



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, December 3, 2024
6:00 PM
130 South McKinley Avenue

Zo Hubbard, Mayor
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3
David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

You may join in person or join remotely by clicking on:
<https://global.gotomeeting.com/join/353347597>

Call to Order

Pledge of Allegiance

Roll Call

Persons to Address Council - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council 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. Please limit the time of your comments to three (3) minutes - Mayor Hubbard

Approval of Agenda

Review of Accounts Payables

- a. December 3, 2024, Accounts Payable

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. November 5, 2024, City Council Meeting Minutes
- b. November 19, 2024, City Council Meeting Minutes
- c. AM 2024-198 Certification of the 2024 Mill Levy for Tax Collection in 2025
- d. AM 2024-197 Approving a Resolution Accepting the Great Outdoors Colorado (GOCO) for a Planning and Capacity Grant to Update the Parks and Trails Master Plan in the Amount of \$140,000
- e. AM 2024-199 Accept the 2025 Workers' Compensation Quotation from Pinnacol Assurance in the Amount of \$321,842.00 and accept the Boiler and Machinery Quotation from Travelers in the Amount of \$7,450.00 and accept the Cyber Liability Quotation from Travelers in the Amount of \$16,155.00 for a Total of \$345,477.00

Action Memorandum

- a. AM 2024-192 Approve a Resolution Appointing F. Michael Goodbee as the Municipal Judge for the City of Fort Lupton and Authorizing the Mayor to Sign the Service Agreement on Behalf of the City
- b. AM 2024-193 Approve a Resolution Appointing Stephen Jones as the Associate Judge for the City of Fort Lupton and Authorizing the Mayor to Sign the Service Agreement on Behalf of the City

Public Hearings - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Hubbard

- a. AM 2024-194 Approving a Resolution Accepting an Amendment to the Future Land Use Map of the Fort Lupton Comprehensive Plan Adopted in 2018, Known as the Sunrise Comprehensive Plan Amendment
- b. AM 2024-195 Adopting an Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the Sunrise Change of Zone
- c. AM 2024-196 Approving a Resolution Accepting a Preliminary Plat, Known as the Sunrise Preliminary Plat for a Residential Subdivision

Staff Reports

Mayor/Council Reports

Future City Events

- a. December 3, 2024, Upcoming Events

Upcoming Meetings

- a. December 10, 2024, Town Hall Meeting 130 S. McKinley Ave.
December 17, 2024, Town Hall Meeting 130 S. McKinley Ave.
December 31, 2024, Town Hall Meeting CANCELLED

Adjourn

Council Check Report

City of Fort Lupton

By Check Number

Date Range: 11/20/2024 - 12/03/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
000028	ACUSHNET COMPANY	11/26/2024	Regular	0.00	515.42	103721
918833309	Invoice	11/01/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	515.42	
000031	ADAMSON POLICE PRODUCTS	11/26/2024	Regular	0.00	689.17	103722
INV423548	Invoice	11/01/2024	GF-UNIFORMS-PD	0.00	125.98	
INV423788	Invoice	11/01/2024	GF-UNIFORMS-PD	0.00	291.46	
INV424150	Invoice	11/04/2024	GF-UNIFORMS-PD	0.00	125.98	
INV424291	Invoice	11/06/2024	GF-UNIFORMS-PD	0.00	42.25	
INV424331	Invoice	11/06/2024	GF-UNIFORMS-PD	0.00	103.50	
002254	ADIDAS AMERICA INC	11/26/2024	Regular	0.00	56.40	103723
6162284814	Invoice	11/12/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	56.40	
000040	AFLAC	11/26/2024	Regular	0.00	2,731.02	103724
035205	Invoice	11/01/2024	GF-SUPPLEMENTAL INS FOR NOVEMBER 2...	0.00	2,731.02	
000047	AIMS COMMUNITY COLLEGE	11/26/2024	Regular	0.00	24.00	103725
240907	Invoice	11/01/2024	GF-G. GALLEGOS EDUCATION ASSISTANCE...	0.00	18.00	
241007	Invoice	11/01/2024	GF-G. GALLEGOS EDUCATION ASSISTANCE...	0.00	6.00	
002941	AMERITAS LIFE INSURANCE CORP	11/26/2024	Regular	0.00	8,255.91	103726
010-57637-01 D...	Invoice	12/01/2024	GF-DENTAL INS FOR DECEMBER 2024-HR	0.00	7,243.04	
010-57637-02 VIS...	Invoice	12/01/2024	GF-VISION INS FOR DECEMBER 2024-HR	0.00	1,012.87	
001387	ANGEL ARMOR	11/26/2024	Regular	0.00	3,350.76	103727
INV11711	Invoice	11/15/2024	GF-UNIFORMS-PD	0.00	3,350.76	
003652	ANIMAL CLINIC LLC	11/26/2024	Regular	0.00	61.00	103728
520437	Invoice	11/01/2024	GF-COMMUNIAL CREMATION SERVICE-C...	0.00	61.00	
003524	BEST CLEANER DISPOSAL	11/26/2024	Regular	0.00	681.00	103729
15337	Invoice	12/01/2024	GF-TRASH SERVICE FOR DECEMBER 2024-...	0.00	135.00	
15338	Invoice	12/01/2024	GF-TRASH SERVICE FOR DECEMBER 2024-...	0.00	85.00	
15340	Invoice	12/01/2024	GF-TRASH SERVICE FOR DECEMBER 2024-...	0.00	129.00	
15342	Invoice	12/01/2024	CEM-TRASH SERVICE FOR DECEMBER 2024...	0.00	72.00	
15344	Invoice	12/01/2024	GOLF-TRASH SERVICE FOR DECEMBER 202...	0.00	135.00	
15345	Invoice	12/01/2024	GF-TRASH SERVICE FOR DECEMBER 2024-...	0.00	85.00	
15346	Invoice	12/01/2024	GF-TRASH SERVICE FOR DEC 2024 (VET OF...	0.00	40.00	
000160	BREAKTHRU BEVERAGE COLORADO	11/26/2024	Regular	0.00	440.24	103730
118710968	Invoice	11/15/2024	GOLF-BEVERAGES-PRO SHOP	0.00	356.24	
118710969	Invoice	11/15/2024	GOLF-BEVERAGES-PRO SHOP	0.00	84.00	
002853	BUCKEYE CLEANING CENTER	11/26/2024	Regular	0.00	8,977.63	103731
90629605	Invoice	11/14/2024	GF-PADS-FAC	0.00	432.34	
90629608	Invoice	11/14/2024	REC-CLEANING SUPPLIES, JANITORIAL SUP...	0.00	567.68	
90630879	Invoice	11/19/2024	Floor cleaner	0.00	7,977.61	
000211	CH2M	11/26/2024	Regular	0.00	38,472.02	103732
D3410908-010	Invoice	11/14/2024	UF-Construction Management WTP Expant..	0.00	38,472.02	
000307	COMCAST CABLE COMM, LLC	11/26/2024	Regular	0.00	212.89	103733
0120790 NOV24	Invoice	11/06/2024	GOLF-INTERNET SERVICE-PRO SHOP	0.00	212.89	
000370	DEFALCO CONSTRUCTION CO	11/26/2024	Regular	0.00	440,445.28	103734
06	Invoice	11/05/2024	Harrison Ave Reconstruction Phase 2	0.00	440,445.28	

Council Check Report

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
003677	DENVER COMEDY INC.	11/26/2024	Regular	0.00	1,100.00	103735
F001	Invoice	11/16/2024	GF-ENTERTAINMENT FOR EMPLOYEE APP...	0.00	1,100.00	
000393	DISCOUNT PLUMBING SERVICES INC	11/26/2024	Regular	0.00	6,718.39	103736
0624-81	Invoice	11/19/2024	UF-Repair Hole In Sewer Line at WWTP	0.00	6,718.39	
003631	EVERON, LLC	11/26/2024	Regular	0.00	164.37	103737
50576495 DEC24	Invoice	11/01/2024	REC-SECURITY/ALARM MONITORING-	0.00	164.37	
003687	EXTREME CARE LLC	11/26/2024	Regular	0.00	399.09	103738
33984	Invoice	11/11/2024	REC-PARTS FOR EXPRESSO BIKE-REC CENT...	0.00	42.67	
33997	Invoice	11/15/2024	REC-INSTALLATION OF CABLE AND PLACA...	0.00	356.42	
001419	FORLURADO	11/26/2024	Regular	0.00	1,200.00	103739
2024-02	Invoice	11/18/2024	GF-SET UP/TAKE DWN SERV FOR EMPLOY...	0.00	1,200.00	
003577	JR ENGINEERING LLC	11/26/2024	Regular	0.00	410.00	103740
85615	Invoice	11/01/2024	Traffic Study at CR 12/RR xing	0.00	410.00	
000714	LEGACY SCHOOL OF DANCE LLC	11/26/2024	Regular	0.00	1,564.50	103741
OCT 2024 DANCE	Invoice	11/05/2024	REC-OCTOBER 2024 DANCE LESSONS-REC ...	0.00	1,564.50	
000735	LL JOHNSON DISTRIBUTING	11/26/2024	Regular	0.00	459.13	103742
1162285-00	Invoice	11/14/2024	GF-ICE MELT-PARKS	0.00	459.13	
001630	MEDICAL CENTER OF THE ROCKIES	11/26/2024	Regular	0.00	198.36	103743
382189130	Invoice	11/01/2024	GF-BLOOD DRAW, CASE #24FP01287-PD	0.00	198.36	
000795	MILE HIGH TURFGRASS, LLC	11/26/2024	Regular	0.00	1,312.00	103744
12029	Invoice	11/01/2024	GOLF-CHEMICALS/FERTILIZER-MAINT	0.00	1,312.00	
000865	OFFICE DEPOT	11/26/2024	Regular	0.00	53.49	103745
393483373001	Invoice	11/01/2024	GF-OFFICE SUPPLIES-ADMIN	0.00	23.14	
393483954001	Invoice	11/01/2024	GF-OFFICE SUPPLIES-ADMIN	0.00	19.66	
393483955001	Invoice	11/01/2024	GF-OFFICE SUPPLIES-ADMIN	0.00	10.69	
001943	PINNACOL ASSURANCE	11/26/2024	Regular	0.00	299.52	103746
21886732	Invoice	11/14/2024	GF-WORKMAN'S COMP DEDUCTIBLE-MISC	0.00	299.52	
003545	POINT AND PAY, LLC	11/26/2024	Regular	0.00	50.00	103747
111924	Invoice	11/19/2024	GF-MONTLY FEE OCTOBER 2024-PLANNING	0.00	50.00	
002493	QUADIENT LEASING USA INC	11/26/2024	Regular	0.00	380.46	103748
Q1598078	Invoice	11/13/2024	GF-QUATERLY LEASE 12/14/24-03/14/25-...	0.00	380.46	
003676	ROYAL TEXTILE PRODUCTS COMPANY INC.	11/26/2024	Regular	0.00	2,089.22	103749
249627	Invoice	11/12/2024	REC-BLINDS JULIE'S OFFICE/COPY ROOM-...	0.00	2,089.22	
003348	SALT LAKE WHOLESALE SPORTS	11/26/2024	Regular	0.00	1,695.00	103750
101134	Invoice	11/12/2024	GF-SUPPLIES-PD	0.00	1,695.00	
001005	SHERWIN-WILLIAMS	11/26/2024	Regular	0.00	215.22	103751
1657-2	Invoice	11/01/2024	GF-PAINT-PARKS	0.00	215.22	
003407	SPEAKWRITE LLC	11/26/2024	Regular	0.00	256.00	103752
0436f34b	Invoice	11/01/2024	GF-INVESTIGATION CALL RECORDING FEES...	0.00	256.00	
001040	STERICYCLE	11/26/2024	Regular	0.00	30.00	103753
8008933756	Invoice	11/01/2024	GF-CITY HALL SHREDDING SERVICE-CITY CL	0.00	30.00	
002659	TAIT & ASSOCIATES, INC.	11/26/2024	Regular	0.00	3,402.50	103754
163127	Invoice	11/04/2024	GF-ENGINEERING SERVICES-ENG	0.00	3,402.50	
001138	UNITED POWER	11/26/2024	Regular	0.00	35,888.56	103755
Order #610143	Invoice	11/13/2024	GF-Electric Svc to Street Light CR12 & Rolli...	0.00	35,888.56	
001137	UNITED POWER	11/26/2024	Regular	0.00	219.91	103756

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10213507 OCT24	Invoice	11/15/2024	GF-ELECTRIC SERVICE OCT 13-NOV 13, 20...	0.00	219.91	
001147	USA BLUE BOOK	11/26/2024	Regular	0.00	1,171.41	103757
INV00529215	Invoice	11/01/2024	UF-GAS DETECTOR-	0.00	1,171.41	
001174	WAGNER EQUIPMENT CO.	11/26/2024	Regular	0.00	106.71	103758
P00C2745168	Invoice	11/01/2024	UF-PARTS-STREETS	0.00	106.71	
P00C2746620	Invoice	11/02/2024	GF-PARTS-STREETS	0.00	961.96	
P00R0531235	Credit Memo	11/07/2024	GF-CREDIT -RETURN OF PARTS FROM INV ...	0.00	-961.96	
001198	WELD COUNTY PUBLIC HEALTH	11/26/2024	Regular	0.00	430.00	103759
WELDEHS202330...	Invoice	11/15/2024	GOLF-2025 RETAIL FOOD LICENSE RENEW...	0.00	430.00	
001224	XCEL ENERGY-GAS	11/26/2024	Regular	0.00	225.92	103760
902917025	Invoice	11/14/2024	GOLF-NOVEMBER 2024 GAS SERVICE-PRO ...	0.00	225.92	
002890	ABRAHAM RAMIREZ	11/22/2024	Regular	0.00	4.00	103761
111824	Invoice	11/18/2024	GF-UNCLAI ME PROP-CK #70412 DUP. REP...	0.00	4.00	
003685	ANAYAH M URBINA	11/22/2024	Regular	0.00	5.92	103762
111824	Invoice	11/18/2024	REC-UNCLAIMED PROP-CK #73968 ANAYA...	0.00	5.92	
003703	ANNATORIA MEDINA	11/22/2024	Regular	0.00	4.78	103763
111924	Invoice	11/19/2024	REC-UNCLAIMED PROP-CK #74407 PAYRO...	0.00	4.78	
003708	BRAD POLLACK	11/22/2024	Regular	0.00	3.74	103764
11202024	Invoice	11/20/2024	UF-UNCLAIMED PROP-CK #69175 ACCT 77...	0.00	3.74	
003691	CENTURY COMMUNITIES	11/22/2024	Regular	0.00	151.27	103765
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69112 ACCT 11...	0.00	15.00	
111824-2	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69130 ACCT 22...	0.00	81.22	
111824-3	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69265 ACCT 22...	0.00	55.05	
003705	CINDY SAVAGE	11/22/2024	Regular	0.00	16.77	103766
11202024	Invoice	11/20/2024	UF-UNCLAIMED PROP-CK #69267 ACCT 55...	0.00	16.77	
002994	CLEMENTE FLORES MERAZ	11/22/2024	Regular	0.00	40.00	103767
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #71319 CLEMEN...	0.00	40.00	
000256	COLORADO DEPT OF HUMAN SERVICES	11/22/2024	Regular	0.00	235.00	103768
111824	Invoice	11/18/2024	REC-UNCLAIMED PROP-CK #69861 SACC LI...	0.00	235.00	
000256	COLORADO DEPT OF HUMAN SERVICES	11/22/2024	Regular	0.00	35.00	103769
111824-2	Invoice	11/18/2024	REC-UNCLAIMED PROP-CK #69407 BACKG...	0.00	35.00	
000312	CONNECT 4 EVENTS AND ENTERTAINMENT LLC	11/22/2024	Regular	0.00	375.00	103770
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #70925 CONNEC...	0.00	375.00	
003704	DEPT OF HOUSING & URBAN DEVELOPMENT	11/22/2024	Regular	0.00	20.58	103771
11202024	Invoice	11/20/2024	UF-UNCLAIMED PROP-CK #69725 ACCT 44...	0.00	20.58	
003686	DEZTINI ESPARSEN	11/22/2024	Regular	0.00	4.12	103772
111824	Invoice	11/18/2024	GOLF-UNCLAIMED PROP-CK #74058 DEZT...	0.00	4.12	
002055	DONALD SHERIDAN - ROCKY MOUNTAIN DRILLI	11/22/2024	Regular	0.00	1,314.00	103773
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #68683 HYD ME...	0.00	1,314.00	
003689	ELIZABETH MARTIN	11/22/2024	Regular	0.00	273.51	103774
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69633 ACCT 88...	0.00	273.51	
002569	FLETCHER HARLAN	11/22/2024	Regular	0.00	496.80	103775
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #74464 FLETCH...	0.00	496.80	
002801	FLORA BIO GROUP	11/22/2024	Regular	0.00	13.33	103776
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #71280 DEVELO...	0.00	13.33	
000553	HALLIBURTON ENERGY SERVICES	11/22/2024	Regular	0.00	823.10	103777

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111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #69828 DEVELO...	0.00	823.10	
003062	JACQUELYNN ANN VAN WATERMEULEN	11/22/2024	Regular	0.00	66.93	103778
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #71898 J. VAN ...	0.00	66.93	
002180	JAMES ARTHUR MOORHEAD	11/22/2024	Regular	0.00	310.00	103779
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #68022 JAMES ...	0.00	60.00	
111824-2	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #68125 JAMES ...	0.00	60.00	
111824-3	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #68230 JAMES ...	0.00	80.00	
111824-4	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #68262 JAMES ...	0.00	110.00	
003702	JASMINE BEAMAN	11/22/2024	Regular	0.00	424.23	103780
111924	Invoice	11/19/2024	REC-UNCLAIMED PROP-CK #74707 PAYRO...	0.00	418.96	
111924-2	Invoice	11/19/2024	REC-UNCLAIMED PROP-CK #74583 PAYRO...	0.00	5.27	
003679	JAYDEN MEDINA	11/22/2024	Regular	0.00	60.00	103781
11/15/24	Invoice	11/15/2024	CPR-UNCLAIMED PROP-CK #3705 JAYDEN...	0.00	60.00	
003688	JEFFEREY VEYERA	11/22/2024	Regular	0.00	96.05	103782
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69272 ACCT 66...	0.00	96.05	
003690	JORDAN GELOK	11/22/2024	Regular	0.00	224.72	103783
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #70818 ACCT 99...	0.00	224.72	
003684	KACEY HARTSHORN	11/22/2024	Regular	0.00	5.06	103784
111824	Invoice	11/18/2024	REC-UNCLAIMED PROP-CK #74012 KACEY ...	0.00	5.06	
000684	KEY ENERGY SERVICES	11/22/2024	Regular	0.00	176.76	103785
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69266 ACCT 44...	0.00	55.12	
111824-2	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69138 ACCT 44...	0.00	121.64	
003693	LAMJED & ASMA BENMAJED	11/22/2024	Regular	0.00	90.04	103786
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69172 ACCT 66...	0.00	90.04	
003707	LOREN & SHERRY WARREN	11/22/2024	Regular	0.00	19.76	103787
11202024	Invoice	11/20/2024	UF-UNCLAIMED PROP-CK #69187 ACCT 99...	0.00	19.76	
003681	MARISOL ZITO	11/22/2024	Regular	0.00	30.00	103788
111524	Invoice	11/15/2024	CPR-UNCLAIMED PROP-CK #3562 MARISOL...	0.00	30.00	
003700	MEGAN LOBERG-MAYER	11/22/2024	Regular	0.00	65.41	103789
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #71209 ACCT 66...	0.00	65.41	
003694	MICHAEL PERME ESTATE	11/22/2024	Regular	0.00	65.89	103790
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69111 ACCT 11...	0.00	65.89	
003088	MICHAELA MCCLAIN	11/22/2024	Regular	0.00	3.26	103791
111824	Invoice	11/18/2024	GOLF-UNCLAIMED PROP-CK #74205 PAYR...	0.00	3.26	
000859	NORTHWEST PARKWAY LLC	11/22/2024	Regular	0.00	5.80	103792
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #71937 LATE FE...	0.00	5.80	
003706	PARKLAND USA CORPORATION	11/22/2024	Regular	0.00	0.06	103793
11202024	Invoice	11/20/2024	UF-UNCLAIMED PROP-CK #69115 ACCT 11...	0.00	0.06	
003698	ROBERT PAYNE	11/22/2024	Regular	0.00	51.49	103794
111824	Invoice	11/18/2024	UF-UNCLAIMED PROP-CK #69137 ACCT 44...	0.00	51.49	
003696	RUTHERFORD INCORPORATED	11/22/2024	Regular	0.00	53.04	103795
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69134 ACCT 33...	0.00	53.04	
000976	SAFEWAY	11/22/2024	Regular	0.00	200.00	103796
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #72134 RESTITU...	0.00	200.00	
003697	SHIRLEY MARTIN	11/22/2024	Regular	0.00	112.75	103797
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69136 ACCT 44...	0.00	112.75	

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003683	TANIZA J CANCINO	11/22/2024	Regular	0.00	8.73	103798
111824	Invoice	11/18/2024	REC-UNCLAIMED PROP-CK #74214 TANIZA...	0.00	8.73	
003682	TAYLOR DAHLGREN	11/22/2024	Regular	0.00	5.80	103799
111824	Invoice	11/18/2024	GOLF-UNCLAIMED PROP-CK #74493 TAYL...	0.00	5.80	
003699	TERESA HERRICK	11/22/2024	Regular	0.00	86.08	103800
111924	Invoice	11/19/2024	UF-UNCLAIMED PROP-CK #69141 ACCT 55...	0.00	86.08	
003695	TERRANCE & DONNA WEETH	11/22/2024	Regular	0.00	163.71	103801
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #69169 ACCT 66...	0.00	163.71	
003678	THEODORE MECILLAS	11/22/2024	Regular	0.00	45.00	103802
111524	Invoice	11/15/2024	CPR-UNCLAIMED PROP-CK #3731 THEOD...	0.00	45.00	
003114	VICTORIA SANTOYO & FRANCISCO SANTOYO	11/22/2024	Regular	0.00	65.00	103803
111824	Invoice	11/18/2024	GF-UNCLAIMED PROP-CK #72221 BASEBA...	0.00	65.00	
001207	WESTERN DISTRIBUTING INC	11/22/2024	Regular	0.00	86.08	103804
111824	Invoice	11/18/2024	GOLF-UNCLAIMED PROP-CK #85470 BEVE...	0.00	86.08	
003701	ZACHARY FISKE	11/22/2024	Regular	0.00	101.13	103805
111824	Invoice	11/18/2024	UB-UNCLAIMED PROP-CK #71800 ACCT 33...	0.00	101.13	
003680	ZARIYAH SAUCEDO	11/22/2024	Regular	0.00	36.00	103806
111524	Invoice	11/15/2024	CPR-UNCLAIMED PROP-CK #3544 ZARIYAH...	0.00	36.00	
002254	ADIDAS AMERICA INC	12/03/2024	Regular	0.00	605.10	103807
6162305331	Invoice	11/16/2024	GF-SUPPLIES-HR	0.00	36.00	
6162305332	Invoice	11/16/2024	GF-HOODIES/JACKETS-HR	0.00	138.00	
6162318366	Invoice	11/19/2024	GF-UNIFORMS-PW	0.00	20.70	
6162325800	Invoice	11/21/2024	GF-APPAREL-HR	0.00	339.00	
6162325801	Invoice	11/21/2024	GF-APPAREL-HR	0.00	71.40	
000124	BANNER NORTH COLORADO MEDICAL CENTER	12/03/2024	Regular	0.00	311.00	103808
00106609035	Invoice	11/07/2024	GF-FORENSICS EXAM SERVICES-PD	0.00	311.00	
000183	CALLAWAY GOLF SALES COMPANY	12/03/2024	Regular	0.00	46.48	103809
939148382	Invoice	11/12/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	20.50	
939148384	Invoice	11/12/2024	GGOLF-MERCHANDISE-PRO SHOP	0.00	25.98	
000239	CITY OF FORT LUPTON	12/03/2024	Regular	0.00	1,478.93	103810
CIT#133421	Invoice	11/20/2024	GF-CITATION #133421,VICTIM COMPEN-C...	0.00	1,478.93	
000267	COLONIAL LIFE	12/03/2024	Regular	0.00	105.96	103811
78168201201903	Invoice	12/01/2024	GF-SUPPLEMENTAL INS FOR DECEMBER 2...	0.00	105.96	
000296	COLORADO MUNICIPAL LEAGUE	12/03/2024	Regular	0.00	7,225.00	103812
110124	Invoice	11/01/2024	GF-2025 CML DUES-LEGIS	0.00	7,225.00	
000307	COMCAST CABLE COMM, LLC	12/03/2024	Regular	0.00	681.82	103813
0117309 NOV24	Invoice	11/14/2024	REC-CABLE MUSIC NOV24	0.00	213.81	
0164533 DEC24	Invoice	11/13/2024	GF-INTERNET/PHONE DEC24-PW SHOP	0.00	220.16	
0215335 NOV24	Invoice	11/15/2024	GF-INTERNET SERVICE NOV24-CODE	0.00	247.85	
003710	DAN SWESEY	12/03/2024	Regular	0.00	140.00	103814
2007594.001	Invoice	11/18/2024	REC-ROOM RENTAL REFUND	0.00	140.00	
001742	DH PACE COMPANY INC	12/03/2024	Regular	0.00	1,679.73	103815
DEP/272-230892	Invoice	11/02/2024	UF-50% DEPOSIT FOR DOOR REPLACEMEN...	0.00	1,679.73	
000567	HIGH COUNTRY BEVERAGE CORP	12/03/2024	Regular	0.00	302.60	103816
W-6960296	Invoice	11/23/2024	GOLF-BEVERAGES-PRO SHOP	0.00	302.60	
003711	INTERNATIONAL ECONOMIC DEVELOPMENT CC	12/03/2024	Regular	0.00	385.00	103817

Council Check Report

Date Range: 11/20/2024 - 12/03/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
33439520241113	Invoice	11/15/2024	GF-IEDC INDIVIDUAL MEMBERSHIP RENE...	0.00	385.00	
002977	JOSEPH ELLIOTT USA LLC	12/03/2024	Regular	0.00	1,204.89	103818
29177	Invoice	11/05/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	1,204.89	
000697	KRISTEN H KINDLE	12/03/2024	Regular	0.00	195.65	103819
112524	Invoice	11/25/2024	GF-TRAVEL/MILEAGE REIMBURSE FOR CO...	0.00	195.65	
003311	LINKSOUL, LLC	12/03/2024	Regular	0.00	67.35	103820
360317	Invoice	11/18/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	67.35	
001913	LUXOTTICA OF AMERICA, INC	12/03/2024	Regular	0.00	564.84	103821
6920105784	Invoice	11/14/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	564.84	
003281	MICHELLE MAGELSEN	12/03/2024	Regular	0.00	1,028.72	103822
102224	Invoice	12/01/2024	GF-MILEAGE REIMBURSEMENT MAY-OCT...	0.00	838.44	
112524	Invoice	11/25/2024	GF-MILEAGE REIMBURSEMENT FOR DCI ...	0.00	190.28	
000896	PETTY CASH-FINANCE	12/03/2024	Regular	0.00	166.30	103823
112124	Invoice	11/21/2024	GF-PETTY CASH REIMBURSEMENT-FIN	0.00	166.30	
002002	SHANNON DEVRIES	12/03/2024	Regular	0.00	294.91	103824
2007598.001	Invoice	11/25/2024	REC-MEMBERSHIP REFUND-REC CENTER	0.00	294.91	
001026	SPECIALTY CIGARS, LLC	12/03/2024	Regular	0.00	307.17	103825
US16-37205376	Invoice	11/19/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	307.17	
002694	SYMMETRY ENERGY SOLUTIONS LLC	12/03/2024	Regular	0.00	2,194.99	103826
19264024	Invoice	11/22/2024	REC-OCT 2024 NATURAL GAS SERVICE-REC...	0.00	2,194.99	
001075	THE CONSOLIDATED MUTUAL	12/03/2024	Regular	0.00	158.75	103827
111924A	Invoice	11/21/2024	UF-OCT 24 PERRY PIT DISCHARGE PUMP-W..	0.00	61.95	
111924B	Invoice	11/19/2024	UF-OCT 24 WELL PUMP B-W STOR	0.00	61.76	
111924C	Invoice	11/19/2024	UF-OCT 24 WELL PUMP C-W STOR	0.00	35.04	
001203	WELD COUNTY SHERIFF'S OFFICE	12/03/2024	Regular	0.00	154.32	103828
1830 102024	Invoice	11/01/2024	GF-JAIL FEES-COURT	0.00	154.32	
001224	XCEL ENERGY-GAS	12/03/2024	Regular	0.00	547.54	103829
904112840	Invoice	11/01/2024	Xcel Gas Bill- Account 53-2035238-1	0.00	547.54	
000024	ACE HARDWARE OF FORT LUPTON	11/26/2024	EFT	0.00	25.96	9001880
106038/1	Invoice	11/01/2024	GOLF-PARTS-MAINT	0.00	5.98	
106100/1	Invoice	11/06/2024	GOLF-ICE MELT-MAINT	0.00	19.98	
000048	AIRGAS USA LLC	11/26/2024	EFT	0.00	20.56	9001881
5512063136	Invoice	11/01/2024	GOLF-CYLINDER RENTAL-MAINT	0.00	20.56	
001293	AMAZON.COM	11/26/2024	EFT	0.00	875.54	9001882
1GMX-Y1XK-4G...	Invoice	11/05/2024	GF-SUPPLIES-PD	0.00	875.54	
002122	BURNS & MCDONNELL ENGINEERING CO INC	11/26/2024	EFT	0.00	28,402.75	9001883
169164-7	Invoice	11/13/2024	UF-LIFT STATION/FORCE MAIN PROJECT R...	0.00	28,402.75	
000232	CIRSA	11/26/2024	EFT	0.00	2,000.00	9001884
242153	Invoice	11/15/2024	GF-INSURANCE DEDUCTIBLES-MISC	0.00	2,000.00	
003166	CODE RED AUDITS, LLC	11/26/2024	EFT	0.00	1,448.00	9001885
INV-FLTP-RC2co2...	Invoice	11/06/2024	Fix Rec Camera on NE corner after Constr...	0.00	1,448.00	
000691	KONE INC	11/26/2024	EFT	0.00	140.80	9001886
871510973	Invoice	11/01/2024	REC-ELEVATOR MAINTENANCE OCTOBER ...	0.00	140.80	
003101	LANGUAGELINE SOLUTIONS	11/26/2024	EFT	0.00	192.70	9001887
11444840	Invoice	11/01/2024	GF-INTERPRETATION SERVICES-PD	0.00	192.70	
000768	MASEK GOLF CAR OF COLORADO	11/26/2024	EFT	0.00	263.12	9001888

Council Check Report

Date Range: 11/20/2024 - 12/03/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
01-90273	Credit Memo	11/18/2024	GOLF-RETURNED PARTS-PRO SHOP	0.00	-513.88	
01-90325	Invoice	11/20/2024	GOLF-REPAIRS/PARTS-MAINT	0.00	777.00	
000783	MEANDERING WITH MARY	11/26/2024	EFT	0.00	150.00	9001889
111324	Invoice	11/13/2024	CPR-NOVEMBER CASINO TRIP-SENIORS	0.00	150.00	
002195	MINUTEMAN PRESS	11/26/2024	EFT	0.00	374.56	9001890
40353	Invoice	11/01/2024	GF-BUSINESS CARDS-PD	0.00	187.14	
40632	Invoice	11/01/2024	GF-BUSINESS CARDS-PD	0.00	187.42	
003446	NATIONAL CENTER FOR STATE COURTS	11/26/2024	EFT	0.00	1,980.00	9001891
75106	Invoice	11/18/2024	GF-REGISTRATON FOR CLASSES-COURT	0.00	1,980.00	
000869	OPERATIONS MANAGEMENT INT	11/26/2024	EFT	0.00	141,312.39	9001892
351230-25-12	Invoice	12/01/2024	OMI Monthly Allocations	0.00	141,312.39	
000862	O'REILLY AUTO PARTS	11/26/2024	EFT	0.00	881.71	9001893
4489-175187	Invoice	11/01/2024	GF-PARTS FOR VEHICLE REPAIRS -PW SHOP	0.00	24.98	
4489-177794	Invoice	11/01/2024	CEM-BATTERY-CEMETERY	0.00	163.02	
4489-181042	Credit Memo	11/12/2024	GF-CREDIT FOR RETURN OF FILTERS-STREE...	0.00	-302.21	
4489-181084	Invoice	11/12/2024	GF-PARTS FOR 420E BACKHOE-	0.00	447.75	
4489-181086	Invoice	11/12/2024	GF-AIR FILTER, FUEL FILTERS-	0.00	314.81	
4489-181093	Invoice	11/12/2024	GF-AIR/CABIN FILTERS-STREETS	0.00	190.81	
4489-181440	Invoice	11/14/2024	GOLF-MAINTENANCE SUPPLIES-MAINT	0.00	42.55	
000932	R & M SERVICES	11/26/2024	EFT	0.00	1,799.13	9001894
10829	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2006-PD	0.00	395.05	
10830	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE -#2201-PD	0.00	76.12	
10834	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2003-PD	0.00	50.00	
10835	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2002-PD	0.00	72.62	
10836	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2006-PD	0.00	10.00	
10837	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2403-PD	0.00	354.95	
10839	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2010-PD	0.00	115.10	
10841	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2203-PD	0.00	112.71	
10842	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2008-PD	0.00	112.25	
10843	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2204-PD	0.00	87.62	
10844	Invoice	11/01/2024	GF-VEHICLE MAINTENANCE #2204-PD	0.00	42.76	
10848	Invoice	11/12/2024	GF-VEHICLE MAINTENANCE #2204-PD	0.00	369.95	
003658	SLATE	11/26/2024	EFT	0.00	12,129.95	9001895
269532	Invoice	11/01/2024	REC-FURNITURE FOR FITNESS CONSULT O...	0.00	1,087.40	
269534	Invoice	11/01/2024	REC-FURNITURE FOR CHRISTY'S OFFICE-RE...	0.00	3,915.72	
269535	Invoice	11/01/2024	REC-FURNITURE FOR LACY'S OFFICE-	0.00	4,078.08	
269536	Invoice	11/01/2024	REC-FURNITURE FOR DOUG'S OFFICE-	0.00	3,048.75	
003491	THALLE CONSTRUCTION CO INC	11/26/2024	EFT	0.00	3,614,571.95	9001896
2	Invoice	11/13/2024	UF-Force Main & Lift Station Construction-...	0.00	3,614,571.95	
001101	TODD HODGES DESIGN, LLC	11/26/2024	EFT	0.00	10,478.75	9001897
3650	Invoice	11/18/2024	GF-PLANNING SERVICES NOVEMBER 4-17,...	0.00	10,478.75	
003160	UNITEDHEALTHCARE INSURANCE COMPANY	11/26/2024	EFT	0.00	110,912.01	9001898
259035025626	Invoice	12/01/2024	GF-HEALTH INS FOR DECEMBER 2024-HR	0.00	110,912.01	
003387	BRANCHPATTERN, INC	12/03/2024	EFT	0.00	1,549.60	9001899
59005	Invoice	11/20/2024	REC-COMMISSIONING SERVICES-REC	0.00	1,549.60	
002835	BRANDING BY BRE	12/03/2024	EFT	0.00	3,100.00	9001900
1301	Invoice	12/01/2024	GF-SOCIAL MEDIA MANAGEMENT DEC 20...	0.00	3,100.00	
000425	ELEVATION COFFEE TRADERS	12/03/2024	EFT	0.00	157.00	9001901
108570	Invoice	11/01/2024	GOLF-COFFEE-PRO SHOP	0.00	157.00	
002910	KRONKS ROADSIDE ASSISTANCE	12/03/2024	EFT	0.00	2,216.79	9001902

Council Check Report

Date Range: 11/20/2024 - 12/03/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
CALL #4112	Invoice	11/19/2024	GF-TOWING/STORAGE SERVICES-PD	0.00	2,216.79	
000768	MASEK GOLF CAR OF COLORADO	12/03/2024	EFT	0.00	182.83	9001903
01-90351	Invoice	11/21/2024	GOLF-CART PARTS-PRO SHOP	0.00	182.83	
000999	SHAMROCK FOODS COMPANY	12/03/2024	EFT	0.00	824.56	9001904
32356428	Invoice	11/21/2024	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	824.56	
002158	WW BACKHOE & DOZER SERVICES INC	12/03/2024	EFT	0.00	2,887.50	9001905
27867	Invoice	11/22/2024	SST- Grading Services- Streets	0.00	2,887.50	
000119	BANK OF COLORADO	11/29/2024	Bank Draft	0.00	110.00	DFT0002502
INV0001677	Invoice	11/29/2024	HSA DISTRIBUTION	0.00	110.00	
001416	VALIC_1	11/29/2024	Bank Draft	0.00	49,412.11	DFT0002503
INV0001678	Invoice	11/29/2024	VALIC - 457(b) \$ Contributions	0.00	49,412.11	
001265	IRS	11/29/2024	Bank Draft	0.00	90,493.49	DFT0002504
INV0001679	Invoice	11/29/2024	Federal Withholding	0.00	90,493.49	
001418	CO DEPARTMENT OF REVENUE	11/29/2024	Bank Draft	0.00	15,089.00	DFT0002505
INV0001680	Invoice	11/29/2024	CO Withholding	0.00	15,089.00	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	146	109	0.00	591,275.25
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	4	4	0.00	155,104.60
EFT's	49	26	0.00	3,938,878.16
	199	139	0.00	4,685,258.01

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	146	109	0.00	591,275.25
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	4	4	0.00	155,104.60
EFT's	49	26	0.00	3,938,878.16
	199	139	0.00	4,685,258.01

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH/CONSOLIDATED CASH	11/2024	4,654,492.68
999	POOLED CASH/CONSOLIDATED CASH	12/2024	30,765.33
			4,685,258.01

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 5, 2024**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, November 5, 2024. Mayor Zo Hubbard called the meeting to order at 6:22 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Hubbard, Councilmembers, David Crespín, Chris Ceretto, Bruce Fitzgerald, and Claud Hanes. Councilmember Valerie Blackston participated remotely and Councilmember Carlos Barron was absent.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, Chief of Police, William Carnes, Public Works Director, Roy Vestal, City Attorney, Andy Ausmus and Finance Director, Leann Perino.

