'51\"	N74°17'09\"W	108.34	
C9	115.67	175.00	37°52'19\"	S37°19'04\"E	113.58	
C10	80.87	175.00	26°28'43\"	N05°08'33\"W	80.16	
C11	27.77	175.00	9°05'26\"	N12°38'32\"E	27.74	
C12	19.78	59.06	19°11'32\"	S10°05'38\"W	19.69	
C13	22.17	59.06	21°30'26\"	S11°15'05\"W	22.04	
C14	2.39	59.06	2°18'55\"	S20°50'51\"W	2.39	
C15	47.20	75.00	36°03'26\"	S00°21'12\"E	46.42	
C16	49.57	75.00	37°52'19\"	N37°19'04\"W	48.68	
C17	165.42	75.00	126°22'18\"	S45°35'37\"E	133.87	
C18	49.52	75.00	37°49'53\"	S75°10'10\"E	48.63	
C19	19.13	75.00	14°36'39\"	N78°36'34\"E	19.07	
C20	19.49	62.03	18°00'22\"	N75°48'58\"E	19.41	
C21	20.60	13.00	90°47'45\"	N45°35'43\"W	18.51	
C22	20.24	13.00	89°12'15\"	S44°24'17\"W	18.26	
C23	20.60	13.00	90°47'45\"	N45°35'43\"W	18.51	
C24	20.24	13.00	89°12'15\"	S44°24'17\"W	18.26	
C25	20.60	13.00	90°47'45\"	N45°35'43\"W	18.51	
C26	34.42	175.00	11°16'09\"	S12°35'55\"E	34.36	
C27	39.44	175.00	12°54'46\"	N00°28'28\"W	39.36	
C28	116.81	175.00	38°14'36\"	S25°06'13\"W	114.65	
C29	119.84	175.00	39°14'08\"	S63°50'36\"W	117.51	
C30	57.23	175.00	18°44'10\"	S87°10'15\"E	56.97	
C31	12.93	175.00	4°14'04\"	N75°41'09\"W	12.93	
C32	7.06	56.93	7°06'17\"	S87°49'30\"E	7.05	
C33	15.09	56.93	15°11'20\"	N76°40'42\"W	15.05	
C34	22.15	56.93	22°17'37\"	N80°13'50\"W	22.01	
C35	34.92	75.00	26°40'35\"	N85°43'53\"W	34.60	
C36	43.58	75.00	33°17'27\"	N64°17'06\"E	42.97	
C37	165.33	75.00	126°18'11\"	S44°27'19\"W	133.83	
C38	43.58	75.00	33°17'26\"	N30°59'40\"E	42.97	
C39	5.12	75.00	3°54'52\"	S12°23'30\"W	5.12	
C40	20.09	75.00	15°20'42\"	S02°45'43\"W	20.03	
C41	14.61	75.00	11°09'51\"	S10°29'34\"E	14.59	
C42	3.43	75.00	2°37'17\"	S17°23'08\"E	3.43	
C43	19.49	62.03	18°00'20\"	S14°11'03\"E	19.41	
C44	20.25	13.00	89°13'46\"	S44°25'02\"E	18.26	
C45	20.60	13.00	90°46'14\"	N45°34'58\"W	18.51	
C46	20.25	13.00	89°13'46\"	N44°25'02\"E	18.26	
C47	20.59	13.00	90°46'09\"	N45°34'55\"W	18.51	
C48	20.25	13.00	89°13'51\"	S44°25'05\"W	18.26	
C49	20.59	13.00	90°46'09\"	S45°34'55\"E	18.51	
C50	20.25	13.00	89°13'51\"	S44°25'05\"W	18.26	
C51	22.58	45.00	28°45'12\"	N31°07'08\"W	22.35	
C52	20.36	45.00	25°55'29\"	N03°46'48\"W	20.19	
C53	28.95	196.00	8°27'41\"	N06°08'56\"E	28.92	
C54	87.84	430.00	11°42'16\"	N06°13'10\"E	87.69	
C55	208.25	1093.30	10°54'49\"	N06°36'53\"E	207.94	
C56	53.70	155.00	19°51'01\"	N11°04'59\"E	53.43	
C57	48.52	84.00	33°05'44\"	N29°52'30\"E	47.85	

SYMBOL LEGEND

- SECTION CONTROL MONUMENTED AS NOTED HEREON
- SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046
- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
- FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
- FOUND 1/2" REBAR W/ NO CAP
- CALCULATED POSITION - NOTHING FOUND OR SET
- END OF CURVE / LINE OR INTERSECTION POINT
- UTILITY EASEMENT
- BLOCK NUMBER

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- ADJACENT LOT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- PLUMB LINE

American West
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A Family Owned Corporation Since 1991
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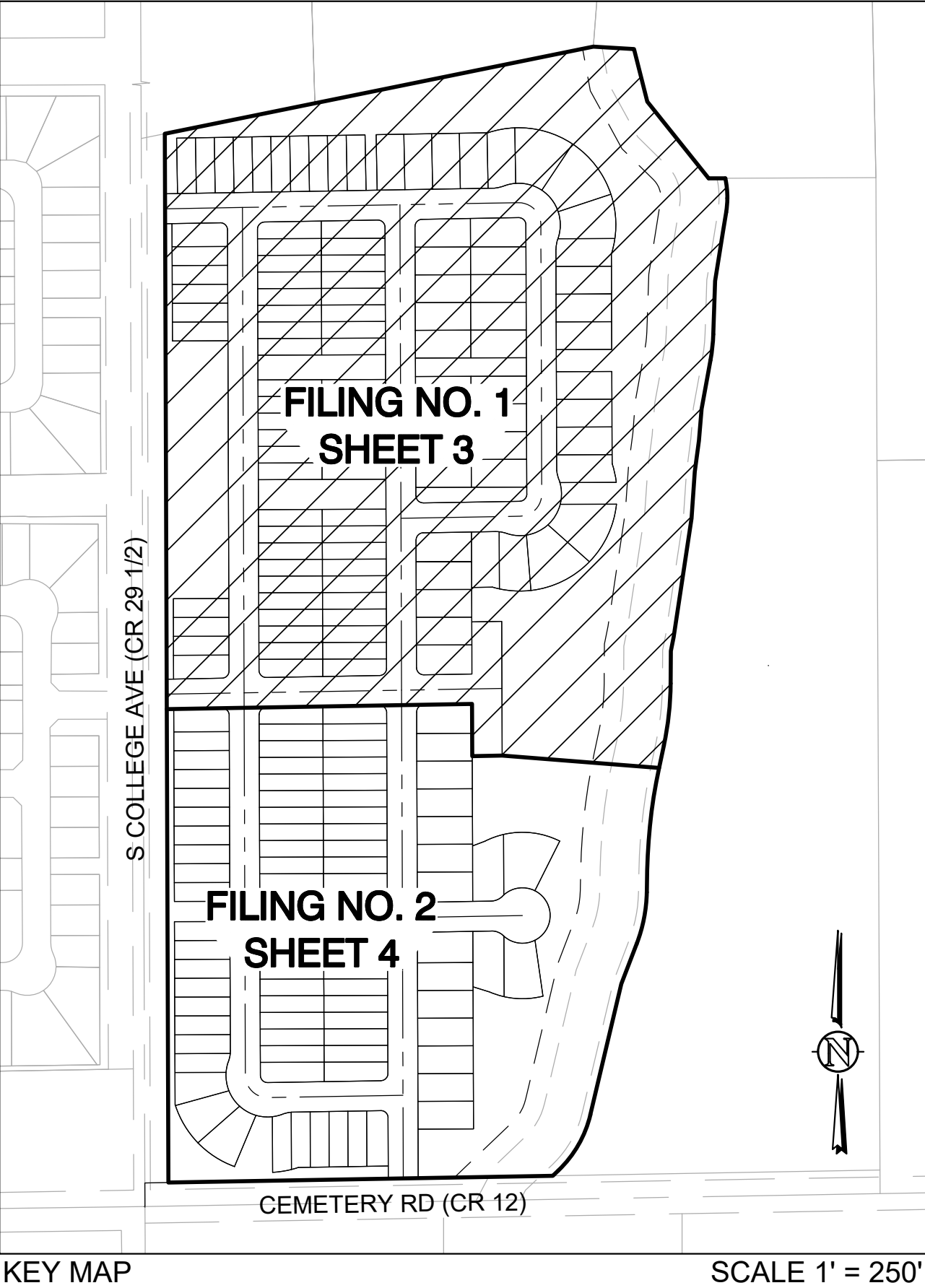
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JOB NO: 22-169 REVISIONS:

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SUNRISE SUDIVISION PRELIMINARY PLAT

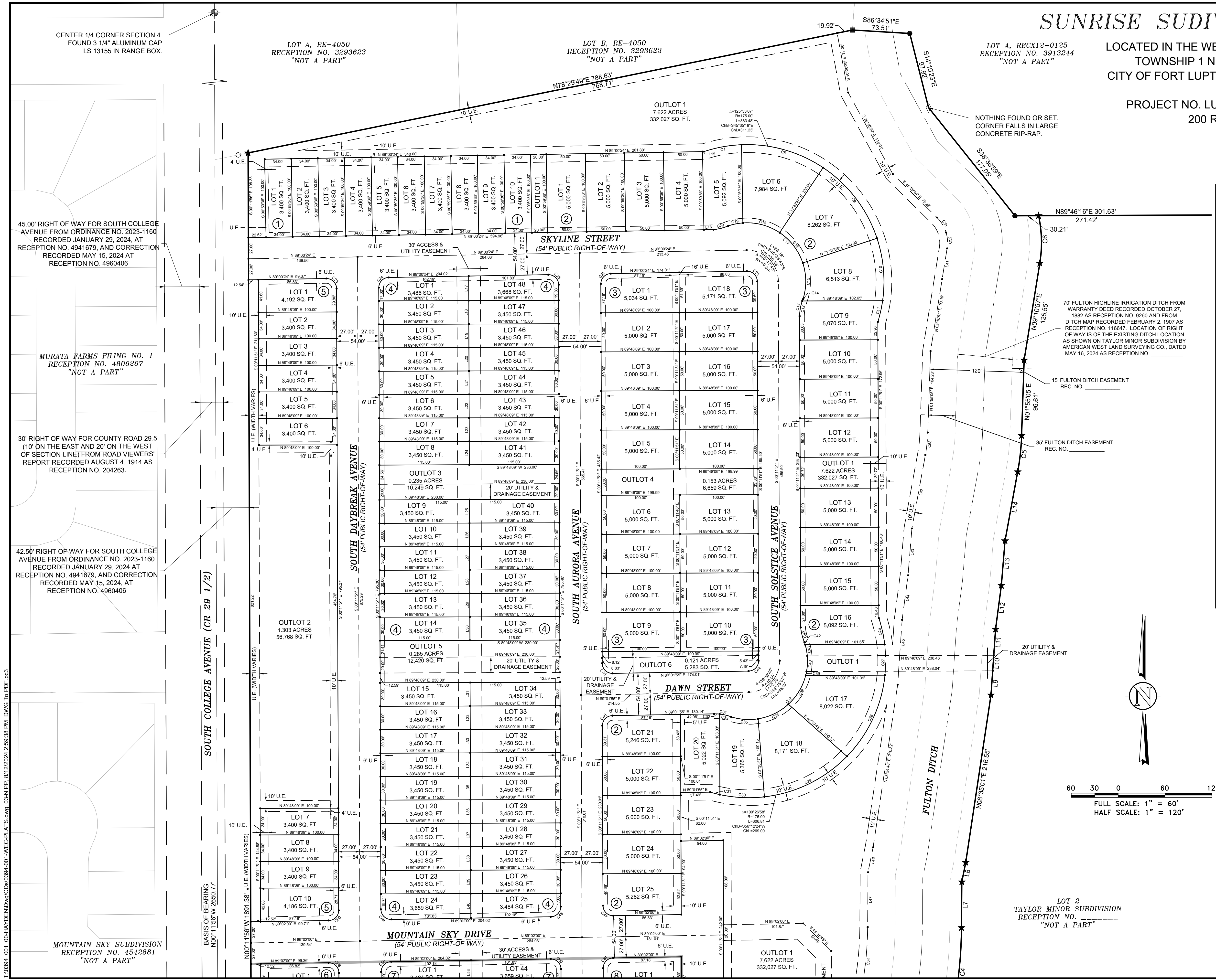
LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. LUP2024-XXXX AND PLAN NO. FPL2024-XXXX
200 RESIDENTIAL LOTS - 9 OUTLOTS
40.714 ACRES
SHEET 3 OF 4



SYMBOL LEGEND	
	SECTION CONTROL MONUMENTED AS NOTED HEREON
	FOUND 5/8" REBAR W/ 2" ALUM CAP LS 38046
	FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
	FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
	FOUND 1/2" REBAR W/ NO CAP
	CALCULATED POSITION - NOTHING FOUND OR SET
	END OF CURVE / LINE OR INTERSECTION POINT
	UTILITY EASEMENT
	BLOCK NUMBER
LINETYPE LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
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	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EASEMENT LINE
	ROAD CENTERLINE
	FILING LINE

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Land Surveying Co.
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PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mhw.amw@gmail.com
SCALE: 1" = 60' DRAWN BY: WEC CHECKED BY: MRH DATE: August 08, 2024
JOB NO: 22-169 REVISIONS:

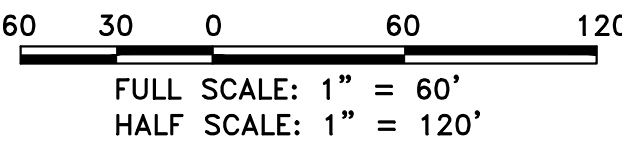


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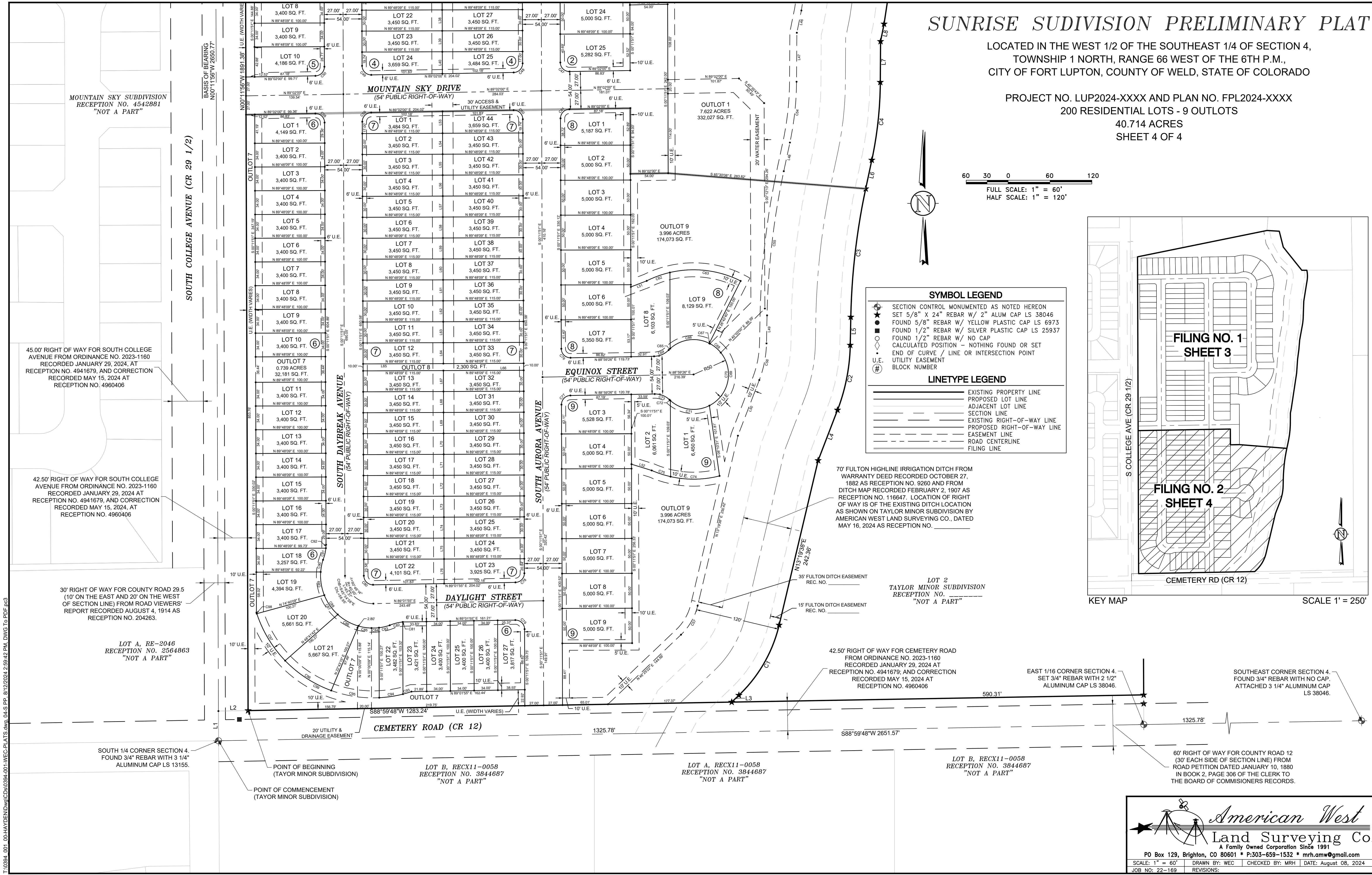
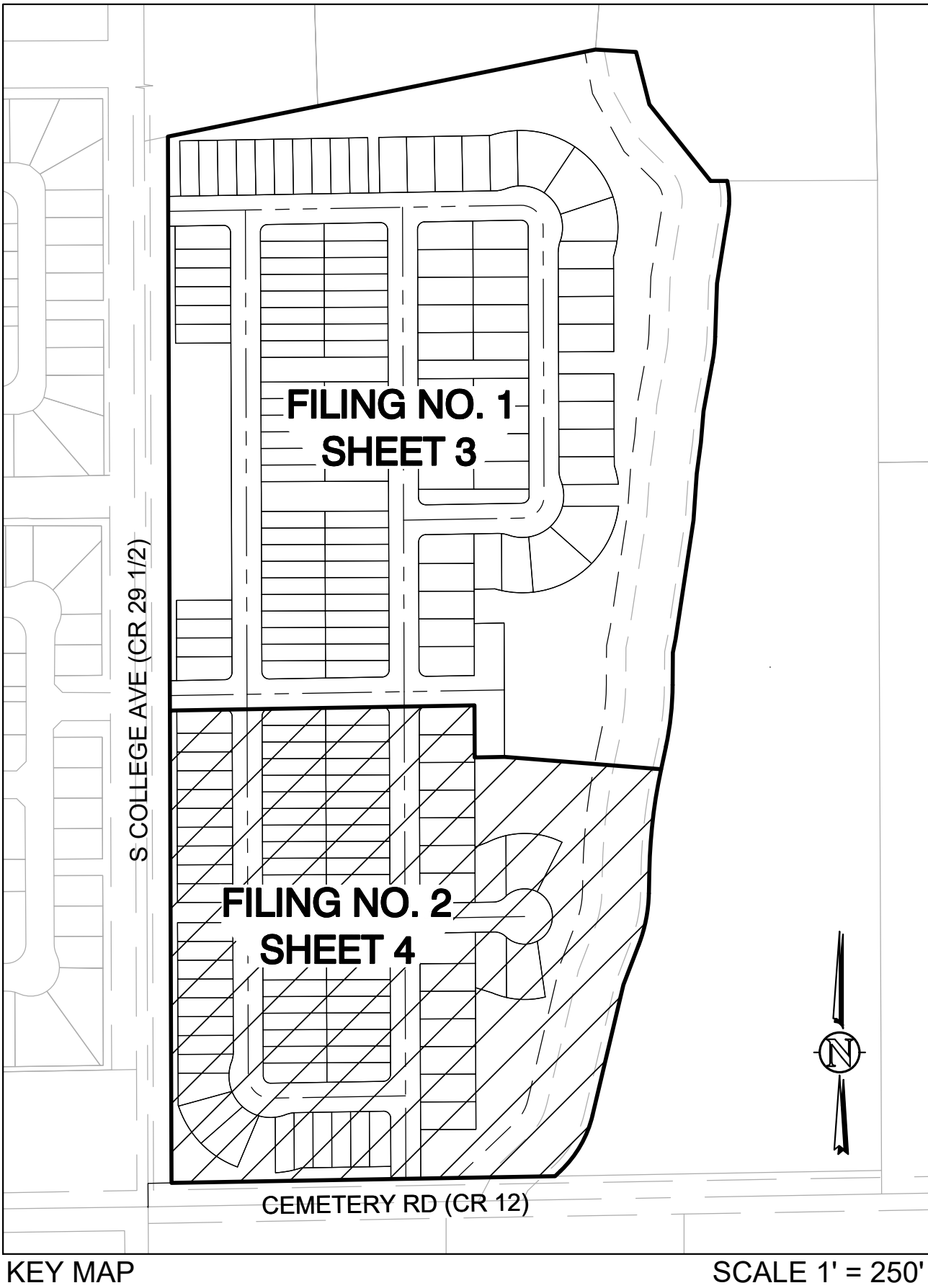
SUNRISE SUDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

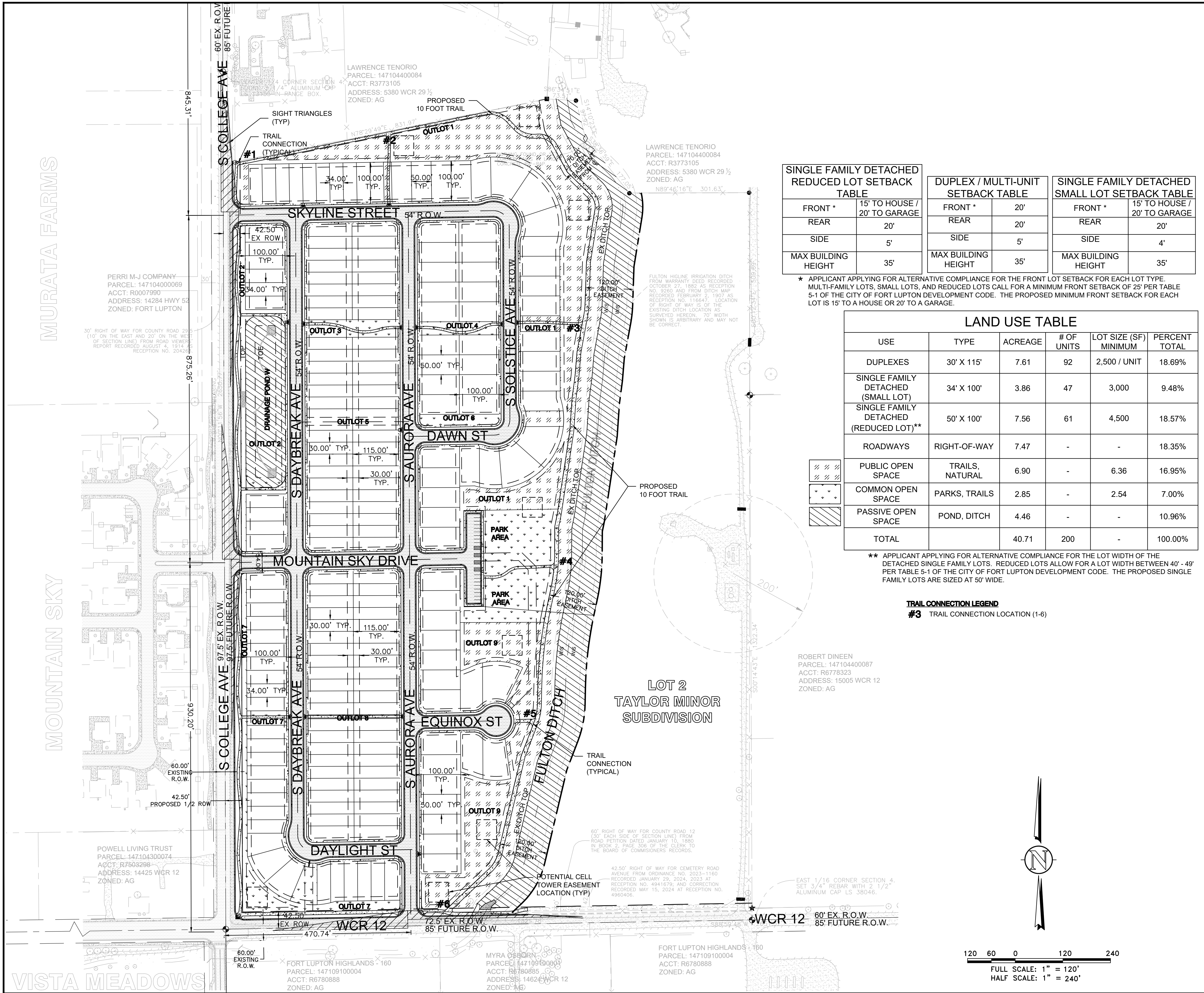
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SINGLE FAMILY DETACHED REDUCED LOT SETBACK TABLE	
FRONT *	15' TO HOUSE / 20' TO GARAGE
REAR	20'
SIDE	5'
MAX BUILDING HEIGHT	35'

DUPLEX / MULTI-UNIT SETBACK TABLE	
FRONT *	20'
REAR	20'
SIDE	5'
MAX BUILDING HEIGHT	35'

SINGLE FAMILY DETACHED SMALL LOT SETBACK TABLE	
FRONT *	15' TO HOUSE / 20' TO GARAGE
REAR	20'
SIDE	4'
MAX BUILDING HEIGHT	35'

* APPLICANT APPLYING FOR ALTERNATIVE COMPLIANCE FOR THE FRONT LOT SETBACK FOR EACH LOT TYPE. MULTI-FAMILY LOTS, SMALL LOTS, AND REDUCED LOTS CALL FOR A MINIMUM FRONT SETBACK OF 25' PER TABLE 5-1 OF THE CITY OF FORT LUPTON DEVELOPMENT CODE. THE PROPOSED MINIMUM FRONT SETBACK FOR EACH LOT IS 15' TO A HOUSE OR 20' TO A GARAGE.