PERSONS TO ADDRESS COUNCIL

OMI/Jacobs presented the proceeds from the Golf Tournament to the Recreation Center and the Boys and Girls Club.

APPROVAL OF AGENDA

It was moved by David Crespín and seconded by Valerie Blackston to approve the agenda as presented. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the November 5, 2024, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Claud Hanes and seconded by Chris Ceretto to approve the Consent Agenda as presented with the following items:

- October 15, 2025, City Council Meeting Minutes
- October 19, 2024 ,City Council Special Meeting Minutes
- AM 2024-183 Approving Resolution 2024R057 Ratifying the Mayor's Appointment of Shannon Wiens to the Planning Commission as a Regular Member for a Three-year Term Beginning November 5, 2024, and Ending November 5, 2027
- AM 2024-185 Approve the Mayor to Sign a Memorandum of Understanding with the Colorado Department of Public Safety, Division of Fire Prevention and Control

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 5, 2024**

to Become a Pre-qualified Building Department

- AM 2024-186 Approve Capital Improvement Project Plans by Jacobs (OMI) Budgeted for 2024 for not to Exceed \$256,604.44 from the Utility Fund

Motion passed unanimously on roll call vote.

PUBLIC HEARINGS

There were no public meetings.

ACTION MEMORANDUM

AM 2024-182 Approve a Resolution of the Fort Lupton City Council Acting as the Fort Lupton Utility Enterprise Board Modifying the Raw Water Dedication Requirement for New Construction

Periodically, it is necessary to revise the Water Dedication requirements for new construction. City staff conducted a review and analysis of the City's historical water consumption based on lot size, structure size and use of the nonpotable water system for irrigation.

The City has previously incentivized the extension of the nonpotable irrigation system into new subdivision developments. Previous offers of 4 residential units per CBT share was offered for the inclusion of the nonpotable dual water systems. Design standards are revised to require the dual water system with new developments if possible.

The revised model tap assignment system is based on a Utility Study to be provided by the developer to determine irrigation and household water consumption. Consideration is given to the safety factor that most years the CBT delivery of shares is based on 0.7 Acre-ft. Design standards for water wise landscape, efficient water fixtures and restricted areas of turf will be incorporated into developments.

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto to approving Resolution 2024R058 by THE FORT LUPTON CITY COUNCIL ACTING AS THE FORT LUPTON UTILITY ENTERPRISE BOARD MODIFYING THE RAW WATER DEDICATION REQUIREMENT FOR NEW CONSTRUCTION EFFECTIVE FEBRUARY 1, 2025. Motion passed unanimously on roll call vote.

AM 2024-184 Accepting a proposal from GH Phipps/Clark & Enersen, to Serve as the Design/Build Firm for the First Phase Design Process of a New City Hall not to Exceed \$753,000

The City Hall Committee developed a process to select a Design Build firm for the new City Hall. This process will have the architect and the builder working together from the start. The City

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 5, 2024**

should receive the benefit of input from the contractor during the design resulting in more accurate cost estimates and better decisions at critical junctures. In addition, this method should reduce change orders as the Contractor would take more ownership of the final design and cost estimates.

Request for Qualifications were sent out on July 25, 2024 and the City received 12 responses from some of the best contractors in the business. The Committee reviewed the qualifications of the firms and narrowed the list down to three experienced firms.

On September 25, 2024, a committee interviewed the top three firms. Of particular interest was the quality of their project team, cost estimating accuracy, local/regional experience and experience in construction of quality buildings. After the interviews, each committee member was asked to rank their picks. The top firm was GH Phipps/Clark & Enersen.

While all three firms were viewed as qualified, GH Phipps/Clark & Enersen really stood out due to the quality of their project team that would work on our City Hall and having the experience with multiple similar buildings. They possess local/regional experience in the north front range area as well as the Fort Lupton area (High Plains Library).

The Committee recommended that the City hire GH Phipps/Clark & Enersen as the Design Build firm.

It was moved by Claud Hanes and seconded by Bruce Fitzgerald accepting a proposal from GH Phipps/Clark & Enersen, to serve as the design/build firm for the first phase design process of a new city hall not to exceed \$753,000. Motion passed unanimously on roll call vote.

INFORMATION MEMORANDUM

IM 2024-022 Amending Resolution Numbers Approved at the October 15, 2024 City Council Meeting

The City Clerk, Mari Peña, stated that incorrect resolution numbers were assigned to six resolutions that were presented at the October 15, 2024 City Council Meeting. This resulted in duplicate resolution numbers. Below is the list of resolutions with the incorrect resolution number and their updated resolution number.

- Resolution No. 2024R042, Appointing the City Attorney - Amended Resolution Number 2024R051
- Resolution No. 2024R043, Appointing the Judge - Amended Resolution Number 2024R052
- Resolution No. 2024R044, Appointing the City Clerk - Amended Resolution Number 2024R053

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 5, 2024**

- Resolution No. 2024R045, Appointing the City Administrator - Amended Resolution Number 2024R054
- Resolution No. 2024R046, Waiving the Fee for Business License Renewals - Amended Resolution Number 2024R055
- Resolution No. 2024R047, Special Use Permit for Western Midstream Pipeline - Amended Resolution Number 2024R056

STAFF REPORTS

Public Works Directors, Roy Vestal, indicated that there will be a presentation to Council at the November 12, 2024, Town Hall Meeting to discuss environmental impacts of the proposed water tower. A 30-day notification requirement has been met by publishing the notice of meeting in the Fort Lupton Press. An update on the Harrison Project was also provided.

Chief Carnes indicated that an Axon representative will be presenting an AI capital project on November 12th. The Department is also in the midst of moving staff to the Code Enforcement Building.

City Clerk, Mari Peña indicated that there will also be another presentation on the Trash and Recycle Program.

MAYOR/COUNCIL REPORTS

Mayor Hubbard indicated that Trick-or-Treat Street had a great turnout.

FUTURE CITY EVENTS

November 6, 2024	Coffee with a Cop – Hard Bean Coffee, 107 Dales Place, 8:00 a.m.
December 7, 2024	Cookies & Cocoa with Santa – Library, 370 S. Rollie Ave.

UPCOMING MEETINGS

November 12, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
November 19, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
November 26, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
December 3, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 5, 2024**

ADJOURNMENT

The meeting adjourned at 6:43 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council,

Zo Hubbard, Mayor

DRAFT

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 19, 2024**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, November 19, 2024. Mayor Zo Hubbard called the meeting to order at 6:01 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Hubbard, Councilmembers, Bruce Fitzgerald, David Crespín and Claud Hanes. Councilmembers Chris Ceretto, Valerie Blackston and Carlos Barron were absent.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, Chief of Police, William Carnes, Planning Director, Todd Hodges, City Attorney, Andy Ausmus and Finance Director, Leann Perino.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Mayor or Council.

APPROVAL OF AGENDA

Staff requested a title change of AM 2024-188 to Approve a Resolution to Opt out Uncompensated Elected and/or Appointed Officials from the Workers' Compensation Policy and Add Them and Other City Volunteers to the Volunteer Accident Medical Plan (VAMP) for the 2025 Policy Year for the Amount of \$334.80. The attachments to the AM were correct however the title was incorrect.

It was moved by Bruce Fitzgerald and seconded by Claud Hanes to approve the agenda as amended. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the November 19, 2024, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by David Crespín and seconded by Claud Hanes to approve the Consent Agenda as presented with the following items:

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 19, 2024**

- Approve Resolution 2024R059 Moving Paul Witmer from the Alternate Member seat to a Regular Member to the Planning Commission for a Three-Year Term to Expire March 5, 2027 (AM 2024-187)
- Approve Resolution 2024R063 to Opt out Uncompensated Elected and/or Appointed Officials from the Workers' Compensation Policy and Add Them and Other City Volunteers to the Volunteer Accident Medical Plan (VAMP) for the 2025 Policy Year for the Amount of \$334.80 (AM 2024-188)
- Approving Resolution 2024R060 for a Rate Increase for Green Fees at Coyote Creek Golf Course for 2025 Season Effective January 1, 2025 (AM 2024-189)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2024-190 Adopting a Resolution for the 2025 Budget and Financial Plan and Setting Appropriations for Various Funds for the Period Beginning January 1, 2025, and Ending December 31, 2025

The City is required to adopt a budget setting legal appropriation for the following year. The budget establishes legal appropriation for each fund and spending agency and authorizes procurement of goods, services and equipment.

It was moved by Bruce Fitzgerald and seconded by Claud Hanes approving Resolution 2024R061 Accepting the Budget and Financial Plan and Setting Appropriations for Various Funds for the Period Beginning January 1, 2025, and Ending December 31, 2025. Motion passed unanimously on roll call vote.

AM 2024-191 Approval of the Subdivision Improvements Agreement between the City of Fort Lupton and LGI HOMES – Colorado, LLC, for the Cottonwood Greens, Filings No. 5-7 SIA

This Subdivision Improvement Agreement was drafted for the Cottonwood Greens, Filings No. 5-7, Case No. PPL2022-0002 & Plan No. FPL2022-002 (the "Plat"), approved by City Council on July 5, 2022 by Resolution No. 2022R044, which is located south west of the CR 31 and 14th Street. intersection.

Improvements are for the construction of water, nonpotable water and sanitary sewer main extensions, roadway construction, landscape and storm drainage system improvements. Approximate cost of this agreement for construction is \$7,152,666.00.

Resolution No. 2022R044, approved by Council on July 5, 2022 requires the applicant to enter into a Subdivision Improvements Agreement.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 19, 2024**

It was moved by David Crespín and seconded by Bruce Fitzgerald approving Resolution 2024R062 Accepting the Subdivision Improvements Agreement between the City of Fort Lupton and LGI HOMES – Colorado, LLC, for the Cottonwood Greens, Filings No. 5-7. Motion passed unanimously on roll call vote.

STAFF REPORTS

Leann Perino, stated that delinquent accounts list of 143 will be turned over to the County for special assessment on property taxes. Some of the accounts needs further research to establish the property owner.

Chris Cross indicatd that the City received \$1M grant from DOLA.

City Attorney, Andy Aumus, stated that Judge Gresh has tendered his resignation and will be retiring by end of the year.

Planning Director Todd Hodges, stated that he spoke to the new Director of Planning Services for Weld County, David Eisenbraun. Mr. Hodges indicated he's looking forward to working with Mr. Eisenbran on Coordinated Planning Agreement and Design Standards.

City Engineer, David Raush, stated that Harrison Avenue has been paved however there are corrections that still need attention.

Chris Cross Cindy Lyons with the Library and Maggie Bidmead with the Museum will both be retiring within the coming months.

MAYOR/COUNCIL REPORTS

There were no reports from the Mayor or Council.

FUTURE CITY EVENTS

December 7, 2024 Cookies & Cocoa with Santa – Library, 370 S. Rollie Ave.

UPCOMING MEETINGS

November 26, 2024, Town Hall Meeting, 130 S. McKinley Ave. 6 p.m.

December 3, 2024, City Council Meeting, 130 S. McKinley Ave. 6 p.m.

December 10, 2024, Town Hall Meeting, 130 S. McKinley Ave. 6 p.m.

December 17, 2024, City Council Meeting, 130 S. McKinley Ave. 6 p.m.

December 31, 2024, Town Hall Meeting, 130 S. McKinley Ave. 6 p.m.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 19, 2024**

ADJOURNMENT

The meeting adjourned at 6:17 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council,

Zo Hubbard, Mayor

DRAFT



SUBJECT FOR DISCUSSION

Certification of the 2024 Mill Levy for Tax Collection in 2025

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Every year the City must certify the mill levy for the following year by December 15th.

The 2024 net assessed valuation is \$282,394,130. This a \$28,809,524 decrease over the 2023 valuations. The expected revenue is approximately \$11,960,426 from a 42.353 total Mill Levy

FINANCIAL CONSIDERATIONS

The budget has been built around a 5.5% increase in the property tax revenue in the general fund. The allocation of the mill levies and revenue is as follows:

	<u>Mill Levy</u>	<u>Revenue</u>
General	35.544	\$ 10,037,604
Recreation Center Operations	4.680	1,321,605
Recreation Center Debt	2.129	601,217
Total	42.353	\$ 11,960,426

LEGAL/POLITICAL CONSIDERATIONS

Deadline for certification of mill levy to county commissioners is December 15th. Local governments levying property tax must adopt their budgets before certifying the levy to the county. If the budget is not adopted by certification deadline, then 90% of the amount appropriated in the current year for operations and maintenance expenses shall be deemed re-appropriated for the purposes specified in such last appropriation (C.R.S. 39-1-111(1)).

ALTERNATIVES/OPTIONS

None

STAFF RECOMMENDATIONS

Approve resolution 2024R0xx certifying the 2024 mill levy for 2025 collection

Attachments:

- Proposed Resolution
- Certified Values from Weld County Assessor's Office
- Form DLG70 – Certification of Tax Levies for Non-School Governments

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2024XXX

A RESOLUTION OF THE CITY COUNCIL LEVYING GENERAL PROPERTY TAXES FOR THE TAX YEAR 2025, TO FUND THE COST OF GOVERNMENT, FOR THE CITY OF FORT LUPTON, COLORADO FOR THE 2025 FISCAL YEAR

WHEREAS, the City Council of the City of Fort Lupton has adopted the 2024 Budget and 6 Year Capital Improvement Plan in accordance with Colorado Revised Statutes Title 29; and

WHEREAS, the amount of money necessary to fund the budget for general operating expenses is \$36,423,770; and

WHEREAS, the amount of money necessary to cover the debt service of the Recreation Center is \$601,300; and

WHEREAS, the amount of money necessary to cover the operation & maintenance of the Recreation Center is \$1,321,605; and

WHEREAS, the 2024 net assessed valuation for the City of Fort Lupton is \$282,394,130.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, AS FOLLOWS:

Section 1

That for the purpose of meeting general expenses of the City of Fort Lupton for the 2025 fiscal year, there is hereby levied a tax of 42,353 mills upon each dollar of the total valuation for the assessment of all taxable property within the City of Fort Lupton for the tax year 2025 as follows:

Description	Mill Levy	Dollar Amount
General Fund operating expenses	35.544	\$ 10,037,604
Recreation Center Debt Service	2.129	601,217
Recreation Center Operation & Maintenance	4.680	1,321,605
Total Mill Levy	42.353	\$11,960,426

Section 2

That the City Council of the City of Fort Lupton, Colorado hereby certifies to Weld County, Colorado the mill levy as hereinabove determined and set.

Section 3

The City Council hereby finds, determines and declares that this Resolution is necessary for the immediate preservation of the public peace, health and safety, and that it serves a valid public purpose.

APPROVED AND PASSED BY THE FORT LUPTON CITY COUNCIL THIS 3RD DAY OF DECEMBER, 2024.

City of Fort Lupton, Colorado

Zo Hubbard

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 0407 - FORT LUPTON CITY

IN WELD COUNTY ON 11/18/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$311,203,654
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$290,723,870
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$8,329,740
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$282,394,130
5. NEW CONSTRUCTION: **	\$8,401,898
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$48,740
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$54.17
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$34,588.39

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN WELD COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,477,983,161
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$94,002,985
3. ANNEXATIONS/INCLUSIONS:	\$50,896
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$1,566,336
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$249,740
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$277,700

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$246,469
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Data Date: 11/18/2024

CERTIFICATION OF TAX LEVIES for NON-SCHOOL GovernmentsTO: County Commissioners¹ of WELD COUNTY, Colorado.On behalf of the FORT LUPTON CITY,
(taxing entity)^Athe City Council
(governing body)^Bof the FORT LUPTON CITY
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$290,723,870.00
assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ \$282,394,130.00
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: _____ for budget/fiscal year 2025.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**

1. General Operating Expenses ^H	<u>35.544</u> mills	\$ <u>10037416.96</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < <u>0.00</u> >
SUBTOTAL FOR GENERAL OPERATING:	<u>35.544</u> mills	\$ <u>10037416.96</u>
3. General Obligation Bonds and Interest ^J	<u>2.129</u> mills	\$ <u>601217.10</u>
4. Contractual Obligations ^K	_____ mills	\$ <u>0.00</u>
5. Capital Expenditures ^L	_____ mills	\$ <u>0.00</u>
6. Refunds/Abatements ^M	_____ mills	\$ <u>0.00</u>
7. Other ^N (specify): <u>Recreation Center Voter Approved</u>	<u>4.68</u> mills	\$ <u>1321604.53</u>
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>42.353</u> mills	\$ <u>119602238.59</u>

Contact person: _____ Daytime phone: _____
(print)

Signed: _____ Title: _____

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-I-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).



SUBJECT FOR DISCUSSION

Approving a Resolution Accepting the Great Outdoors Colorado (GOCO) Planning and Capacity Grant in the amount of \$140,000 to Update the City's Parks and Trails Master Plan

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Recreation Department submitted a Concept Letter to GOCO on October 24, 2024 and was awarded a full application for the Parks and Trails Master Plan on November 15, 2024. Staff would like to submit the full application for a Planning and Capacity grant for the amount of \$140,000. A requirement of GOCO grant application is a resolution of support for the project from the City of Fort Lupton City Council. If a resolution is approved, the application will be finalized and submitted to GOCO by December 16, 2024. Staff is currently crafting the grant application narrative and assembling/preparing support documents for the application.

FINANCIAL CONSIDERATIONS

Additional funding for updating the Parks and Trails Master Plan – staff is submitting for a \$140,000 Planning and Capacity grant with \$160,000 city match (2025 budget in the General Fund Parks Dept)

LEGAL/POLITICAL CONSIDERATIONS

A requirement of GOCO grant application is a resolution of support for the master plan from the City of Fort Lupton City Council. If awarded, as a recipient of a GOCO grant that the City must provide a timeline for completion, property ownership, public access, wildlife review, site visits and grant amount with match requirements. If the grant is awarded, the Fort Lupton City Council would need the Mayor or City Administrator to sign the grant agreement with Great Outdoors Colorado.

ALTERNATIVES/OPTIONS

Seek additional funding from other grant agencies.

STAFF RECOMMENDATIONS

Staff recommends to submit a full application with Great Outdoors Colorado (GOCO) Planning and Capacity Grant for the amount of \$140,000 to update the Parks and Trails Master Plan.

Attachments: a. GOCO Full Application

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON AUTHORIZING SUBMITTAL OF THE FULL APPLICATION FOR THE PLANNING AND CAPACITY GRANT WITH THE GREAT OUTDOORS COLORADO FOR THE PARKS AND TRAILS MASTER PLAN UPDATE AND AUTHORIZE THE MAYOR TO SIGN

WHEREAS, the Recreation Department submitted a concept letter to Great Outdoors Colorado (GOCO) on October 24, 2022; and

WHEREAS, GOCO awarded a full application on November 15, 2024, in the amount of \$140,000.00; and

WHEREAS, a resolution in support of the project from the Fort Lupton City Council is a requirement of the GOCO grant; and

WHEREAS, if this resolution is approved, the application will be finalized and submitted to GOCO by December 16, 2024.

NOW THEREFORE BE IT RESOLVED that the City of Fort Lupton City Council hereby authorizes staff to submit the full application and authorizes the Mayor's signature on the application and any other necessary documents with Great Outdoors Colorado (GOCO) Planning and Capacity Grant for the amount of \$140,000.00 for updating the Parks and Trails Master Plan.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 3RD DAY OF DECEMBER 2024.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



PLANNING & CAPACITY PROGRAM

Great Outdoors Colorado's (GOCO) Planning & Capacity Program recognizes that the broad, complex natural resource and outdoor recreation needs of Colorado's communities requires a program that values thoughtful, comprehensive planning efforts to best understand the needs and opportunities and to design adequate strategies and solutions. For FY25, GOCO plans to invest \$10.3 million in local government funds and \$8.6 million in open space funds to advance projects across all base programs, including Community Impact, Land Acquisition, Planning & Capacity, and Stewardship Impact. The program invests in:

- Planning
- Capacity
- Research
- Pathways to career building opportunities for under-represented individuals
- Education projects that explore opportunities, issues, and trends in the outdoors.

We believe that people are our partners greatest assets, and that human capital is vital to the success of our partners and, ultimately, our communities. GOCO will invest in capacity building and education efforts intended to support partners with resources, tools, and skills helpful in advancing their work in service of the people and places of Colorado. We also support opportunities designed to create a pathway for Black, Indigenous, and People of Color (BIPOC) and others who identify as nonwhite, people with disabilities, members of the LGBTQIA2S+ community, and candidates from other marginalized communities.

Through this program, GOCO will invest in research projects that develop knowledge and facilitate learning, as well as community engagement and education efforts to develop and foster networks, partnerships, and collaboratives. We invite partners to apply for funding to develop local, regional, or statewide plans e.g. master plans, strategic plans, comprehensive plans; to create organizational capacity in order to address a natural or recreational resource need; to research a conservation or recreation issue facing Coloradans; to provide educational opportunities to communities and partners for salient topics needing broad or targeted dissemination.

Proposed projects must reflect one or more of GOCO's program values as identified in our [2020 strategic plan](#) and outlined later in this document. These values are intentionally open to



interpretation and definition by our partners; how they are or could be reflected in each project and community is unique. And not every project will integrate multiple values. Projects that demonstrate several values, as well as projects that embody a singular value, can have meaningful impacts and significant merit.

GOCO regional program officers look forward to working with partners on project visioning and development to ensure your valuable time is spent on projects that will compete well in this program. Please connect with us early so that we can provide guidance on competitive proposals, review our concepting to application framework, and have our team provide feedback on draft materials. We know the community needs of our statewide network are vast and we look forward to hearing your ideas and working with you to advance projects throughout Colorado.

ABOUT US: GOCO invests a portion of Colorado Lottery proceeds to help preserve and enhance the state's parks, trails, wildlife, rivers, and open spaces. GOCO's independent board awards competitive grants to local governments and land trusts and makes investments through Colorado Parks and Wildlife. Created when voters approved a constitutional amendment in 1992, GOCO has since funded more than 5,700 projects in all 64 counties of Colorado without any tax dollar support. Visit GOCO.org for more information.

General Guidance and Grant Information

BEFORE YOU BEGIN: Contact your GOCO regional program officer to discuss your project in detail using the contact information on our staff [webpage](#). Together, you will determine whether your vision will compete well in the Planning & Capacity Program.

APPLICANT ELIGIBILITY: This program is open to entities eligible to receive GOCO open space and local government funds as listed below. Ineligible entities can partner with an eligible entity to apply. GOCO will consider awarding funds to ineligible entities on a case-by-case basis; please contact your regional program officer to discuss. As always, GOCO strongly encourages partnerships.

- a. Colorado municipality or county
- b. Title 32 special district eligible to receive distributions from the Conservation Trust Fund
- c. Political subdivision of the State of Colorado that includes in its mission the identification, acquisition, or management of open space and natural areas
- d. 501(c)(3) non-profit land conservation organization that includes in its mission the identification, acquisition, or management of open space and natural areas, e.g., land trusts



e. Colorado Parks and Wildlife

CONCEPT PAPER DEVELOPMENT: Applicants should work with their regional officer through a concepting process, which can take several months or longer depending on the proposal. GOCO will accept draft concept papers on a rolling basis and can provide feedback. As part of an iterative process, staff will reflect on the readiness and competitiveness of a proposal and make recommendations regarding a concept paper submission. Staff collectively considers all concept papers submitted in a cycle and will invite the most competitive projects to submit a full application.

GOCO may ask clarifying questions of applicants at the concept or application stage to better understand your project. Staff may coordinate site visits to learn more about the opportunities in a community and hear more from the residents and stakeholders involved in planning processes. We may also seek additional written information for certain proposals. The content of conversations and any additional information submitted become part of the concept or application and open for discussion during staff or peer review as a means of vetting the merit of individual projects. All application materials and related communications may be subject to Colorado Open Records Act requests.

PROGRAM VALUES: Projects should encompass one or more of GOCO's program values as identified in our [2020 strategic plan](#):

Resource conservation | We value strategic land conservation and resource protection work.

Outdoor stewardship | We support sustainability of and improvements to the state's natural and recreational resources.

Community vitality | We invest in conservation and outdoor recreation efforts that support communities and quality of life.

Equitable access | We partner with communities to break down barriers to the outdoors.

Youth connections | We believe children and their families deserve opportunities to get outside and experience all the benefits of doing so.

GRANT AMOUNT AND MATCH REQUIREMENTS: Grant amounts should reflect expected project outcomes. Please remember that GOCO serves communities throughout Colorado and appreciates applicants keeping requests reasonable and reflective of expected outcomes.



Applicants will work with their GOCO regional program officer to customize a request and match amount for your project based on your community's ability to match and to identify expenses eligible as match.

TIMELINE FOR COMPLETION: Applicants will work with their GOCO regional program officer to customize a timeline for your project based on the various deliverables. GOCO will prioritize projects that will begin immediately upon notice of award or execution of a grant agreement.

PROPERTY OWNERSHIP: The applicant or partner entity must own or have control over the property upon which the proposed project will take place. GOCO requires a formal agreement between parties when the applicant is not the owner or controlling entity. Applicants seeking funding for projects involving federal land must discuss the proposal with GOCO staff prior to submitting a concept paper or application. GOCO cannot fund the recreational development of a property that a government entity condemned specifically for that recreational development. GOCO may consider participating in recreational development on lands previously acquired through condemnation for a purpose *other* than recreational development.

WILDLIFE REVIEW: Applicants should work with their GOCO regional program officer and the local CPW Area Wildlife Manager (AWM) to understand, document, and mitigate any impacts to wildlife habitat. We ask that you contact the AWM well in advance of the application deadline.

ELIGIBLE COSTS AND MATCH: The following table, though not comprehensive, outlines specific eligible costs for this program. Please discuss any potential project expenses with GOCO to determine the eligibility of those expenses prior to applying.

ELIGIBLE COSTS
Costs associated with project planning/coordination/implementation/communications/celebration
Staff expenses incurred by the applicant and any contracted service providers for professional services directly related to project outcomes and administration
Strategic planning and consulting services
Staff/board development, training, and workshops
Costs of surveys, engineering, design, GIS/mapping, etc.

PROPOSAL REVIEW: The guidelines and criteria that inform GOCO's project review and decision-making process is available on our [website](#). GOCO strives to support applicants through



the application process with feedback and guidance to minimize the investment of time and resources on concepts and applications deemed less competitive. GOCO is committed to a fair, equitable, and efficient review process from concept papers to applications and will use a consensus-based process to arrive at funding recommendations. GOCO relies upon the collective wisdom of reviewers rather than vesting power or authority in individual reviewers.

GOCO staff will review concept papers on a rolling basis, prior to the concept paper submission deadline for the concurrent grant cycle. The conceiving stage is an iterative process between GOCO's regional program officers and partners to generate the best possible proposal for any given grant round. GOCO staff will evaluate the merit of each proposal and assess the project's relative potential to help advance one or more of GOCO's program values. The review is comprehensive across GOCO's four base programs – Community Impact, Stewardship Impact, Planning & Capacity, and Land Acquisition. GOCO staff will invite successful concept paper applicants to submit a full application and will provide feedback to unsuccessful applicants.

Invited applications submitted by the due date are subject to a formal peer review process where GOCO will convene a group of peer reviewers to evaluate project merit. Reviewers will assess each application, including any additional supplemental or clarifying information submitted. As with the concept paper review, GOCO will provide feedback to unsuccessful applicants.

COMMITTEE PRESENTATION & BOARD ACKNOWLEDGEMENT: Partners recommended for funding may have the opportunity to briefly speak to project outcomes at GOCO's Programs Committee meeting and will be recognized by the GOCO Board as part of their quarterly meeting. Please confirm these dates with your regional officer.

Grant Administration Information

If a grant is awarded, GOCO will assign a Grants Officer to work with the project lead on all aspects of grant administration including execution of a grant agreement, reporting criteria, and grant payment options.

GOCO prefers to disburse funds on a reimbursement basis with a single payment occurring when the project is completed. However, grantees can request one progress payment of up to 75% of the grant amount prior to project completion with the remaining 25% paid upon project completion. Should either reimbursement option create barriers for project completion, please discuss available alternatives, including advanced and partial advanced payments, with your regional program officer.



Please contact a Grants Officer now if additional grant administration information is a necessary consideration prior to application. You can find relevant contact information at the link below.

Contact

Our Grant Programs team is available to discuss your project and proposal so feel free to reach out using the contact information found on our staff [webpage](#). We look forward to working with you!

Project Summary Information

Project Title:

Applicant
Organization(s):

Applicant
Name(s):

Partner Organization (if applicable):

Partner Name (if applicable):

Amount Requested:

Estimated Total Project Cost:

Estimated Grant Period (years):

Brief Project Description (limit to space provided without expanding the text box; use 10 pt font)



Please use the summary information sheet above as the cover sheet for the concept paper. Refrain from using letterhead or logos as part of materials and limit submissions to the following documents.

A concise narrative should address the following prompts. Responses need not follow the formatting below but should answer all considerations put forth. Please limit narrative responses to 2 pages using 11 pt font or larger and 1-inch margins for formatting:

- Describe the organization(s) leading this effort including mission(s), impact, current organizational goals, the respective roles each will play, as well as your motivation for this proposal.
- Describe the proposed research, planning, pathway to career building opportunities for under-represented individuals, or capacity project. What issue, need, and/or opportunity it will address? Discuss expected outcomes including the community and/or resources impacted.

Budget

Please review the budget instructions and use the GOCO Budget Form provided on the [program page](#). The budget instructions outline the option to include a budget narrative if helpful to further provide context about your proposal.

Additional Attachments

- Up to two maps (a context map and a detailed/schematic map)
- Up to two pages of photos

While not requested at the concept paper phase, those invited to application will be asked to provide the wildlife review form, resolution from the governing body of each applicant organization, and evidence of community support as part of the application packet.



SUBJECT FOR DISCUSSION

Accept the 2025 Workers' Compensation Quotation from Pinnacol Assurance in the Amount of \$321,842.00 and accept the Boiler and Machinery Quotation from Travelers in the Amount of \$7,450.00 and accept the Cyber Liability Quotation from Travelers in the Amount of \$16,155.00 for a Total of \$345,447.00.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

IMA is the City's broker of record for Worker's Compensation, Boiler and Machinery and Cyber Liability coverages. They have provided the renewal numbers for these lines of coverage for 2024.

The total cost for the Workers Compensation has gone up for 2025. For 2025, Pinnacol offered a renewal at \$321,842.00, a 30% increase over 2024. This renewal is reflective of a \$500.00 per claim deductible. There are three major factors in Workers Compensation premium rates: total payroll, rate by occupation and experience modifier (eMod). Total payroll is expected to increase in 2025 over 2024 by about 4%. The rates by occupation for high-risk positions has decreased for next year.

The eMod rating for 2024 was 0.98 and has increased to 1.49 for 2025. This is due to several high claim costs from 2023 and has affected our overall premium. While this will continue to affect the premium over the next 3 years, efforts towards reducing severe claims will assist in lowering this rating overtime. Continued efforts and implementation of the Safety Wellness Program should positively influence our future claims history as well with better safety and hazard controls in place to reduce lost time from injuries.

The City did apply and was awarded 3 year-Cost Containment Certification by the State of Colorado in 2024. This is a certification that verifies that organizations adhere to best safety practices. It also qualifies organizations for discounts on their renewal.

The cost of the Boiler and Machinery coverage increased due to the increase in the City's assets. For 2025, Travelers offered the renewal at \$7,450.00, a 9.8% increase over 2024.

The City's Cyber Liability coverage is increasing again for 2025. The public entity sector has been particularly vulnerable to all manners of cyber-attacks in recent years. For 2025, Travelers offered the renewal at \$16,155.00, a 8.5% increase over 2024. This increase is contributed to a reported increase in revenue that the city had in 2023 and 2024.

FINANCIAL CONSIDERATIONS

The summary of the cost are as follows:

Coverage	Cost
Workers Compensation	\$ 321,842.00
Boiler and Machinery	\$ 7,450.00
Cyber	\$ 16,155.00
Total	\$ 345,447.00

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

The final cost of the Workers' Compensation will likely change after the payroll audit is completed due to payroll cost variations.

The 2025 budget has \$325,693.13 budgeted for workers compensation across all the funds. No supplemental should be needed to cover this policy renewal.

LEGAL/POLITICAL CONSIDERATIONS

The City must carry Workers' Compensation coverage for its employees as required by law. Workers' Compensation is coverage that is set by statute, so the coverage is standardized.

The other coverages are not required, but providing protection for the City's assets is important.

ALTERNATIVES/OPTIONS

- 1) Raise the deductible per claim to \$1,000.00 for Pinnacol Assurance which will lower the premium to \$317,000.00 for 2025.
- 2) Decline coverage with Pinnacol Assurance and accept coverage from CIRSA for 2025 at a quoted premium of \$325,693.13.
- 3) Opt to be a Self-Insured Municipality.

STAFF RECOMMENDATIONS

Accept the Workers Compensation, Boiler and Machinery and Cyber Liability coverage quotations equivalent to \$347,242.00.

Attachments:

- a. IMA Insurance Proposal January 2024
- b. IMA Insurance Cyber Liability Proposal



INSURANCE PROPOSAL **CITY OF FORT LUPTON**

January 1, 2025 to January 1, 2026



ABOUT IMA

6TH LARGEST
INDEPENDENTLY OWNED BROKER
IN THE UNITED STATES

IMA Financial Group, Inc. (IMA) is one of the largest and fastest growing privately held insurance brokerage firms in the United States.

Our performance and customer loyalty speaks volumes of IMA's commitment to protecting assets and making a difference. In fact, over the past five years IMA has doubled our revenue while retaining our customers.



BUSINESS STRENGTH

Over \$400 Million
in Revenue



CARRIER RELATIONSHIPS

Over \$5 Billion in Premium
Placed Annually



EMPLOYEE OWNED

1,700+ Owners Focused
on Clients' Success



IMA FOUNDATION

Community Focused



CLIENT FOCUSED

95% Client Retention Rate



GLOBAL REACH

Clients in all 50 States +
Over 100 Countries



YOUR IMA TEAM

More Than Just Insurance.

Building, Developing & Maintaining **Relationships.**

**Protecting Assets Is What We Do,
Making A Difference Is Who We Are.**

NICK BURNS

PRESIDENT, MOUNTAIN REGION

303.615.7654

nick.burns@imacorp.com

ALEXANDRA MCLENNAN

ACCOUNT MANAGER

303.615.7702

alexandra.mclennan@imacorp.com

JASON MCFARLAND

Risk Control Specialist

720.537.1861

jason.mcfarland@imacorp.com

PAUL DIGRADO

Claims Account Executive

303.615.7556

paul.digrado@imacorp.com

KEELIN HYLAND

Account Executive

Executive Risk Solutions

303.615.7739

keelin.hyland@imacorp.com

PREMIUM SUMMARY

COVERAGE	PREMIUM
Workers' Compensation (\$500 deductible)	\$ 321,842.00
Cyber Liability	\$ TBD
Boiler & Machinery	\$ 7,450.00
Total	\$ TBD





PAYMENT TERMS

COVERAGE	PREMIUM
Workers' Compensation – Direct Bill, premium paid to carrier	\$ 321,842.00
Cyber Liability – Agency Bill, premium paid to IMA	\$ TBD
Boiler & Machinery – Agency Bill, premium paid to IMA	\$ 7,450.00
Total	\$ TBD

The premium finance options shown are an indication only, subject to full credit approval.

ACH Payment Instructions to IMA Financial Group, Inc.

Alpine Bank	Routing Number: 102103407
2200 Grand Ave.	Account Number: 8910457681
Glenwood Springs, CO 81601	Email: payments@imacorp.com

IMA now accepts online payments via ePay. It's fast, easy and mobile.

<https://ima.epaypolicy.com>

Transaction Charges:

Credit Card Transactions: 3.25%



ePayPolicy

WORKERS' COMPENSATION

Issuing Company	Pinnacol Assurance
Policy Term	1/1/2025 to 1/1/2026

COVERAGES

DESCRIPTION	LIMIT
Employer's Liability – Each accident	\$ 1,000,000
Employer's Liability – Disease policy limit	\$ 1,000,000
Employer's Liability – Disease each employee	\$ 1,000,000

ESTIMATED PREMIUM

DESCRIPTION	ADJUSTMENT	AMOUNT
Ratable Manual Premium based on Total Payroll		\$245,656
Increased Limits (1,000,000/1,000,000/1,000,000)	1.011	\$2,702
Deductible Discount (\$500 Deductible)	.984	(\$3,930)
Experience Modification	1.490	\$119,770
Schedule Rating & Designated Provider	1.095	\$34,599
Premium Discount	.901	(\$37,507)
Annual Policy Fee		\$160
Terrorism & Catastrophe Insurance Coverage		\$1,837
Self-Rating Adjustment		(\$21,505)
Cost Containment Credit	.950	(\$19,940)

Net Estimated Annual Premium (\$500 ded.) \$321,842

Net Estimated Annual Premium (\$1,000 ded.) approx. \$317,000

PREMIUM & EXPOSURE COMPARISON

DESCRIPTION	2024-2025	2025-2026	% CHANGE
Total Payroll	\$11,774,555	\$12,247,912	4%
Exp. Mod Rating	.980	1.49	52%
Total Premium	\$247,515	\$321,842	30%

BOILER & MACHINERY

Issuing Company	Travelers
Policy Term	1/1/2025 to 1/1/2026

COVERAGES

DESCRIPTION	LIMIT
Total Limit per breakdown/per location	\$30,000,000
Property Damage Limit per breakdown	Included in Total Limit per breakdown
Property Damage deductible	\$2,500
Business Income & Extra Expense per breakdown	\$1,000,000
Business Income & Extra Expense deductible	24 hours

PREMIUM & EXPOSURE COMPARISON

DESCRIPTION	2024-2025	2025-2026	% CHANGE
Building limit	\$81,827,835	\$95,823,709	17%
Contents limit	\$7,896,405	\$8,212,261	4%
Premium	\$6,783	\$7,450	9.8%

There are numerous factors contributing to our success, some of which we believe include:

EXPERIENCE

IMA has over 45 years of proven experience within the insurance brokerage industry.

EMPLOYEE OWNED

IMA is proud to be employee-owned.

MARKET CLOUT

IMA places over \$2.6 billion in insurance premiums annually.

REACH

IMA has relationships with insurance carriers with extensive expertise.

CLIENT SERVICE

In today's turbulent insurance market, we believe that IMA provides the right products at a competitive price and with superior service.

CLAIMS

We are your advocate. Prompt reporting, early intervention, aggressive investigation, timely settlements and excellent communication are the foundation of our Claims Management philosophy.

RISK CONTROL

IMA's Risk Control Department is staffed with experienced professionals. From strategic planning to implementation, our Risk Control services are designed around your needs.

SPECIALTY PRACTICES

IMA's industry practices are the foundation of our growth and our knowledge in these unique market segments is unequaled amongst our peers.

“**PROTECTING ASSETS IS WHAT WE DO,
MAKING A DIFFERENCE
IS WHO WE ARE.**

- ROB COHEN, Chairman & CEO, IMA Financial Group



About IMA Financial Group

IMA Financial Group, Inc. (IMA) is an integrated financial services company specializing in risk management, insurance, employee benefits solutions and wealth management. It is the sixth-largest privately held and employee-owned insurance broker in the country and employs 1,700+ associates.

Please visit <http://imacorp.com/terms-service/> to review our full privacy and compensation disclosure statements.

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DISCUSSION ITEMS

- + The cyber insurance marketplace continues to be “hard” as Cyber carriers are consistently looking to right-size their portfolios due to claims results over the last several years. There is an ongoing emphasis on rate increases and “must have” technical security controls. The frequency of ransomware claims has slowed, but the severity factor remains amongst other exposures. We continue to see the coverage evolve and this coverage is now deemed critical and essential to every organization’s overall risk management strategy.
- + Specifically, municipality risks continue to be targets for cyber-attacks. The high amount of sensitive and restricted information their data bases contain makes this type of network attractive for bad actors.
 - o Since this class of business continues to be a target for cyber-attacks, we approached Travelers to offer higher limit options this year:
 - \$2,000,000 limit with \$25,000 retention for **\$25,379**
 - \$3,000,000 limit with \$30,000 retention for **\$31,828**
- + Travelers is offering renewal terms with no changes in terms or condition, but an increase in premium which is attributable to the increased exposures. The underwriter cited the 25% increase in revenues which is driving the premium increase.

PREMIUM COMPARISON

PER EXPIRING

| CARRIER | EXPIRING COVERAGE
2023-2024 | RENEWAL COVERAGE
2024-2025 | % CHANGE |
|-----------|---|---|----------|
| Travelers | \$1M Limit / \$25K Retention
Total Premium: \$14,883 | \$1M Limit / \$25K Retention
Total Premium: \$16,155 | 8.5% |

SUBJECTIVITIES

- + Please confirm an Incident Response Plan has been implemented by 1/1/2025 . If a response plan is not implemented, Travelers will remove Business Interruption coverage.

CYBERLIABILITY

| | |
|---------------------|--|
| Carrier | Travelers Casualty and Surety Company of America
A.M. Best Rating: A++ XV
Admitted Carrier |
| Policy Period | January 1, 2025 to January 1, 2026 |
| Named Insured | Fort Lupton, City of (and its subsidiaries per policy definition) |
| Limits of Liability | \$1,000,000 |
| Liability Retention | \$ 25,000 |
| Annual Premium | \$ 16,155 (Expiring was \$14,883) |



CYBER LIABILITY (CONTINUED)

Cyber Liability

| COVERAGE | LIMIT | RETENTION |
|---|--------------------|------------|
| LIABILITY | | |
| Privacy and Security | \$1,000,000 | \$25,000 |
| Payment Card Costs | \$1,000,000 | \$25,000 |
| Media | \$1,000,000 | \$25,000 |
| Regulatory Proceedings | \$1,000,000 | \$25,000 |
| BREACH RESPONSE | | |
| Privacy Breach Notification | \$1,000,000 | \$25,000 |
| Computer and Legal Experts | \$1,000,000 | \$25,000 |
| Betterment | \$100,000 | 50% Coins. |
| Cyber Extortion | \$1,000,000 | \$25,000 |
| Data Restoration | \$1,000,000 | \$25,000 |
| Public Relations | \$1,000,000 | \$25,000 |
| CYBER CRIME | | |
| Computer Fraud | \$1,000,000 | \$25,000 |
| Funds Transfer Fraud | \$1,000,000 | \$25,000 |
| Social Engineering Fraud | \$250,000 | \$10,000 |
| Telecom Fraud | \$100,000 | \$10,000 |
| BUSINESS LOSS | | |
| Business Interruption: | \$1,000,000 | |
| + Wait Period | | 8 hours |
| + Period of Restoration | | 180 days |
| Dependent Business Interruption – System Failure | \$1,000,000 | \$25,000 |
| Dependent Business Interruption – Outsource Provider | \$1,000,000 | \$25,000 |
| Dependent Business Interruption – Outsource Provider – System Failure | \$1,000,000 | \$25,000 |
| System Failure | \$1,000,000 | \$25,000 |
| Reputation Harm | \$1,000,000 | \$5,000 |
| ADDITIONAL FIRST PARTY PROVISIONS | | |
| Accounting Costs Limit | \$ 25,000 | |
| Betterment Co-participation | | 50% |
| Period of Restoration | | 180 days |
| Reputation Harm Period of Indemnity | | 30 days |
| Wait Period | | 8 hours |
| AGGREGATE LIMIT | \$1,000,000 | |

Prior & Pending/ Knowledge Date(s)

June 1, 2016

Notable Coverage Considerations

- + **Cyber**
 - a. This is a claims-made policy.

This quotation is offered based upon exposures to loss that were made known to IMA at the time of this quotation. This presentation is intended for use as a summary only and does not include all of the policy terms, conditions and exclusions. Please refer to your actual policies for specific coverage information. Requests to bind or change coverage cannot be considered bound until you have received confirmation from an authorized IMA representative.



SUBJECT FOR DISCUSSION

Approve Resolution 2024RXXX Appointing F. Michael Goodbee as the Municipal Judge for the City of Fort Lupton and authorizing the Mayor to sign the Service Agreement on behalf of the City.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Fort Lupton Municipal Code provides for the appointment of the Municipal Judge, an Appointed Official, unless good cause exists pursuant to Section 2-54.

Section 2-51 of the Fort Lupton Municipal Code indicates the Municipal Judge shall be appointed by majority vote of all members of the City Council. The appointment is for a two-year period and may be reappointed for subsequent terms. This appointment is for 2024 – 2026. Louis A. Gresh, current Municipal Judge, is resigning effective December 31, 2024. F. Michael Goodbee responded to the City's Request for Qualifications. After review of Mr. Goodbee's qualifications and a panel interview, the panel recommends Mr. Goodbee for the position. The Agreement coincides with the appointment.

FINANCIAL CONSIDERATIONS

There is no change in the rate of \$1,600 per month for judicial services.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

- a. Approved Resolution No. 2024RXXX and appoint F. Michael Goodbee as Municipal Judge for the next two years.
- b. Do not approve the agreement and instruct staff to begin a new RFQ process.

STAFF RECOMMENDATIONS

Staff recommends approval of the Resolution and authorize for the Mayor to sign the Agreement.

- Attachments:**
- a. Municipal Code, Section 2-51, 2-142, and 2-146
 - b. Resolution No. 2024RXXX
 - c. Agreement for Municipal Judge Services

Certification of Council Approval:

Ordinance No. _____
Resolution No. _____

City Clerk

Date

Sec. 2-51. Appointed officials.

- (a) The incumbents of the following positions shall be deemed to be appointed officials of the City:
 - (1) City Administrator;
 - (2) City Clerk;
 - (3) City Attorney; and
 - (4) Municipal Judge.

- (b) These officials of the City have been and, in the future, shall be appointed by majority vote of all members of the City Council, following the regular November 2007 municipal election, for a three-year term, and reappointed every two (2) years thereafter unless good cause exists for the removal pursuant to Section 2-54 of this Article. These positions, which are also referred to as appointed officers by state law, do not include officials who are selected from among the City Council membership which are the:
 - (1) Mayor Pro Tem; and
 - (2) City Treasurer.

- (c) Neither the Municipal Judge nor the City Attorney must reside in the City. The City Council shall establish the salary and benefits for each appointed official. All appointed officials of the City are subject to the control and direction of the Mayor pursuant to Section 31-4-107(b), C.R.S. (Ord. 645 §1, 1993; 663 §1, 1994; Ord. 2007-887)

Sec. 2-142. Appointment of Municipal Judge.

The Municipal Court shall be presided over by a Municipal Judge, who shall be appointed by the City Council for a specified term of two (2) years and who may be reappointed for subsequent terms; except that the initial appointment under this Section may be for a term of office which expires on the date of the next election of the City Council. Any vacancy in the office of Municipal Judge shall be filled by appointment of the City Council for the remainder of the unexpired term. Additional judges as may be needed to transact the business of the Court may be appointed by the City Council for a term as necessary. (Ord. 625 §4-1, 1992; Ord. 645 §1, 1993)

Sec. 2-146. Powers of Municipal Judge.

The Municipal Judge has all judicial powers relating to the operation of the Municipal Court, subject to any rules of procedure governing the operation and conduct of municipal courts promulgated by the Colorado Supreme Court. The presiding Municipal Judge has authority to issue local rules of procedure consistent with any rules of procedure adopted by the Colorado Supreme Court. The judicial powers of the Municipal Judge shall include the power to enforce subpoenas issued by any board, commission, hearing officer or other body or officer of the City authorized by law or ordinance to issue subpoenas. (Ord. 625 §4-1, 1992)

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, APPOINTING THE MUNICIPAL JUDGE FOR THE CITY OF FORT LUPTON, COLORADO

WHEREAS, Section 13-10-105(1) C.R.S. authorizes and directs statutory cities to appoint a Municipal Judge by the City Council; and

WHEREAS, Sections 2-51 and 2-142 of the Fort Lupton Municipal Code provides for the appointment of the Municipal Judge by the City Council; and

WHEREAS, the City Council desires to re-appoint the Municipal Judge for a two (2) year term.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, AS FOLLOWS:

That F. Michael Goodbee is hereby re-appointed as Municipal Judge for the City of Fort Lupton, Colorado, pursuant to sections 2-51 and 2-142 of the Fort Lupton Municipal Code as an appointed official of the City with powers and duties as set forth in Section 2-146 of the code and as assigned by the City Council from time to time. Compensation shall be as agreed between the City Council and this official.

APPROVED by a majority vote of those elected to the City Council the 3rd day of December, 2024.

CITY OF FORT LUPTON, COLORADO

Zo Hubbard, Mayor

ATTEST:

Maricela Peña, City Clerk

APPROVED AS TO FORM:

Andy Ausmus, City Attorney

AGREEMENT FOR MUNICIPAL JUDGE SERVICES

THIS AGREEMENT ("Agreement") is made this 3rd day of December, 2024, by and between **F. Michael Goodbee** (hereinafter "Judge") and the **CITY OF FORT LUPTON**, a municipal corporation of the State of Colorado (the "City").

RECITALS AND REPRESENTATIONS

WHEREAS, the City desires to appoint and contract with F. Michael Goodbee to serve as Presiding Municipal Judge in the Fort Lupton Municipal Court on the terms established in this Agreement; and

WHEREAS, F. Michael Goodbee desires to serve as the Municipal Court Judge in the Fort Lupton Municipal Court.

NOW, THEREFORE, in consideration of the mutual undertakings set forth in this Agreement, the City and the Judge agree as follows:

1. JUDGE'S COMPENSATION. The Judge is being appointed as the Presiding Judge of the Fort Lupton Municipal Court. The Judge's compensation shall be paid at the rate of one thousand six hundred dollars (\$1,600) per month. Within the compensation rate of \$1,600 per month, the Judge shall perform all associated judicial duties, including but not limited to, those described in Paragraph 2 of this Agreement. The Judge shall cause to be submitted an invoice for the judicial services by the 1st of each month, and the City shall pay such invoice within 15 days of receipt. The rate charged herein shall be effective for the term of this Agreement, without modification unless agreed by parties in writing.

2. JUDGE'S SCOPE OF SERVICES. The Judge shall be responsible for all typical judicial duties as set forth in applicable provisions of the Fort Lupton Municipal Code, which are incorporated herein and as dictated by the Colorado Municipal Court Rules and the Colorado Rules of Professional Responsibility.

The Judge shall at all times during the term of this Agreement comply with the Colorado Municipal Court Rules, the Constitutions and applicable laws of the United States and the State of Colorado, and the Ordinances, Resolutions and Regulations of the City. The Judge shall be currently licensed to practice law by the Colorado Supreme Court and shall remain in good standing during the term of this Agreement.

3. ANNUAL BUDGET/APPROPRIATION. Notwithstanding any provision of this Agreement to the contrary, the City is not obligated by this Agreement to make any payments in any fiscal year beyond the fiscal year for which funds are appropriated for the payment thereof or to make payments from any funds of the City other than funds appropriated for the payment of current expenditures. All payment obligations of the City under this Agreement are from year to year only and do not constitute a multiple-fiscal year direct or indirect debt or other financial obligation of the City.

4. INDEPENDENT CONTRACTOR. This Agreement is one for independent contractor services. The Judge is appointed to this position by City Council pursuant to the Fort Lupton Municipal Code. The Judge is an independent contractor and shall not be considered an employee of the City for

purposes of any federal or state law. The City shall not be obligated to secure and shall not provide any employment benefits of any kind or type to or for the Independent Contractor, including but not limited to worker's compensation, disability insurance, errors and omissions insurance, vacation or sick leave, retirement contributions, or other benefits. The Judge shall be responsible for any federal and state income tax withholding on moneys earned pursuant to this Agreement.

5. **EFFECTIVE DATE.** This Agreement becomes binding and effective as of December 3 2024, and execution of this Agreement by the parties and shall continue until November 30, 2026.
6. **TERMINATION WITHOUT CAUSE OR REASON.** This Agreement may be terminated for cause only as set forth in C.R.S. Sec. 13-10-105 (2) and FMC Sec. 2-54.
7. **ENTIRE AGREEMENT/TERMINATION OF PRIOR AGREEMENTS.** This Agreement shall constitute the entire agreement between the parties. This Agreement supersedes any and all prior agreements between the parties.
8. **SEVERABILITY.** If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in full force and effect.
9. **AMENDMENTS.** The terms and conditions of this Agreement may be modified only by the mutual written consent of the Judge and the City Council.
10. **GOVERNING LAW AND VENUE.** This Agreement shall be governed by and interpreted according to the law of the State of Colorado. Venue for any action arising under this Agreement shall be in the appropriate court for Weld County, Colorado.
11. **NO WAIVER.** A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.
12. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the City, its officials, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.
13. **PARAGRAPH CAPTIONS.** The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be signed and executed on its behalf and the Judge has signed and executed this Agreement, both in duplicate, as of the day and year first above written.

CITY OF FORT LUPTON

MUNICIPAL JUDGE

By: _____
Zo Hubbard, Mayor

By: _____
F. Michael Goodbee

ATTEST:

APPROVED AS TO FORM:

By: _____
Maricela Peña, City Clerk

By: _____
Andy Ausmus, City Attorney



SUBJECT FOR DISCUSSION

Approve Resolution 2024RXXX Appointing Stephen Jones as the Associate Judge for the City of Fort Lupton and authorizing the Mayor to sign the Service Agreement on behalf of the City.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Fort Lupton Municipal Code provides for the appointment of the Associate Judge, unless good cause exists pursuant to Section 2-54.

Section 2-145 of the Fort Lupton Municipal Code indicates an Associate Judge(s) may be appointed by the City Council to serve as Associate Judge when the Presiding Municipal Judge is unable. The appointment is for a two-year period and may be reappointed for subsequent terms. Stephen Jones responded to the City's Request for Qualifications. After review of Mr. Jones's qualifications and a panel interview, the panel recommends Mr. Jones for the position. The Agreement coincides with the appointment.

FINANCIAL CONSIDERATIONS

The Judge's compensation shall be paid at the rate of one hundred dollars (\$100) per hour with a two (2) hour minimum, not to exceed \$800.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

- a. Approved Resolution No. 2024RXXX and appoint Stephen Jones as Associate Judge for the next two years.
- b. Do not approve the agreement and instruct staff to begin a new RFQ process.

STAFF RECOMMENDATIONS

Staff recommends approval of the Resolution and authorize for the Mayor to sign the Agreement.

Attachments:

- a. Resolution No. 2024RXXX
- b. Municipal Code, Section 2-142, 2-145, and 2-146
- c. Agreement for Associate Judge Services

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Sec. 2-142. - Appointment of Municipal Judge.

The Municipal Court shall be presided over by a Municipal Judge, who shall be appointed by the City Council for a specified term of two (2) years and who may be reappointed for subsequent terms; except that the initial appointment under this Section may be for a term of office which expires on the date of the next appointment of Appointed Officials. Any vacancy in the office of Municipal Judge shall be filled by appointment of the City Council for the remainder of the unexpired term. Additional judges as may be needed to transact the business of the Court may be appointed by the City Council for a term as necessary. (Ord. 625 §4-1, 1992; Ord. 645 §1, 1993; Ord. 2015-994 §6)

Sec. 2-145. Associate Judges.

The City Council may appoint such assistant judges as may be necessary to act, or such substitute judges as circumstances require in case of temporary absence, sickness, disqualification or other inability of the presiding or assistant Associate Judges to act. In such cases of immediate necessity, the Mayor may act on behalf of the City Council to appoint a temporary substitute judge to act until the regularly appointed judge can resume duty or until the next regular meeting of the Council. (Ord. 625 §4-1, 1992)

Sec. 2-146. Powers of Municipal Judge.

The Municipal Judge has all judicial powers relating to the operation of the Municipal Court, subject to any rules of procedure governing the operation and conduct of municipal courts promulgated by the Colorado Supreme Court. The presiding Municipal Judge has authority to issue local rules of procedure consistent with any rules of procedure adopted by the Colorado Supreme Court. The judicial powers of the Municipal Judge shall include the power to enforce subpoenas issued by any board, commission, hearing officer or other body or officer of the City authorized by law or ordinance to issue subpoenas. (Ord. 625 §4-1, 1992)

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, APPOINTING THE ASSOCIATE JUDGE FOR THE CITY OF FORT LUPTON, COLORADO

WHEREAS, Section 13-10-105(1) C.R.S. authorizes and directs statutory cities to appoint a Judge by the City Council; and

WHEREAS, Sections 2-145 of the Fort Lupton Municipal Code provides for the appointment of the Associate Judge by the City Council; and

WHEREAS, the City Council desires to re-appoint the Associate Judge for a two (2) year term.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, AS FOLLOWS:

That Stephen Jones is hereby appointed as Associate Judge for the City of Fort Lupton, Colorado, pursuant to sections 2-142 of the Fort Lupton Municipal Code as an official of the City with powers and duties as set forth in Section 2-146 of the code and as assigned by the City Council from time to time. Compensation shall be as agreed between the City Council and this official.

APPROVED by a majority vote of those elected to the City Council the 3rd day of December, 2024.

CITY OF FORT LUPTON, COLORADO

Zo Hubbard, Mayor

ATTEST:

Maricela Peña, City Clerk

APPROVED AS TO FORM:

Andy Ausmus, City Attorney

AGREEMENT FOR ASSOCIATE JUDGE SERVICES

THIS AGREEMENT ("Agreement") is made this 3rd day of December, 2024, by and between **Stephen Jones** (hereinafter "Judge") and the **CITY OF FORT LUPTON**, a municipal corporation of the State of Colorado (the "City").

RECITALS AND REPRESENTATIONS

WHEREAS, the City desires to appoint and contract with Stephen Jones to serve as Associate Judge in the Fort Lupton Municipal Court on the terms established in this Agreement; and

WHEREAS, Stephen Jones desires to serve as the Associate Municipal Court Judge in the Fort Lupton Municipal Court.

NOW, THEREFORE, in consideration of the mutual undertakings set forth in this Agreement, the City and the Judge agree as follows:

1. JUDGE'S COMPENSATION. The Judge is being appointed as the Associate Judge of the Fort Lupton Municipal Court. The Judge's compensation shall be paid at the rate of one hundred dollars (\$100) per hour with a two (2) hour minimum, not to exceed \$800. Within the compensation rate of \$100 per hour, the Judge shall perform all associated judicial duties, including but not limited to, those described in Paragraph 2 of this Agreement. The Judge shall cause to be submitted an invoice for the judicial services by the 1st of each month, and the City shall pay such invoice within 15 days of receipt. The rate charged herein shall be effective for the term of this Agreement, without modification unless agreed by parties in writing.

2. JUDGE'S SCOPE OF SERVICES. The Judge shall be responsible for all typical judicial duties as set forth in applicable provisions of the Fort Lupton Municipal Code, which are incorporated herein and as dictated by the Colorado Municipal Court Rules and the Colorado Rules of Professional Responsibility.

The Judge shall at all times during the term of this Agreement comply with the Colorado Municipal Court Rules, the Constitutions and applicable laws of the United States and the State of Colorado, and the Ordinances, Resolutions and Regulations of the City. The Judge shall be currently licensed to practice law by the Colorado Supreme Court and shall remain in good standing during the term of this Agreement.

3. ANNUAL BUDGET/APPROPRIATION. Notwithstanding any provision of this Agreement to the contrary, the City is not obligated by this Agreement to make any payments in any fiscal year beyond the fiscal year for which funds are appropriated for the payment thereof or to make payments from any funds of the City other than funds appropriated for the payment of current expenditures. All payment obligations of the City under this Agreement are from year to year only and do not constitute a multiple-fiscal year direct or indirect debt or other financial obligation of the City.

4. INDEPENDENT CONTRACTOR. This Agreement is one for independent contractor services. The Judge is appointed to this position by City Council pursuant to the Fort Lupton Municipal Code. The Judge is an independent contractor and shall not be considered an employee of the City for

purposes of any federal or state law. The City shall not be obligated to secure and shall not provide any employment benefits of any kind or type to or for the Independent Contractor, including but not limited to worker's compensation, disability insurance, errors and omissions insurance, vacation or sick leave, retirement contributions, or other benefits. The Judge shall be responsible for any federal and state income tax withholding on moneys earned pursuant to this Agreement.

5. **EFFECTIVE DATE.** This Agreement becomes binding and effective as of December 3 2024, and execution of this Agreement by the parties and shall continue until November 30, 2026.
6. **TERMINATION WITHOUT CAUSE OR REASON.** This Agreement may be terminated for cause only as set forth in C.R.S. Sec. 13-10-105 (2) and FMC Sec. 2-54.
7. **ENTIRE AGREEMENT/TERMINATION OF PRIOR AGREEMENTS.** This Agreement shall constitute the entire agreement between the parties. This Agreement supersedes any and all prior agreements between the parties.
8. **SEVERABILITY.** If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in full force and effect.
9. **AMENDMENTS.** The terms and conditions of this Agreement may be modified only by the mutual written consent of the Judge and the City Council.
10. **GOVERNING LAW AND VENUE.** This Agreement shall be governed by and interpreted according to the law of the State of Colorado. Venue for any action arising under this Agreement shall be in the appropriate court for Weld County, Colorado.
11. **NO WAIVER.** A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.
12. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the City, its officials, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.
13. **PARAGRAPH CAPTIONS.** The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be signed and executed on its behalf and the Judge has signed and executed this Agreement, both in duplicate, as of the day and year first above written.

CITY OF FORT LUPTON

ASSOCIATE JUDGE

By: _____
Zo Hubbard, Mayor

By: _____
Stephen Jones

ATTEST:

APPROVED AS TO FORM:

By: _____
Maricela Peña, City Clerk

By: _____
Andy Ausmus, City Attorney



SUBJECT FOR DISCUSSION

Approving a Resolution Accepting an Amendment to the Future Land Use Map of the Fort Lupton Comprehensive Plan Adopted in 2018, Known as the Sunrise Comprehensive Plan Amendment.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Carlson Associates (Applicants) have submitted a request on behalf of property owners George and Anna Taylor to amend the future land use designation on the Future Land Use Map of the Fort Lupton Comprehensive Plan for a property legally described in Exhibit A of the proposed resolution. The property is Lot 1 of the Taylor Minor Subdivision, comprising of 40.71 acres, more or less, and is located north and adjacent to CR 12 and east and adjacent to College Ave.

The future land use designation for the property was set as Agricultural and Rural Residential in 2018. The property was annexed and zoned 'R-1' Single-Family Residential in 2019. The Applicants have submitted concurrent Change of Zone, Preliminary Plat, and Final Plat applications for a residential subdivision and mix of '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 uses. Staff has determined that an amendment to the 2018 Future Land Use Map is required for this property to align the submitted applications with the Comprehensive Plan and align the Future Land Use Map with both existing and proposed zoning. Thus, the applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation of the property to Single-Family Detached.

Additional application information is available for review at
<https://www.fortluptonco.gov/DocumentCenter/Index/910>.

FINANCIAL CONSIDERATIONS

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

- a) Approve the proposed resolution.
- b) Continue the hearing for additional information or further study.
- c) Deny the proposed resolution.

STAFF RECOMMENDATIONS

Staff and Planning Commission per PC Resolution P2024-018 recommend approval of the Future Land Use Map Amendment, known as the Sunrise Comprehensive Plan Amendment.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2024-018
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Description
- f. CPA Statement of Requested Change
- g. Referrals with CPA Responses
- h. Legal Notifications

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON ADOPTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN, KNOWN AS THE SUNRISE COMPREHENSIVE PLAN AMENDMENT.

WHEREAS, pursuant to C.R.S. 31-23-208, a public hearing is required prior to adopting an amendment to the Comprehensive Plan;

WHEREAS, on November 14, 2024, the Planning Commission held a public hearing to consider the amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, and recommended approval of the amendment to City Council; 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 current 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, the property, identified under Exhibit A of this Resolution, is currently designated as Agricultural & Rural Residential on the Future Land Use Map; and

WHEREAS, re-designating the property to Single-Family Detached on the Future Land Use Map is appropriate based on the current zoning, adjacent current land uses and future land use designations, and 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 and City Council hearing notices were 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 that the Fort Lupton City Council has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, the Planning Commission's recommendation of approval, all referral comments, and any citizen testimony in response to the application. Based on the facts presented on this date, the Fort Lupton

City Council hereby approves this Resolution adopting an amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan re-designating the property identified in Exhibit A to Single-Family Detached.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 3rd DAY OF DECEMBER 2024.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

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.

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

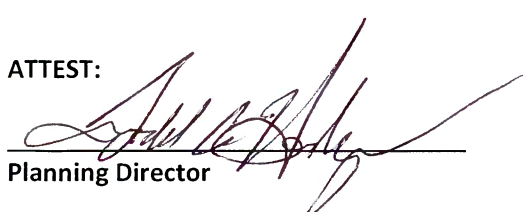
WHEREAS, this amendment to the Future Land Use Map has been made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, mores, order, convenience, 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.

ATTEST:



Planning Director



Chairman

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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 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, November 14, 2024.

Chair Mike Simone called the meeting to order at 6:02 PM.

ROLL CALL

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

Commissioner Jimmy Dominguez joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planner Sean McDermott, Planning Administrative Assistant Beyza Kirmizi and Economic Development Manager Michelle Magelssen. Planner Zachary Mettler and City Engineer David Rausch joined online via GoTo.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

Jenn Stoneback commented on the statewide 2,500-foot setback requirement for oil and gas equipment and noted that some developments in the city only meet a 500-foot setback. She inquired about who would be held liable in such cases and was advised to consult the City's attorney.

ACTION ITEM

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.

Resolutions P2024-018, P2024-019, and P2024-020 were presented simultaneously but were voted on individually.

Planner Sean McDermott presented the items submitted by Carlson Associates for the Sunrise Subdivision, including a comprehensive plan amendment, a change of zone, and a preliminary plat. The site is located east of and adjacent to College Avenue and north of and adjacent to CR 12. It is currently zoned R-1 Single-Family Residential, spans 40.71 acres, and is vacant agricultural land. He summarized the parcel's previous applications, including its annexation and initial zoning as R-1 in 2019, City Council's review of the Sunrise Metropolitan District for the site, and the right-of-way dedication along College Avenue and CR 12. The

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

Concept Plan CPL2023-001 was reviewed by the Planning Commission and City Council and approved with conditions. In August 2024, the Taylor Minor Subdivision was recorded, dividing the initial 56.49-acre property into the 40.71-acre parcel west of the Fulton Ditch.

The applicant has submitted applications for a comprehensive plan amendment, change of zone, preliminary plat, and final plat (the latter requiring staff review). The proposed comprehensive plan amendment would change the property from Agricultural and Rural Residential to Single-Family Detached. Staff determined this amendment is necessary to ensure the change of zone and preliminary plat conform to the City's standards. The property was annexed and initially zoned R-1 to align with adjacent and existing developments after the current comprehensive plan was put into effect.

The applicant is also requesting 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. Staff supports this request as it aligns the property with current zoning. The preliminary plat proposal includes a mix of 61 single-family detached homes, 92 duplexes, and 47 small-lot single-family detached homes, bordered by open space, a park, and a 10-foot trail along the Fulton Ditch.

Staff recommends approval of the comprehensive plan amendment, change of zone, and preliminary plat, subject to the conditions listed in the preliminary plat resolution. All notification requirements have been met.

Clint Carlson and Tate Carlson with Carlson Associates were in attendance to give a presentation. An overview of the project was provided, including the proposal for a comprehensive plan amendment, a change of zone, and a preliminary plat for the property. Visuals, including a vicinity map, site plan, and lot layout for the proposed 200 lots, were presented. Details about the homes were discussed, with an explanation that the 34'x100' single-family detached homes might change in lot size, subject to discussions with city staff to avoid major changes. The current comprehensive plan and the proposed changes were reviewed, along with the different zoning proposals and conceptual elevations for the various home types.

Chair Simone opened up for public comments at 6:20pm.

All three public comment sections were opened simultaneously.

Jordan Onstott expressed concerns about the small living spaces and the potential for overcrowding in the development.

Laurell Dineen, an adjacent neighbor, commented on the oil and gas structures south of CR 12 and whether the 2500-foot setback to residential developments would be met. She also emphasized the need for increased police presence to address safety concerns as the neighborhoods expand with new developments.

Jenn Stoneback also commented on the setback requirements for oil and gas structures and shared concerns about the impact of the development on local wildlife, particularly the Fulton Ditch and the birds that rely on it for hunting. She highlighted the presence of wetlands in the area and expressed worries about the effects of ongoing development. She is also voiced her wish for more diversity. Additionally, she

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

asked about the City's capacity to support an increasing number of homes, specifically regarding infrastructure, utilities and resources.

Chair Simone closed the public comments at 6:29pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Whether Fort Lupton can support proposed developments with focus on infrastructure and utilities
- Visual appearance of the developments and whether it fits with overall vision
- Long term planning regarding utilities
- Size and square footage of the lots
- Density and parking
- Information on water shares and oil and gas setback requirements
- Diversity and cohesiveness of the elevations
- Access to Highway 52 and potential traffic lights
- Trigger, payer and timeframe for installation of traffic lights
- Potential plans to widen Highway 52

Planning Director Todd Hodges addressed concerns about diversity and utilities, emphasizing that staff prioritizes a long-term vision for the city. He explained that the goal is to ensure proposed developments bring significant value to Fort Lupton, particularly through sustainable water management. He noted that water plans are currently being refined to maintain long-term efficiency.

City Engineer David Rausch responded to questions about traffic infrastructure, stating that a traffic signal is planned for installation at College Avenue and Highway 52. He also clarified that the responsibility for widening Highway 52 lies with CDOT.

Chair Simone asked to change the language in Resolution P2024-020 and add "adequately addressed" to the conditions a-f excluding e.

After discussion Commissioner Witmer moved to approve 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. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

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.

No additional comments were made. All Notification Requirements have been met.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

After discussion Commissioner Kvasnicka moved to approve 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. Commissioner Witmer seconded.

Motion passed unanimously on a roll call vote.

P2024-020 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL ADOPT APPROVAL OF A PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE PRELIMINARY PLAT.

No additional comments were made. All notification requirements have been met.

After discussion Commissioner Rhoda moved to approve 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. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEM

PRE-APPLICATION DISCUSSION: 1.21 LLC CONCEPT PLAN

Planner Zachary Mettler presented the concept plan 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 total project area is approximately 267 acres and located south along County Road 8 between Country Roads 31 and 35. The applicant is seeking to annex the property into the City of Fort Lupton and zone the property I-1 Light Industrial. The proposed uses would likely fall under manufacturing, or warehouse and distribution.

Matt Hengel with Westside Investment Partners, Inc was in attendance to give a presentation. He began by providing general information about the company including number of employees and projects. He explained the size and location of the property as well as the uses of neighboring properties which are prominently industrial. They are proposing annexing into the city and zoning the property I-1 Light Industrial to attract logistics, warehouse/distribution, and manufacturing uses, among others. The site plan includes 12 buildings, each approximately 200,000 square feet, along with landscaping and streets that would be privately maintained. Access to the site would initially be through County Road 8, with plans to use County Road 33 in the future. He went over the reasons as to why the property was chosen and the community benefits the development would bring for the city.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024**

Chair Simone opened up for commissioner comments.

Commissioners discussed:

- Plans to rent or sell the buildings
- Estimated timeframe
- Aesthetics of the proposed buildings

Without any further discussion, this discussion item was closed.