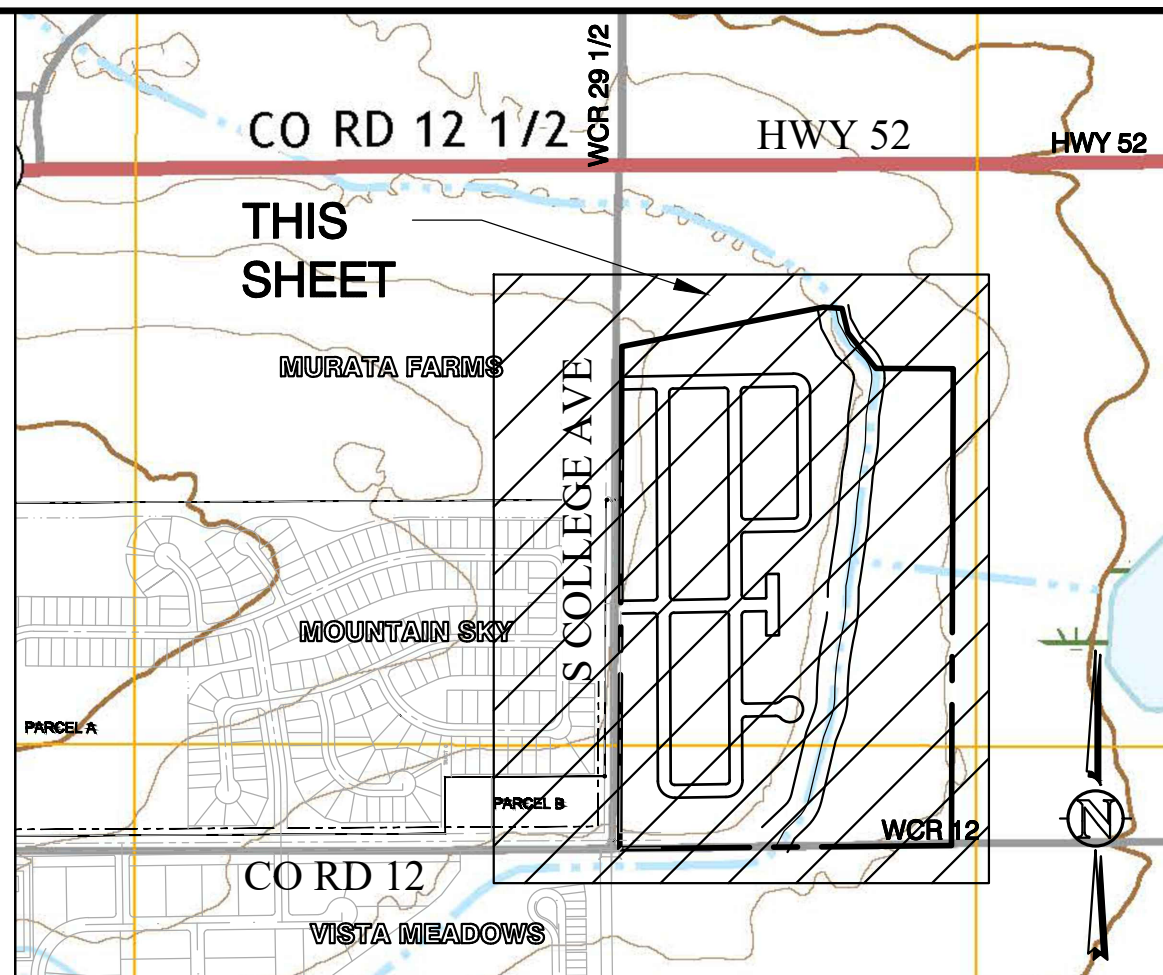
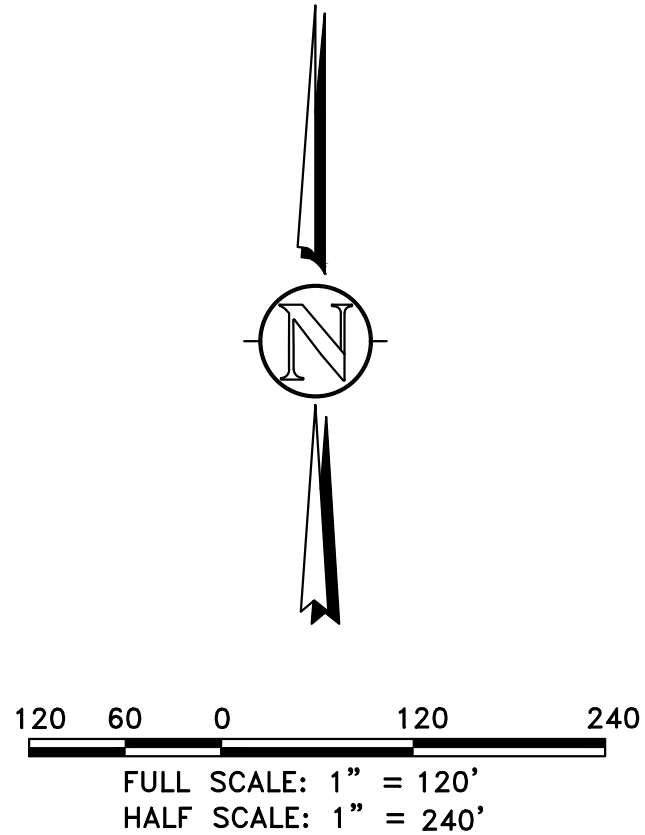
LAND USE TABLE					
USE	TYPE	ACREAGE	# OF UNITS	LOT SIZE (SF) MINIMUM	PERCENT TOTAL
DUPLEXES	30' X 115'	7.61	92	2,500 / UNIT	18.69%
SINGLE FAMILY DETACHED (SMALL LOT)	34' X 100'	3.86	47	3,000	9.48%
SINGLE FAMILY DETACHED (REDUCED LOT)**	50' X 100'	7.56	61	4,500	18.57%
ROADWAYS	RIGHT-OF-WAY	7.47	-	-	18.35%
PUBLIC OPEN SPACE	TRAILS, NATURAL	6.90	-	6.36	16.95%
COMMON OPEN SPACE	PARKS, TRAILS	2.85	-	2.54	7.00%
PASSIVE OPEN SPACE	POND, DITCH	4.46	-	-	10.96%
TOTAL		40.71	200	-	100.00%

** APPLICANT APPLYING FOR ALTERNATIVE COMPLIANCE FOR THE LOT WIDTH OF THE DETACHED SINGLE FAMILY LOTS. REDUCED LOTS ALLOW FOR A LOT WIDTH BETWEEN 40' - 49' PER TABLE 5-1 OF THE CITY OF FORT LUPTON DEVELOPMENT CODE. THE PROPOSED SINGLE FAMILY LOTS ARE SIZED AT 50' WIDE.

TRAIL CONNECTION LEGEND
#3 TRAIL CONNECTION LOCATION (1-6)

ROBERT DINEEN
PARCEL: 147104400087
ACCT: R6778323
ADDRESS: 15005 WCR 12
ZONED: AG

**LOT 2
TAYLOR MINOR
SUBDIVISION**



KEY MAP SCALE 1" = 750'

NOTES

THIS SHEET IS INTENDED AS THE SITE PLAN FOR SUNRISE SUBDIVISION.
ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.
IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND CITY OF FT. LUPTON RESPECTIVELY.
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.
ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST IMPROVEMENT SURVEY PLAT, DATED MAY 31, 2019.
NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

LEGAL DESCRIPTION:

LOT 1, TAYLOR MINOR SUBDIVISION,
BEING A PART OF THE WEST 1/2 OF THE SE 1/4 OF S4,
T1N, R66W of 6th PM,
COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING:

BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE
OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS
ASSUMED TO BEAR NORTH 00°11'56" WEST, AS
MONUMENTED HERON WITH ALL BEARINGS CONTAINED
HEREIN RELATIVE THERETO.

SYMBOL LEGEND

41 41 22.5, 45 DEG BEND	RESTRAINED CROSS
41 41 22.5, 45 DEG BEND	FIRE HYDRANT
41 41 22.5, 45 DEG BEND	RESTRAINED WATER VALVE
41 41 22.5, 45 DEG BEND	WATER METER
41 41 22.5, 45 DEG BEND	RESTRAINED CROSS
41 41 22.5, 45 DEG BEND	PIPE CROSSOVER
41 41 22.5, 45 DEG BEND	FIRE HYDRANT
41 41 22.5, 45 DEG BEND	RESTRAINED VALVE
41 41 22.5, 45 DEG BEND	THRUST BLOCK TB
41 41 22.5, 45 DEG BEND	GATE VALVE GV
41 41 22.5, 45 DEG BEND	MANHOLE
41 41 22.5, 45 DEG BEND	PASSIVE OPEN SPACE
41 41 22.5, 45 DEG BEND	PUBLIC OPEN SPACE
41 41 22.5, 45 DEG BEND	COMMON OPEN SPACE
41 41 22.5, 45 DEG BEND	PROPOSED CONCRETE
41 41 22.5, 45 DEG BEND	PROPOSED ASPHALT

LINETYPE LEGEND

LOT / PROPERTY / SECTION LINE	LOT / PROPERTY / SECTION LINE
RIGHT OF WAY LINE	RIGHT OF WAY LINE
EASEMENT	EASEMENT
SETBACK	SETBACK
TO BE ABANDONED LOT LINE	TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB	EXISTING BUILDING, CURB
EDGE OF ASPHALT or GRAVEL RD	EDGE OF ASPHALT or GRAVEL RD
CHAINLINK FENCE	CHAINLINK FENCE
WIRE FENCE	WIRE FENCE
POND WQ W/S	POND WQ W/S
SWALE	SWALE
EXISTING OVERHEAD ELEC	EXISTING OVERHEAD ELEC

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

SITE PLAN

SUNRISE SUBDIVISION

WELD COUNTY RD 12

WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
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www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 08/23/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0394.001.00
DOC CON #
C1.00-SITE
SHEET
C1.00

Fort Lupton Press

Publication Name:

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Publication City and State:

Fort Lupton, CO

Publication County:

Weld

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**202411071655160228876
852252194**

Notice URL:

[Back](#)

Notice Publish Date:

Thursday, October 24, 2024

Notice Content

Public Notice CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment referred to as the Sunrise Preliminary Plat, Change of Zone, and Comprehensive Plan Amendment, located east and adjacent to College Ave and north and adjacent to County Road 12 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, November 14, 2024, at 6:00 P.M., and before the City Council on Tuesday, December 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 LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO. Legal Notice No. FLP1145 First Publication: October 24, 2024 Last Publication: October 24, 2024 Publisher: Fort Lupton Press

[Back](#)

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

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**ALL INTERESTED PERSONS MAY ATTEND.
LEGAL DESCRIPTION**

LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP1145

First Publication: October 24, 2024

Last Publication: October 24, 2024

Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 30 day of October, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **Sunrise Change of Zone and Preliminary Plat** was sent via United States Mail, postage pre-paid, to the following addresses:

FITZSIMMONS JOHN J 4447 RIO GRANDE PL BROOMFIELD, CO 800239441	ARELLANO-ORNEALAS JOSE JUAN 14606 HIGHWAY 52, FORT LUPTON, CO 806218223	CW-BRIGGS LLC 8655 S PRIEST DR TEMPE, AZ 852841913
POWELL LIVING TRUST 14425 COUNTY ROAD 12 FORT LUPTON, CO 806218205	VILLALOBOS ISAAC 416 MORNING TIDE AVE FORT LUPTON, CO 806214674	OGG BRITTANY ANNE 408 MORNING TIDE AVE FORT LUPTON, CO 806214674
SPENCE JASON ALLAN 400 MORNING TIDE AVE FORT LUPTON, CO 806214674	KOKOSZKA ANNETTE LOUISE 2449 MOUNTAIN SKY DR FORT LUPTON, CO 806214672	BRUNICK JUSTIN D 2441 MOUNTAIN SKY DR FORT LUPTON, CO 806214672
QUIROZ PATRICIA 2433 MOUNTAIN SKY DR FORT LUPTON, CO 806214672	SOTO ALCIRA DANIELA 417 MORNING TIDE AVE FORT LUPTON, CO 806214674	COWAN GREGORY JOSEPH 409 MORNING TIDE AVE FORT LUPTON, CO 806214674
FL MOUNTAIN SKY LLC 500 FAIRFAX ST DENVER, CO 802205133	AMATECO MICHELLE MIRANDA 425 MORNING TIDE AVE FORT LUPTON, CO 806214674	ONSTOTT JORDAN ALEXANDRIA 433 MORNING TIDE AVE FORT LUPTON, CO 806214674
FRANKO MARIE LOU 2442 MONTE VISTA ST FORT LUPTON, CO 806214640	MONGE AMANDA MARIE 2437 VALLEY SKY ST FORT LUPTON, CO 806214650	TAFOYA MICHAEL 432 MORNING TIDE AVE FORT LUPTON, CO 806214674
GARAY-PORTILLO EFREN 440 MORNING TIDE AVE FORT LUPTON, CO 806214674	NAVARRO MARCO ANTONIO 448 MORNING TIDE AVE FORT LUPTON, CO 806214674	SCHLEUGER GARY L 456 MORNING TIDE AVE FORT LUPTON, CO 806214674
CRUZ FERMIN HERNANDEZ 500 MORNING TIDE AVE FORT LUPTON, CO 806214674	TORRES CRISTIAN JULIAN 508 MORNING TIDE AVE FORT LUPTON, CO 806214674	RODRIGUEZ YATLAHI SANCHEZ 516 MORNING TIDE AVE FORT LUPTON, CO 806214674
ADDISON CHASE EDWARD 524 MORNING TIDE AVE FORT LUPTON, CO 806214674	OCHS KAYDEE 2444 VALLEY SKY ST FORT LUPTON, CO 806214650	KENNERLEY JENNIFER LYNNE 2436 VALLEY SKY ST FORT LUPTON, CO 806214650
VIVA LAND VENTURES LP 4900 N MESA ST STE 100 EL PASO, TX 799125904	DINEEN ROBERT J 15005 COUNTY ROAD 12 FORT LUPTON, CO 806218209	TENORIO LAWRENCE J 5380 COUNTY ROAD 29.5 FORT LUPTON, CO 806212217
RUIZ GERMAIN A PO BOX 317 FORT LUPTON, CO 806210317	OSBORNE MYRA 128 CROSSTIDE CIR PONTE VEDRA BEACH, FL 320824028	FORT LUPTON HIGHLANDS – 160 GP LLP 8791 CIRCLE DR WESTMINSTER, CO 800313675