FUTURE BUSINESS

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

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 7:28 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

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

PROJECT DESCRIPTION

Project No.: CPA24-001

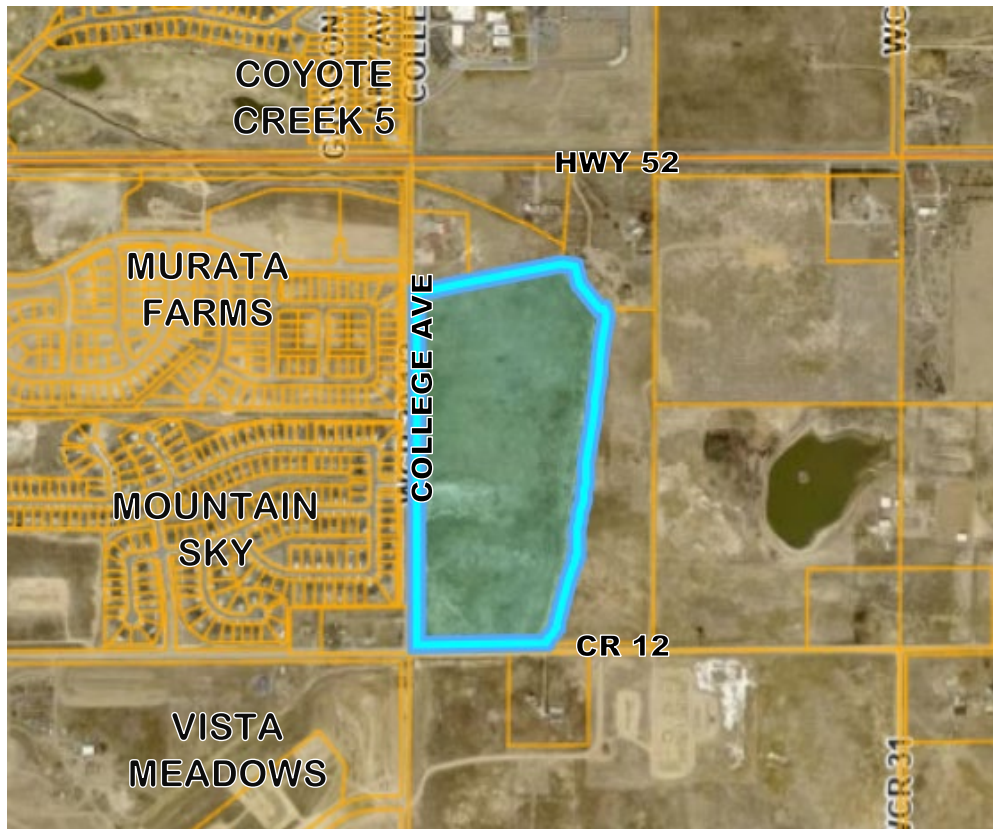
Project Name: Sunrise Comprehensive Plan Amendment

Owner's Name: George and Anna Taylor

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

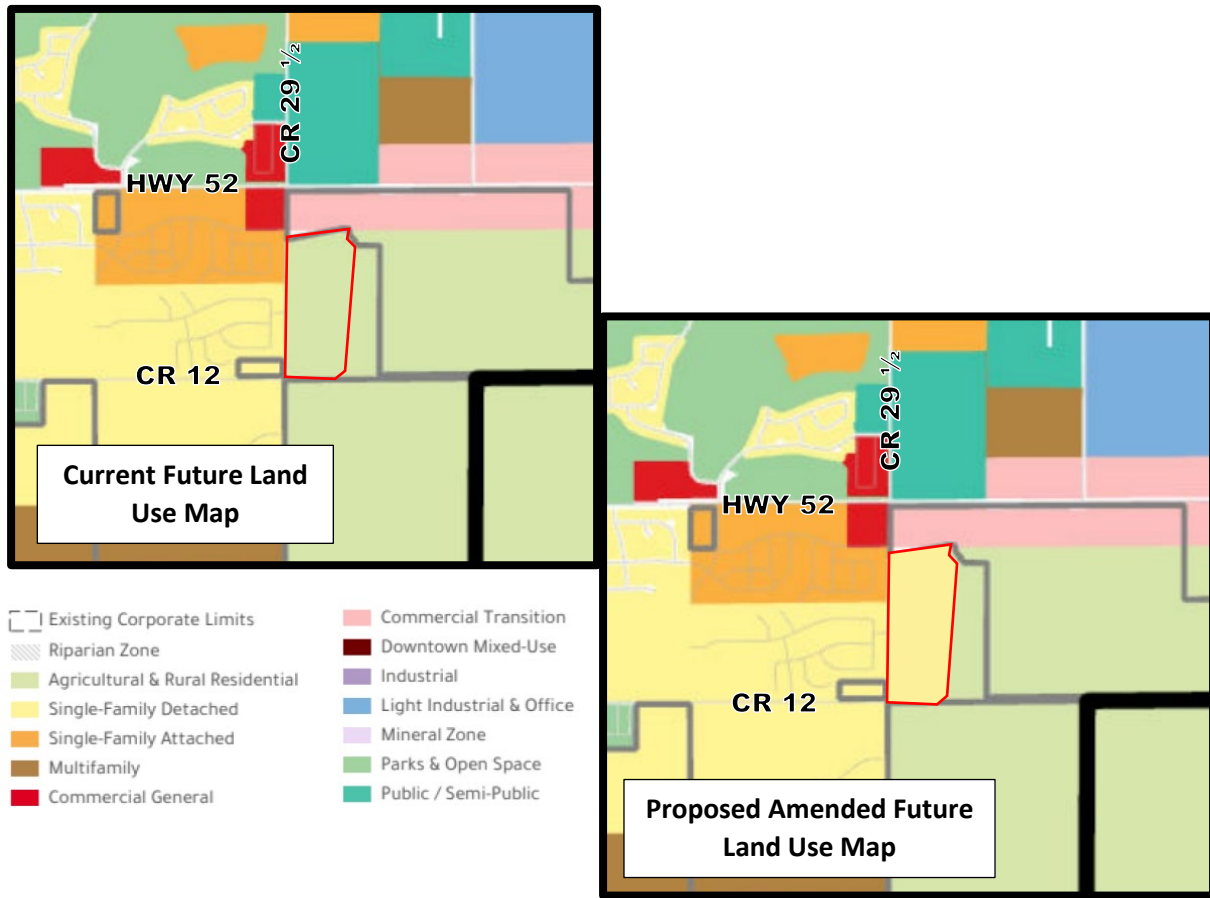
Location of Request:

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 February 6, 2024, City Council reviewed the Sunrise Concept Plan for the property. The conceptual site plan was for 61 single-family attached Row Houses, 90 single-family attached Duplexes, and 61 single-family detached Lots. No decision is made for concept plans.

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 29, 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.

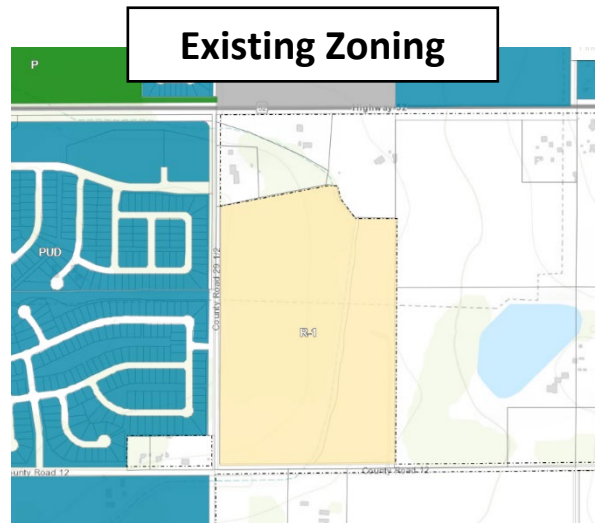
Staff finds that the Comprehensive Plan Amendment request meets intent of the code. The Applicant has submitted the required documents pursuant to the Code.

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 |

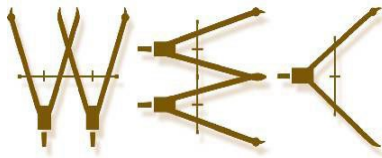
Referrals were provided to the list above

STAFF RECOMMENDATION

Staff and Planning Commission per PC Resolution P2024-018 recommend approval of the proposed 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
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.

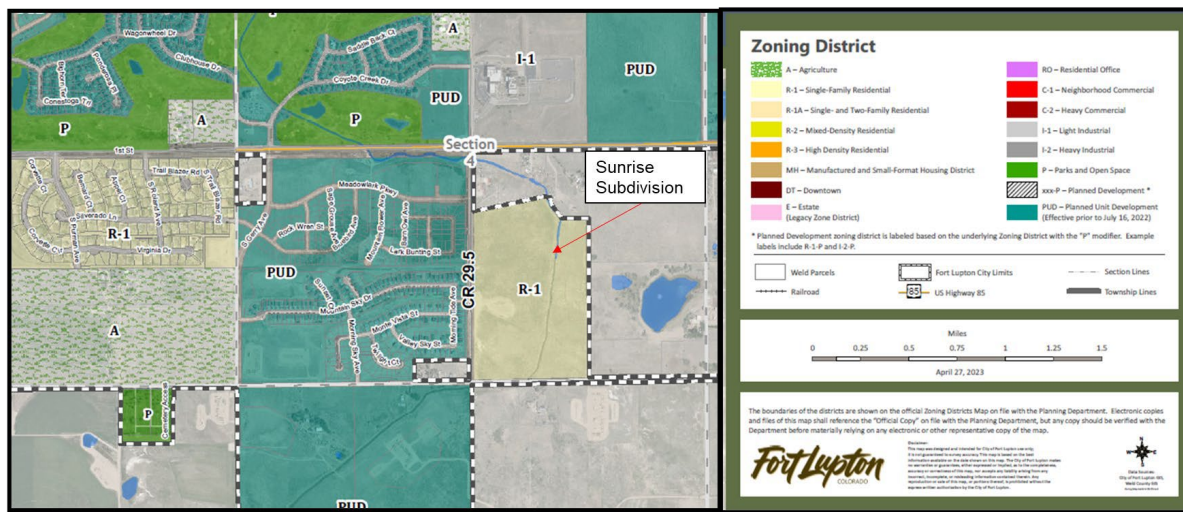


Fig. No. 1

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.

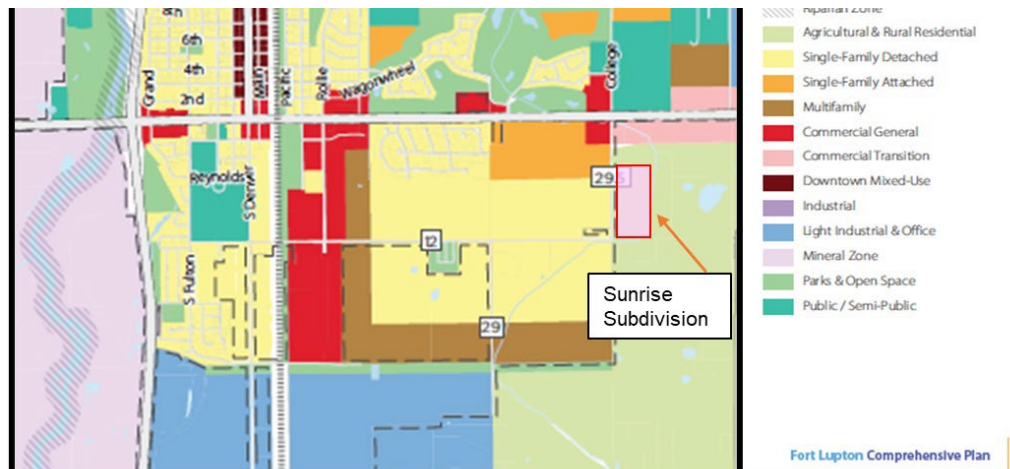


Fig No. 2

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.

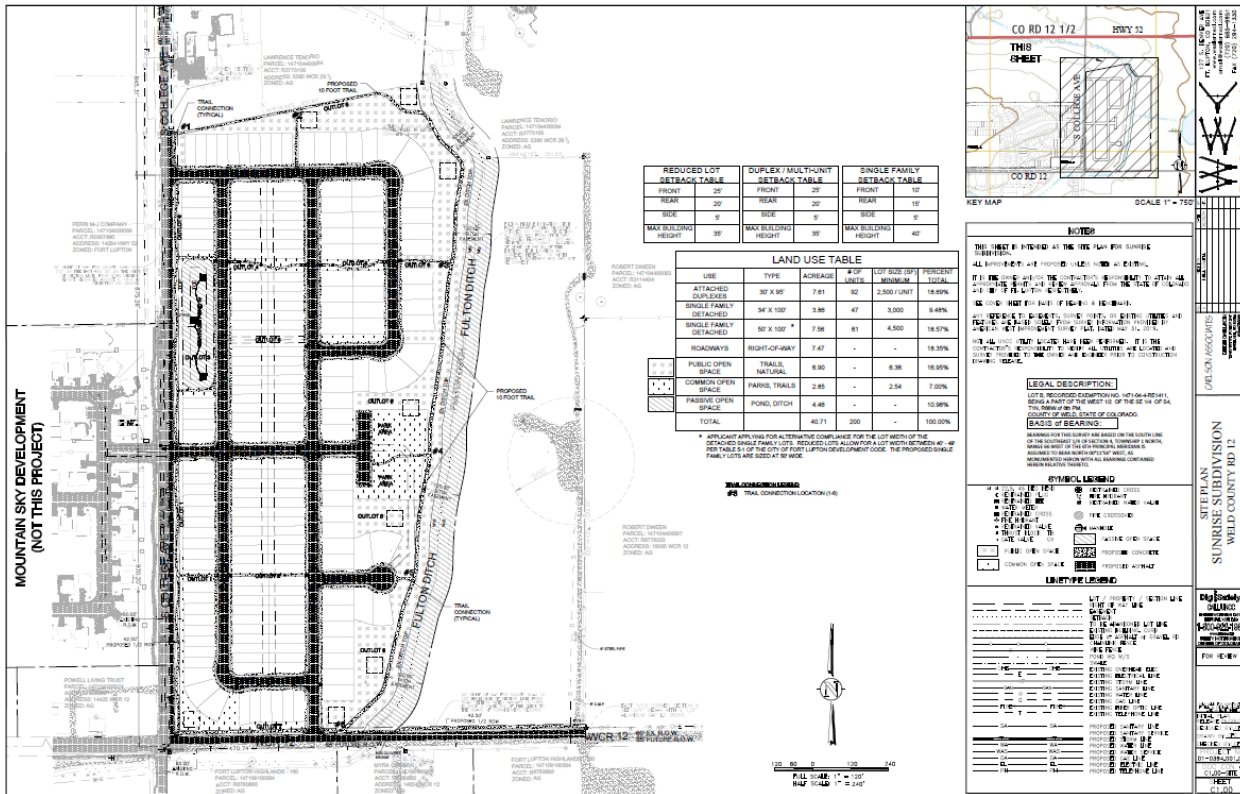


Fig. No. 3

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.

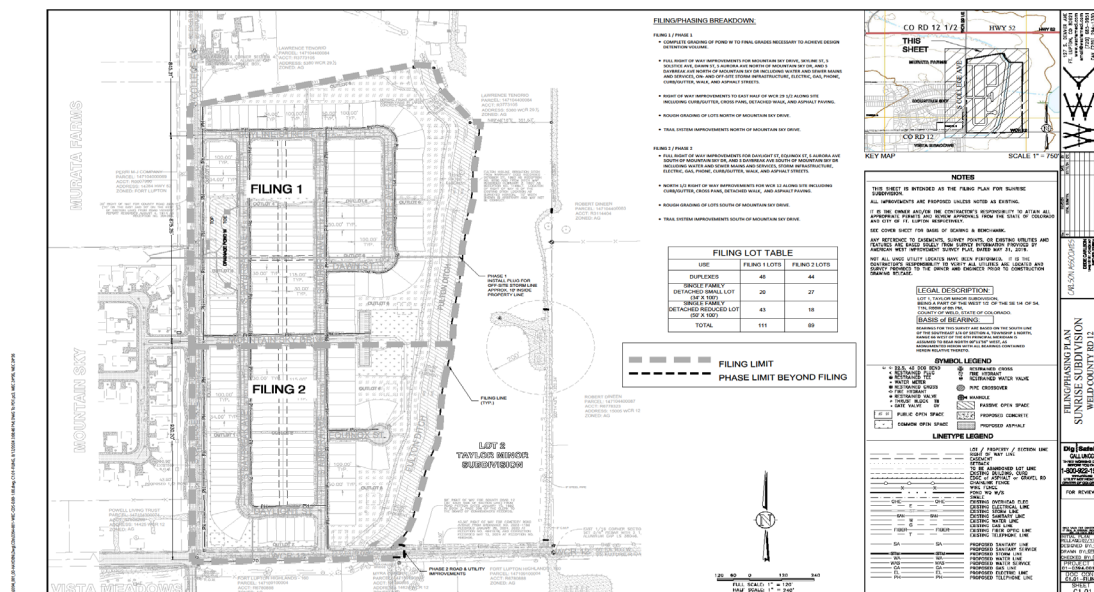


Fig. No.4

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

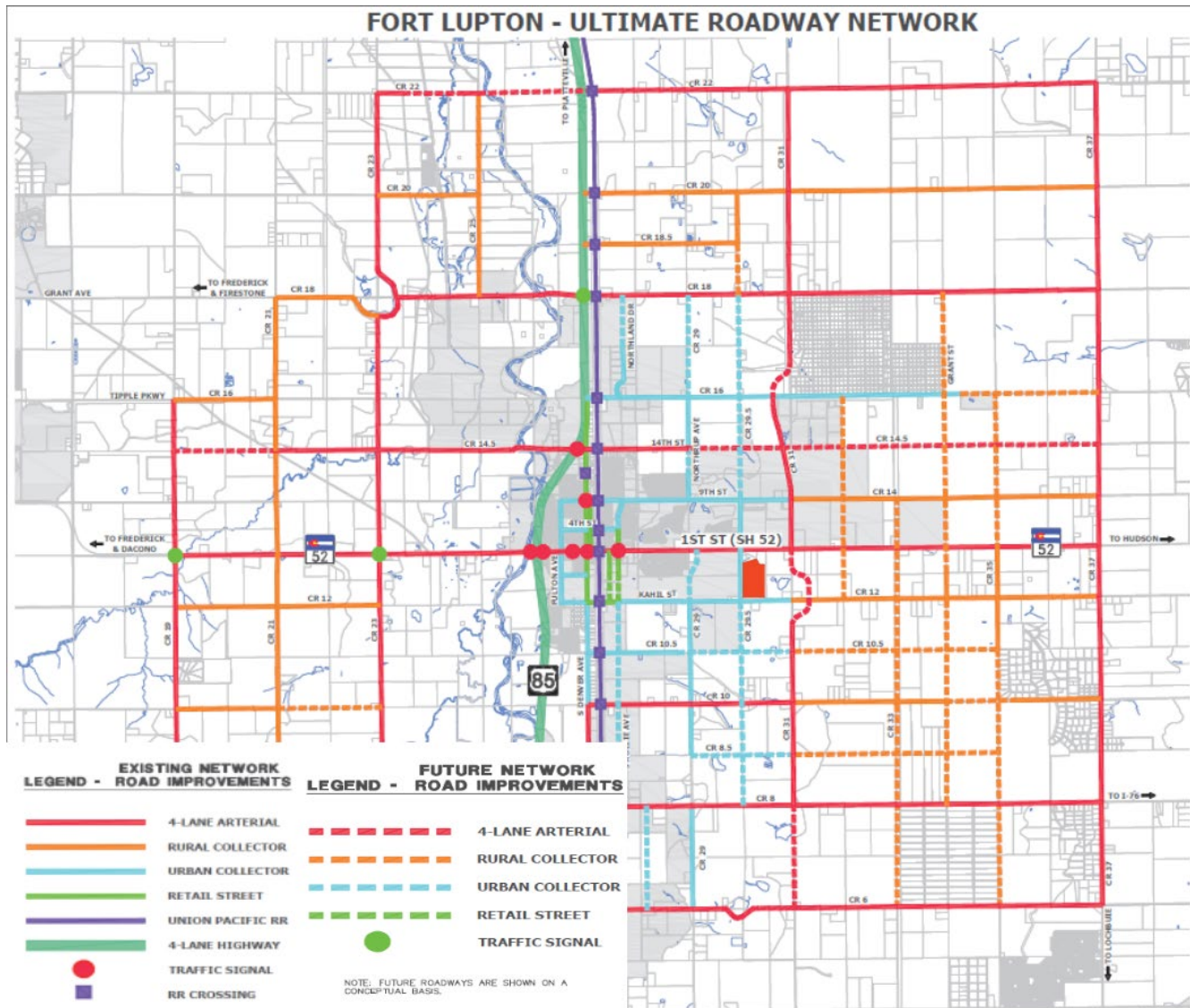


Figure 5

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.

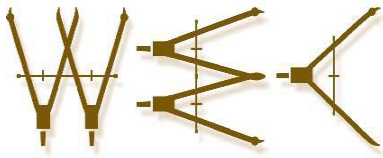
The desired schedule is to achieve approvals and begin Construction after Final Plat, Subdivision Improvements Agreement, Security Deposits, and Final Engineering Drawing approvals.

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



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.

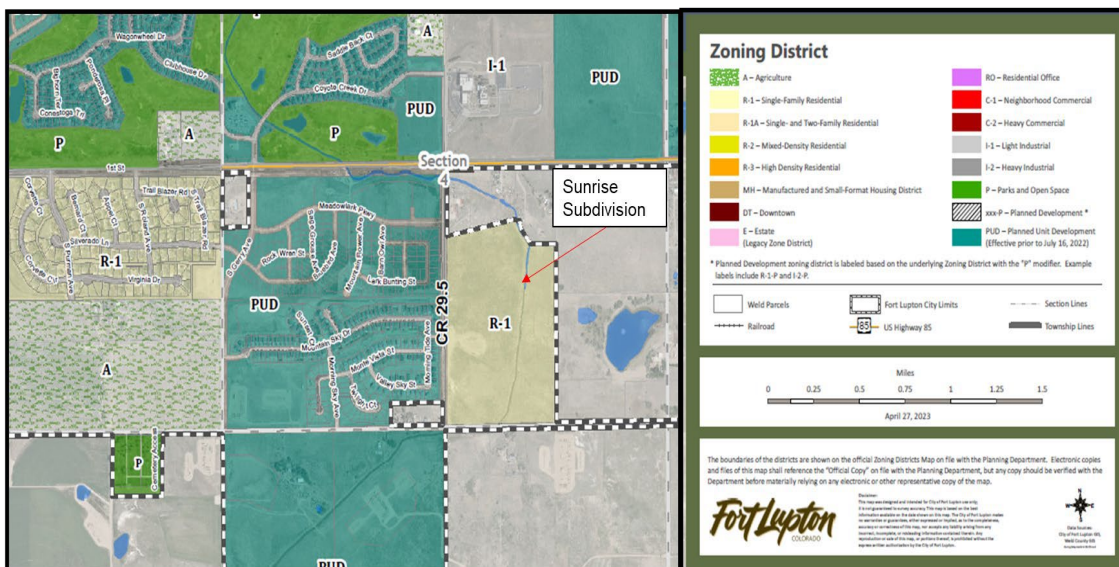


Fig. No. 1

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.

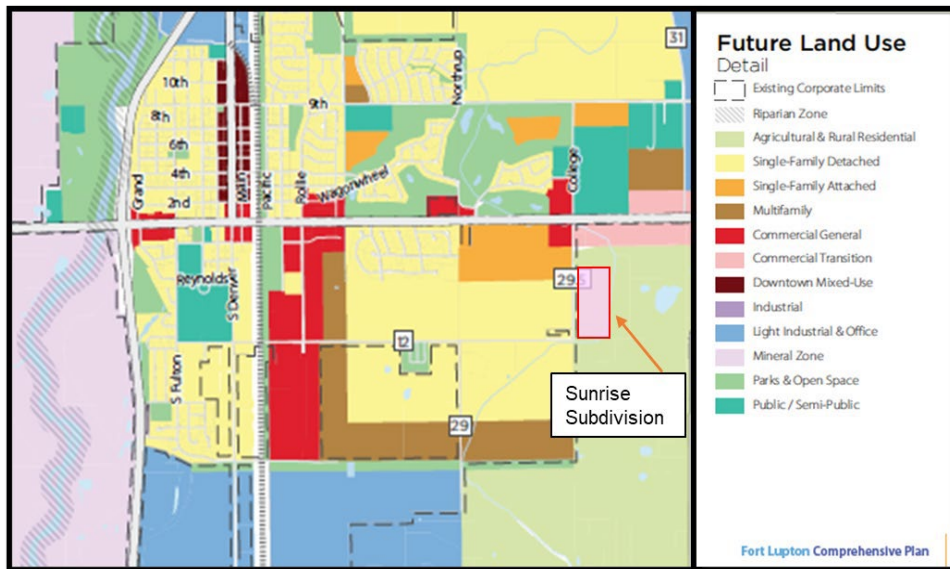


Fig No. 2

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.



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

Sean McDermott

From: Josh Gelfenbaum <jgelfenbaum@weld.gov>
Sent: Thursday, September 26, 2024 12:48 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)

Hi,

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.

COUNTY OF WELD, STATE OF COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE **CARLSON ASSOCIATES, INC.**, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF SUNRISE SUBDIVISION FILING NO. 1, AND DO HEREBY DEDICATE TO THE CITY OF FORT LUPTON AND ITS LICENSEES FOR PUBLIC USE FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON. IN COMPLIANCE WITH THE CITY OF FORT LUPTON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNER(S) SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

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

SCOTT CARLSON

DEDE CARLSON

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE **CARLSON ASSOCIATES, INC.**, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND [IF NONE, LEAVE BLANK] ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

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

Thanks,

Josh Gelfenbaum

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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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
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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

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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



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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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



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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>

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,

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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

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 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)

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

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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:

<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

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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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<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: Safebuilt SIGNATURE: Jose Gonzalez Digitally signed by Jose Gonzalez
DN: cn=Jose Gonzalez, o=City of Fort Lupton, ou=City of Fort Lupton, email=jgonzalez@fortluptonco.gov, c=US 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!



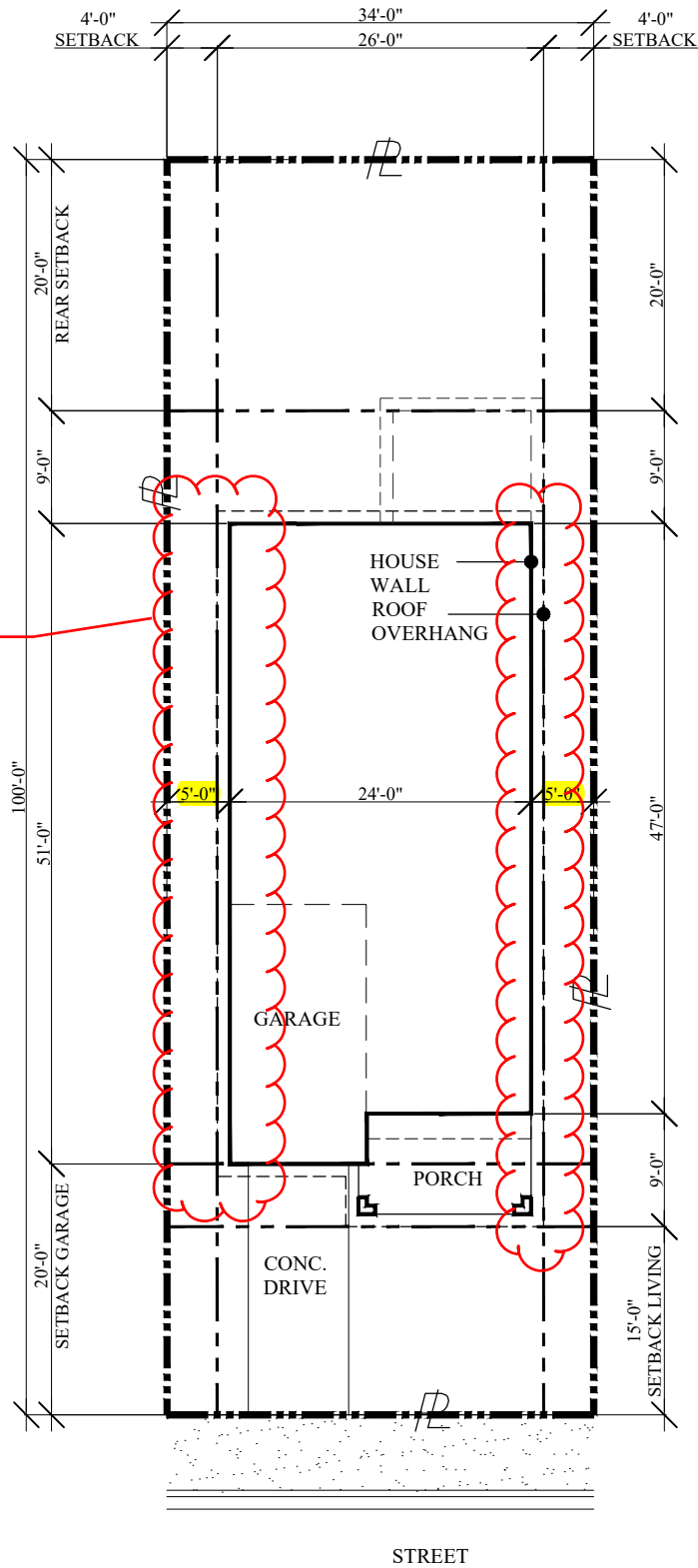
Sean McDermott
Planner I

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

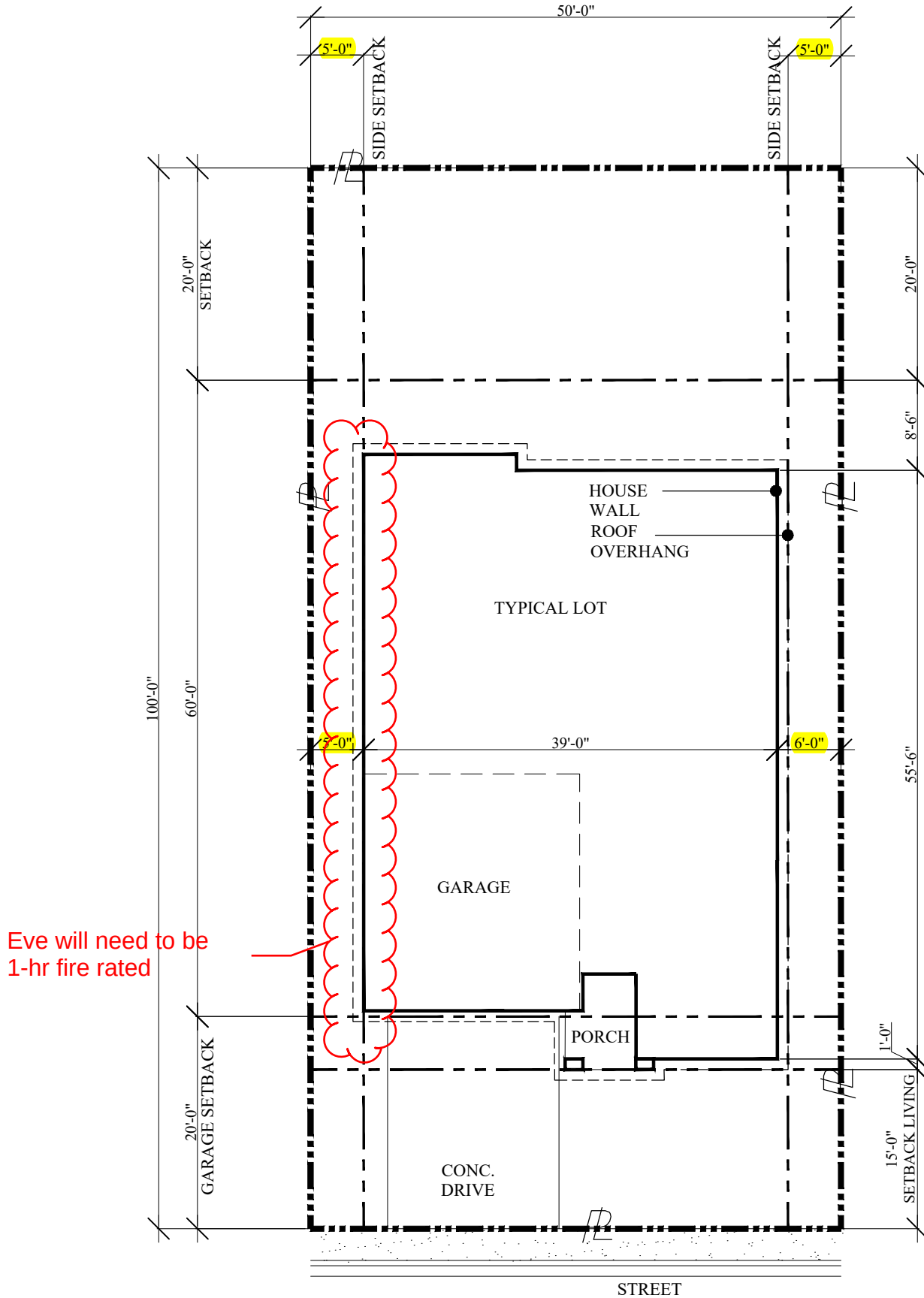
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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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)

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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,

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Don't hesitate to reach out with any questions!

Thanks,
Sean



Sean McDermott
Planner I

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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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Thanks and have a great weekend,
Sean



Sean McDermott
Planner I

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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

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SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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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.
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

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](#)

Sean McDermott

From: Sean McDermott
Sent: Wednesday, October 30, 2024 3:22 PM
To: PlanningDept
Subject: Notice of Proposed Comprehensive Plan Amendment - Fort Lupton
Attachments: CPA Notice - Neighboring Municipalities.pdf

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,



WWW.FORTLUPTONCO.GOV

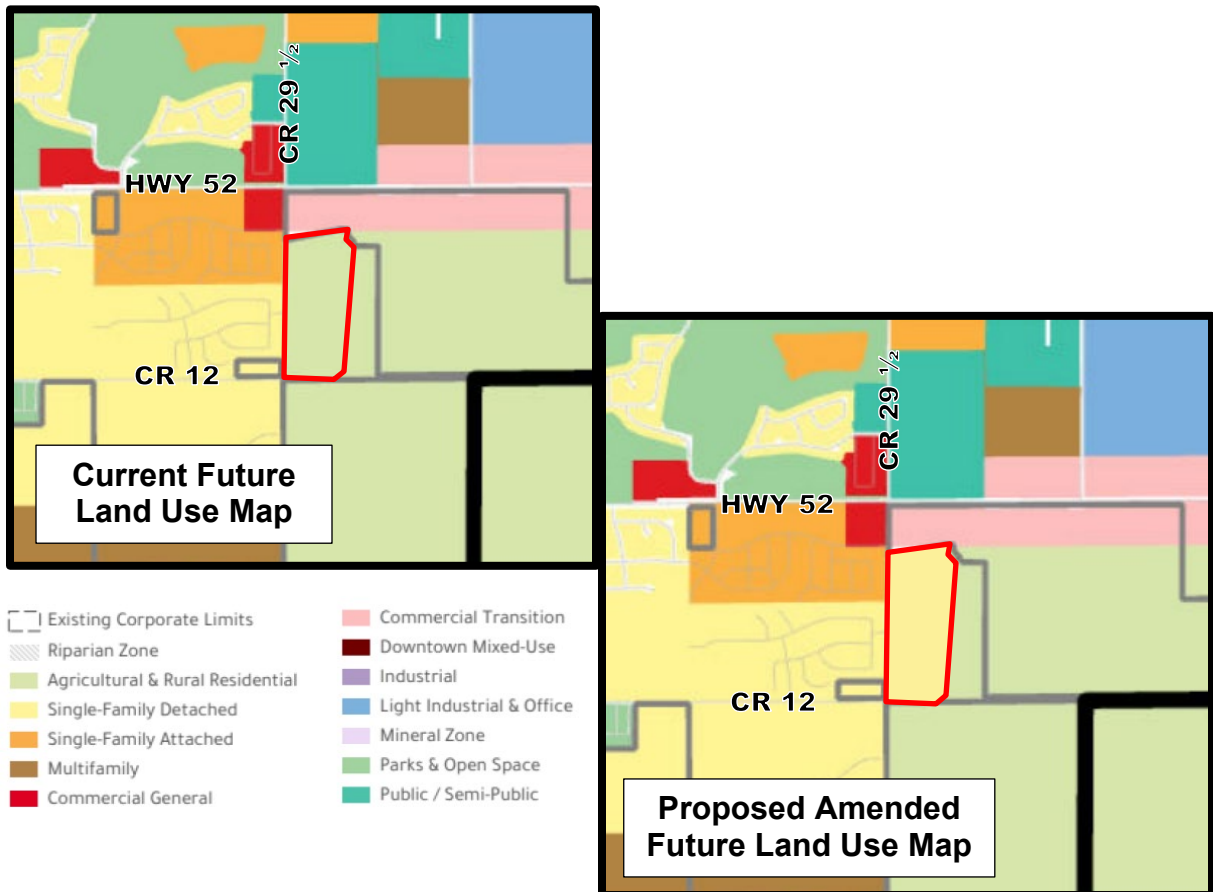
Sean McDermott
Planner I

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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.

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.



SUBJECT FOR DISCUSSION

An Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the Sunrise Change of Zone

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Carlson Associates (Applicants) have submitted a request for rezoning of a property, legally described in Exhibit A of the proposed ordinance on behalf of property owners George and Anna Taylor. The property is Lot 1 of the Taylor Minor Subdivision, comprising of 40.71 acres, more or less, and is located north and adjacent to CR 12 and east and adjacent to College Ave. The Applicants are requesting a Change of Zone from 'R-1' Single Family Residential to 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).