City Official



Planning & Building

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

Phone: 720.928.4003
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Change of Zone** and **Preliminary Plat** referred to as the **Sunrise Change of Zone and Preliminary Plat** located **north and adjacent to CR 12 and east and adjacent to CR 29 ½** in Fort Lupton, Colorado pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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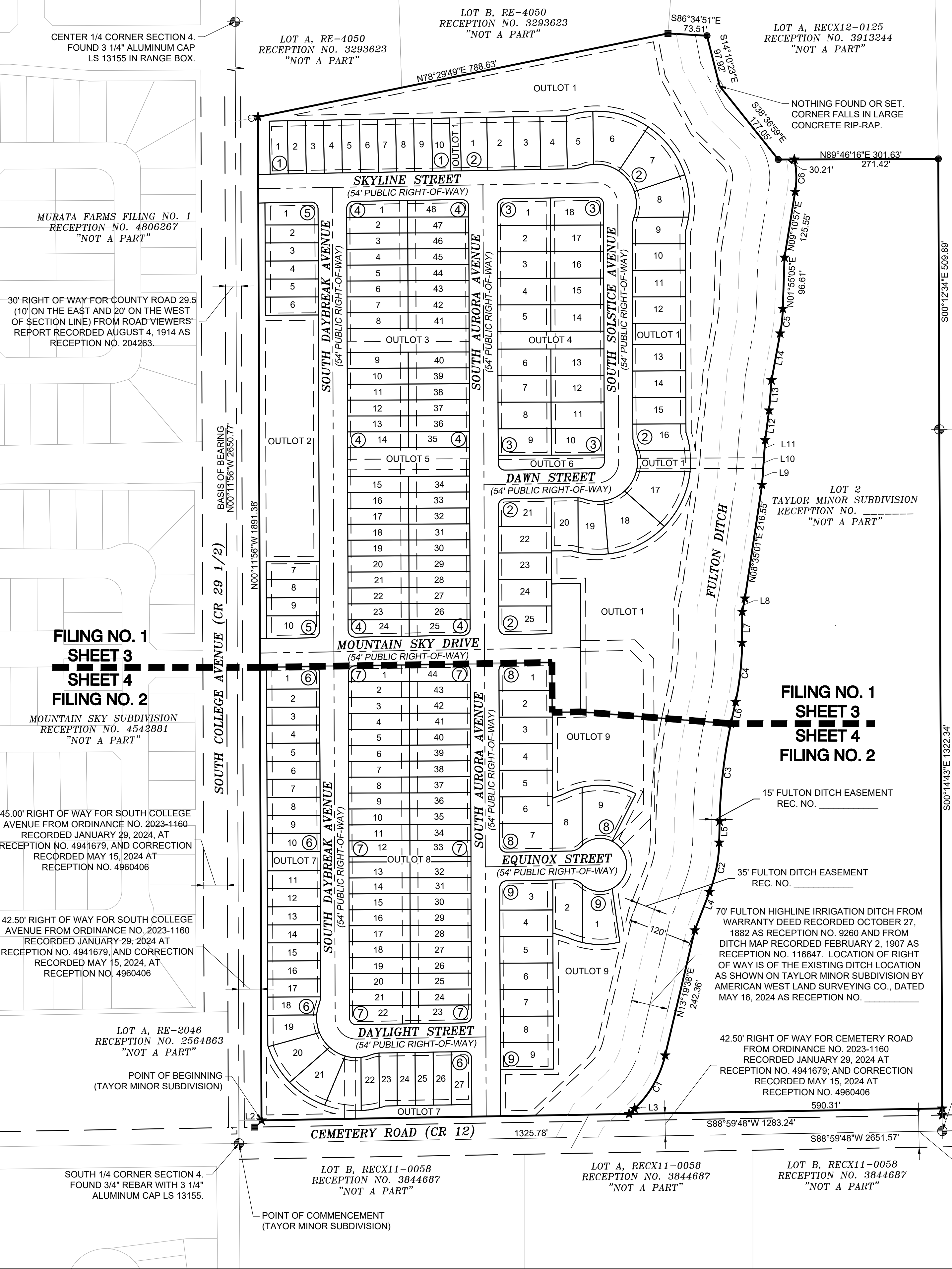
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Sunrise Subdivision – Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

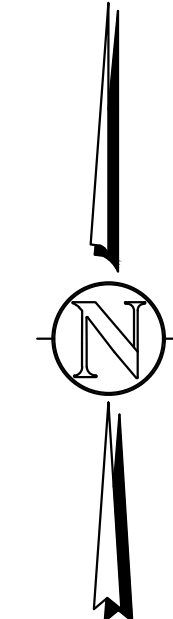
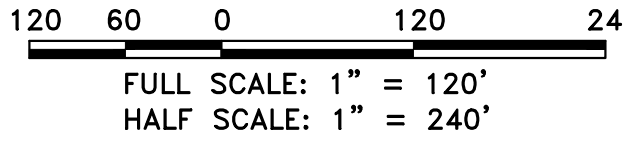
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: Sunrise Subdivision – Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat



SUNRISE SUDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. LUP2024-XXXX AND PLAN NO. FPL2024-XXXX
200 RESIDENTIAL LOTS - 9 OUTLOTS
40.714 ACRES
SHEET 2 OF 4



LINE TABLE - FILING NO. 2		
LINE #	BEARING	DISTANCE
L51	S89°06'01"W	24.25
L52	S72°51'22"E	30.21
L53	S00°11'51"E	31.37
L54	N00°11'51"W	30.00
L55	N00°11'51"W	30.00
L56	N00°11'51"W	30.00
L57	N00°11'51"W	30.00
L58	N00°11'51"W	30.00
L59	N00°11'51"W	30.00
L60	N00°11'51"W	30.00
L61	N00°11'51"W	30.00
L62	N00°11'51"W	30.00
L63	N00°11'51"W	30.00
L64	N00°11'51"W	30.00
L65	S89°48'09"E	230.00
L66	N89°48'09"E	230.00
L67	N00°11'51"W	30.00
L68	N00°11'51"W	30.00
L69	N00°11'51"W	30.00
L70	N00°11'51"W	30.00
L71	N00°11'51"W	30.00
L72	N00°11'51"W	30.00
L73	N00°11'51"W	30.00
L74	N00°11'51"W	30.00
L75	N00°11'51"W	30.00
L76	N00°11'51"W	35.21

CURVE TABLE - FILING NO. 2					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C58	20.59	13.00	90°46'09"	N45°34'55"W	18.51
C59	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C60	20.59	13.00	90°46'09"	N45°34'55"W	18.51
C61	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C62	35.42	150.00	13°31'49"	S70°10'16"W	35.34
C63	104.13	150.00	39°46'29"	N83°10'35"W	102.05
C64	23.31	30.00	44°31'06"	N66°43'53"E	22.73
C65	2.98	50.00	3°24'54"	N46°10'46"E	2.98
C66	60.06	50.00	68°49'26"	N82°17'57"E	56.51
C67	1.10	50.00	1°15'18"	S62°39'41"E	1.10
C68	20.23	50.00	23°10'48"	S50°26'38"E	20.09
C69	88.86	50.00	101°49'47"	S12°03'39"W	77.62
C70	234.85	50.00	269°07'21"	S00°58'00"E	71.25
C71	59.99	50.00	68°44'33"	S82°39'11"E	56.46
C72	1.64	50.00	1°52'36"	N47°20'37"W	1.64
C73	23.35	30.00	44°36'15"	N68°42'27"W	22.77
C74	70.76	150.00	27°01'35"	S89°09'21"W	70.10
C75	28.63	150.00	10°56'12"	S71°51'46"E	28.59
C76	20.60	13.00	90°48'43"	S45°36'12"E	18.51
C77	20.24	13.00	89°11'17"	N44°23'48"E	18.25
C78	20.25	13.00	89°13'46"	S44°25'02"W	18.26
C79	20.60	13.00	90°46'14"	S45°34'58"E	18.51
C80	20.60	13.00	90°46'14"	S45°34'58"E	18.51
C81	0.17	62.03	0°09'22"	S84°44'25"W	0.17
C82	19.32	62.03	17°50'57"	N75°44'15"E	19.25
C83	15.73	75.00	12°01'03"	N77°18'45"E	15.70
C84	10.81	75.00	8°15'26"	S87°27'00"W	10.80
C85	19.20	75.00	14°40'14"	N81°05'10"W	19.15
C86	34.00	75.00	25°58'27"	S60°45'50"E	33.71
C87	34.00	75.00	25°58'27"	S34°47'23"E	33.71
C88	165.42	75.00	126°22'18"	S45°30'37"E	133.87
C89	34.00	75.00	25°58'27"	S08°48'56"E	33.71
C90	17.68	75.00	13°30'14"	N10°55'24"E	17.64
C91	17.26	59.23	16°41'34"	N13°38'36"E	17.19
C92	4.91	59.23	4°45'13"	N02°55'12"E	4.91
C93	12.61	175.00	4°07'42"	N73°41'41"E	12.61
C94	34.42	175.00	11°16'15"	S81°23'40"W	34.37
C95	70.01	175.00	22°55'20"	S81°30'33"E	69.55
C96	79.33	175.00	25°57'33"	N57°03'39"W	78.66
C97	79.30	178.82	25°24'34"	N31°05'12"W	78.66
C98	1.56	182.72	0°29'22"	N17°50'39"W	1.56
C99	277.32	174.97	90°48'41"	S62°58'00"E	249.20

LINE TABLE - FILING NO. 1		
LINE #	BEARING	DISTANCE
L1	S00°11'56"E	42.50
L2	S88°59'48"W	42.50
L3	N46°25'22"E	14.27
L4	N21°00'29"E	77.43
L5	N01°09'29"E	40.17
L6	N12°04'18"E	41.97
L7	N00°22'02"E	58.54
L8	N11°23'36"E	25.49
L9	N03°57'19"E	30.96
L10	N03°57'19"E	20.05
L11	N03°57'19"E	33.40
L12	N07°31'22"E	56.62
L13	N04°43'48"E	57.14
L14	N10°22'46"E	89.70
L15	N89°00'24"W	1.80
L16	N89°00'24"E	12.34
L17	S00°11'51"E	31.42
L18	N00°11'51"W	30.00
L19	N00°11'51"W	30.00
L20	N00°11'51"W	30.00
L21	N00°11'51"W	30.00
L22	N00°11'51"W	30.00
L23	N00°11'51"W	30.00
L24	N00°11'51"W	30.00
L25	N00°11'51"W	30.00
L26	N00°11'51"W	30.00
L27	N00°11'51"W	30.00
L28	N00°11'51"W	30.00
L29	N00°11'51"W	30.00
L30	N00°11'51"W	30.00
L31	N00°11'51"W	30.00
L32	N00°11'51"W	30.00
L33	N00°11'51"W	30.00
L34	N00°11'51"W	30.00
L35	N00°11'51"W	30.00
L36	N00°11'51"W	30.00
L37	N00°11'51"W	30.00
L38	N00°11'51"W	30.00
L39	N00°11'51"W	30.00
L40	N00°11'51"W	31.37
L41	N09°10'57"E	40.00
L42	N10°22'46"E	95.62
L43	N04°43'48"E	60.13
L44	N07°31'22"E	57.43
L45	N03°57'19"E	83.30
L46	N11°33'09"E	32.57
L47	N00°22'02"E	70.12
L48	N12°04'18"E	41.97
L49	N01°09'29"E	40.17
L50	N21°00'29"E	85.49

CURVE TABLE - FILING NO. 1					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.51	204.00	33°00'12"	N29°49'43"E	115.89
C2	95.27	275.00	19°51'01"	N11°04'59"E	94.80
C3	185.39	973.30	10°54'49"	N06°36'53"E	185.11
C4	112.35	550.00	11°42'16"	N06°13'10"E	112.16
C5	46.67	316.00	8°27'41"	N06°08'56"E	46.62
C6	61.21	165.00	21°15'18"	N01°26'45"W	60.86
C7	49.01	175.00	16°02'48"	S79°39'32"W	48.85
C8	110.15	175.00	36°03'51"	N74°17'09"W	108.34
C9	115.67	175.00	37°52'19"	S37°19'04"E	113.58
C10	80.87	175.00	26°28'43"	N05°08'33"W	80.16
C11	27.77	175.00	9°05'26"	N12°38'32"E	27.74
C12	19.78	59.06	19°11'32"	S10°05'38"W	19.69
C13	22.17	59.06	21°30'26"	S11°15'05"W	22.04
C14	2.39	59.06	2°18'55"	S20°50'51"W	2.39
C15	47.20	75.00	36°03'26"	S00°21'12"E	46.42
C16	49.57	75.00	37°52'19"	N37°19'04"W	48.68
C17	165.42	75.00	126°22'18"	S45°30'37"E	133.87
C18	49.52	75.00	37°49'53"	S75°10'10"E	48.63
C19	19.13	75.00	14°36'39"	N78°36'34"E	19.07
C20	19.49	62.03	18°00'22"	N75°48'58"E	19.41
C21	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C22	20.24	13.00	89°12'15"	S44°24'17"W	18.26
C23	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C24	20.24	13.00	89°12'15"	S44°24'17"W	18.26
C25	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C26	34.42	175.00	11°16'09"	S12°35'55"E	34.36
C27	39.44	175.00	12°54'46"	N00°28'28"W	39.36
C28	116.81	175.00	38°14'36"	S25°06'13"W	114.65
C29	119.84	175.00	39°14'08"	S63°50'36"W	117.51
C30	57.23	175.00	18°44'10"	S87°10'15"E	56.97
C31	12.93	175.00	4°14'04"	N75°54'09"W	12.93
C32	7.06	56.93	7°06'17"	S87°49'30"E	7.05
C33	15.09	56.93	15°11'20"	N76°40'42"W	15.05
C34	22.15	56.93	22°17'37"	N80°13'50"W	22.01
C35	34.92	75.00	26°40'35"	N85°43'53"W	34.60
C36	43.58	75.00	33°17'27"	N64°17'06"E	42.97
C37	165.33	75.00	126°18'11"	S44°27'19"W	133.83
C38	43.58	75.00	33°17'26"	N30°59'40"E	42.97
C39	5.12	75.00	3°54'52"	S12°23'30"W	5.12
C40	20.09	75.00	15°20'42"	S02°45'43"W	20.03
C41	14.61	75.00	11°09'51"	S10°29'34"E	14.59
C42	3.43	75.00	2°37'17"	S17°23'08"E	3.43
C43	19.49	62.03	18°00'20"	S14°11'03"E	19.41
C44	20.25	13.00	89°13'46"	S44°25'02"E	18.26
C45	20.60	13.00	90°46'14"	N45°34'58"W	18.51
C46	20.25	13.00	89°13'46"	N44°25'02"E	18.26
C47	20.59	13.00	90°46'09"	N45°34'55"W	18.51
C48	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C49	20.59	13.00	90°46'09"	S45°34'55"E	18.51
C50	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C51	22.58	45.00	28°45'12"	N31°07'08"W	22.35
C52	20.36	45.00	25°55'29"	N03°46'48"W	20.19
C53	28.95	196.00	8°27'41"	N06°08'56"E	28.92
C54	87.84	430.00	11°42'16"	N06°13'10"E	87.69
C55	208.25	1093.30	10°54'49"	N06°36'53"E	207.94
C56	53.70	155.00	19°51'01"	N11°04'59"E	53.43
C57	48.52	84.00	33°05'44"	N29°52'30"E	47.85

SYMBOL LEGEND

- SECTION CONTROL MONUMENTED AS NOTED HEREON
- SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046
- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
- FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
- FOUND 1/2" REBAR W/ NO CAP
- CALCULATED POSITION - NOTHING FOUND OR SET
- END OF CURVE / LINE OR INTERSECTION POINT
- UTILITY EASEMENT
- BLOCK NUMBER

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- ADJACENT LOT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- PLUMB LINE

American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

SCALE: 1" = 120'
JOB NO: 22-169

DRAWN BY: WEC
REVISIONS:

CHECKED BY: MRH
DATE: August 08, 2024

T:\0394_001_00-HAYDEN\0394-001-WE-PLATS.dwg 02-OVR PL 8/12/2024 2:59:32 PM DWG To PDF.pc3

SUNRISE SUBDIVISION CHANGE OF ZONE

BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE

66 WEST OF THE 6th P.M.,

COUNTY OF WELD, STATE OF COLORADO

ZONE: R-2, R-3 & P

LAWRENCE TENORIO
PARCEL: 147104400084
ACCT: R3773105
ADDRESS: 5380 WCR 29 1/2
ZONED: AG
"NOT A PART"

LAWRENCE TENORIO
PARCEL: 147104400084
ACCT: R3773105
ADDRESS: 5380 WCR 29 1/2
ZONED: AG
"NOT A PART"

NOTHING FOUND OR SET.
CORNER FALLS IN LARGE
CONCRETE RIP-RAP.