In addition to the rezoning request, the applicant has submitted applications for a Comprehensive Plan Amendment, Preliminary Plat, and Final Plat to facilitate a residential subdivision. The proposed Change of Zone is in line with the lot sizes and uses in the proposed Preliminary Plat, with a mix of single-family attached and detached product types, along with a park, open space, and a trail along the Fulton Ditch.

Additional application information is available for review at
<https://www.fortluptonco.gov/DocumentCenter/Index/910>.

FINANCIAL CONSIDERATIONS

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

- a) Adopt the Ordinance.
- b) Continue the hearing for additional information or further study.
- c) Do not adopt the Ordinance.

STAFF RECOMMENDATIONS

Staff and Planning Commission per Resolution P2024-019 recommend approval of the proposed Ordinance rezoning the land described in Exhibit A of the proposed Ordinance to the 'R-2' Mixed-Density Residential, 'R-3' High Density Residential, and 'P' Parks and Open Space Zone Districts.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Attachments:

- a. Proposed Ordinance
- b. Planning Commission Resolution P2024-019
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Description
- f. Change of Zone Map
- g. Referral Responses
- h. Legal Notifications

ORDINANCE NO. 2024-xxx

INTRODUCED BY: xxx

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE SUNRISE CHANGE OF ZONE, FROM THE R-1 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT TO THE R-2 MIXED-DENSITY RESIDENTIAL, R-3 HIGH DENSITY RESIDENTIAL, AND P PARKS AND OPEN SPACE ZONE DISTRICT AS DEFINED IN EXHIBIT B.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

WHEREAS, under the procedures detailed in Section 16-2.03 of the Fort Lupton Municipal Code, the Applicants, Carlson Associates, submitted a request to rezone 40.71 acres of land more particularly described in Exhibit A; and

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

WHEREAS, the Planning Commission held a public hearing on the change of zone request on November 14, 2024, and has provided City Council with Resolution No. P2024-019 recommending approval of the rezoning of the subject property from the R-1 Single-Family Zone District to the R-2 Mixed-Density Residential, R-3 High Density Residential, and P Parks and Open Space Zone Districts as defined in Exhibit B, with all the allowed uses in said districts; and

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the official zoning map be amended to reflect the change of zone on the property described in Exhibit A of this Ordinance to the R-2 Mixed-Density Residential, R-3 High Density Residential, and P Parks and Open Space Zone Districts as defined in Exhibit B, and that this Ordinance is hereby approved.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 3rd day of December 2024.

PUBLISHED in the Fort Lupton Press the ____ day of _____ 20____.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this ____ day of _____ 20____.

PUBLISHED BY TITLE ONLY the ____ day of _____ 20____.

EFFECTIVE (after publication) the ____ day of _____ 20____.

CITY OF FORT LUPTON, COLORADO

Zo Hubbard, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

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.

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

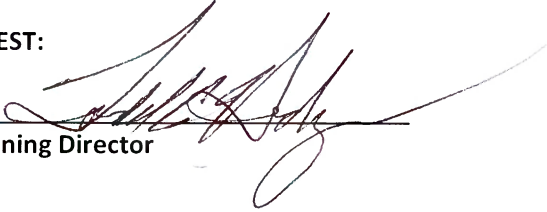
WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Sunrise Change of Zone application conforms to Colorado Revised Statutes and City codes and policies therein; and

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.

ATTEST:



Planning Director



Chairman

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 $00^{\circ}11'56''$ 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 $88^{\circ}59'48''$ 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 $00^{\circ}11'56''$ WEST, A DISTANCE OF 1883.01;

THENCE NORTH $89^{\circ}00'24''$ EAST, A DISTANCE OF 361.23 FEET;

THENCE SOUTH $00^{\circ}59'36''$ EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH $89^{\circ}00'24''$ WEST, A DISTANCE OF 250.06 FEET;

THENCE SOUTH $00^{\circ}11'51''$ 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 $21^{\circ}26'47''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $11^{\circ}15'59''$ 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 $126^{\circ}22'18''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $45^{\circ}30'37''$ 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 $18^{\circ}00'20''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $75^{\circ}48'57''$ EAST, 19.41 FEET TO A POINT OF TANGENCY;

THENCE NORTH $89^{\circ}01'55''$ 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 $90^{\circ}46'14''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $45^{\circ}34'58''$ EAST, 18.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH $00^{\circ}11'51''$ 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 $88^{\circ}59'48''$ 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 $00^{\circ}11'56''$ 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 $88^{\circ}59'48''$ 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 $00^{\circ}11'56''$ WEST, A DISTANCE OF 1891.38 TO THE **POINT OF BEGINNING**;

THENCE NORTH $78^{\circ}29'49''$ EAST, A DISTANCE OF 788.63 FEET;

THENCE SOUTH $86^{\circ}34'51''$ EAST, A DISTANCE OF 73.51 FEET;

THENCE SOUTH $14^{\circ}10'23''$ EAST, A DISTANCE OF 97.92 FEET;

THENCE SOUTH $38^{\circ}36'59''$ EAST, A DISTANCE OF 177.05 FEET;

THENCE NORTH $89^{\circ}46'16''$ 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 $21^{\circ}14'37''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $01^{\circ}26'36''$ EAST, 60.86 FEET TO A POINT OF TANGENCY;

THENCE SOUTH $09^{\circ}10'57''$ WEST, A DISTANCE OF 125.55 FEET;

THENCE SOUTH $01^{\circ}55'05''$ 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 $8^{\circ}27'41''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $06^{\circ}08'56''$ WEST, 46.62 FEET TO A POINT OF TANGENCY;

THENCE SOUTH $10^{\circ}22'46''$ WEST, A DISTANCE OF 89.70 FEET;

THENCE SOUTH $04^{\circ}43'48''$ WEST, A DISTANCE OF 57.14 FEET;

THENCE SOUTH $07^{\circ}31'22''$ WEST, A DISTANCE OF 56.62 FEET;

THENCE SOUTH $03^{\circ}57'19''$ WEST, A DISTANCE OF 84.41 FEET;

THENCE SOUTH $08^{\circ}35'01''$ WEST, A DISTANCE OF 216.55 FEET;

THENCE SOUTH $11^{\circ}23'36''$ WEST, A DISTANCE OF 25.49 FEET;

THENCE SOUTH $00^{\circ}22'02''$ 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 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, November 14, 2024.

Chair Mike Simone called the meeting to order at 6:02 PM.

ROLL CALL

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

Commissioner Jimmy Dominguez joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planner Sean McDermott, Planning Administrative Assistant Beyza Kirmizi and Economic Development Manager Michelle Magelssen. Planner Zachary Mettler and City Engineer David Rausch joined online via GoTo.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

Jenn Stoneback commented on the statewide 2,500-foot setback requirement for oil and gas equipment and noted that some developments in the city only meet a 500-foot setback. She inquired about who would be held liable in such cases and was advised to consult the City's attorney.

ACTION ITEM

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.

Resolutions P2024-018, P2024-019, and P2024-020 were presented simultaneously but were voted on individually.

Planner Sean McDermott presented the items submitted by Carlson Associates for the Sunrise Subdivision, including a comprehensive plan amendment, a change of zone, and a preliminary plat. The site is located east of and adjacent to College Avenue and north of and adjacent to CR 12. It is currently zoned R-1 Single-Family Residential, spans 40.71 acres, and is vacant agricultural land. He summarized the parcel's previous applications, including its annexation and initial zoning as R-1 in 2019, City Council's review of the Sunrise Metropolitan District for the site, and the right-of-way dedication along College Avenue and CR 12. The

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

Concept Plan CPL2023-001 was reviewed by the Planning Commission and City Council and approved with conditions. In August 2024, the Taylor Minor Subdivision was recorded, dividing the initial 56.49-acre property into the 40.71-acre parcel west of the Fulton Ditch.

The applicant has submitted applications for a comprehensive plan amendment, change of zone, preliminary plat, and final plat (the latter requiring staff review). The proposed comprehensive plan amendment would change the property from Agricultural and Rural Residential to Single-Family Detached. Staff determined this amendment is necessary to ensure the change of zone and preliminary plat conform to the City's standards. The property was annexed and initially zoned R-1 to align with adjacent and existing developments after the current comprehensive plan was put into effect.

The applicant is also requesting 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. Staff supports this request as it aligns the property with current zoning. The preliminary plat proposal includes a mix of 61 single-family detached homes, 92 duplexes, and 47 small-lot single-family detached homes, bordered by open space, a park, and a 10-foot trail along the Fulton Ditch.

Staff recommends approval of the comprehensive plan amendment, change of zone, and preliminary plat, subject to the conditions listed in the preliminary plat resolution. All notification requirements have been met.

Clint Carlson and Tate Carlson with Carlson Associates were in attendance to give a presentation. An overview of the project was provided, including the proposal for a comprehensive plan amendment, a change of zone, and a preliminary plat for the property. Visuals, including a vicinity map, site plan, and lot layout for the proposed 200 lots, were presented. Details about the homes were discussed, with an explanation that the 34'x100' single-family detached homes might change in lot size, subject to discussions with city staff to avoid major changes. The current comprehensive plan and the proposed changes were reviewed, along with the different zoning proposals and conceptual elevations for the various home types.

Chair Simone opened up for public comments at 6:20pm.

All three public comment sections were opened simultaneously.

Jordan Onstott expressed concerns about the small living spaces and the potential for overcrowding in the development.

Laurell Dineen, an adjacent neighbor, commented on the oil and gas structures south of CR 12 and whether the 2500-foot setback to residential developments would be met. She also emphasized the need for increased police presence to address safety concerns as the neighborhoods expand with new developments.

Jenn Stoneback also commented on the setback requirements for oil and gas structures and shared concerns about the impact of the development on local wildlife, particularly the Fulton Ditch and the birds that rely on it for hunting. She highlighted the presence of wetlands in the area and expressed worries about the effects of ongoing development. She is also voiced her wish for more diversity. Additionally, she

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

asked about the City's capacity to support an increasing number of homes, specifically regarding infrastructure, utilities and resources.

Chair Simone closed the public comments at 6:29pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Whether Fort Lupton can support proposed developments with focus on infrastructure and utilities
- Visual appearance of the developments and whether it fits with overall vision
- Long term planning regarding utilities
- Size and square footage of the lots
- Density and parking
- Information on water shares and oil and gas setback requirements
- Diversity and cohesiveness of the elevations
- Access to Highway 52 and potential traffic lights
- Trigger, payer and timeframe for installation of traffic lights
- Potential plans to widen Highway 52

Planning Director Todd Hodges addressed concerns about diversity and utilities, emphasizing that staff prioritizes a long-term vision for the city. He explained that the goal is to ensure proposed developments bring significant value to Fort Lupton, particularly through sustainable water management. He noted that water plans are currently being refined to maintain long-term efficiency.

City Engineer David Rausch responded to questions about traffic infrastructure, stating that a traffic signal is planned for installation at College Avenue and Highway 52. He also clarified that the responsibility for widening Highway 52 lies with CDOT.

Chair Simone asked to change the language in Resolution P2024-020 and add "adequately addressed" to the conditions a-f excluding e.

After discussion Commissioner Witmer moved to approve 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. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

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.

No additional comments were made. All Notification Requirements have been met.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

After discussion Commissioner Kvasnicka moved to approve 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. Commissioner Witmer seconded.

Motion passed unanimously on a roll call vote.

P2024-020 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL ADOPT APPROVAL OF A PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE PRELIMINARY PLAT.

No additional comments were made. All notification requirements have been met.

After discussion Commissioner Rhoda moved to approve 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. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEM

PRE-APPLICATION DISCUSSION: 1.21 LLC CONCEPT PLAN

Planner Zachary Mettler presented the concept plan 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 total project area is approximately 267 acres and located south along County Road 8 between Country Roads 31 and 35. The applicant is seeking to annex the property into the City of Fort Lupton and zone the property I-1 Light Industrial. The proposed uses would likely fall under manufacturing, or warehouse and distribution.

Matt Hengel with Westside Investment Partners, Inc was in attendance to give a presentation. He began by providing general information about the company including number of employees and projects. He explained the size and location of the property as well as the uses of neighboring properties which are prominently industrial. They are proposing annexing into the city and zoning the property I-1 Light Industrial to attract logistics, warehouse/distribution, and manufacturing uses, among others. The site plan includes 12 buildings, each approximately 200,000 square feet, along with landscaping and streets that would be privately maintained. Access to the site would initially be through County Road 8, with plans to use County Road 33 in the future. He went over the reasons as to why the property was chosen and the community benefits the development would bring for the city.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024**

Chair Simone opened up for commissioner comments.

Commissioners discussed:

- Plans to rent or sell the buildings
- Estimated timeframe
- Aesthetics of the proposed buildings

Without any further discussion, this discussion item was closed.

FUTURE BUSINESS

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

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 7:28 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

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

PROJECT DESCRIPTION

Project No.: COZ24-002

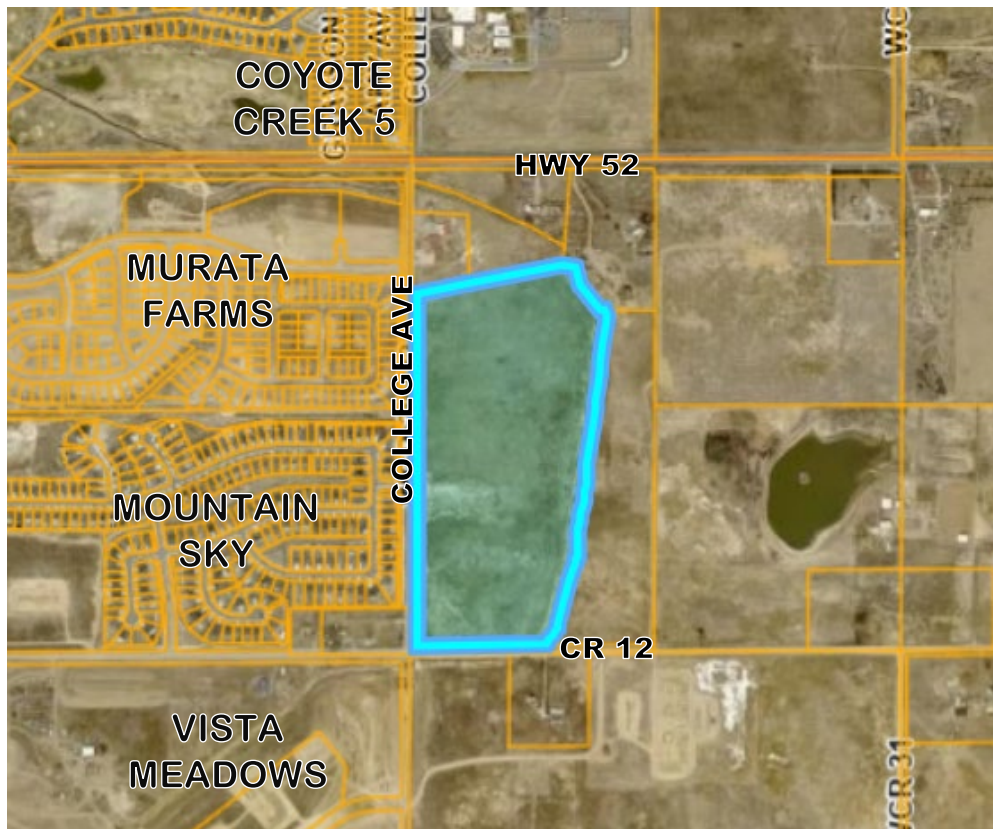
Project Name: Sunrise Change of Zone

Owner's Name: George and Anna Taylor

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

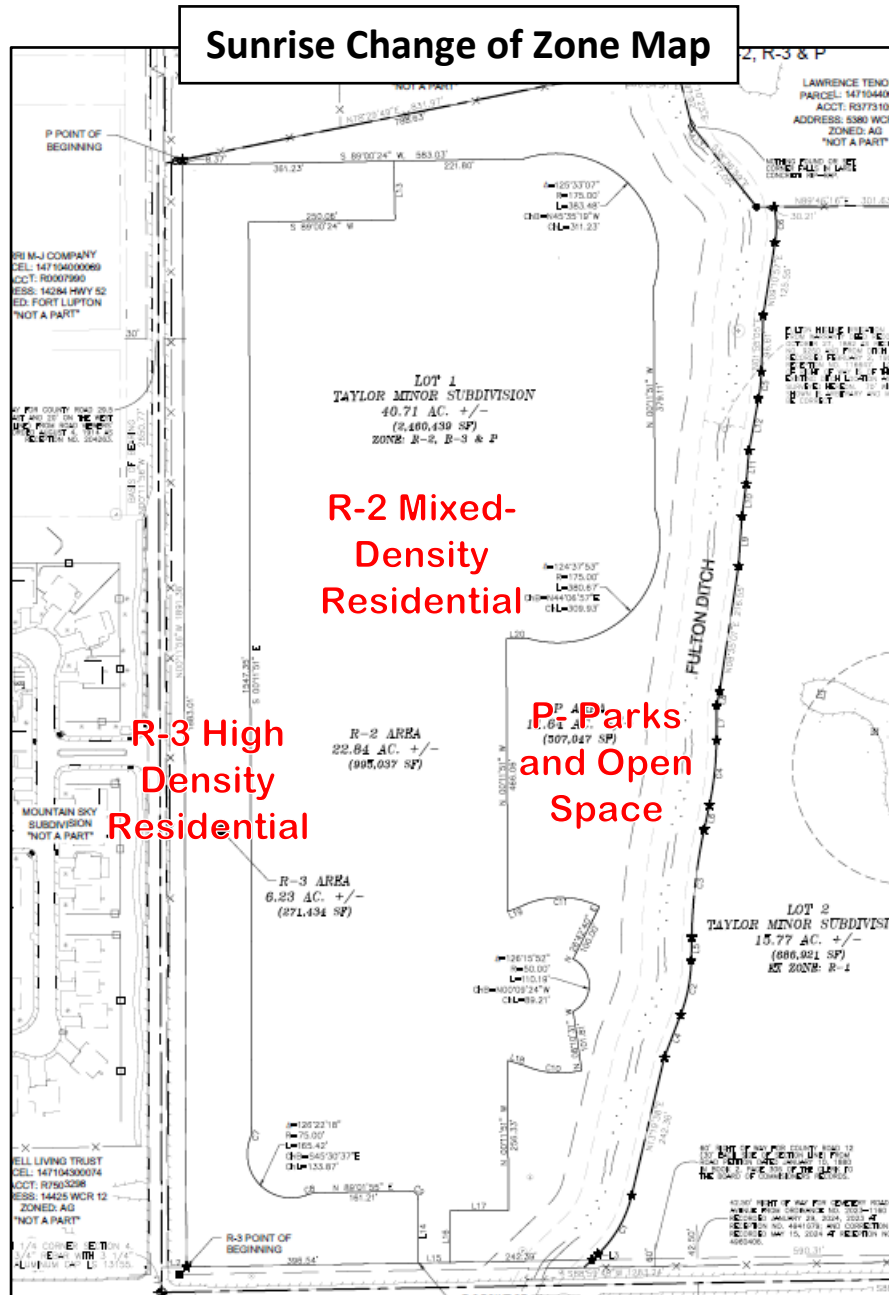
Location of Request:

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.

Staff Recommendation: Approval.

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 February 6, 2024, City Council reviewed the Sunrise Concept Plan for the property. The conceptual site plan was for 61 single-family attached Row Houses, 90 single-family attached Duplexes, and 61 single-family detached Lots. No decision is made for concept plans.

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.

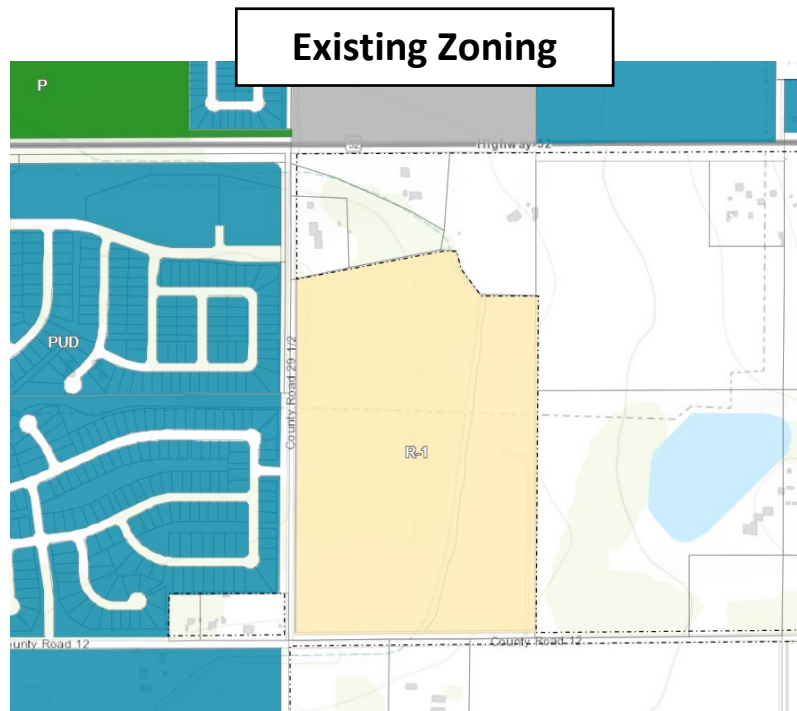
- (6) Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

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.

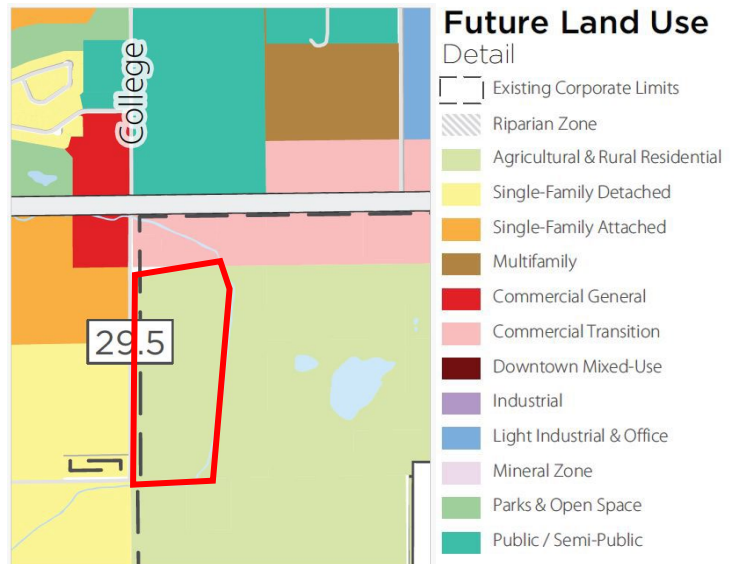
CURRENT ZONING

| | 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 |

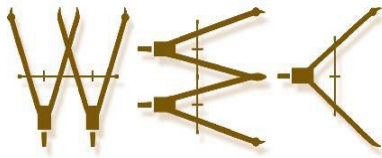
Referrals were provided to the list above

STAFF RECOMMENDATION

Staff and Planning Commission per PC Resolution P2024-019 recommend 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.

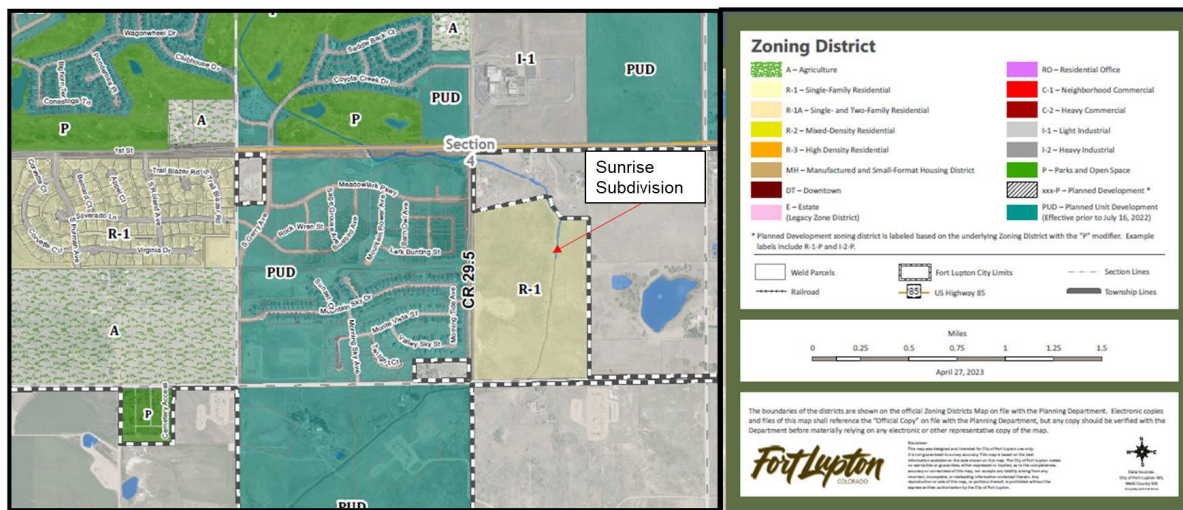


Fig. No. 1

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.

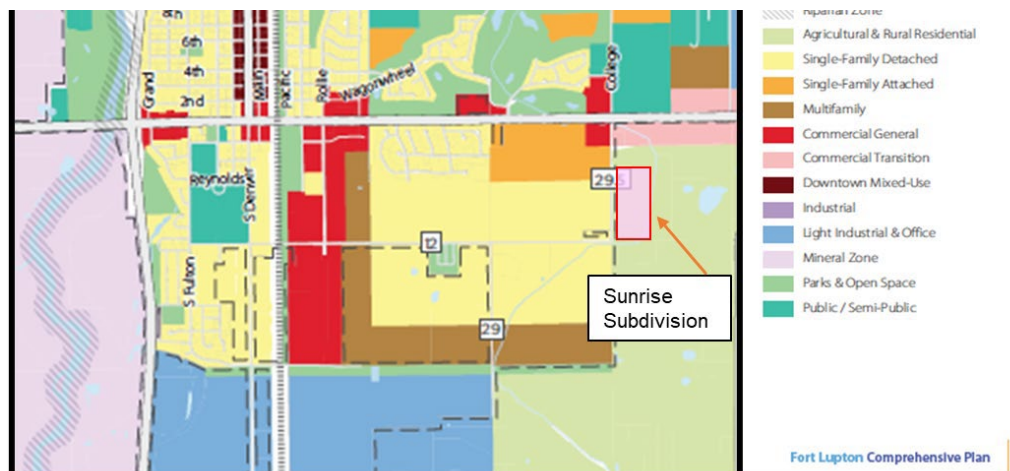


Fig No. 2

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.

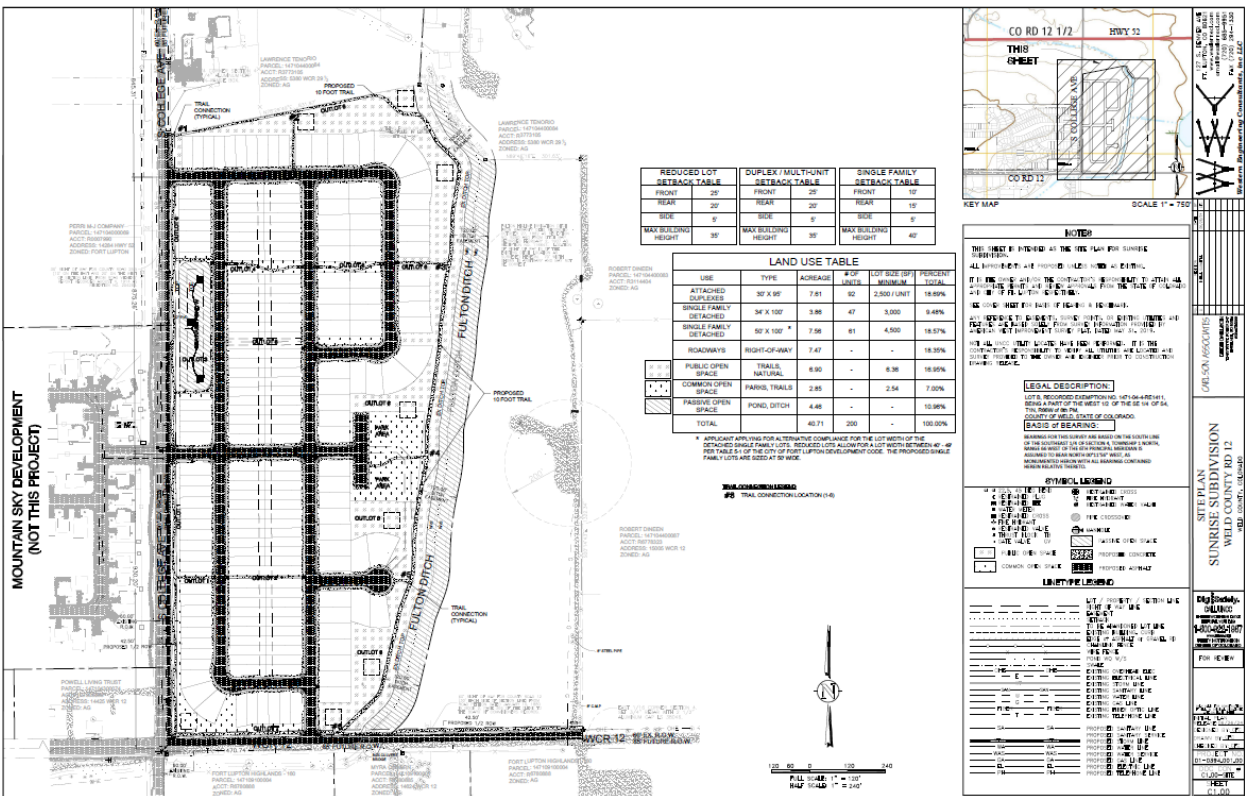


Fig. No. 3

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.

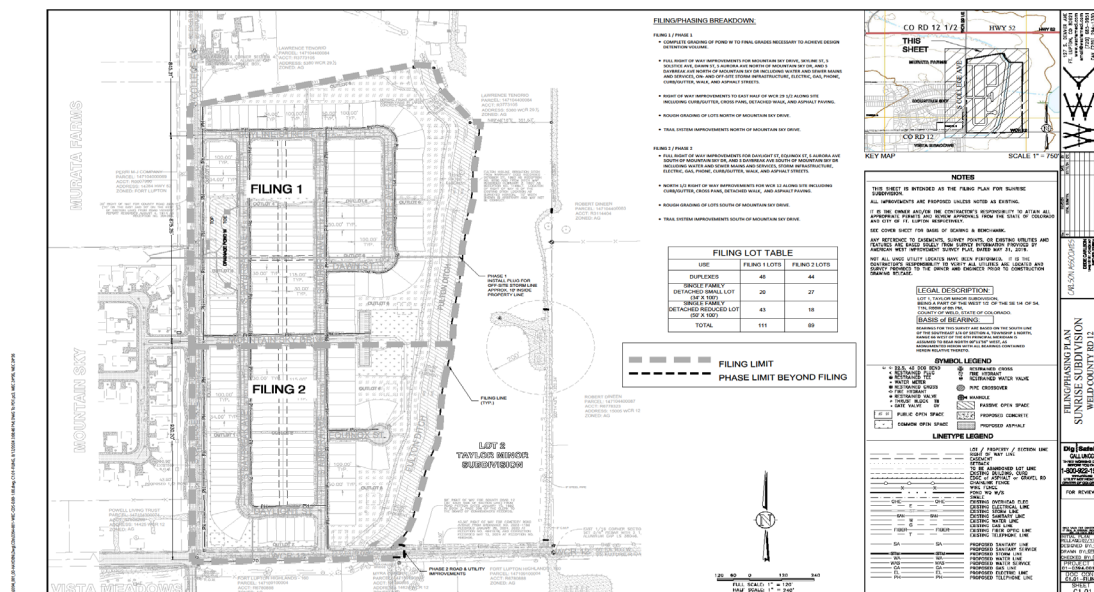


Fig. No.4

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

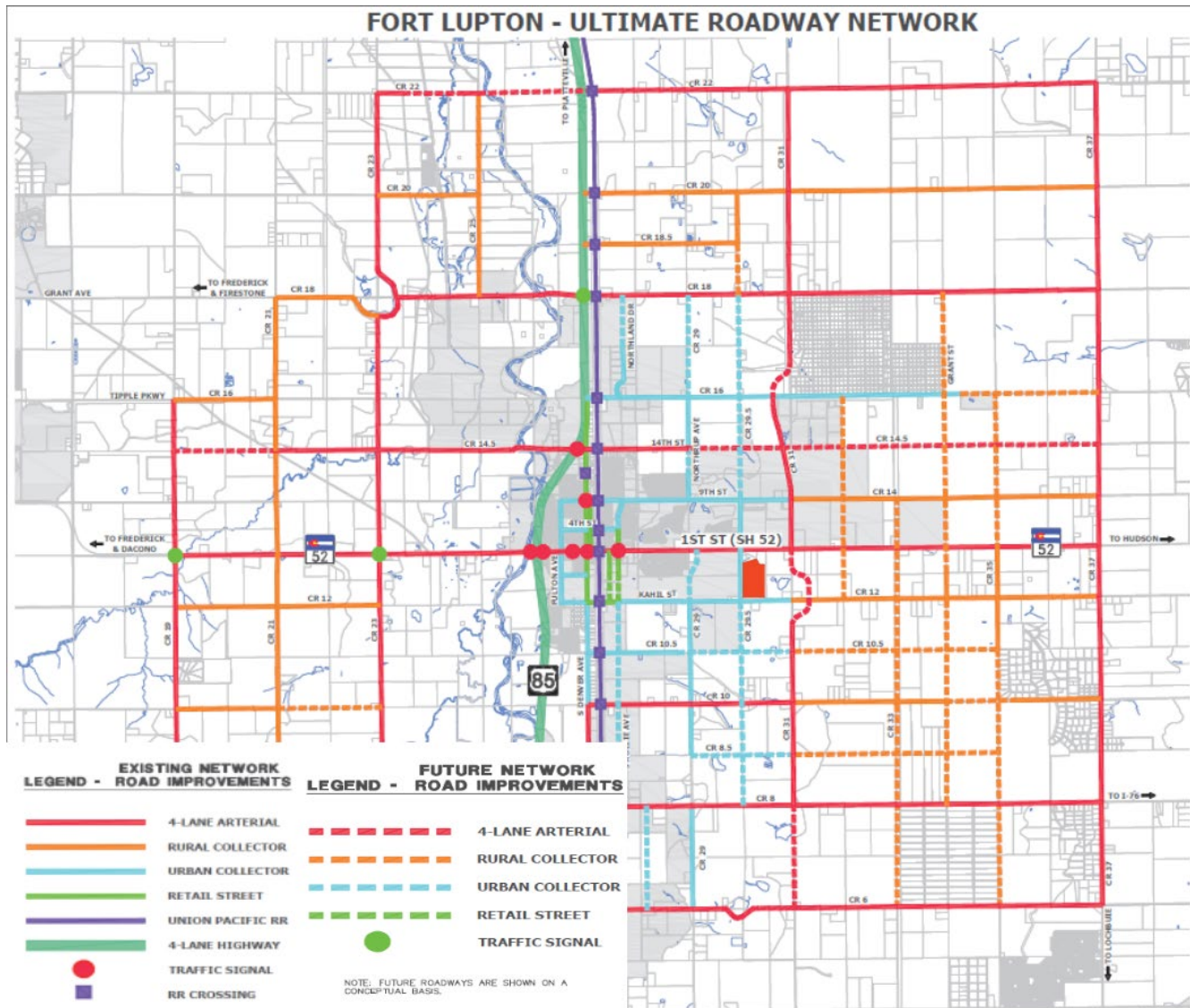


Figure 5

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.

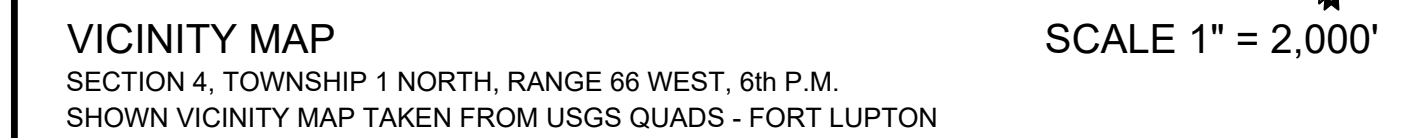
The desired schedule is to achieve approvals and begin Construction after Final Plat, Subdivision Improvements Agreement, Security Deposits, and Final Engineering Drawing approvals.

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.