FULTON HIGHLINE IRRIGATION DITCH
FROM WARRANTY DEED RECORDED
OCTOBER 27, 1882 AS RECEPTION
NO. 9280 AND FROM DITCH MAP
RECORDED FEBRUARY 2, 1907 AS
RECEPTION NO. 116847. LOCATION
OF RIGHT OF WAY IS OF THE
EXISTING DITCH LOCATION AS
SURVEYED HEREON. 70' WIDTH
SHOWN IS ARBITRARY AND MAY NOT
BE CORRECT.

ROBERT DINEEN
PARCEL: 147104400083
ACCT: R3114404
ZONED: AG
"NOT A PART"

ROBERT DINEEN
PARCEL: 147104400087
ACCT: R6778323
ADDRESS: 15005 WCR 12
ZONED: AG
"NOT A PART"

**LOT 1
TAYLOR MINOR SUBDIVISION**
40.71 AC. +/-
(2,460,439 SF)
ZONE: R-2, R-3 & P

R-2 AREA
22.84 AC. +/-
(995,037 SF)

R-3 AREA
6.23 AC. +/-
(271,434 SF)

P AREA
11.64 AC. +/-
(507,047 SF)

**LOT 2
TAYLOR MINOR SUBDIVISION**
15.77 AC. +/-
(686,921 SF)
EX ZONE: R-1

PERRI M-J COMPANY
PARCEL: 147104000069
ACCT: R0007990
ADDRESS: 14284 HWY 52
ZONED: FORT LUPTON
"NOT A PART"

30' RIGHT OF WAY FOR COUNTY ROAD 29.5
(10' ON THE EAST AND 20' ON THE WEST
OF SECTION LINE) FROM ROAD VIEWERS
AS REPORT RECORDED AUGUST 4, 1914 AS
RECEPTION NO. 204463.

MOUNTAIN SKY
SUBDIVISION
"NOT A PART"

POWELL LIVING TRUST
PARCEL: 147104300074
ACCT: R7503298
ADDRESS: 14425 WCR 12
ZONED: AG
"NOT A PART"

SOUTH 1/4 CORNER SECTION 4,
FOUND 3/4" REBAR WITH 3 1/4"
ALUMINUM CAP LS 13155.

VISTA MEADOWS
SUBDIVISION
"NOT A PART"

FORT LUPTON HIGHLANDS - 160
PARCEL: 147109100004
ACCT: R6780888
ZONED: AG
"NOT A PART"

MYRA OSBORN
PARCEL: 147109100001
ACCT: R6780885
ADDRESS: 14624 WCR 12
ZONED: AG
"NOT A PART"

FORT LUPTON HIGHLANDS - 160
PARCEL: 147109100004
ACCT: R6780888
ZONED: AG
"NOT A PART"

60' RIGHT OF WAY FOR COUNTY ROAD 12
(30' EACH SIDE OF SECTION LINE) FROM
ROAD PETITION DATED JANUARY 10, 1880
IN BOOK 2, PAGE 306 OF THE CLERK TO
THE BOARD OF COMMISSIONERS RECORDS.

42.50' RIGHT OF WAY FOR CEMETERY ROAD
AVENUE FROM ORDINANCE NO. 2023-1160
RECORDED JANUARY 29, 2024, 2023 AT
RECEPTION NO. 4941679 AND CORRECTION
RECORDED MAY 15, 2024 AT RECEPTION NO.
4960466.

EAST 1/16 CORNER SECTION 4,
SET 3/4" REBAR WITH 2 1/2"
ALUMINUM CAP LS 35046.

PORTIONS OF LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 42.50 FEET TO THE POINT OF BEGINNING;

THENCE PARALLEL WITH AND 42.50 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 01°15'6" WEST, A DISTANCE OF 1883.01'; THENCE NORTH 89°00'24" EAST, A DISTANCE OF 361.23 FEET; THENCE SOUTH 00°59'36" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 250.06 FEET; THENCE SOUTH 00°11'51" EAST, A DISTANCE OF 1547.35 FEET; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°59'36" EAST, A DISTANCE OF 361.23 FEET; THENCE PARALLEL WITH AND 42.50 FEET WEST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 01°15'6" WEST, A DISTANCE OF 59.23 FEET, A CENTRAL ANGLE OF 21°26'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°55'59" WEST, 22.04 FEET TO A POINT OF TANGENT CURVE; THENCE 165.42 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 126°22'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°34'58" WEST, 133.87 FEET TO A POINT OF TANGENT CURVE; THENCE 159.48 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 126°22'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75°48'57" EAST, 194.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°01'55" EAST, A DISTANCE OF 161.21 FEET TO A POINT OF TANGENT CURVE; THENCE 20.60 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 90°46'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°34'58" EAST, 18.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°11'51" EAST, A DISTANCE OF 109.75 FEET; THENCE PARALLEL WITH AND 42.50 FEET WEST OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 SOUTH 88°59'48" WEST, A DISTANCE OF 336.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.23 ACRES, MORE OR LESS.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 439.04 FEET TO THE POINT OF BEGINNING;

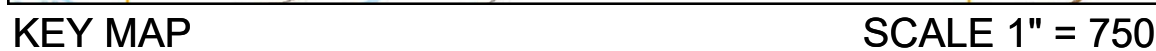
THESE PARALLEL WITH AND 42.25 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 3/4 OF SAID SECTION 4 CORSE NORTH 88°59'48" EAST A DISTANCE OF 54.01, THENCE NORTH 00°11'51" WEST, A DISTANCE OF 88.41 FEET; THENCE NORTH 89°48'09" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°11'51" WEST, A DISTANCE OF 256.33 FEET; THENCE SOUTH 72°51'22" EAST, A DISTANCE OF 30.21 FEET TO AN IRON PIN BEARING NORTH 89°48'09" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 72°51'22" EAST, A DISTANCE OF 150.00 FEET, A CENTRAL ANGLE OF 37°57'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS N89°52'33" EAST, 97.58 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°10'31" WEST, A DISTANCE OF 101.81 FEET TO A POINT OF NON-TANGENT CURVE; THENCE 110.19 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 126°15'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°09'24" WEST, 89.21 FEET TO AN IRON PIN BEARING NORTH 89°48'09" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 72°51'22" EAST, A DISTANCE OF 139.55 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°18'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°56'29" WEST, 134.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°06'01" WEST, A DISTANCE OF 24.25 FEET; THENCE NORTH 00°11'51" WEST, A DISTANCE OF 466.06 FEET; THENCE NORTH 89°01'55" EAST, A DISTANCE OF 37.49 FEET TO A POINT OF NON-TANGENT CURVE; THENCE 380.67 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 125°33'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°06'57" EAST, 309.93 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°11'51" WEST, A DISTANCE OF 379.11 FEET TO A POINT OF NON-TANGENT CURVE; THENCE 383.48 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 125°33'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°35'39" WEST, 311.23 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 150.00 FEET, A CENTRAL ANGLE OF 53°18'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°56'29" WEST, 134.57 FEET TO A POINT OF TANGENCY; THENCE 22.17 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 59.23 FEET, A CENTRAL ANGLE OF 21°26'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°15'59" WEST, 22.04 FEET TO A POINT OF TANGENT CURVE; THENCE 165.42 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 108°02'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°56'29" WEST, 134.57 FEET TO A POINT OF TANGENCY; THENCE 19.49 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 62.03 FEET, A CENTRAL ANGLE OF 18°00'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75°48'57" EAST, 19.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°01'55" WEST, A DISTANCE OF 161.21 FEET TO A POINT OF TANGENT CURVE; THENCE 20.60 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF 90°46'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°56'29" WEST, 18.51 FEET TO A PART OF TANGENCY; THENCE SOUTH 00°11'51" EAST, A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.84 ACRES, MORE OR LESS.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 NORTH 88°59'48" EAST, A DISTANCE OF 42.50 FEET; THENCE PARALLEL WITH AND 42.50 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 1891.38 TO THE POINT OF BEGINNING;

[illegible]

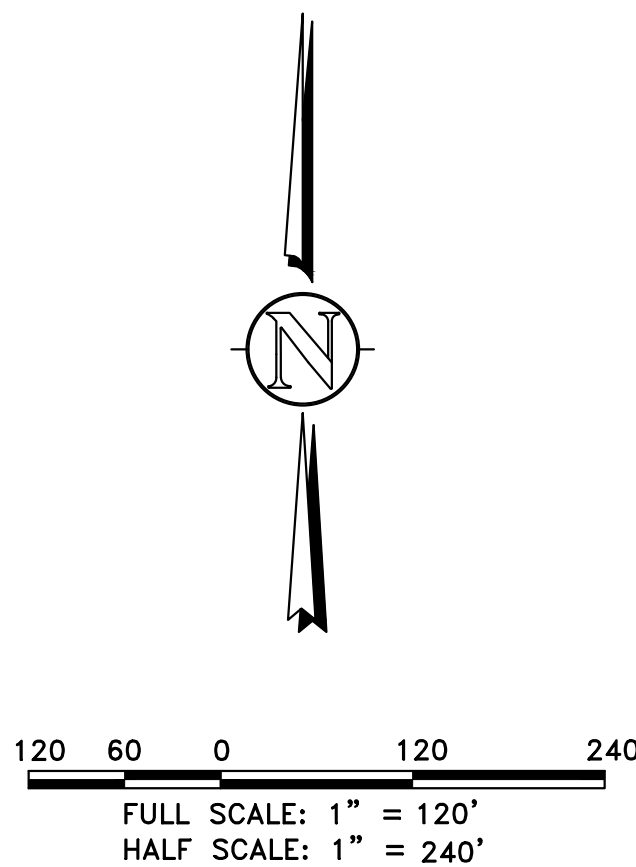
CONTAINING 11.64 ACRES, MORE OR LESS.



LOT 1 OF THE TAYLOR MINOR SUBDIVISION, BEING A PART OF
THE WEST 1/2 OF THE SE 1/4 OF S4, T1N, R66W of 6th PM.

COUNTY OF WELD, STATE OF COLORADO.

BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUME TO BEAR NORTH 00°11'56" WEST, AS MONUMENTED HERON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



SECTION CONTROL MONUMENTED AS NOTED HEREON
 SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046
 FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
 FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
 FOUND 1/2" REBAR W/ NO CAP
 CALCULATED POSITION - NOTHING FOUND OR SET

=====	ZONING OR PROPERTY LINE
_____	SECTION LINE
=====	RIGHT-OF-WAY LINE
-----	EASEMENT LINE
- - - - -	EXISTING BUILDING, CURB
=====	EDGE OF ASPHALT or GRAVEL
-----	CHAINLINK FENCE
X X	WIRE FENCE
□ □	WOOD FENCE
.	DITCH WATER SURFACE

CARLSON ASSOCIATES		DATE	BT
0	INITIAL RELEASE	07/17/24	UTC
1	REQ PER CIT COMMENTS	10/24/24	UTC
2	REQ PER CIT COMMENTS	10/29/24	UTC
DEDE CARLSON			
12400 1ST ST, PO BOX 247			
EASTLAKE, CO 80044			
303.555.5698			

DEVELOPED ZONING PLAN
SUNRISE SUBDIVISION
WELD COUNTY RD 12
WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

ONLY VALID FOR CONSTRUCTION
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 07/17/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0394.001.00
DOC CON #
0003-DS_ZONE
SHEET
3 OF 3



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Sunrise Change of Zone and Preliminary Plat
Project No. COZ24-002 & PPL24-001



Facing: WCR 12



Facing WCR 29.5

I, Dede Carlson hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 29th day of October, 2024.

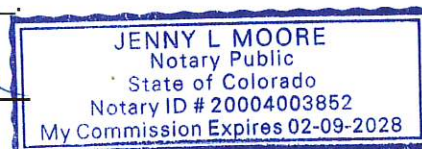
[Signature]

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Dede Carlson, this 29th day of October, 2024. Witness my hand and seal.

My commission expires 02/09/2028.

[Signature]
Notary Public





FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

- | | |
|---|--|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☒ CDOT | ☒ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☒ Weld County GIS |
| ☒ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☒ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☐ Other: |

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: _____ SIGNATURE: _____ DATE: _____

COMMENTS:



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Planning Department

From: David Rausch

Date: September 26, 2024

Subject: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

- 1. Utilities - A Utility Study will be required with the Major Subdivision Plat.**
 - a. Current water incentive program (Resolution 2022R010 effective March 1, 2022) provides 4 lots per CBT share with nonpotable water system. The nonpotable water system is required and shares must be brought (not cash in lieu).**
 - b. Water - Chapter 3**
 - i. Reimbursement agreement with Mountain Sky required for water main extension to this property.
 - c. Sanitary Sewer - Chapter 4**
 - i. A Reimbursement Agreement with Mountain Sky for sanitary sewer main extension.
 - d. Non Potable Irrigation**
 - i. The main feed to the subdivision system must go through a master metered vault location, for accounting purposes.
- 2. Drainage**
 - a. Final Drainage Study is required.
 - b. Consideration of offsite flows conveyance through this area must be made. Analysis of the basin from the east that could cross the Fulton Ditch must be accounted for. Identify a flow path through the site.

3. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

4. Transportation

- a. .

b. Roadway - Chapter 6

- i. A Reimbursement Agreement with Mountain Sky for half of the S College Avenue paving north of the Mt Sky development along the western property line.
- ii. Preliminary Soils Report indicates the sandy clay mix indicative to this area and shallow groundwater. The pavement section will require soil stabilization and a composite pavement section. This has shown to be successful in the nearby developments.
- iii. *Section 6.33.00* A Pavement Design Report is required prior to roadway paving. City preferred pavement section is a composite section of asphalt surface with Class VI base.
- iv. Mountain Sky Drive must align exactly with Mountain Sky Drive on the west side of College Ave, NO SMALL OFFSETS.

c. Traffic Control - Chapter 8

- i. A Traffic Study will be required with Major Subdivision Plat. Determine impacts to intersection of Hwy 52 and S College Avenue.

5. Public Improvement Agreement – A Subdivision Improvements Agreement will be required for the construction of roadways, water, sewer and nonpotable water systems with Major Subdivision Plat.

6. Mountain Sky reimbursement agreement (due at Plat recordation) requires:

- a. Water line reimbursement = \$431.05 / ¾" tap
- b. Nonpotable water line reimbursement = \$178.37 / tap
- c. Sanitary Sewer Line reimbursement = \$660.52 / tap
- d. S College Ave improvements reimbursement = \$130,752.33

There may be additional concerns as this design develops. In accordance with the City of Fort Lupton STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS, 2014 Edition, Section 1.21.00: An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with the DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in the DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.

Sean McDermott

From: Emily Fore <efore@unitedpower.com>
Sent: Friday, September 27, 2024 8:26 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: 27Sep2024-United Power Comments-Sunrise Subdivision COZ, CPA, PPL, FPL.pdf

Good morning, Sean,
Thank you for inviting United Power, Inc. to review and comment on the Sunrise Subdivision referrals. Attached, please find our comments.
Thanks,



Emily Fore

Right of Way Agent

Office: 720-685-5605 | **Mobile:** 970-515-0128 | efore@unitedpower.com

Working Hours: Monday-Friday 7:30-5:00, off every other Friday

United Power | www.unitedpower.com

500 Cooperative Way Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Disclaimer

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September 27, 2024

City of Fort Lupton | Planning Department
130 S. McKinley Ave.
Fort Lupton, CO 80621

Re: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment Project
No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

Dear Sean:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat for Sunrise Subdivision. After review of the information, we have the following comments.

- United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
 - United Power has no concern with the front and rear lot easements granted via the final plats.
- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as, bushes, shrubs, and grasses are allowed. The trunk/base of a tree(s) should be minimum of 5' away from the underground electric line.
- Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

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

Emily Fore
United Power, Inc.
Right of Way Agent
M: 970-515-0128 | Email: platreferral@unitedpower.com

One thing we noticed, I am assuming there is a sale on this property? We are showing current owners as the Taylor's not Carlson Associates Inc. Also if Carlson Associates Inc is the owner, technically the signature block should show them as signing not the individuals.

GIS Mapper Analyst Lead
Assessor's Office
1400 North 17th Avenue
Greeley, CO 80631
970-400-3653 OR 970-353-3845 EXT 3653

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From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

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Sean McDermott

From: CGS_LUR <CGS_LUR@mines.edu>
Sent: Wednesday, September 25, 2024 4:08 PM
To: Sean McDermott
Subject: Re: [EXTERNAL] RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: WE-24-0007_2 Sunrise COZ24-002, CPA24-001, PPL24-001, FPL24-001.pdf

Hi Sean,

The Colorado Geological Survey's review of the Sunrise Change of Zone COZ24-002, Comprehensive Plan Amendment CPA24-001, Preliminary Plat PPL24-001, and Final Plat FPL24-001 referral is attached.

Please call or email if you have questions or need further review.

Thanks,
Jill Carlson

Land Use Review Program
Colorado Geological Survey
1801 Moly Road
Golden, CO 80401
cgs_lur@mines.edu
303-384-2655

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: [EXTERNAL] RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Hello all,

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Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

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Sent: Friday, September 6, 2024 5:09 PM

To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>

Cc: PlanningDept <PlanningDept@Fortluptonco.gov>

Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Sean



Sean McDermott
Planner I

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1200 Dexter St Unit W13, Fort Lupton, CO 80621

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COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

September 25, 2024

Sean McDermott
Planning & Building Department
City of Fort Lupton
SMcDermott@FortLuptonCo.gov

Location:
40.0764, -104.7806

**Subject: Sunrise -- Change of Zone COZ24-002, Comprehensive Plan Amendment CPA24-001, Preliminary Plat PPL24-001, and Final Plat FPL24-001
City of Fort Lupton, Weld County, CO; CGS Unique No. WE-24-0007-2**

Dear Sean / City of Fort Lupton:

The Colorado Geological Survey has reviewed the Sunrise zone change, comp plan amendment, and preliminary and final plat referral. CGS reviewed this project at concept plan (CPL23-0001). I understand the applicant now proposes 200 DUs in single family detached and duplex units on approximately 19 acres of an overall 40.7-acre property located about two miles east of Fort Lupton.

The currently available referral documents include a Preliminary Subsurface Exploration, Proposed Villagio Classical Subdivision, Fort Lupton, Colorado (Earth Engineering Company [EEC] Project No. 19-01-121, August 26, 2019). EEC's report contains a valid characterization of subsurface conditions, soil and bedrock engineering properties, and *preliminary* geotechnical recommendations. Specifically:

Shallow groundwater precludes basements and crawl spaces. EEC observed groundwater at very shallow depths of 2 to 6 feet below the ground surface in all ten of their borings. Due to risks of water infiltration into below-grade spaces, damp/moldy conditions, and hydrostatic pressure on below-grade walls and floors, **CGS agrees with EEC (cover letter page 1 and report page 3) that "full depth basement construction will not be feasible at the site."**

Loose/soft, compressible soils. CGS agrees with EEC (page 4) that "Careful observation should be completed prior to placement of foundation concrete to evaluate the bearing materials. If loose, soft or highly compressible fine sand materials are observed at that time, we recommend a zone of material immediately underlying foundations and floor slabs be overexcavated and backfilled to develop floor slab and foundation bearing levels. The overexcavation and backfill procedures would provide a zone of material immediately beneath the foundations and floor slabs which would have low potential for swelling and/or consolidation subsequent to construction and, therefore, would reduce the potential for total and differential movement subsequent to construction."

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 09/26/2024

Project name: Sunrise Subdivision

Project address: northeast corner of WCR 12 / WCR 29 ½, Fort Lupton, Co 80621

FLFPD Project # R2024-021

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Sunrise Subdivision** located at **northeast corner of WCR 12 / WCR 29 ½**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2018 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District and the City Council of Fort Lupton, and Weld County Commissioners. The following specific and general requirements and conditions shall be met at time of construction.

Specific Requirements:

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit.
2. The Fort Lupton Fire Protection District only accepts construction documents and supporting data be submitted (Electronically) with each application for a permit.

A Plan Review/Fire Permit Application must be completed at the time of submittal. All applicable project review fees must be paid before the plan review will be completed.

NOTE: All project drawings must be reviewed, stamped and signed by a State of Colorado licensed engineer, architect or NICET level III designer with a specialization in fire protection.

The following items need to be submitted electronically for the plan review to be completed:

- Completed and Signed FLFPD Application for Plan Review. Available at our website - www.fortluptonfire.org
- Unlocked stamp drawings to include, Civil and Construction Drawings.

Once the submitted documents/drawings and information is reviewed and accepted the documents/drawings will be stamped by FLFPD and return to person submitting the project.

All submitted drawings must meet all the requirements listed in the 2018 International Fire Codes and current additions of the NFPA Standards.

Fire Department Access:

- 2018 International Fire Code, Chapter 5, Section 503 *Fire Apparatus Access Roads*
- 2018 International Fire Code, Appendix D of *Fire Apparatus Access Roads*

NOTE: All “Imminent Travel Lanes” for all residential projects will need to be 26’ that is unobstructed. All “Imminent Travel Lanes” for all commercial projects will need to be 26’ that is unobstructed.

Water Supply:

- 2018 International Fire Code, Chapter 5, Section 507 *Fire Protection Water Supplies*
- Fire hydrant placement shall be spaced as directed in the 2018 International Fire Code, Appendix C, *Fire Hydrant Locations and Distribution*

NOTE: Spacing for Single Family residential communities will be a maximum of 500 feet. Spacing for Multi-Family residential communities will be reviewed under the commercial section of the 2018 International Fire Code.

Fire Flow Requirements:

- 2018 International Fire Code – Appendix B, *Fire-Flow Requirements for Buildings*
- A fire-flow analysis report shall be provided for the project.

Plan Review Package Checklist:

- Completed FLFPD Plan Review/Fire Permitting Application
- Pay all applicable plan review and permitting fees by check, or cash (We are unable to process Credit Cards at this time)
- Engineering Report, signed and stamped
- Site Plan drawing submittal, signed and stamped
- Fire-Flow Analysis Report
- Architectural and Construction drawing submittal, signed and stamped
- Engineered drawings, signed, and stamped

If you have any questions, please contact Taw Tamlin, Fire Marshal at 303-857-4603 or ttamlin@ftluptonfire.com

Sean McDermott

From: Rebecca Sears <rsears@weld.gov>
Sent: Tuesday, September 10, 2024 11:57 AM
To: Sean McDermott; Beyza Kirmizi
Cc: PlanningDept
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: Sunrise - Weld County OGED Referral.pdf

Attached are the referral comments from Weld County Oil & Gas Energy Department. Please reach out if you have any additional questions.

Rebecca Sears

Regulatory Analyst I
1402 N 17th Ave.
Greeley, CO 80631
rsears@weld.gov
Direct: (970) 400-3599



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

- | | |
|---|--|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☒ CDOT | ☒ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☒ Weld County GIS |
| ☒ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☒ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☒ Other: |

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: Weld County Oil & Gas Energy SIGNATURE: Rebecca Sears DATE: 9/10/2024

COMMENTS: See attached letter.

Weld County
Oil & Gas Energy Department
Referral Comments



Referring Agency: **City of Fort Lupton Planning Services**
Reference Number: **COZ24-002, CPA24-001, PPL24-001, FPL24-001**
Associated Parcel: **147104400002**
OGED Reviewer: **Rebecca Sears**
Review Date: **9/10/2024**

The Staff of the Weld County Oil and Gas Energy Department (OGED) appreciates the opportunity to comment on the captioned planning case. Staff has completed review of the proposal and have no conflicts with the proposed activity. We have included additional comments below:

1. There are no active or proposed 1041 WOGLA Permits on the associated parcel. There are several oil and gas well sites in the area surrounding the parcel.
2. The parcel includes zero (0) active oil and gas wells.
3. The parcel includes one (1) plugged and abandoned (PA) well listed in Table 1 below. Additional information regarding these plugged and abandoned wells is available from the Energy & Carbon Management Commission (ECMC). OGED recommends that the Applicant review this information and contact the responsible operator regarding well infrastructure that may have been abandoned in place prior to conducting operations in proximity to the wells.

API	Operator	Well Title	Well Status
05-123-11204	Kerr McGee Oil & Gas Onshore LP	Addie M King Gas Unit True #1	PA

4. The lands may include additional oil and gas related infrastructure, such as off-location flowlines or pipeline which are a use by right and not regulated by Weld County. OGED requests that the applicant reviews flowline data available from the ECMC map viewer and utilize Colorado 811 prior to any excavation activities.

These comments and recommendations are based upon the review of the application materials submitted by the applicant and other relevant information available on the E-Permit site.

Sean McDermott

From: Alan Kaylor <akaylor@weld8.org>
Sent: Sunday, September 8, 2024 6:24 AM
To: Sean McDermott
Cc: Beyza Kirmizi; PlanningDept
Subject: Re: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Thank you Sean. The usual for the school district with collection at permitting for each rooftop. We will always consider a lump sum offer from the developer.

Alan
Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

Nondiscrimination/Equal Opportunity Statement In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld Re-8 School District does not discriminate on the basis of disability, race, creed, color, sex, sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld Re-8 School District: 200 South Fulton, Fort Lupton, CO 80621, 303.857.3200, superintendent@weld8.org

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On Sep 6, 2024, at 6:10 PM, Sean McDermott <SMcDermott@fortluptonco.gov> wrote:

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat,**

and Final Plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Alan Kaylor <akaylor@weld8.org>
Sent: Thursday, September 26, 2024 6:52 AM
To: Sean McDermott
Cc: Beyza Kirmizi; PlanningDept
Subject: Re: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Thank you Sean. The 200 homes will fall under our cash in lieu agreement.

Alan

Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

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On Sep 24, 2024, at 12:41 PM, Sean McDermott <SMcDermott@fortluptonco.gov> wrote:

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean

=====
Main 303.857.6694 | Direct (720) 466-6193
Mobile (720) 683-8418 | Fax (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this information in error, please delete or destroy the information.

From: Sean McDermott
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean

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SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Sent: Wednesday, September 25, 2024 8:03 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: PSCo Letter.doc

Sean,
Please see attached.