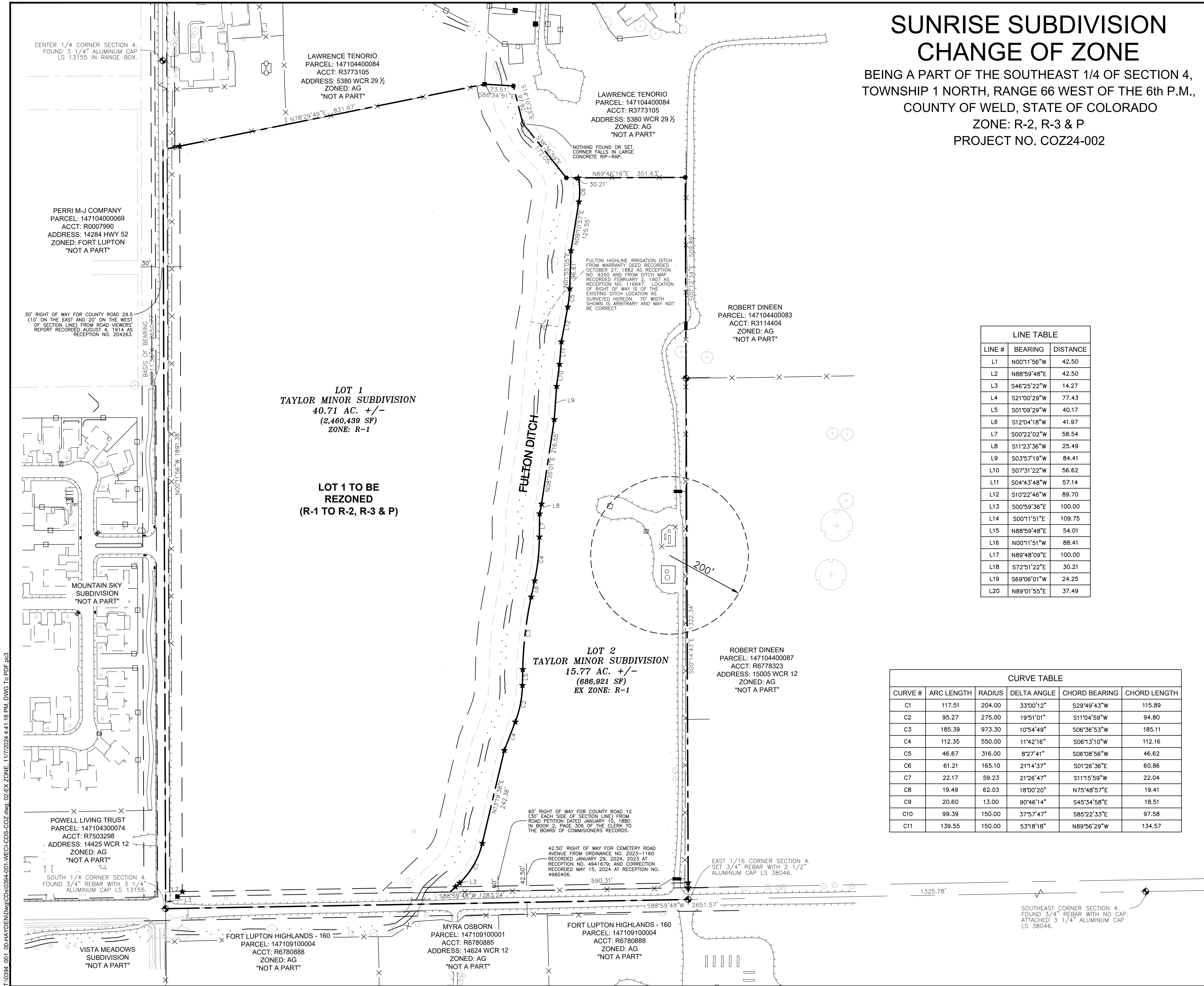
| REVISIONS | SHEET | INDEX: |
|-----------|-------|-----------------------|
| 0 1 2 3 | 1 | COVER SHEET |
| 0 1 2 3 | 2 | EXISTING ZONING PLAN |
| 0 1 2 3 | 3 | DEVELOPED ZONING PLAN |

| | | |
|---|------------------------|-------------------|
| 0 | INITIAL RELEASE: | JULY 17, 2024 |
| 1 | REV PER CITY COMMENTS: | OCTOBER 24, 2024 |
| 2 | REV PER CITY COMMENTS: | OCTOBER 29, 2024 |
| 3 | REV PER CITY COMMENTS: | NOVEMBER 07, 2024 |

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



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
PROJECT NO. COZ24-002

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N00°11'56"W | 42.50 |
| L2 | N88°59'48"E | 42.50 |
| L3 | S46°25'22"W | 14.27 |
| L4 | S21°00'29"W | 77.43 |
| L5 | S01°09'29"W | 40.17 |
| L6 | S12°04'18"W | 41.97 |
| L7 | S00°22'02"W | 58.54 |
| L8 | S11°23'36"W | 25.49 |
| L9 | S03°57'19"W | 84.41 |
| L10 | S07°31'22"W | 56.62 |
| L11 | S04°43'48"W | 57.14 |
| L12 | S10°22'46"W | 89.70 |
| L13 | S00°59'36"E | 100.00 |
| L14 | S00°11'51"E | 109.75 |
| L15 | N88°59'48"E | 54.01 |
| L16 | N00°11'51"W | 88.41 |
| L17 | N89°48'09"E | 100.00 |
| L18 | S72°51'22"E | 30.21 |
| L19 | S69°06'01"W | 24.25 |
| L20 | N89°01'55"E | 37.49 |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 117.51 | 204.00 | 33°00'12" | S29°49'43"W | 115.89 |
| C2 | 95.27 | 275.00 | 19°51'01" | S11°04'58"W | 94.80 |
| C3 | 185.39 | 973.30 | 10°54'49" | S06°36'53"W | 185.11 |
| C4 | 112.35 | 550.00 | 11°42'16" | S06°13'10"W | 112.16 |
| C5 | 46.67 | 316.00 | 8°27'41" | S06°08'56"W | 46.62 |
| C6 | 61.21 | 165.10 | 21°14'37" | S01°26'36"E | 60.86 |
| C7 | 22.17 | 59.23 | 21°26'47" | S11°15'59"W | 22.04 |
| C8 | 19.49 | 62.03 | 18°00'20" | N75°48'57"E | 19.41 |
| C9 | 20.60 | 13.00 | 90°46'14" | S45°34'58"E | 18.51 |
| C10 | 99.39 | 150.00 | 37°57'47" | S85°22'33"E | 97.58 |
| C11 | 139.55 | 150.00 | 53°18'18" | N89°56'29"W | 134.57 |

THIS SHEET

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

ONLY VALID FOR CONSTRUCTION IF 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. LUTON, 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

Page 173 of 303



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

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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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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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<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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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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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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<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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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



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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

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: 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

This communication, along with any attachments, is covered by Federal and State law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you have received this in error, please reply immediately to the sender and delete this message.

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!

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 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)

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

=====
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: 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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<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:

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| ☒ 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 1234567890 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!



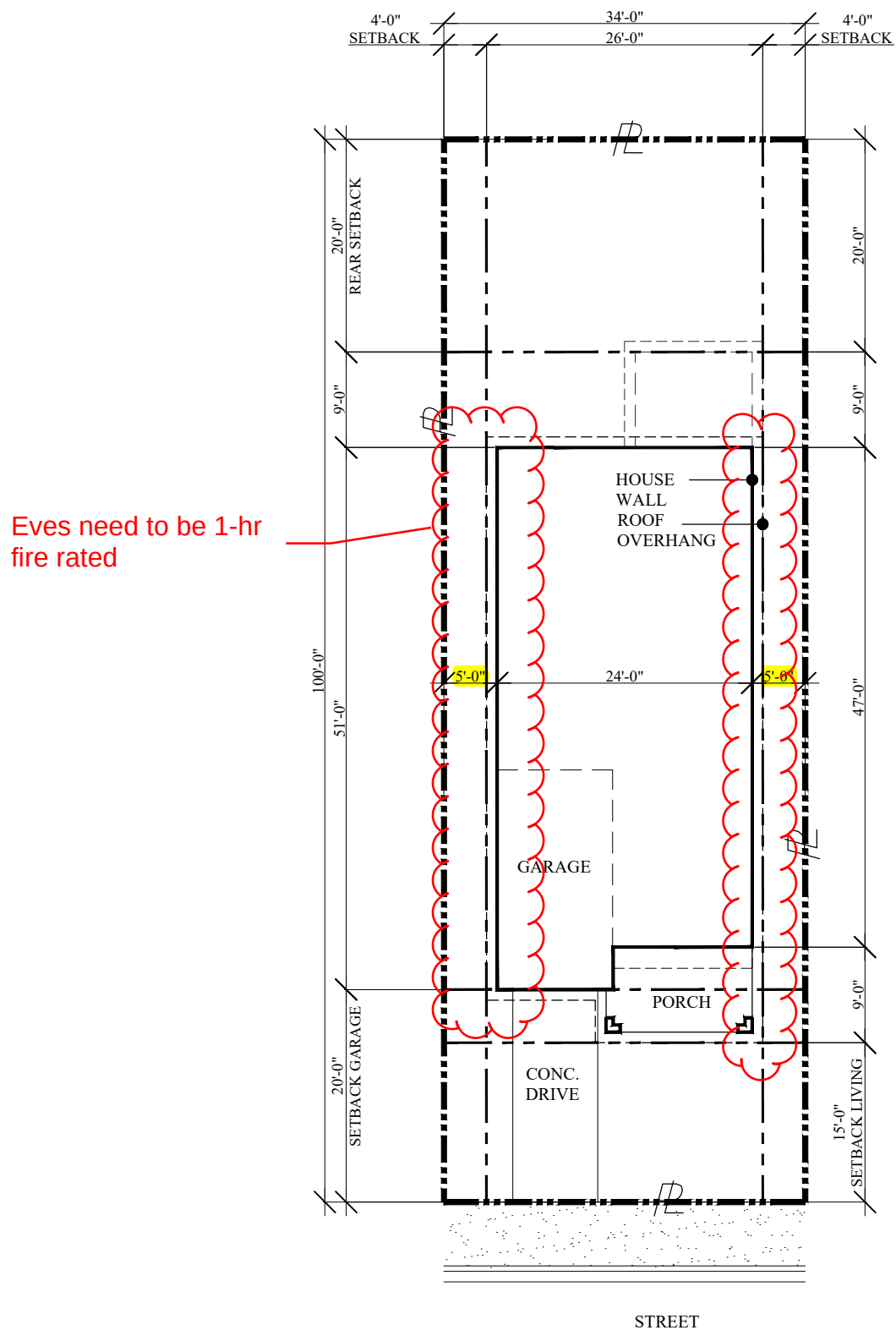
WWW.FORTLUPTONCO.GOV

Sean McDermott
Planner I

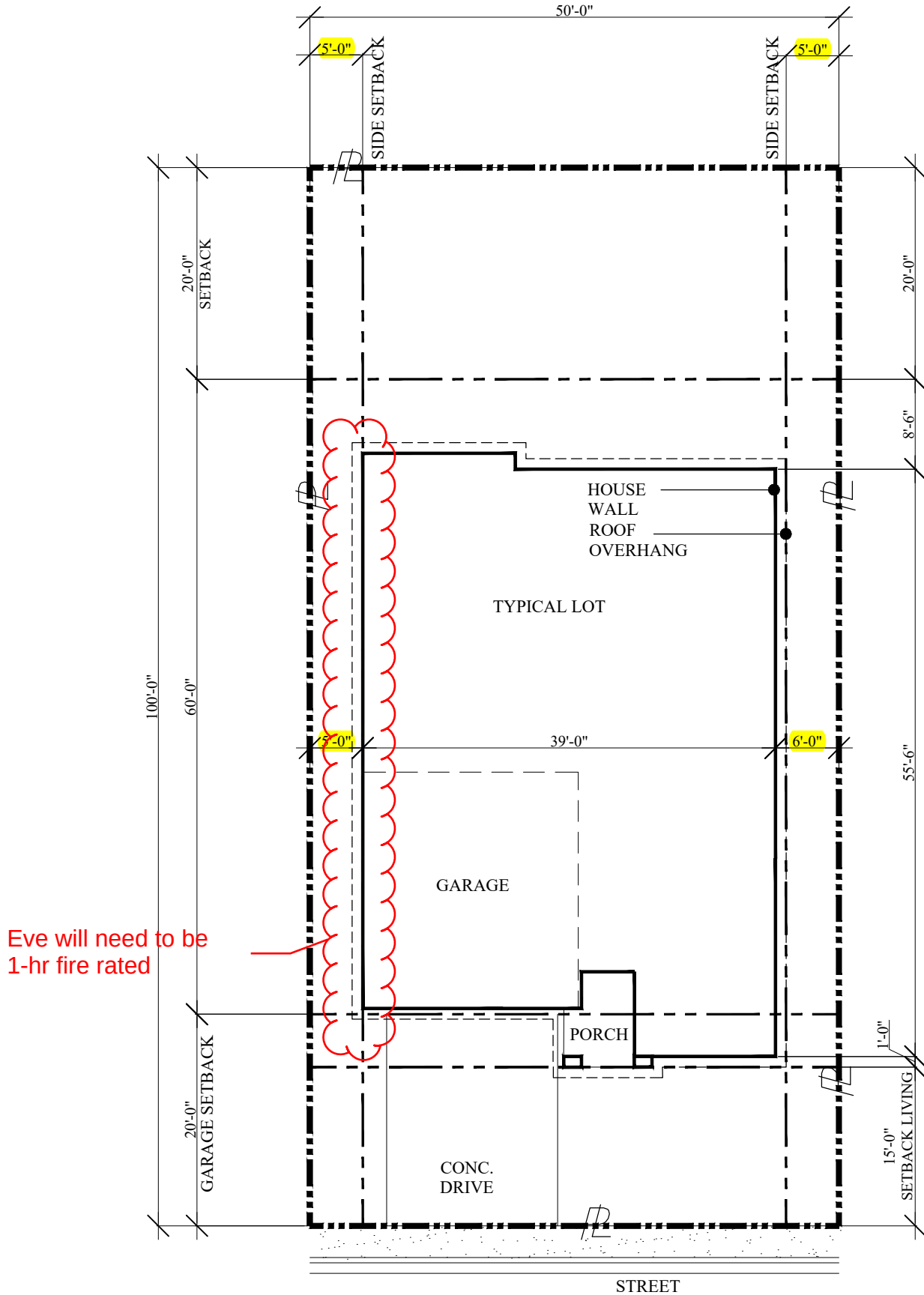
Main 303.857.6694 | **Direct** (720) 466-6193
Mobile (720) 683-8418 | **Fax** (303) 857-0351
SMcDermott@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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(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,

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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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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

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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Fort Lupton Press

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Notice Keywords:

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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

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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



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.

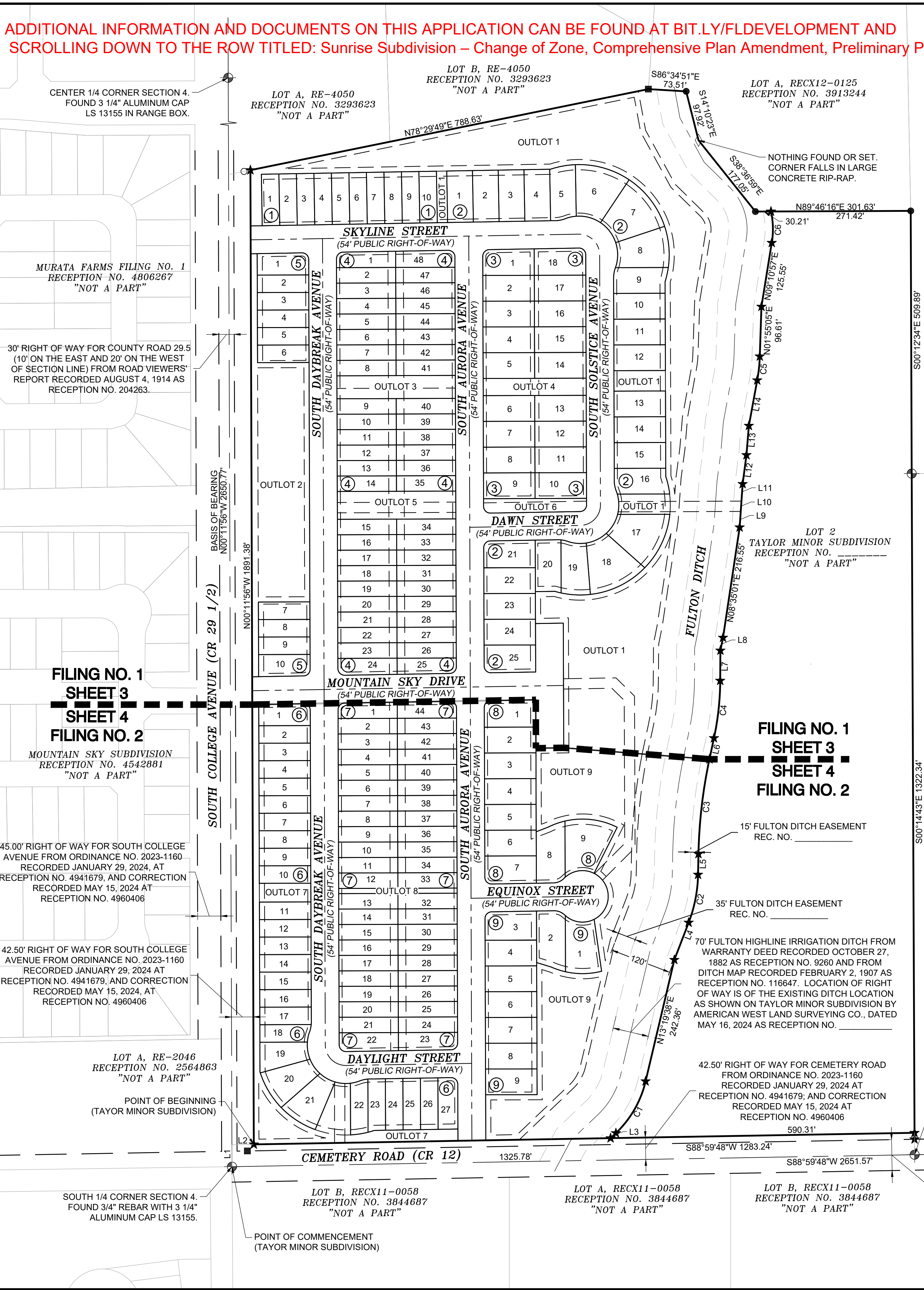
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Sunrise Subdivision – Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat**

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.

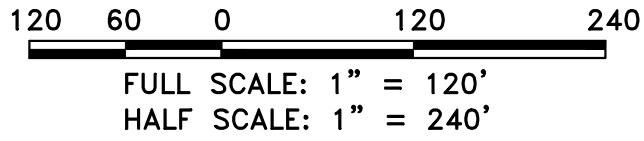
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED: Sunrise Subdivision – Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat



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 | 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°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

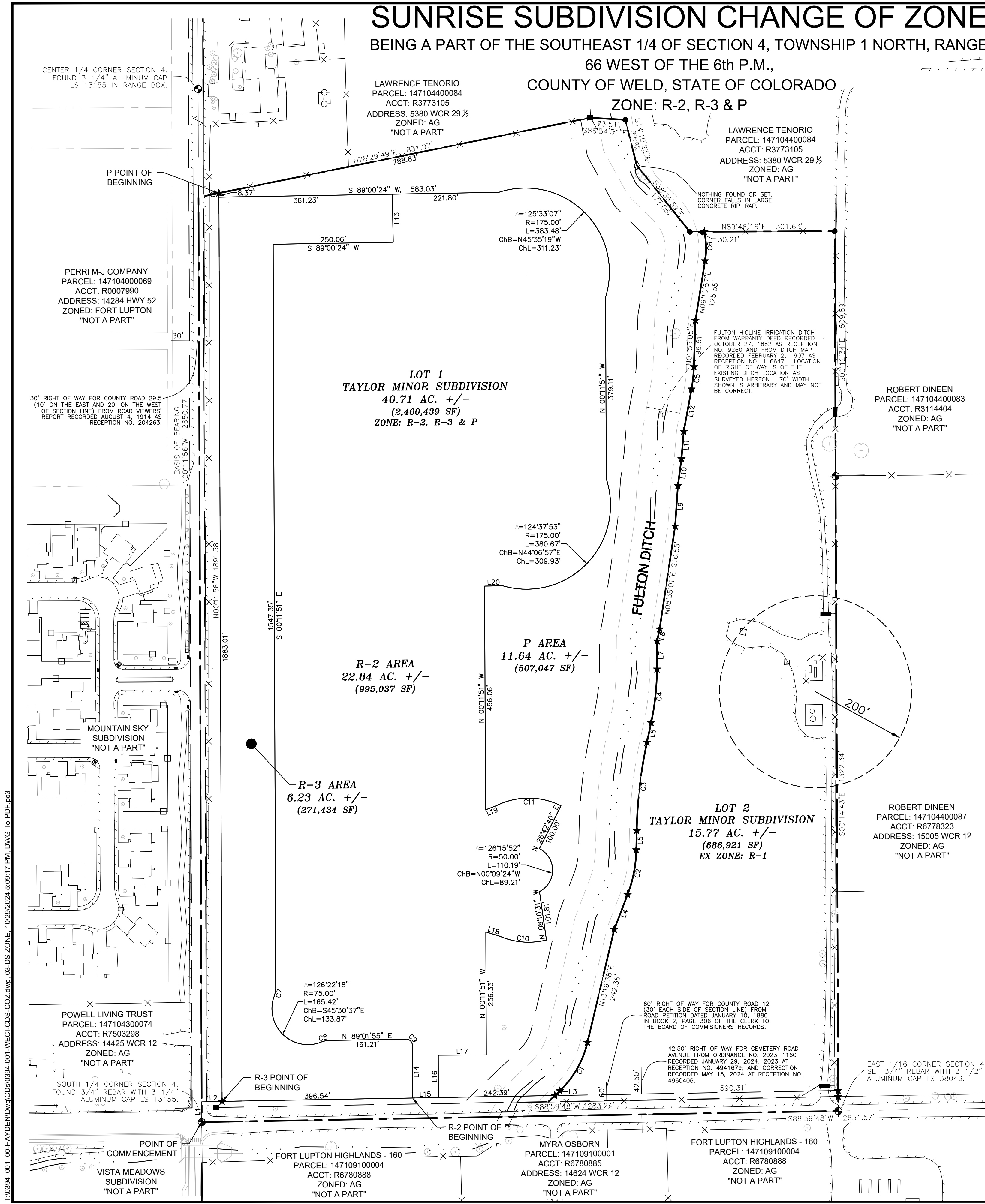
LINETYPE LEGEND

- 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' DRAWN BY: WEC CHECKED BY: MRH DATE: August 08, 2024
JOB NO: 22-169 REVISIONS:

T:\0394_001_00-HAYDEN\CD\0394-001-WECL-PLATS.dwg 02-OVR1 PP 8/12/2024 2:59:32 PM DWG To PDF.pc3

T:\0394_001_00-HAYDEN.dwg C:\0394-001-WEB-CDS-CO2.dwg 03-DS_ZONE_10/29/2024 5:09:17 PM DWG To PDF p23



ZONING LEGAL DESCRIPTIONS:

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:

ZONE R-3 AREA:

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.

ZONE R-2 AREA:

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 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°30'37" EAST, 133.87 FEET TO A POINT OF 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.

ZONE P AREA:

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 NORTH 45°30'37" EAST, 80.86 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°30'37" EAST, 133.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 221.80 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 THE POINT OF BEGINNING.

CONTAINING 11.64 ACRES, MORE OR LESS.

CO RD 12 1/2 HWY 52

THIS SHEET

CO RD 12

S COLLEGE AVE

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

REVISION

| NO. | REVISION | DATE |
|-----|------------------------|----------|
| 0 | INIT. RELEASE | 10/17/24 |
| 1 | REV. PER CITY COMMENTS | 10/29/24 |
| 2 | | |

DEVELOPED ZONING PLAN
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WELD COUNTY RD 12
WELD COUNTY, COLORADO

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CENTER OF COLORADO
1-800-922-1987

ONLY VALID FOR CONSTRUCTION
SEAL & SIGNATURE
OF 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

127 S. DENVER AVE.
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
WESTERN ENGINEERING CONSULTANTS, INC. LLC



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.

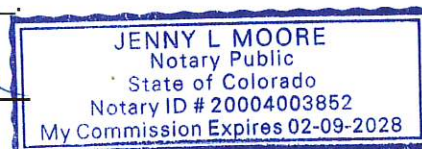
[Signature]

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





SUBJECT FOR DISCUSSION

Approving a Resolution Accepting a Preliminary Plat, Known as the Sunrise Preliminary Plat for a Residential Subdivision

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Carlson Associates (Applicants) have submitted an application on behalf of property owners George and Anna Taylor for a Preliminary Plat. The subject property is Lot 1 of the Taylor Minor Subdivision, comprising of 40.71 acres, more or less, and is located north and adjacent to CR 12 and east and adjacent to College Ave. The Preliminary Plat includes 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.

In addition to the Preliminary Plat, the Applicants have submitted a Comprehensive Plan Amendment request, Change of Zone, and Final Plat. The Change of Zone request 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 is in line with the proposed uses laid out in the Preliminary Plat. The Final Plat is a staff review under the new code. Should the Applicant propose changes from the Preliminary Plat in their Final Plat that are beyond the allowances in the code, the Preliminary Plat may need to be amended and returned to Planning Commission and City Council.

Additional application information is available for review at
<https://www.fortluptonco.gov/DocumentCenter/Index/910>.

FINANCIAL CONSIDERATIONS

The Applicant has paid all applicable land use application fees and is covering ongoing review expenses.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following four alternatives:

- a) Approve the proposed resolution.
- b) Approve the proposed resolution with conditions.
- c) Continue the hearing for additional information or further study.
- d) Deny the proposed resolution.

STAFF RECOMMENDATIONS

Staff and Planning Commission per PC Resolution P2024-020 recommend conditional approval of the Sunrise Preliminary Plat. Conditions are outlined in the proposed resolution.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2024-020
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Narrative
- f. Preliminary Plat
- g. Site Layout-Open Space Plan
- h. Proposed Elevations
- i. Referral Responses
- j. Legal Notifications

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING A PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE PRELIMINARY PLAT, 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 on November 14, 2024, for the purpose of reviewing the application for a preliminary plat known as the Sunrise Preliminary Plat submitted by Carlson Associates (“Applicants”) on behalf of owners George and Anna Taylor for a residential subdivision; and

WHEREAS, after review of the application and supporting information, and consideration of staff comments, Applicant’s presentation, and any public input, the Planning Commission recommended approval of the Preliminary Plat with conditions; and

WHEREAS, the City Council held a public hearing to consider and review the request for a Preliminary Plat; and

WHEREAS, after review of the application and supporting information, the City Council finds that the Preliminary Plat 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 both the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the hearing on the property, at least (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Development Code, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Sunrise Preliminary Plat with the following conditions:

1. Prior to finalizing the Preliminary Plat:
 - A. Applicant shall adequately address staff redlines on the Preliminary Plat.
 - B. Applicant shall adequately address staff redlines on the Open Space Layout Plan.
 - C. Applicant shall adequately address staff redlines on the conceptual elevations.
 - D. Applicant shall adequately address all comments from Public Works.
 - E. Applicant shall adequately address comments from United Power.
 - F. Applicant shall adequately 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. 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 Plat:
- A. Submit cash-in-lieu or transfer appropriate water shares for applicable filing.
 - B. The SIA shall be approved by City Council.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 3rd DAY OF DECEMBER, 2024.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

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:

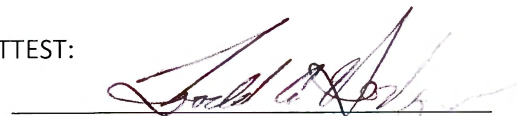
1. Prior to finalizing the Preliminary Plat:
 - A. Applicant shall adequately address staff redlines on the Preliminary Plat.
 - B. Applicant shall adequately address staff redlines on the Open Space Layout Plan.
 - C. Applicant shall adequately address staff redlines on the conceptual elevations.
 - D. Applicant shall adequately address all comments from Public Works.
 - E. Applicant shall adequately address comments from United Power.
 - F. Applicant shall adequately 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. 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 Plat:
- A. Submit cash-in-lieu or transfer appropriate water shares for applicable filing.
 - B. The SIA shall be approved by City Council.

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


Chairman

ATTEST:


Planning Director

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 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, November 14, 2024.

Chair Mike Simone called the meeting to order at 6:02 PM.

ROLL CALL

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

Commissioner Jimmy Dominguez joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planner Sean McDermott, Planning Administrative Assistant Beyza Kirmizi and Economic Development Manager Michelle Magelssen. Planner Zachary Mettler and City Engineer David Rausch joined online via GoTo.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

Jenn Stoneback commented on the statewide 2,500-foot setback requirement for oil and gas equipment and noted that some developments in the city only meet a 500-foot setback. She inquired about who would be held liable in such cases and was advised to consult the City's attorney.

ACTION ITEM

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.

Resolutions P2024-018, P2024-019, and P2024-020 were presented simultaneously but were voted on individually.

Planner Sean McDermott presented the items submitted by Carlson Associates for the Sunrise Subdivision, including a comprehensive plan amendment, a change of zone, and a preliminary plat. The site is located east of and adjacent to College Avenue and north of and adjacent to CR 12. It is currently zoned R-1 Single-Family Residential, spans 40.71 acres, and is vacant agricultural land. He summarized the parcel's previous applications, including its annexation and initial zoning as R-1 in 2019, City Council's review of the Sunrise Metropolitan District for the site, and the right-of-way dedication along College Avenue and CR 12. The

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

Concept Plan CPL2023-001 was reviewed by the Planning Commission and City Council and approved with conditions. In August 2024, the Taylor Minor Subdivision was recorded, dividing the initial 56.49-acre property into the 40.71-acre parcel west of the Fulton Ditch.

The applicant has submitted applications for a comprehensive plan amendment, change of zone, preliminary plat, and final plat (the latter requiring staff review). The proposed comprehensive plan amendment would change the property from Agricultural and Rural Residential to Single-Family Detached. Staff determined this amendment is necessary to ensure the change of zone and preliminary plat conform to the City's standards. The property was annexed and initially zoned R-1 to align with adjacent and existing developments after the current comprehensive plan was put into effect.

The applicant is also requesting 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. Staff supports this request as it aligns the property with current zoning. The preliminary plat proposal includes a mix of 61 single-family detached homes, 92 duplexes, and 47 small-lot single-family detached homes, bordered by open space, a park, and a 10-foot trail along the Fulton Ditch.

Staff recommends approval of the comprehensive plan amendment, change of zone, and preliminary plat, subject to the conditions listed in the preliminary plat resolution. All notification requirements have been met.

Clint Carlson and Tate Carlson with Carlson Associates were in attendance to give a presentation. An overview of the project was provided, including the proposal for a comprehensive plan amendment, a change of zone, and a preliminary plat for the property. Visuals, including a vicinity map, site plan, and lot layout for the proposed 200 lots, were presented. Details about the homes were discussed, with an explanation that the 34'x100' single-family detached homes might change in lot size, subject to discussions with city staff to avoid major changes. The current comprehensive plan and the proposed changes were reviewed, along with the different zoning proposals and conceptual elevations for the various home types.

Chair Simone opened up for public comments at 6:20pm.

All three public comment sections were opened simultaneously.

Jordan Onstott expressed concerns about the small living spaces and the potential for overcrowding in the development.

Laurell Dineen, an adjacent neighbor, commented on the oil and gas structures south of CR 12 and whether the 2500-foot setback to residential developments would be met. She also emphasized the need for increased police presence to address safety concerns as the neighborhoods expand with new developments.

Jenn Stoneback also commented on the setback requirements for oil and gas structures and shared concerns about the impact of the development on local wildlife, particularly the Fulton Ditch and the birds that rely on it for hunting. She highlighted the presence of wetlands in the area and expressed worries about the effects of ongoing development. She is also voiced her wish for more diversity. Additionally, she

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024

asked about the City's capacity to support an increasing number of homes, specifically regarding infrastructure, utilities and resources.

Chair Simone closed the public comments at 6:29pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Whether Fort Lupton can support proposed developments with focus on infrastructure and utilities
- Visual appearance of the developments and whether it fits with overall vision
- Long term planning regarding utilities
- Size and square footage of the lots
- Density and parking
- Information on water shares and oil and gas setback requirements
- Diversity and cohesiveness of the elevations
- Access to Highway 52 and potential traffic lights
- Trigger, payer and timeframe for installation of traffic lights
- Potential plans to widen Highway 52

Planning Director Todd Hodges addressed concerns about diversity and utilities, emphasizing that staff prioritizes a long-term vision for the city. He explained that the goal is to ensure proposed developments bring significant value to Fort Lupton, particularly through sustainable water management. He noted that water plans are currently being refined to maintain long-term efficiency.

City Engineer David Rausch responded to questions about traffic infrastructure, stating that a traffic signal is planned for installation at College Avenue and Highway 52. He also clarified that the responsibility for widening Highway 52 lies with CDOT.

Chair Simone asked to change the language in Resolution P2024-020 and add "adequately addressed" to the conditions a-f excluding e.

After discussion Commissioner Witmer moved to approve 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. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

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.

No additional comments were made. All Notification Requirements have been met.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024**

After discussion Commissioner Kvasnicka moved to approve 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. Commissioner Witmer seconded.

Motion passed unanimously on a roll call vote.

P2024-020 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL ADOPT APPROVAL OF A PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE PRELIMINARY PLAT.

No additional comments were made. All notification requirements have been met.

After discussion Commissioner Rhoda moved to approve 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. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEM

PRE-APPLICATION DISCUSSION: 1.21 LLC CONCEPT PLAN

Planner Zachary Mettler presented the concept plan 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 total project area is approximately 267 acres and located south along County Road 8 between Country Roads 31 and 35. The applicant is seeking to annex the property into the City of Fort Lupton and zone the property I-1 Light Industrial. The proposed uses would likely fall under manufacturing, or warehouse and distribution.

Matt Hengel with Westside Investment Partners, Inc was in attendance to give a presentation. He began by providing general information about the company including number of employees and projects. He explained the size and location of the property as well as the uses of neighboring properties which are prominently industrial. They are proposing annexing into the city and zoning the property I-1 Light Industrial to attract logistics, warehouse/distribution, and manufacturing uses, among others. The site plan includes 12 buildings, each approximately 200,000 square feet, along with landscaping and streets that would be privately maintained. Access to the site would initially be through County Road 8, with plans to use County Road 33 in the future. He went over the reasons as to why the property was chosen and the community benefits the development would bring for the city.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 14, 2024**

Chair Simone opened up for commissioner comments.

Commissioners discussed:

- Plans to rent or sell the buildings
- Estimated timeframe
- Aesthetics of the proposed buildings

Without any further discussion, this discussion item was closed.