Violeta Ciocanu [Chokanu]

She/Her/Hers

Xcel Energy | You. Us. Together

Right of Way and Permits Department

1123 West 3rd Avenue, Denver, CO 80223

O: 303-285-6612

E: violeta.ciocanu@xcelenergy.com

Direct Supervisor: adam.r.pena@xcelenergy.com

NOTE: Please send all referral requests to ReferralsXcelDistribution@xcelenergy.com. This email address is for Jurisdictions referrals requests only.

[XCELENERGY.COM](https://www.xcelenergy.com)

Please consider the environment before printing this email.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

You don't often get email from smcdermott@fortluptonco.gov. [Learn why this is important](#)

EXTERNAL - STOP & THINK before opening links and attachments.

Hello,

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



WWW.FORTLUPTONCO.GOV

Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193

Mobile (720) 683-8418 | **Fax** (303) 857-0351

SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

September 25, 2024

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Attn: Sean McDermott

Re: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documents for Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment. As always, thank you for the opportunity to take part in the review process.

Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Also, to ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

The utility easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Sean McDermott

From: Jose Gonzalez <jogonzalez@safebuilt.com>
Sent: Wednesday, September 25, 2024 10:30 AM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)
Attachments: 000 Referral Distribution Sheet.pdf

Hello,

No concerns from building.

Thanks,

Jose Gonzalez
Building Official



39 S PARISH AVE., UNIT 220 JOHNSTOWN, CO. 80534
Office 970-305-3161 Ext 703 Cell 90-217-3871
jogonzalez@safebuilt.com

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,

Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193

Mobile (720) 683-8418 | **Fax** (303) 857-0351

SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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FROM: SEAN MCDERMOTT
DATE: 09/06/24
PROJECT: Sunrise Preliminary Plat, Final Plat, Change of Zone, and Comprehensive Plan Amendment
Project No. COZ24-002, CPA24-001, PPL24-001, FPL24-001

INTERNAL DISTRIBUTION:

☒ Buildings/Grounds Manager	☒ City Attorney	☒ Police Chief
☒ City Administrator	☐ City Clerk	☒ Public Works Director
☒ Building Inspector	☒ Recreation Manager	☒ Golf Course Manager
☒ OMI	☒ GIS Specialist	☐ Finance Director
☒ Economic Development Manager	☒ Development Review Engineer	

OUTSIDE DISTRIBUTION:

☒ Fort Lupton Fire Protection District	☒ Weld County Public Works
☒ CDOT	☒ Weld County School District RE-8
☐ Colorado DRMS	☒ Weld County GIS
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☐ Army Corp of Engineers	☐ Platteville Ditch Company
☒ United Power	☒ Western Midstream
☒ Comcast	☐ City of Brighton
☒ CenturyLink	☐ Town of Frederick
☒ Xcel Energy	☐ Town of Platteville
☒ Hyper Fiber	☐ City of Dacono
☒ Postmaster	☐ Town of Firestone
☒ Weld County Department of Planning	☒ State Geologist
☒ Weld County Dept. of Public Health & Env.	☐ Other:

If you have comments, please respond by: **09/27/24**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
A non-response to this referral may be considered a favorable response.

AGENCY: Safebuilt SIGNATURE: Jose Gonzalez Digitally signed by Jose Gonzalez
DN: cn=Jose Gonzalez, email=jgonzalez@fortluptonco.gov,
c=Colorado, ou=City of Fort Lupton
Reason: I have signed the document
with my private key for signature DATE: 09/25/2024

COMMENTS: No concerns

Sean McDermott

From: Jose Gonzalez <jogonzalez@safebuilt.com>
Sent: Tuesday, October 15, 2024 1:22 PM
To: Sean McDermott; David Rausch
Cc: PlanningDept
Subject: RE: Sunrise Subdivision: Elevations and Plot Plans
Attachments: Sunrise Lot Typical Layout 50' Lot SFD.pdf; Sunrise Lot Typical Layout 34' Lot SFD.pdf

Hello Sean,

I have added a couple of redlines on the plot plans. Both layouts will need fire rated eaves as they are encroaching into the 5' setback separation to property lines from Building Code perspective.

Thank you,

Jose Gonzalez
Building Official



39 S PARISH AVE., UNIT 220 JOHNSTOWN, CO. 80534
Office 970-305-3161 Ext 703 Cell 90-217-3871
jogonzalez@safebuilt.com

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Monday, October 14, 2024 10:06 AM
To: Jose Gonzalez <jogonzalez@safebuilt.com>; David Rausch <DRausch@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Sunrise Subdivision: Elevations and Plot Plans

Hi Jose and David,

KB Homes just submitted elevations and sample plot plans for the Sunrise subdivision project. Before we return referral comments, I wanted to see if either of you had any additional/updated referral comments based on these new documents?

Jose- could you look at the setbacks and front porches, side eaves, etc and see if you notice any potential conflicts, especially with the small 34' lot S.F. lots?

Thanks!



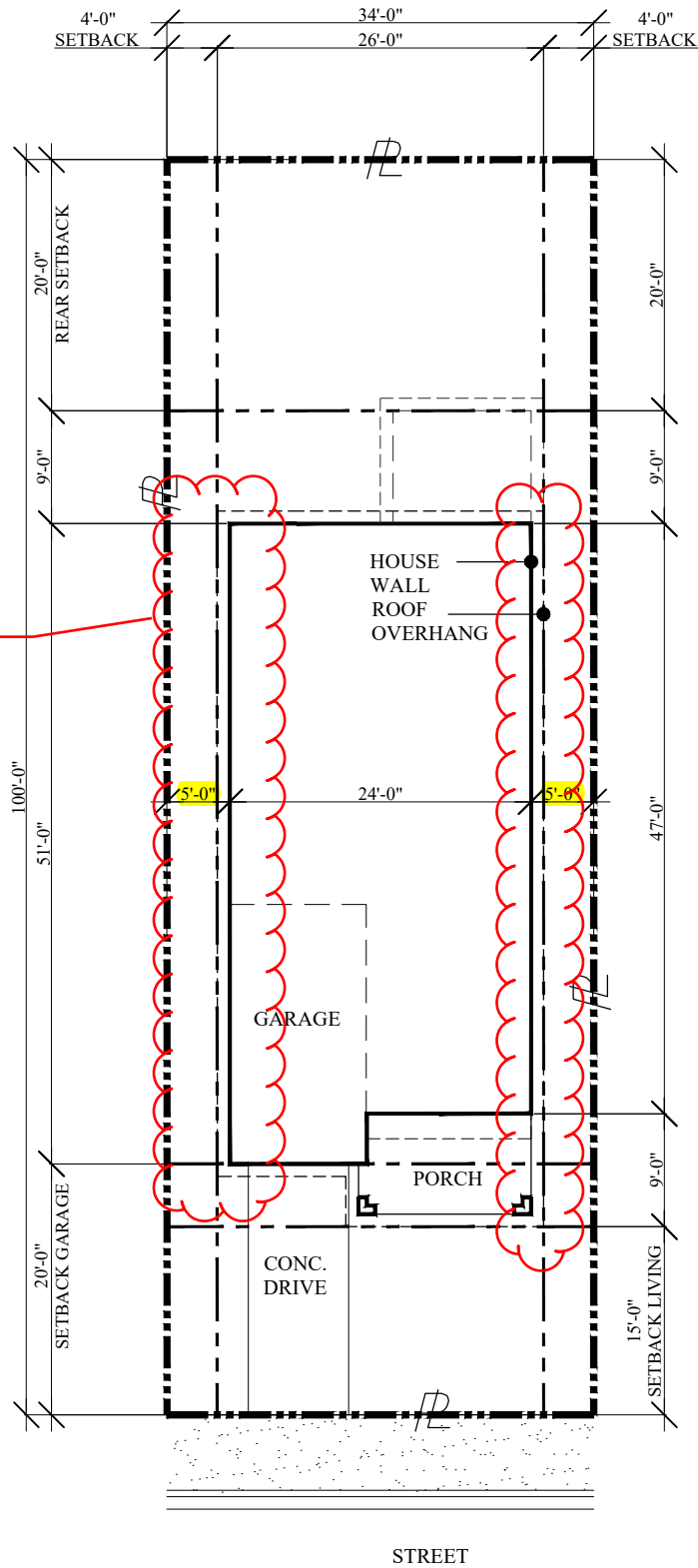
Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov

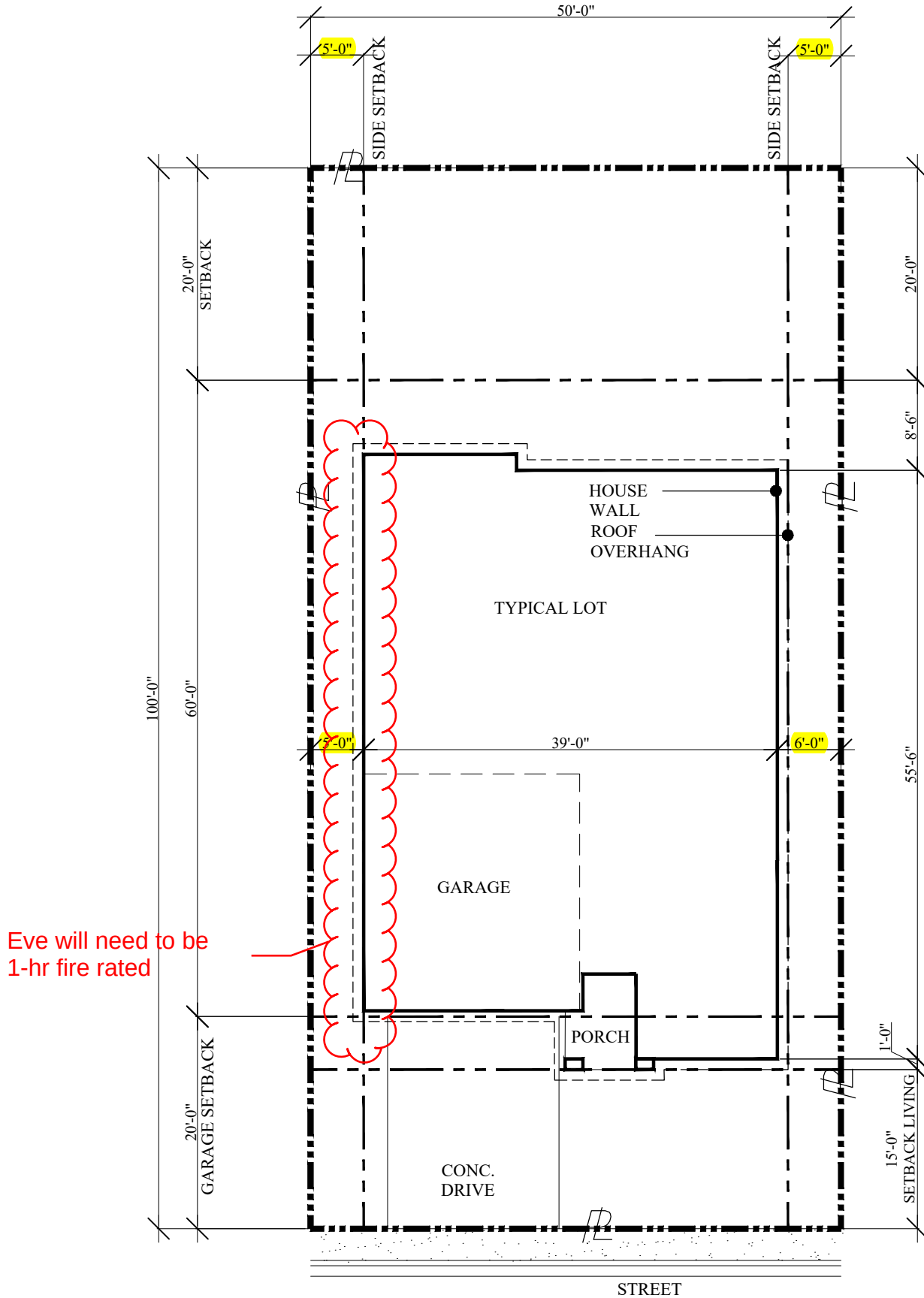
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Eaves need to be 1-hr
fire rated



(34' Lot) Front-Load SFD



(50' Lot) Front Load SFD

Sean McDermott

From: William Carnes
Sent: Monday, September 9, 2024 12:40 PM
To: Sean McDermott
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

PD has no concerns

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>

Any comments you consider relevant to this request would be appreciated. Please reply by **September 27, 2024**, so that we may give full consideration to your recommendation. Any response received before or on this date may be deemed a favorable response to the Planning & Building Department. Note that the applicant will be submitting building elevations for review; once received and uploaded onto the website, I will follow up to let you know that they are available.

Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Sean McDermott

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Monday, September 30, 2024 2:07 PM
To: Sean McDermott; Beyza Kirmizi
Cc: PlanningDept
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Sean,

I have no comment to this referral.

Thank you
Kris



Kristen Thompson

Contracts Specialist II – Land and Water | Northern Water
Direct: (970) 622-2237

220 Water Ave | Berthoud, CO 80513 | (800) 369-RAIN (7246)
www.northernwater.org | [Facebook](#) | [X](#) | [Instagram](#) | [LinkedIn](#)

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Sent: Tuesday, September 24, 2024 11:40 AM
To: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: RE: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Some people who received this message don't often get email from smcdermott@fortluptonco.gov. [Learn why this is important](#)

External Message - Please be cautious when replying or opening links or attachments in this email

Hello all,

Just a friendly reminder that referral responses are due for the **Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat** by the end of the day on **Friday, September 27**. If you have already sent a referral response, please feel free to ignore this message.

Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: Sean McDermott
Sent: Friday, September 6, 2024 5:09 PM
To: Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Cc: PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response: Sunrise Change of Zone, Comp Plan Amendment, Preliminary Plat, and Final Plat (COZ24-002, CPA24-001, PPL24-001, FPL24-001)

Hello,

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Your time in this matter is greatly appreciated!

Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

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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

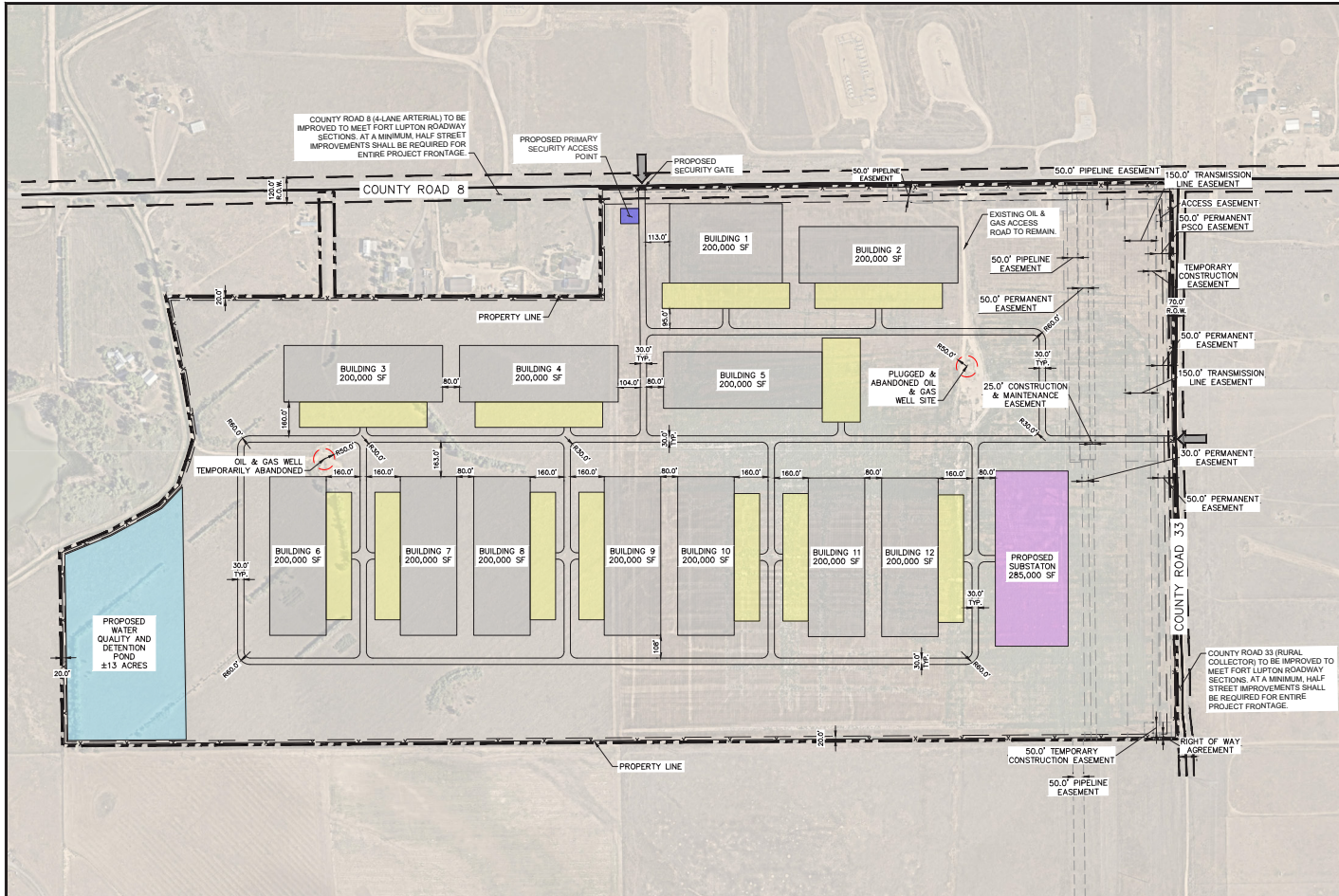
Date: November 8th, 2024

Subject: 1.21 LLC Pre-Application Continuation Memo for a Concept Plan

Fort Lupton Planning Commission,

Staff is writing to brief you on a discussion item for the November 14th, 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 November 14th meeting.

The total project area encompasses approximately 267 acres south immediately along County Road 8, between County Roads 31 to 35. The property is currently zoned agriculture in unincorporated Weld County. The applicant is seeking to annex the property into the City of Fort Lupton and zone the property I-1. The applicant states that the property's projected uses would likely fall under manufacturing, or warehouse and distribution.



LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- EXISTING EASEMENT
- ROADWAY R.O.W.
- PROPOSED SECURITY FENCE
- EXISTING OIL & GAS WELL SITE
- PROPOSED BUILDING
- PROPOSED PARKING AREA (TYP. SPACE 9' X 18'. PARKING AREAS SHOWN ON PLAN ARE 72,000 SF TYP. (I.E. 267 SPACES, 24' DRIVE AISLE))
- PROPOSED DETENTION POND
- PROPOSED SUBSTATION
- PROPOSED SECURITY CHECKPOINT
- PROPOSED SITE ACCESS

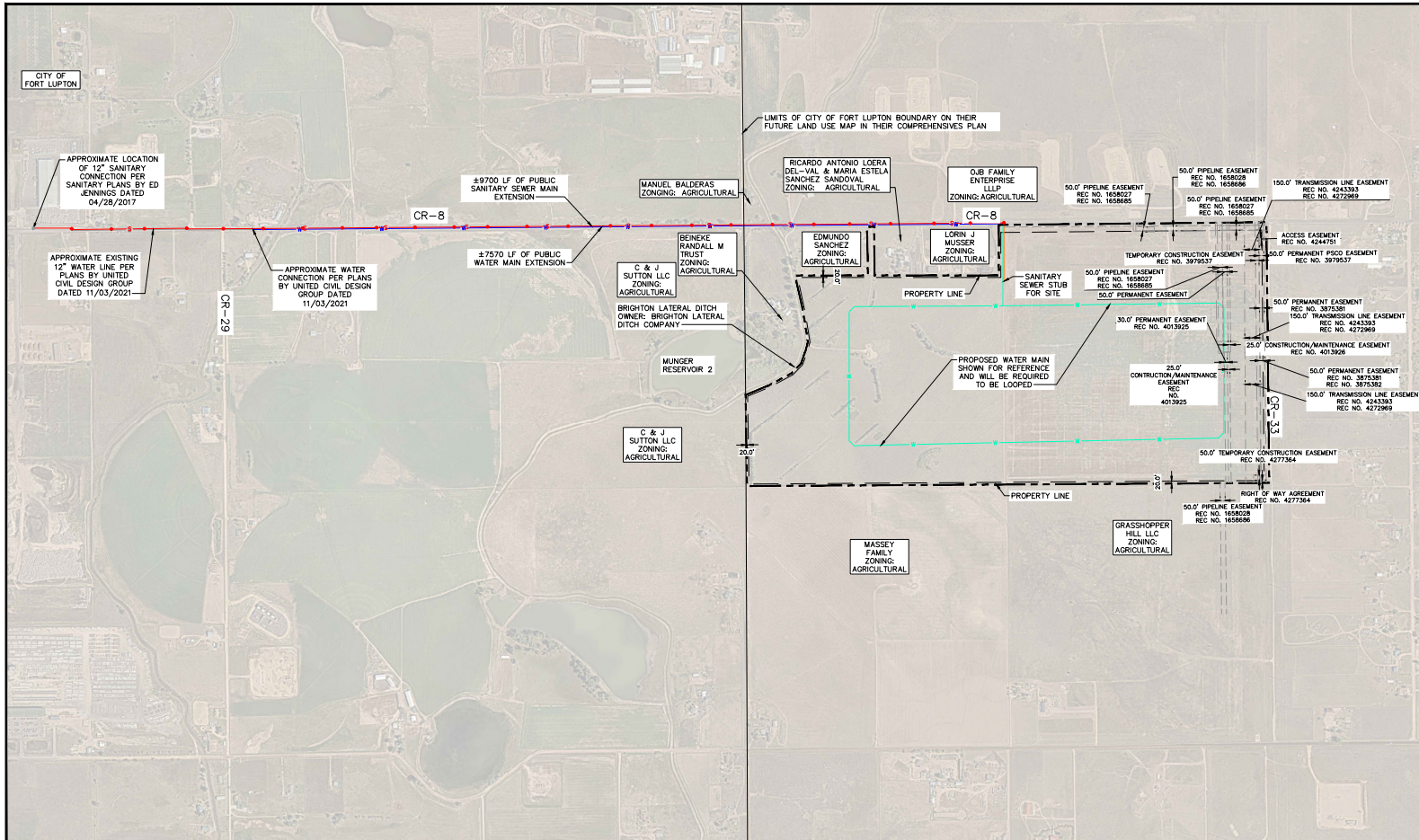
SITE DATA TABLE		
SITE AREA		274 AC
TOTAL BUILDING FOOTPRINT		65.2 AC
ZONING		I-1
PARKING*	REQUIRED*	3200
BUILDING SETBACK	20' FROM ADJACENT PROPERTY 25' FROM ADJACENT ROADWAY 50' RADIUS FROM ABANDONED WELL 250' RADIUS FROM ACTIVE WELL	

* PARKING COUNT REQUIREMENTS BASED OFF OF INDUSTRIAL PARKING REQUIREMENT OF 1SP/750 SF.

PROJECT 1.21 (SOUTHWEST CORNER OF CR8 & CR33)
(EXISTING WELD COUNTY TO BE ANNEXED INTO FORT LUPTON)

CONCEPT PLAN

10/21/2024



- LEGEND:**
- — — — — PROPERTY LINE
 - — — — — PROPERTY SETBACK
 - — — — — PROPOSED WATER LINE
 - — — — — PROPOSED PUBLIC WATER LINE MAIN EXTENSION
 - — — — — PROPOSED SANITARY SEWER LINE MAIN EXTENSION
 - — — — — PROPOSED PUBLIC SANITARY SEWER MAIN EXTENSION
 - — — — — PROPOSED PUBLIC SANITARY MANHOLES
 - — — — — EXISTING SANITARY MANHOLE
 - — — — — EXISTING WATER LINE
 - — — — — EXISTING EASEMENT

ESTIMATION OF PROPOSED OFFSITE SANITARY MAIN EXTENSION:

PIPE EXTENSION LENGTH = ±9800 LF
 ASSUME 12" SDR35 SANITARY PIPE
 UNIT COST OF SANITARY PIPE = \$110 PER LF
 COST OF SANITARY PIPE = \$1,078,000
 ASSUME 1 MANHOLE PER EVERY 400 LF OF PROPOSED PIPE AND AT BENDS
 REQUIRED MANHOLE COUNT = ±25
 4' MANHOLE UNIT COST = \$6,500
 TOTAL MANHOLE UNIT COST = \$162,500
 TOTAL ESTIMATED COST OF PROPOSED SANITARY MAIN EXTENSION = \$1,240,500

ESTIMATION OF PROPOSED OFFSITE WATER MAIN EXTENSION:

PIPE EXTENSION LENGTH = ±7570 LF
 ASSUME 12" WATER PIPE
 UNIT COST OF WATER PIPE = \$45 PER LF
 COST OF WATER PIPE = \$340,650
 ASSUME FIRE HYDRANT EVERY 1000' OF PIPE
 REQUIRED FIRE HYDRANT COUNT = ±8
 6" FIRE HYDRANT ASSEMBLY COST = \$11,000
 TOTAL FIRE HYDRANT COST = \$88,000
 REQUIRED 6" GATE VALVE COUNT = ±8
 REQUIRED 12" GATE VALVE COUNT = ±8
 6" GATE VALVE COST = \$2,800
 12" GATE VALVE COST = \$3,400
 TOTAL GATE VALVE COST = \$49,600
 REQUIRED 12"x6" TEE = ±8
 12"x6" TEE COST = \$650
 TOTAL TEE COST = \$5,200
 REQUIRED 12" BENDS = ±20
 12" BEND COST = \$1,000
 TOTAL BEND COST = \$20,000
 TOTAL ESTIMATED COST OF PROPOSED WATER MAIN EXTENSION = \$503,450

KIMLEY-HORN AND ASSOCIATES, INC. HAS NOT PREPARED FULLY ENGINEERED CONSTRUCTION DRAWINGS FOR THIS ENTIRE SITE; THEREFORE, THE FINAL QUANTITIES ARE SUBJECT TO CHANGE. ADDITIONALLY, THE FINAL LAND PLAN COULD CHANGE SIGNIFICANTLY THROUGH THE DEVELOPMENT PROCESS. REVIEW ALL NOTES AND ASSUMPTIONS. SINCE KIMLEY-HORN AND ASSOCIATES, INC. HAS NO CONTROL OVER THE COST OF LABOR, MATERIALS, EQUIPMENT, OR SERVICES FURNISHED BY OTHERS, OR OVER METHODS OF DETERMINING PRICE, OR OVER COMPETITIVE BIDDING OR MARKET CONDITIONS, ANY AND ALL OPINIONS AS TO THE COST HEREIN, INCLUDING BUT NOT LIMITED TO OPINIONS AS TO THE COSTS OF CONSTRUCTION MATERIALS, SHALL BE MADE ON THE BASIS OF EXPERIENCE AND BEST AVAILABLE DATA. KIMLEY-HORN AND ASSOCIATES, INC. CANNOT AND DOES NOT GUARANTEE THAT PROPOSALS, BIDS, OR ACTUAL COSTS WILL NOT VARY FROM THE OPINIONS ON COSTS SHOWN HEREIN. THE TOTAL COSTS AND OTHER NUMBERS IN THIS OPINION OF PROBABLE COST HAVE BEEN ROUNDED.

NOTE: THIS EXHIBIT IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING & JURISDICTIONAL APPROVALS.

0' 250' 500' 1000'
 DRAWN BY: MKL SCALE: APPROX.

PROJECT 1.21
 FORT LUPTON, CO

**WATER AND SANITARY SEWER UTILITY
 CONNECTION EXHIBIT**

09/27/2024

KimleyHorn

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 Annexation and initial zoning. A future submittal would be required for any required subdivision process 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 Pre-Application Discussion at Planning Commission and any questions/comments you may have.

Sincerely,

Zachary Mettler

Zachary Mettler
Planner I
City of Fort Lupton