FUTURE BUSINESS

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

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 7:28 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

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

PROJECT DESCRIPTION

Project No.: PPL24-001

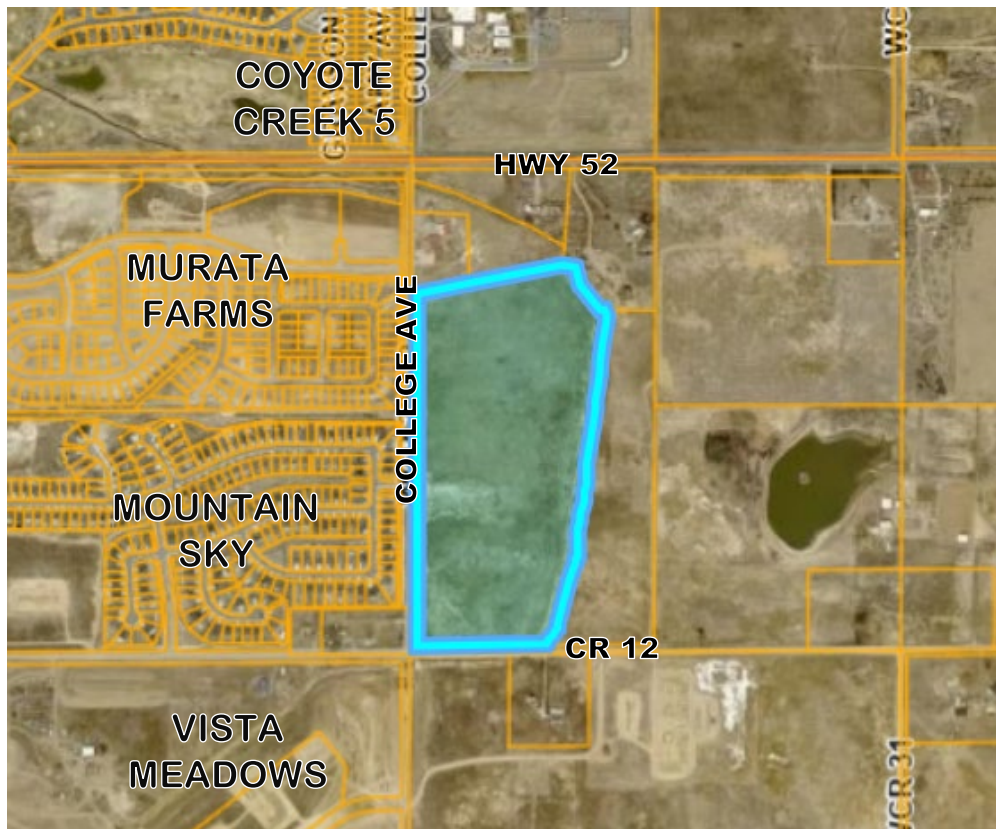
Project Name: Sunrise Preliminary Plat

Owner's Name: George and Anna Taylor

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

Location of Request:

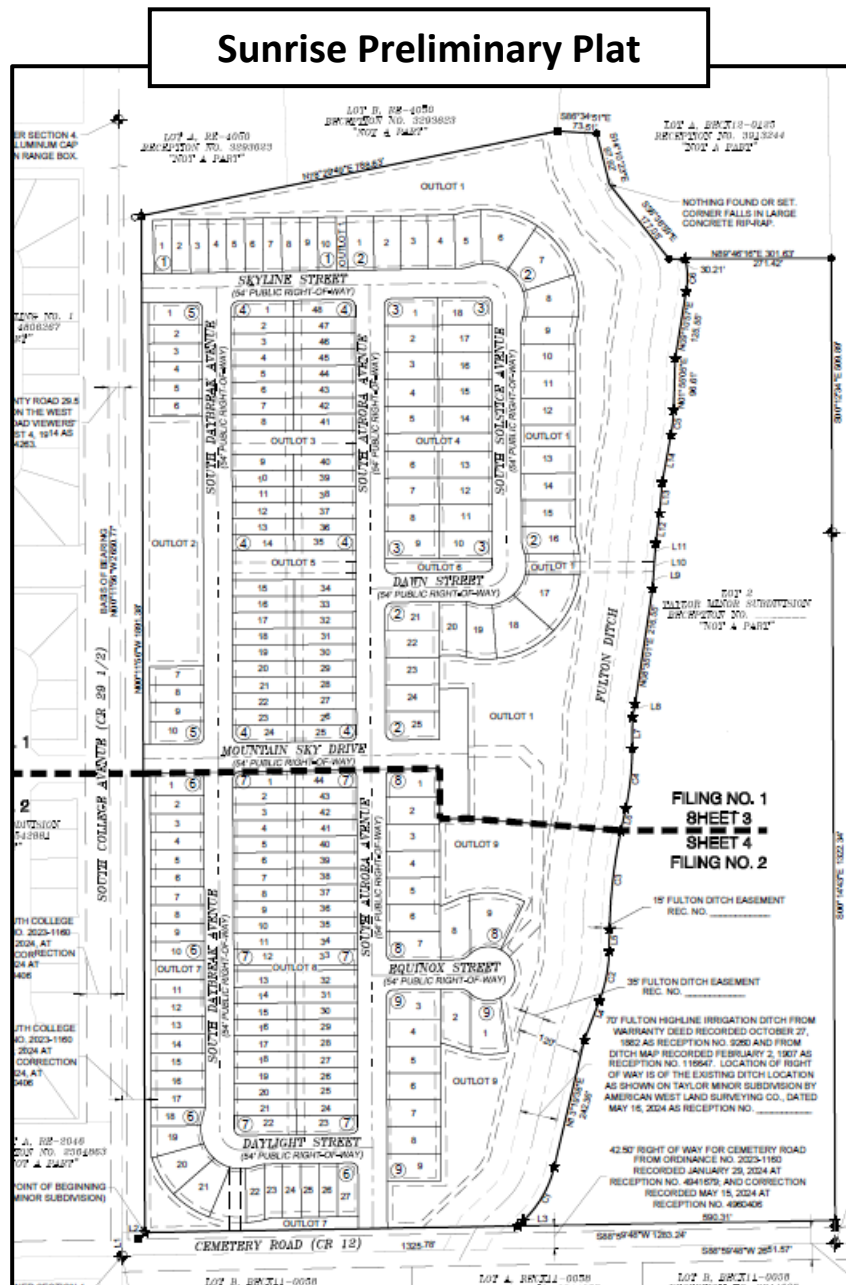
The site is located east and adjacent to College Ave and north and adjacent to CR 12 (The Property). The Property is located in the western half of the Southeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.



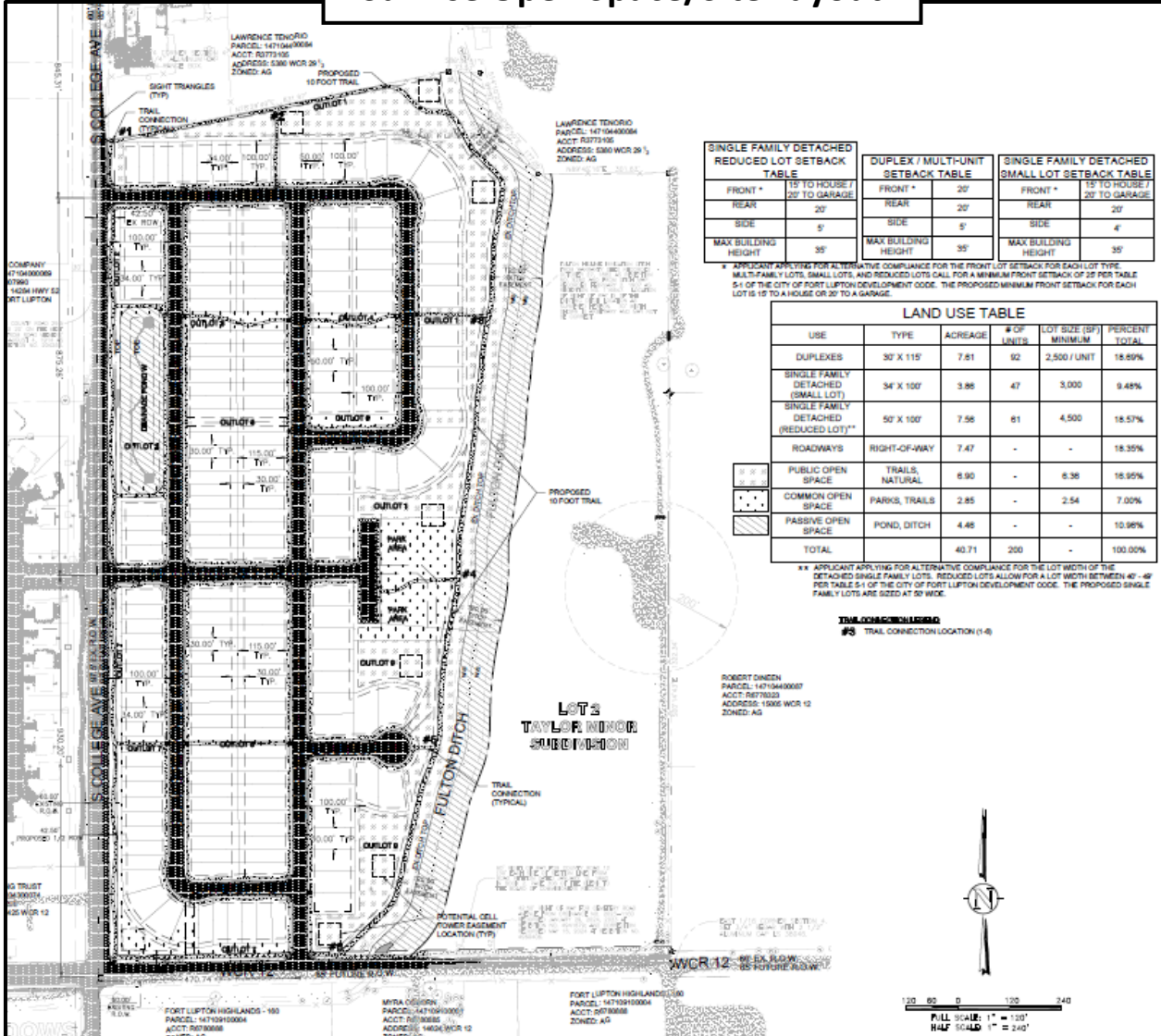
Nature of Request:

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.

The associated 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 is being reviewed concurrently designates the different lot types associated with each district and delineates the open space for recreation to be zoned as such.



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.

Staff Recommendation: Approval with Conditions.

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 February 6, 2024, City Council reviewed the Sunrise Concept Plan for the property. The conceptual site plan was for 61 single-family attached Row Houses, 90 single-family attached Duplexes, and 61 single-family detached Lots. No decision is made for concept plans.

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.

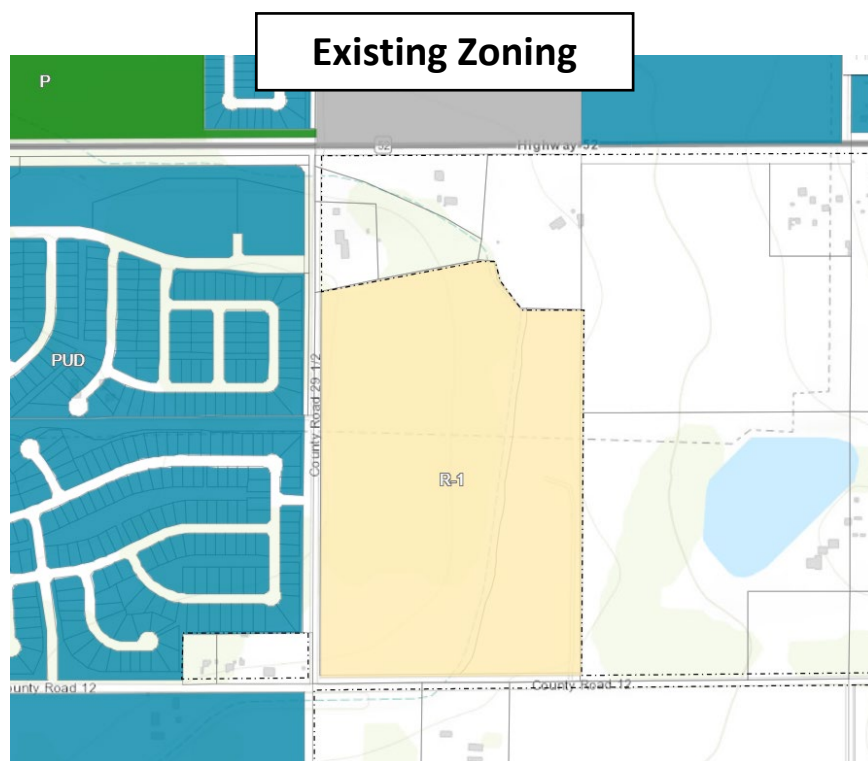
The Applicant will need to address and/or acknowledge all relevant referral comments as shown as conditions on the proposed resolution.

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

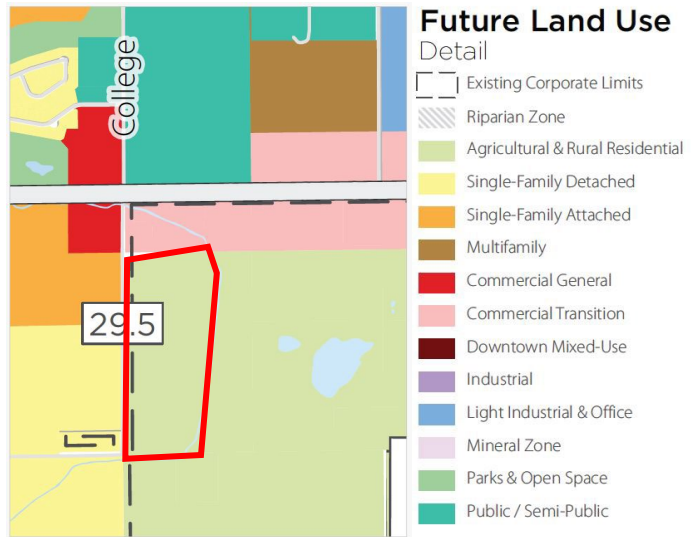
| | EXISTING ZONING | EXISTING LAND USE |
|--------------|----------------------------|-------------------|
| NORTH | Unincorporated Weld County | Residential |
| SOUTH | Unincorporated Weld County | Agriculture |
| EAST | Unincorporated Weld County | Agriculture |
| WEST | PUD | Residential |



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 |

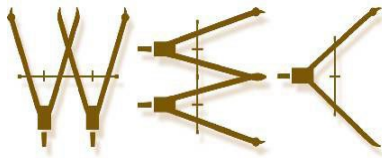
Referrals were provided to the list above

STAFF RECOMMENDATION

Staff and Planning Commission per PC Resolution P2024-020 recommend 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>



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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.

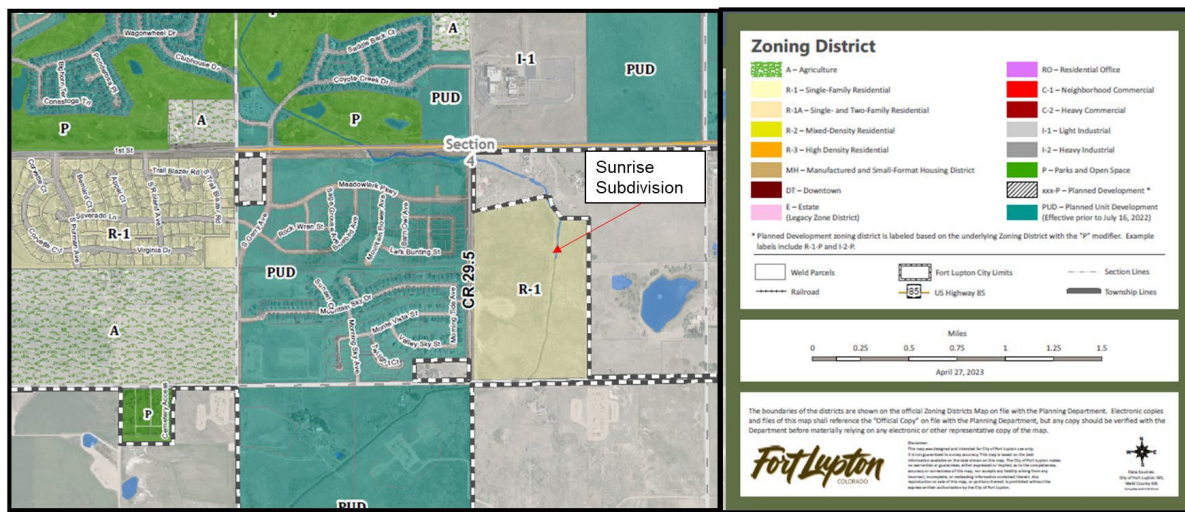


Fig. No. 1

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.

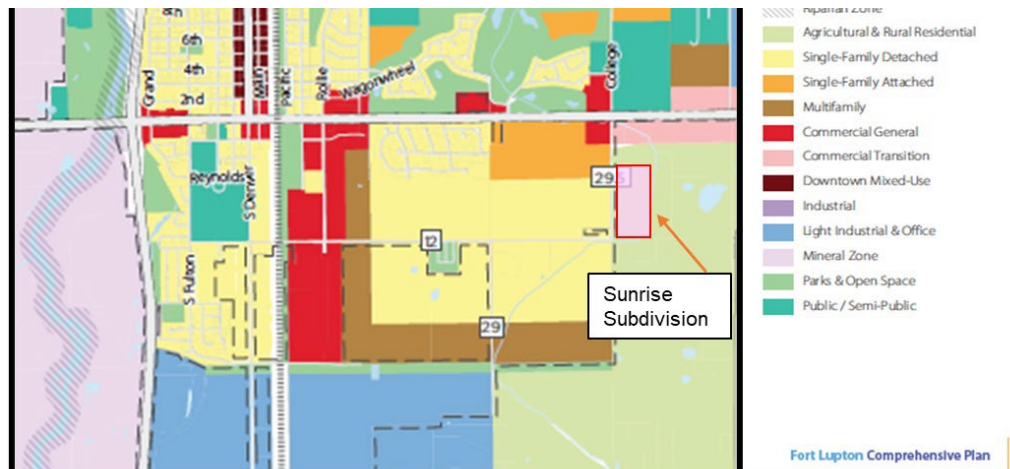


Fig No. 2

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.

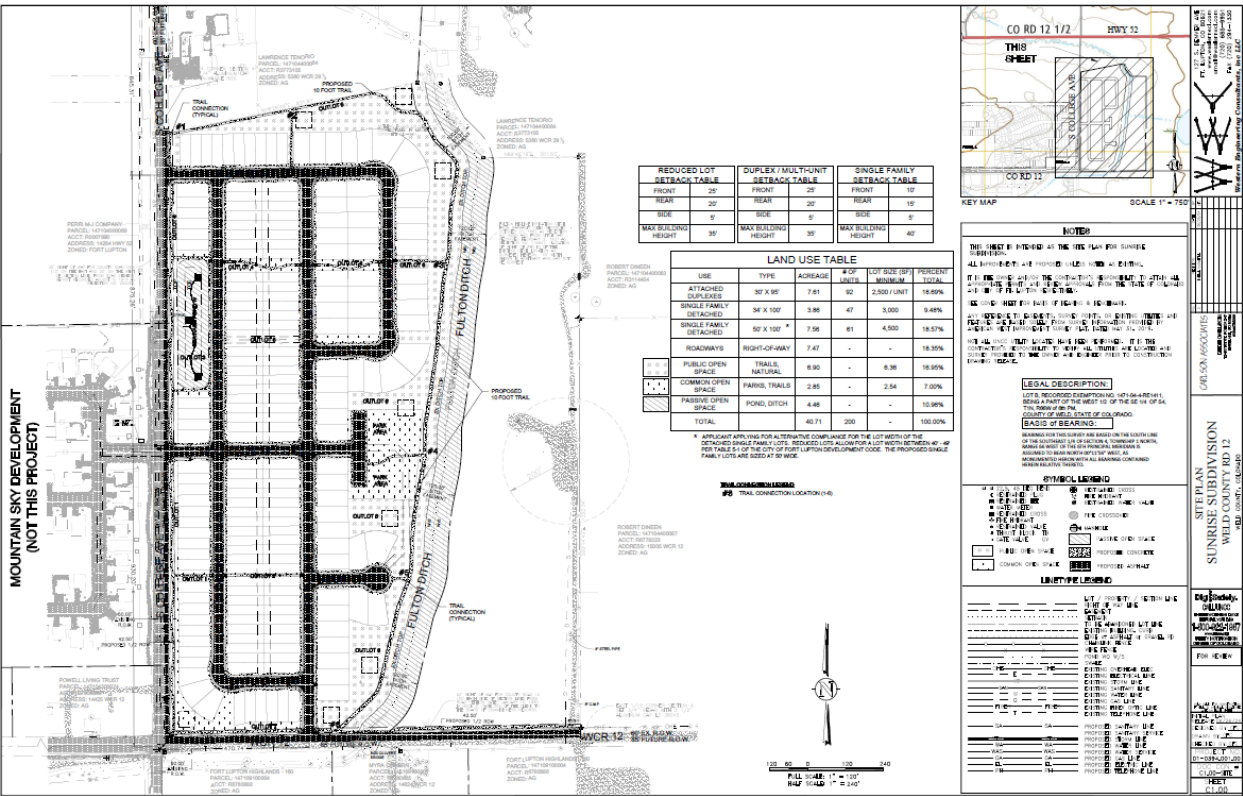


Fig. No. 3

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.

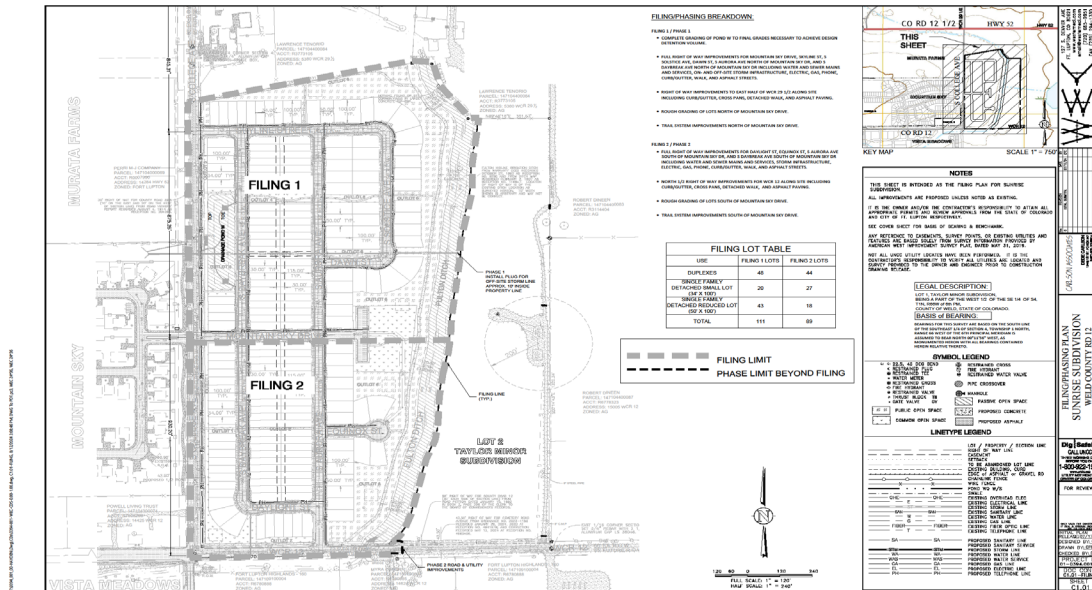


Fig. No.4

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

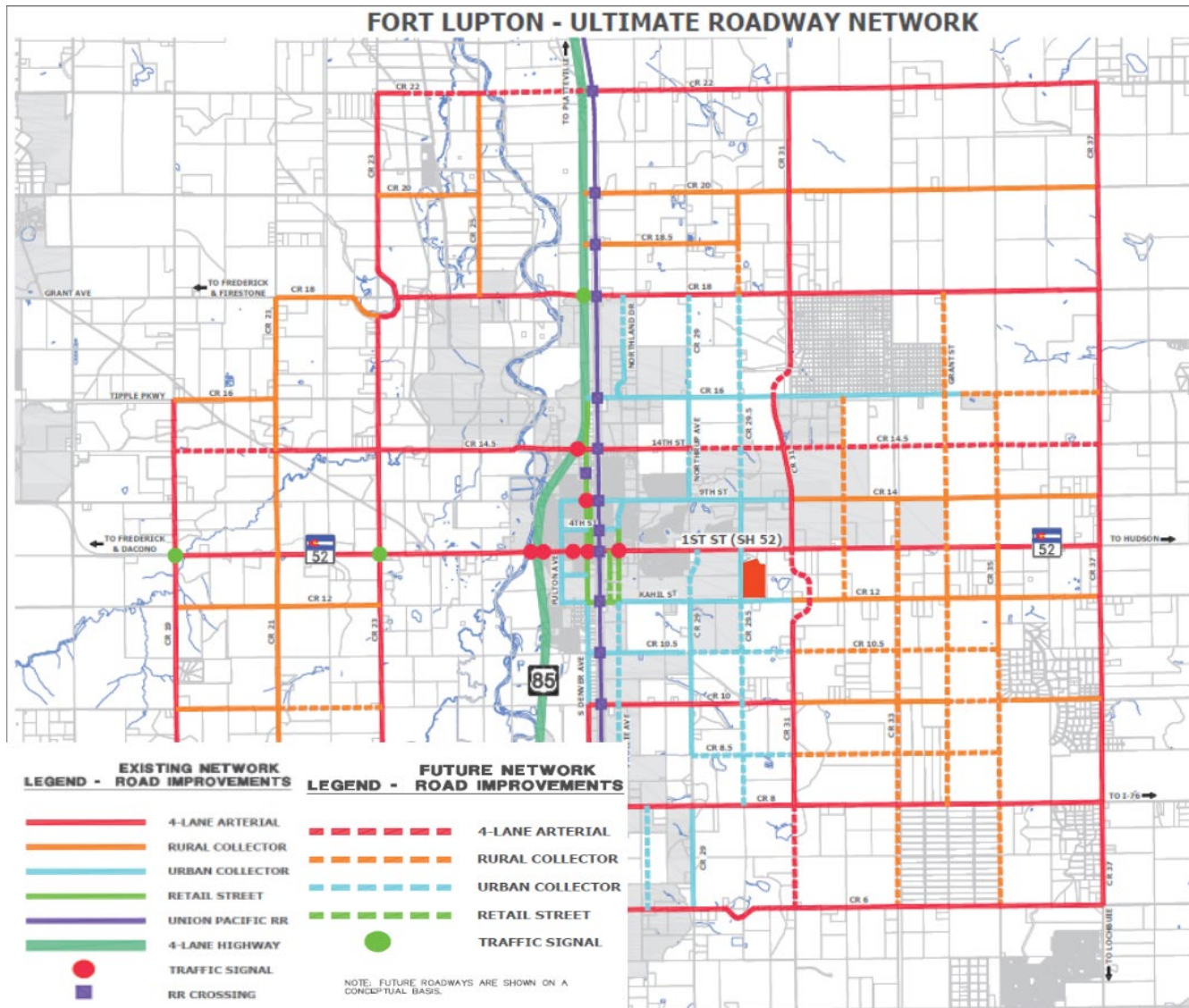


Figure 5

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

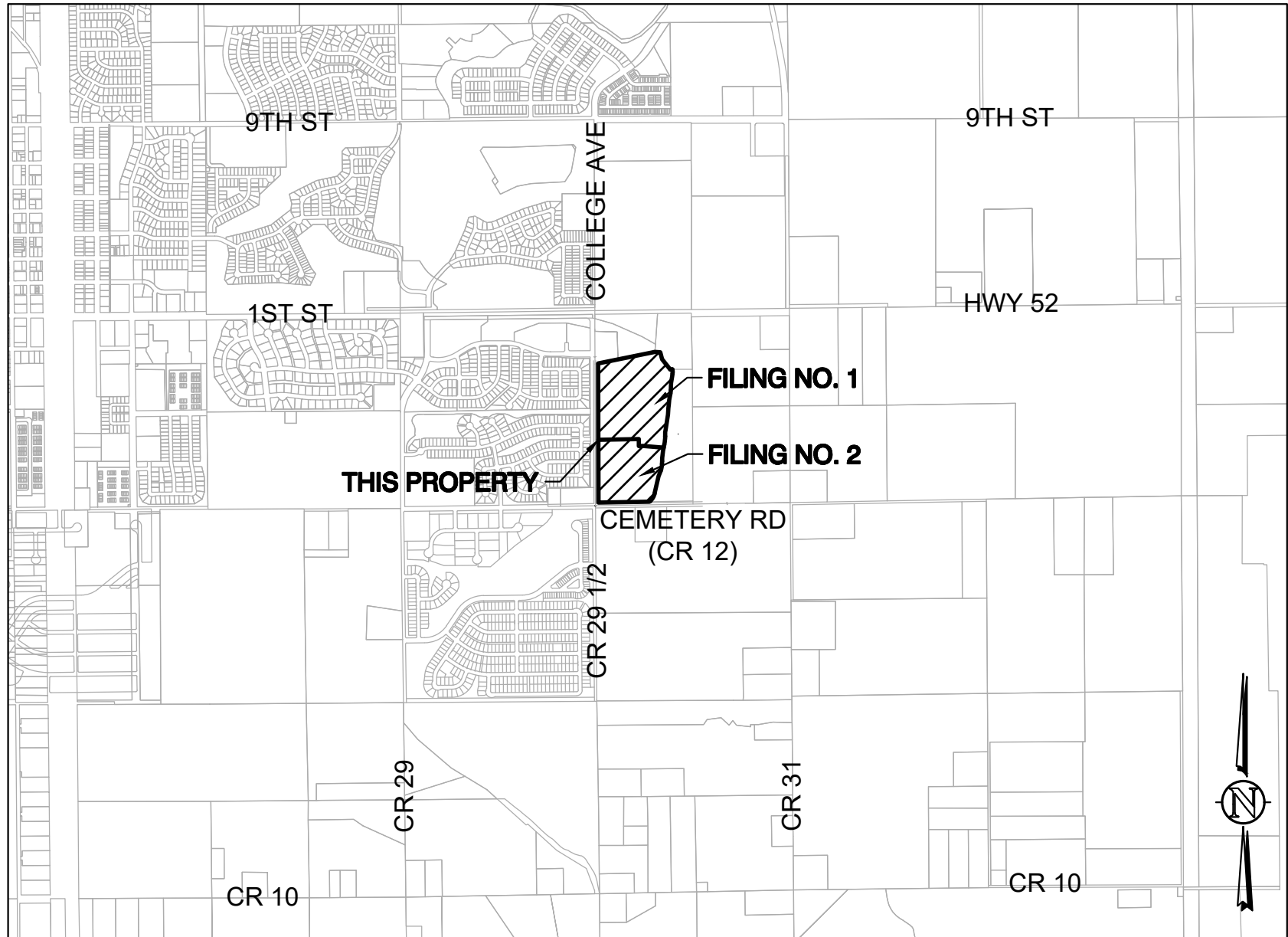
DESCRIPTION

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'

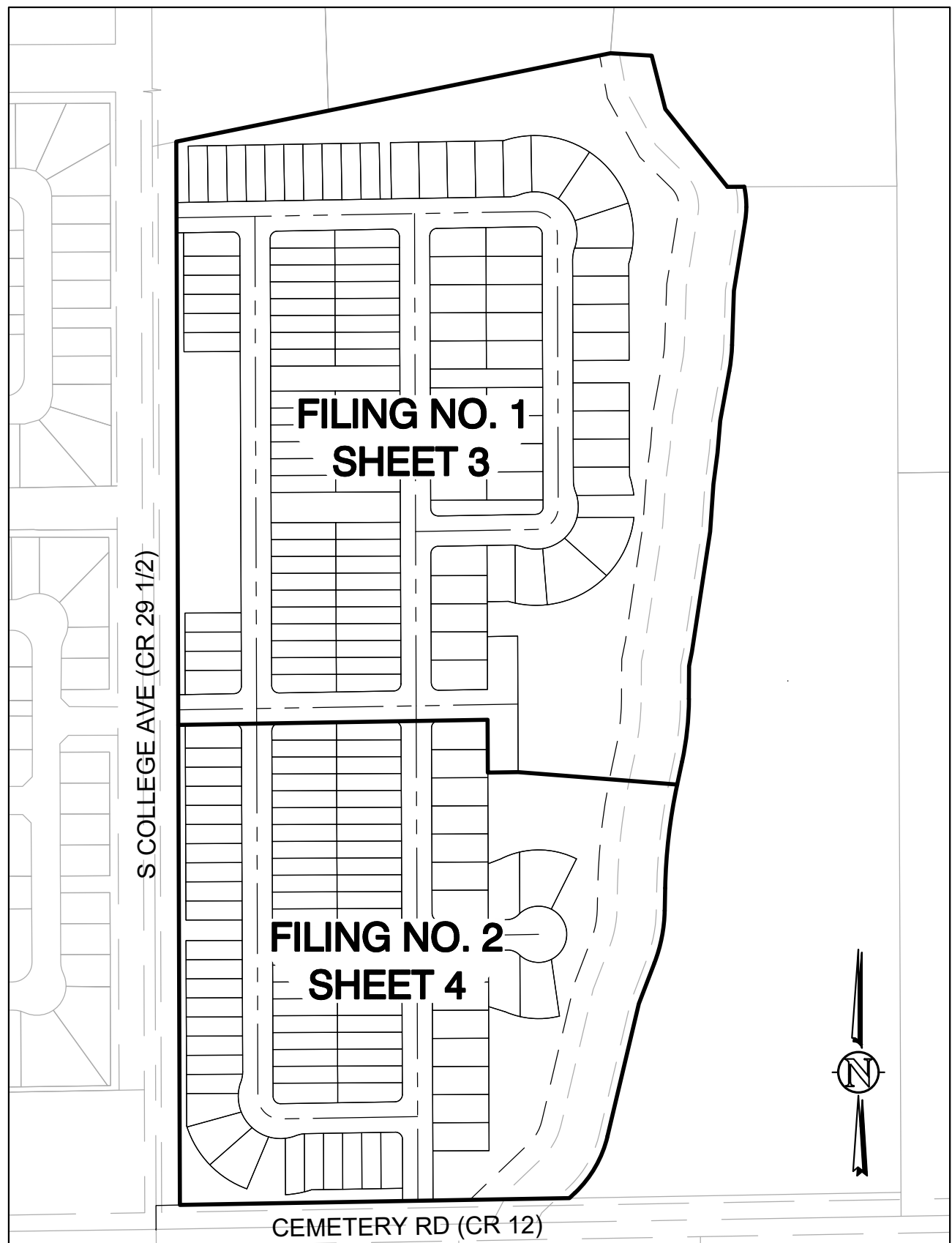
| LAND USE TABLE | | | | |
|-------------------------------|-------------------|--------------|-----------|------------|
| | AREA | | # OF LOTS | % OF TOTAL |
| SINGLE-FAMILY LOT S (REDUCED) | 328,133 SQ. FT. | 7.533 ACRES | 61 | 18.50 % |
| SINGLE-FAMILY LOTS (SMALL) | 168,028 SQ. FT. | 3.857 ACRES | 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

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'

| OUTLOT SUMMARY TABLE | | | | |
|----------------------|-----------------|-------------|-----------|-------------|
| OUTLOT | AREA | | OWNERSHIP | MAINTENANCE |
| 1 | 332,027 SQ. FT. | 7.622 ACRES | HOA | HOA |
| 2 | 56,768 SQ. FT. | 1.303 ACRES | DEVELOPER | HOA |
| 3 | 10,249 SQ. FT. | 0.235 ACRES | HOA | HOA |
| 4 | 6,659 SQ. FT. | 0.153 ACRES | HOA | HOA |
| 5 | 12,420 SQ. FT. | 0.285 ACRES | HOA | HOA |
| 6 | 5,283 SQ. FT. | 0.121 ACRES | HOA | HOA |
| 7 | 32,181 SQ. FT. | 0.739 ACRES | HOA | HOA |
| 8 | 2,300 SQ. FT. | 0.053 ACRES | HOA | HOA |
| 9 | 174,073 SQ. FT. | 3.996 ACRES | HOA | HOA |

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

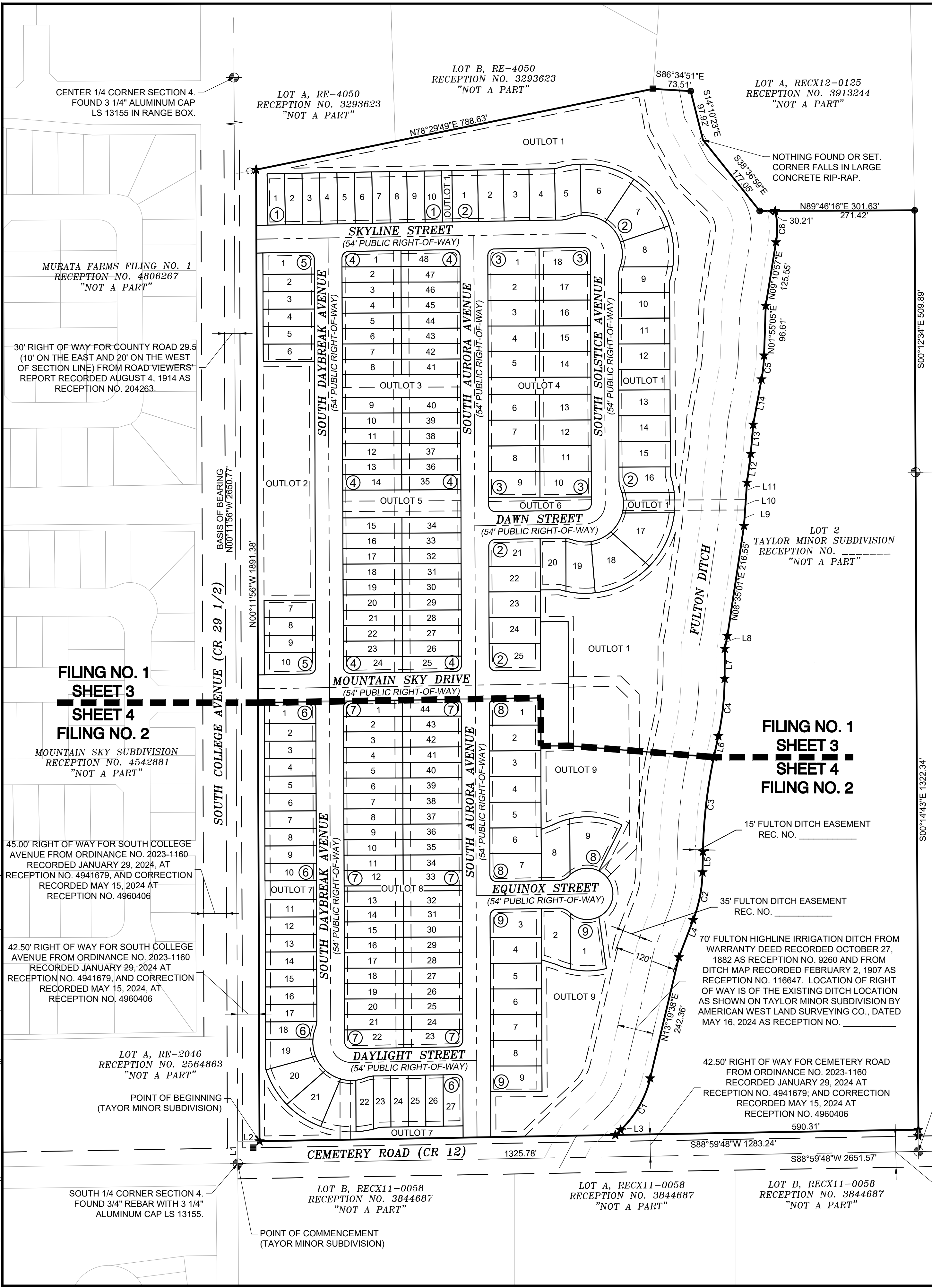
| | | | |
|----------------|---------------|-----------------|-----------------------|
| SCALE: VARIES | DRAWN BY: WEC | CHECKED BY: MRH | DATE: August 08, 2024 |
| JOB NO: 22-169 | REVISIONS: | | |

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 | S69°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°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°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

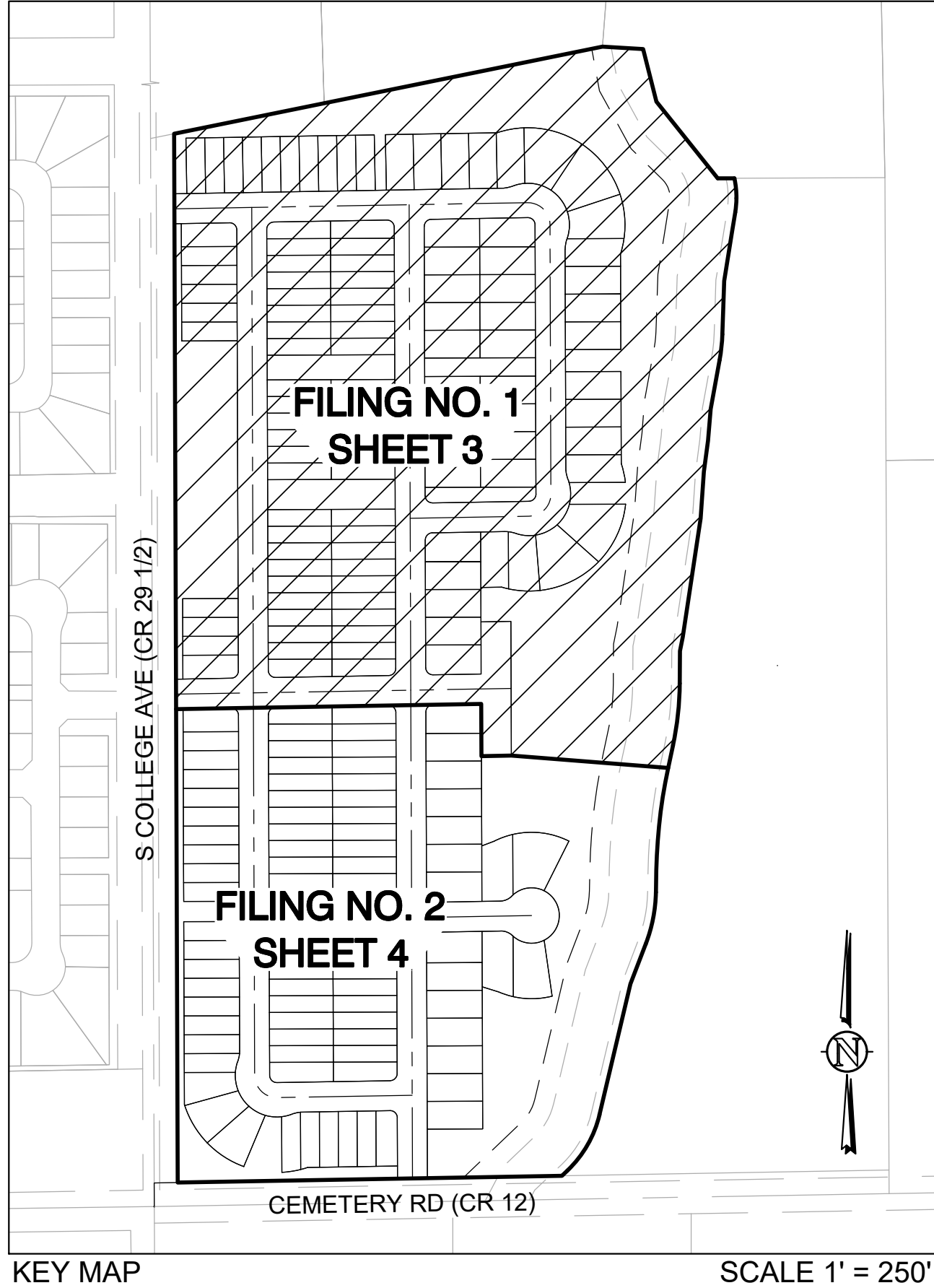
American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com
SCALE: 1" = 120' DRAWN BY: WEC CHECKED BY: MRH DATE: August 08, 2024
JOB NO: 22-169 REVISIONS:

T:\0394_001_00-HAYDEN\0394-001-WECL-PLATS\dwg 02-OVRL PP 8/12/2024 2:59:32 PM DWG To PDF P3

SUNRISE SUDIVISION PRELIMINARY PLAT

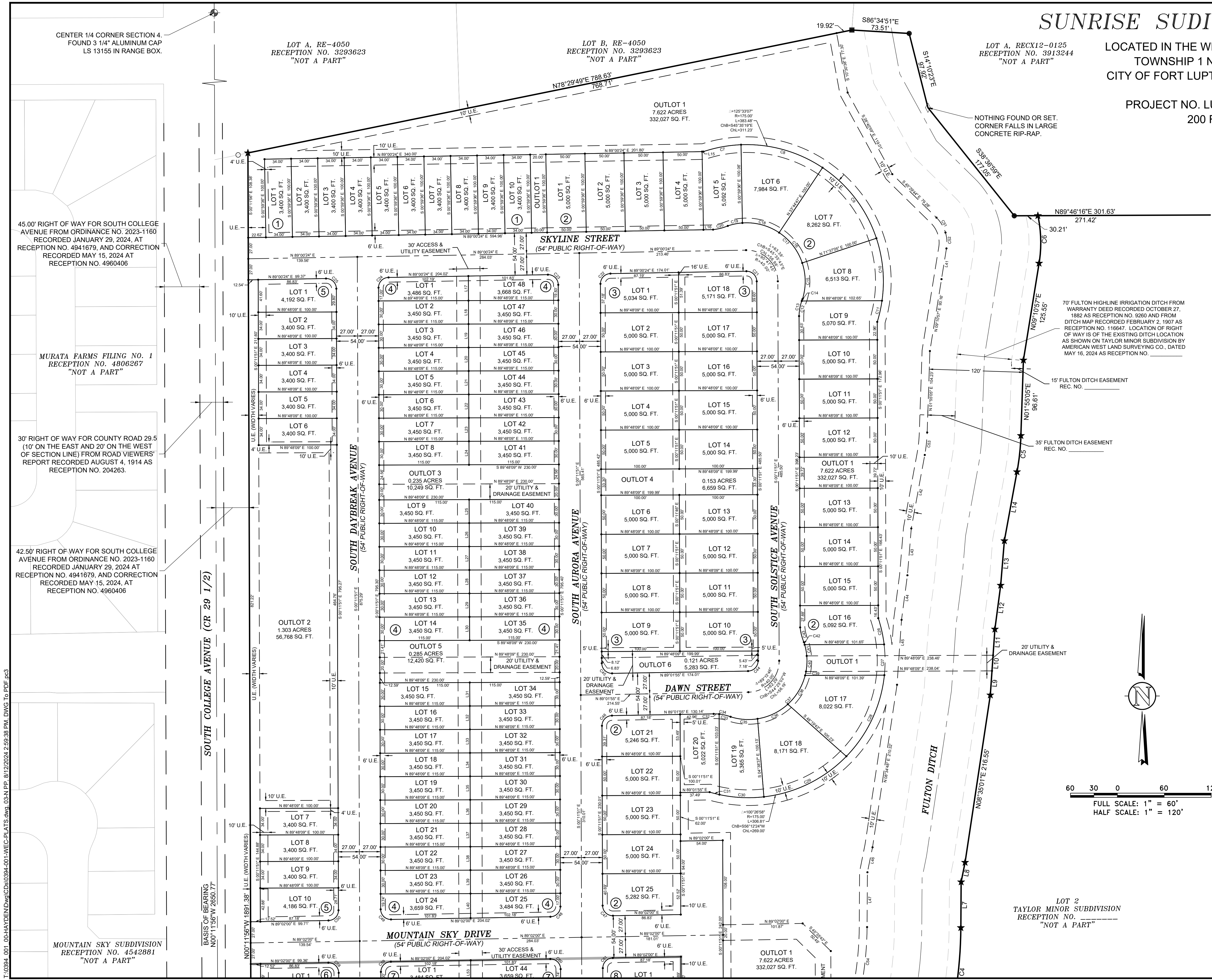
LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

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 |
| | ADJACENT LOT LINE |
| | SECTION LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | PROPOSED RIGHT-OF-WAY LINE |
| | EASEMENT LINE |
| | ROAD CENTERLINE |
| | FILING LINE |

American West
Land Surveying Co.
A Family Owned Corporation Since 1991
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:



T:\0394_001_00-HAYDEN\DWG\0394-001-WEC-PLATS\DWG\03-N-PP_8/12/2024_2:59:38 PM.DWG To PDF.pc3

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 4 OF 4

60 30 0 60 120
FULL SCALE: 1" = 60'
HALF SCALE: 1" = 120'

| 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 |
| | FILING LINE |

70' FULTON HIGHLINE IRRIGATION DITCH FROM
WARRANTY DEED RECORDED OCTOBER 27,
1882 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 SHOWN ON TAYLOR MINOR SUBDIVISION BY
AMERICAN WEST LAND SURVEYING CO., DATED
MAY 16, 2024 AS RECEPTION NO.

LOT 2
TAYLOR MINOR SUBDIVISION
RECEPTION NO. _____
"NOT A PART"

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

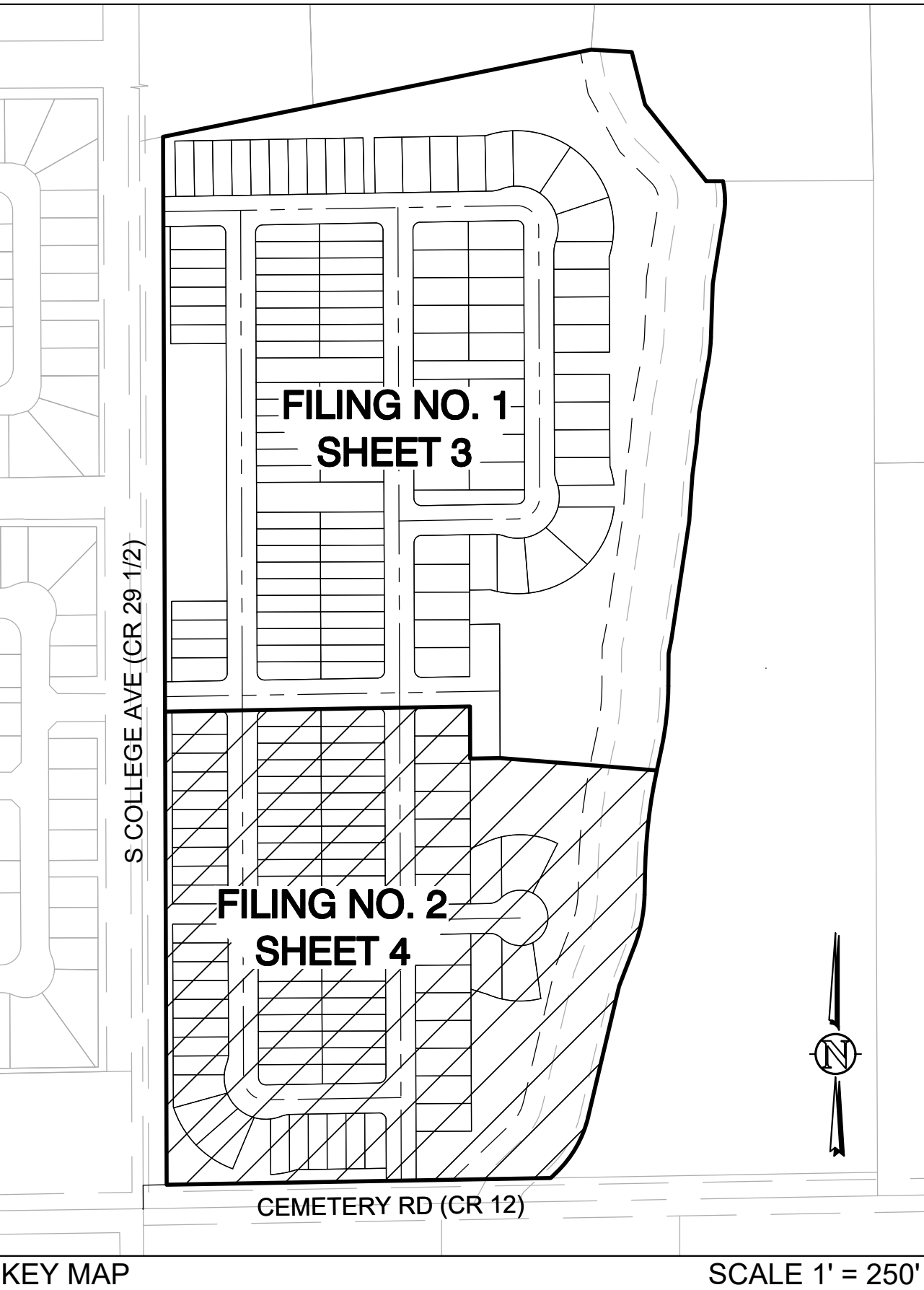
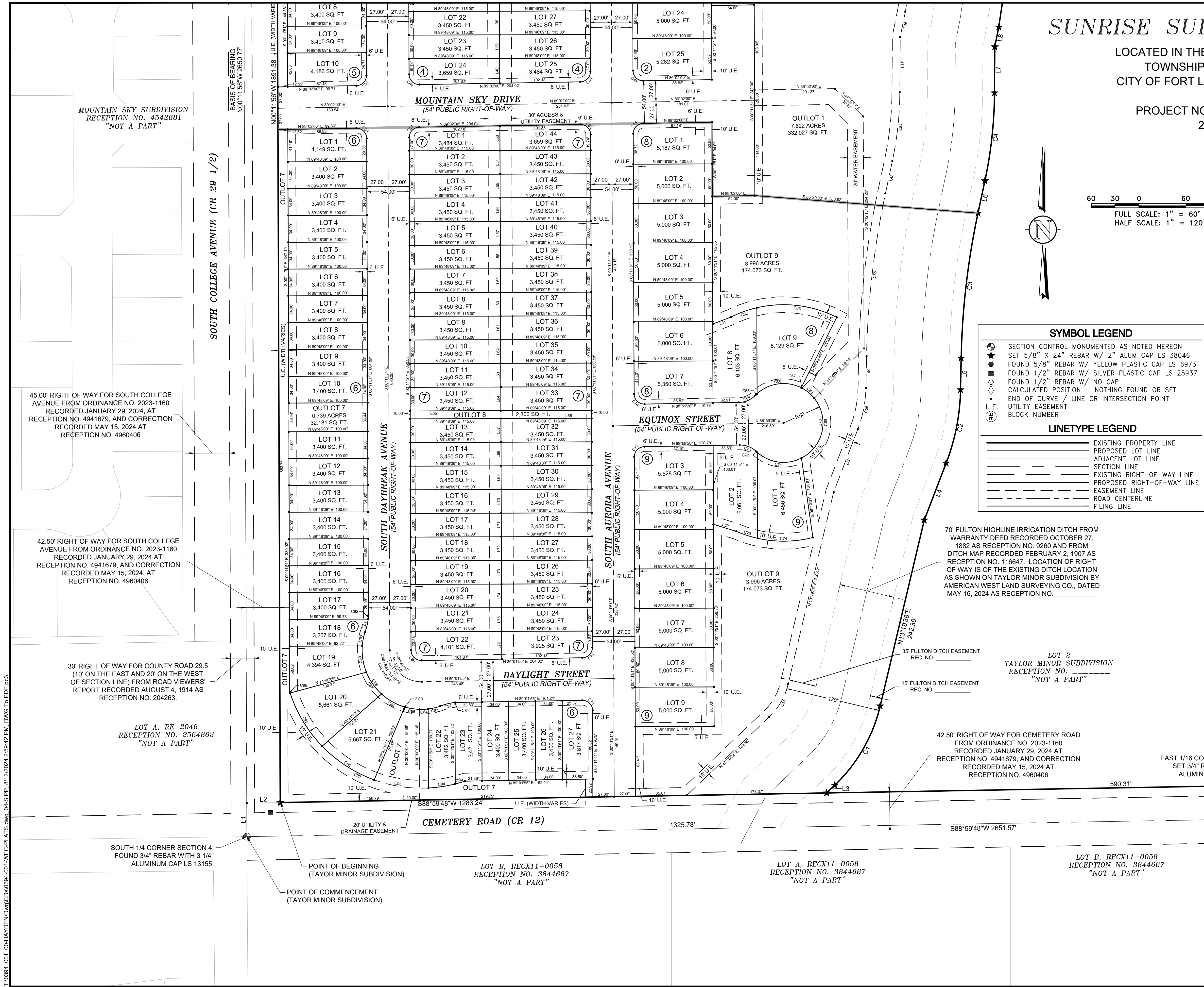
EAST 1/16 CORNER SECTION 4.
SET 3/4" REBAR WITH 2 1/2"
ALUMINUM CAP LS 38046.

SOUTHEAST CORNER SECTION 4.
FOUND 3/4" REBAR WITH NO CAP.
ATTACHED 3 1/4" ALUMINUM CAP
LS 38046.

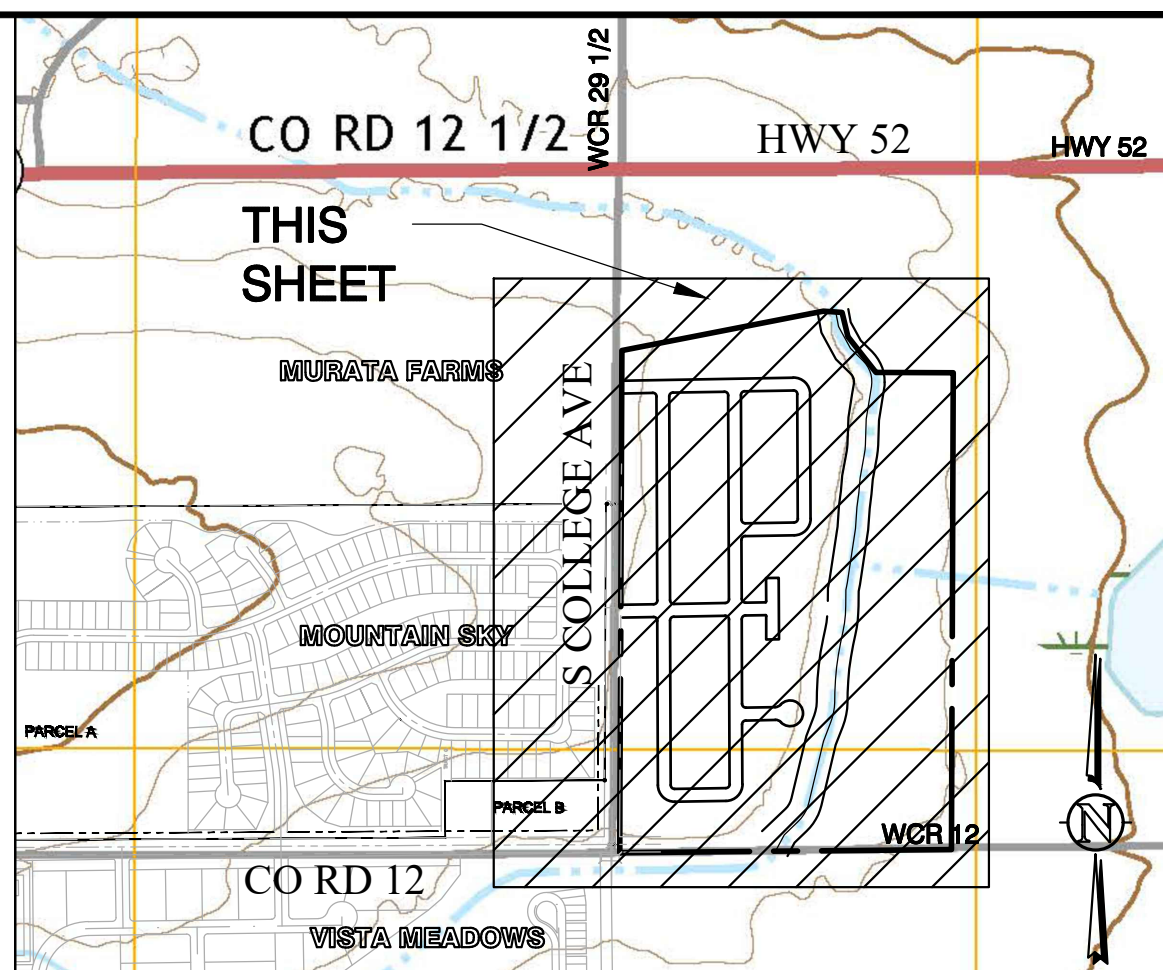
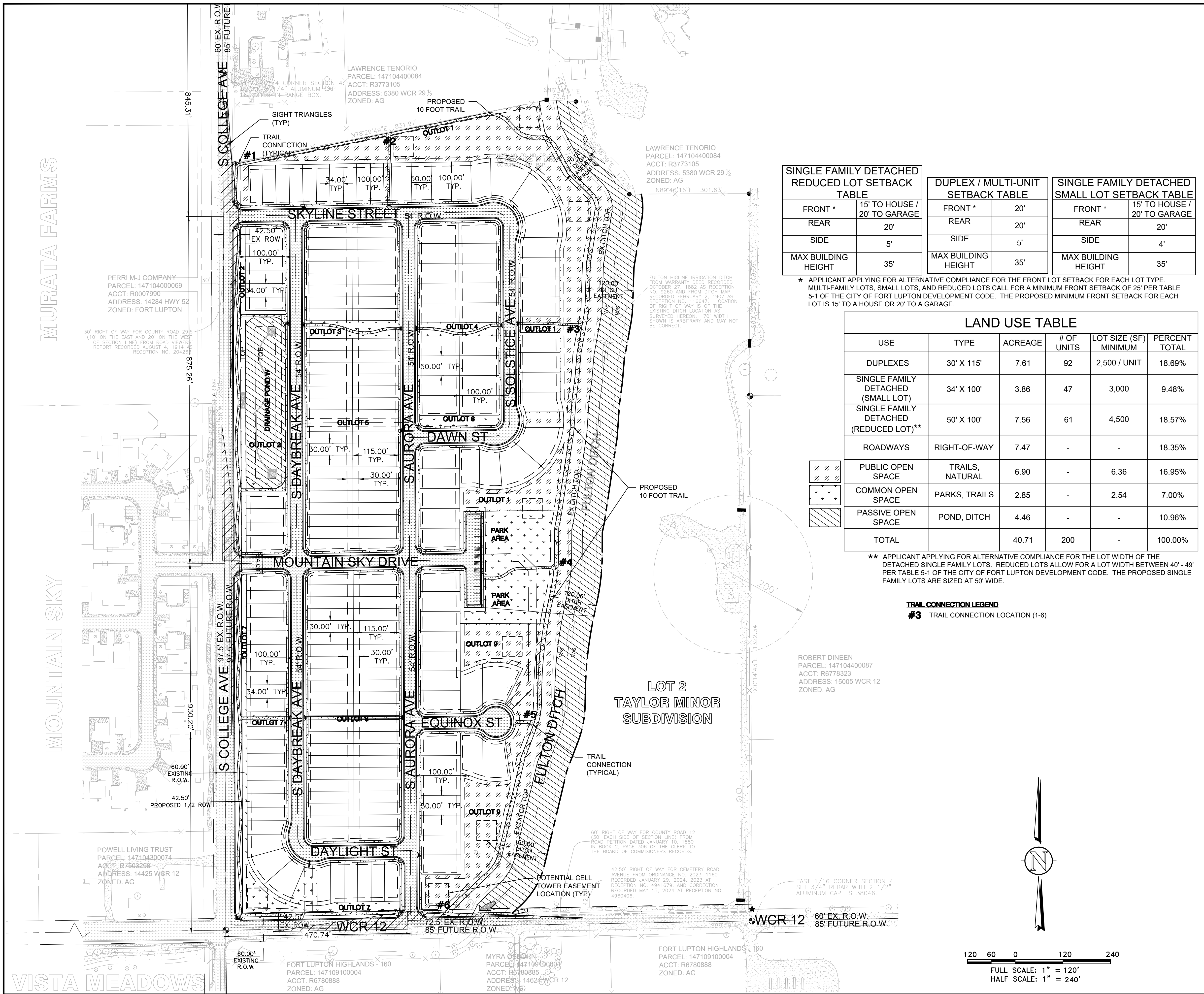
60' RIGHT OF WAY FOR COUNTY ROAD 12
(30' EACH SIDE OF SECTION LINE) FROM
ROAD PETITION DATED JANUARY 10, 1880
IN BOOK 2, PAGE 306 OF THE CLERK TO
THE BOARD OF COMMISSIONERS RECORDS.

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" = 60' | DRAWN BY: WEC | CHECKED BY: MRH | DATE: August 08, 2024 |
| JOB NO: 22-169 | REVISIONS: | | |



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KEY MAP SCALE 1" = 750'

| SINGLE FAMILY DETACHED
REDUCED LOT SETBACK
TABLE | | DUPLEX / MULTI-UNIT
SETBACK TABLE | | SINGLE FAMILY DETACHED
SMALL LOT SETBACK TABLE | |
|--|---------------------------------|--------------------------------------|-----|---|---------------------------------|
| FRONT * | 15' TO HOUSE /
20' TO GARAGE | FRONT * | 20' | FRONT * | 15' TO HOUSE /
20' TO GARAGE |
| REAR | 20' | REAR | 20' | REAR | 20' |
| SIDE | 5' | SIDE | 5' | SIDE | 4' |
| MAX BUILDING
HEIGHT | 35' | MAX BUILDING
HEIGHT | 35' | 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

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.

FORT LUPTON HIGHLANDS - 160
PARCEL: 147109100004
ACCT: R6780888
ZONED: AG

MYRA OSBORN
PARCEL: 147109100601
ACCT: R6780885
ADDRESS: 14624 WCR 12
ZONED: AG

FORT LUPTON HIGHLANDS - 160
PARCEL: 147109100004
ACCT: R6780888
ZONED: AG

PERRI M-J COMPANY
PARCEL: 147104000069
ACCT: R0007990
ADDRESS: 14284 HWY 5
ZONED: FORT LUPTON

30' RIGHT OF WAY FOR COUNTY ROAD 2915
(10' ON THE EAST AND 20' ON THE WEST
OF SECTION LINE) FROM ROAD VIEWERS
REPORT RECORDED AUGUST 4, 1914 AS
RECEPTION NO. 204263.

DWELL LIVING TRUST
ARCEL: 147104300074
CCT: R7503298
ADDRESS: 14425 WCR 12
ONED: AG

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 | 22.5, 45 DEG BEND | | RESTRAINED CROSS |
| | ✱ RESTRAINED PLUG | | FIRE HYDRANT |
| | ✱ RESTRAINED TEE | | RESTRAINED WATER VALVE |
| | ✱ WATER METER | | |
| | ✱ RESTRAINED CROSS | | |
| | ✱ FIRE HYDRANT | | |
| | ✱ RESTRAINED VALVE | | |
| | ✱ THIST BLOCK TB | | |
| | GATE VALVE GV | | |
| | PUBLIC OPEN SPACE | | PASSIVE OPEN SPACE |
| | COMMON OPEN SPACE | | PROPOSED CONCRETE |
| | | | PROPOSED ASPHALT |

LINETYPE LEGEND

Diagram illustrating the cross-section of a road and its various features:

- LOT / PROPERTY / SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT
- SETBACK
- TO BE ABANDONED LOT LINE
- EXISTING BUILDING, CURB
- EDGE OF ASPHALT or GRAVEL RD
- CHAINLINK FENCE
- WIRE FENCE
- FOND WQ W/S
- SWALE
- EXISTING OVERHEAD ELEC

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1350

Western Engineering Consultants, Inc. LLC

| CARLSON ASSOCIATES | | RYGGSN | DATE | BY |
|---|-----|---------|----------|-----|
| | No. | INITIAL | SUBMITAL | CYC |
| | 0 | | 09/23/24 | |
| DEDE CARLSON
13460 1ST ST. PO BOX 247
EASTLAKE, CO 80014
303-467-2686 | | | | |

SITE 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
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

| |
|------------------------------|
| INITIAL PLAN |
| RELEASE: 08/23/2010 |
| DESIGNED BY: CFC |
| DRAWN BY: CFC |
| CHECKED BY: CFC |
| PROJECT NO
01-0394.001.00 |
| DOC CON #
C1.00-SITE |
| SHEET
C1.00 |



Built on
Relationships®

Sunrise

Fort Lupton, CO

Sample Floor Plans & Elevations



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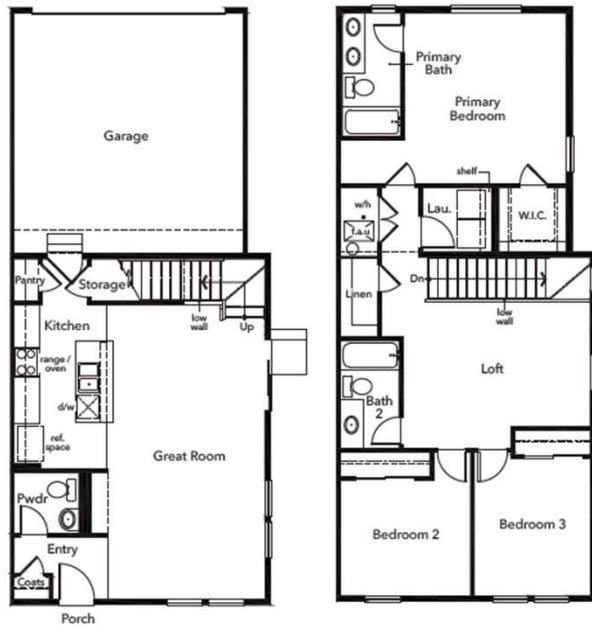


Alley Paired Homes (Duplex)





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Alley Paired Homes (Duplex)





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Alley Paired Homes (Duplex)

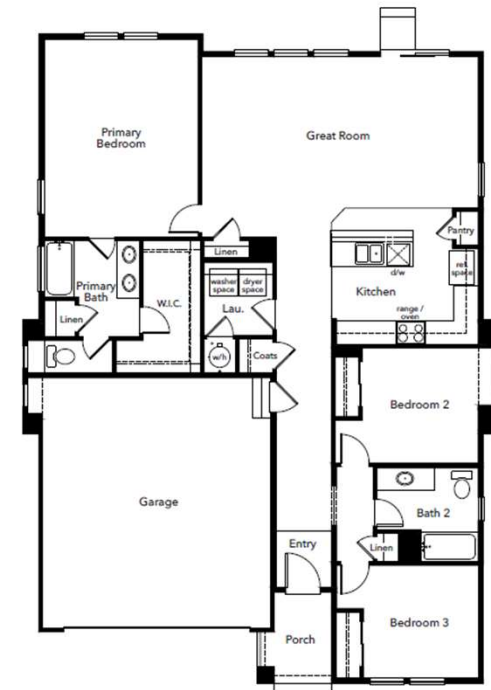




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Front Load SFD (50' Lot)

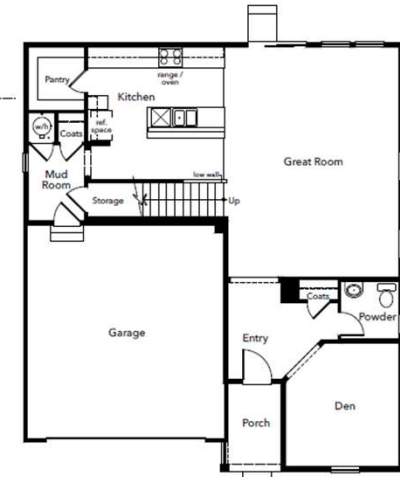
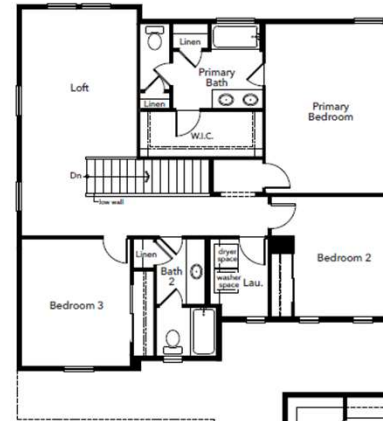




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Front Load SFD (50' Lot)





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,

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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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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

Hi,

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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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

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



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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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<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

This communication, along with any attachments, is covered by Federal and State law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you have received this in error, please reply immediately to the sender and delete this message.

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

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.

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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Sean

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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:

<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.

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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)

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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: 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!



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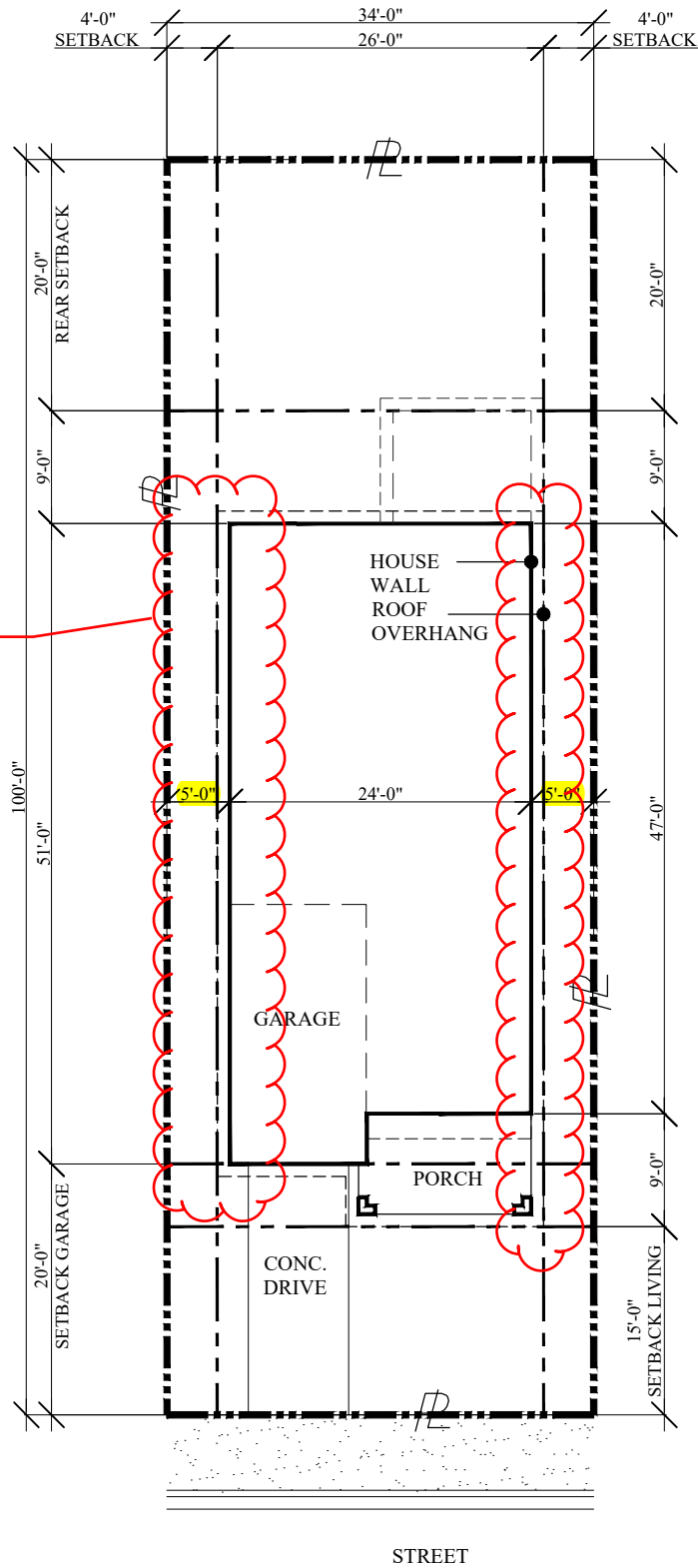
Sean McDermott
Planner I

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

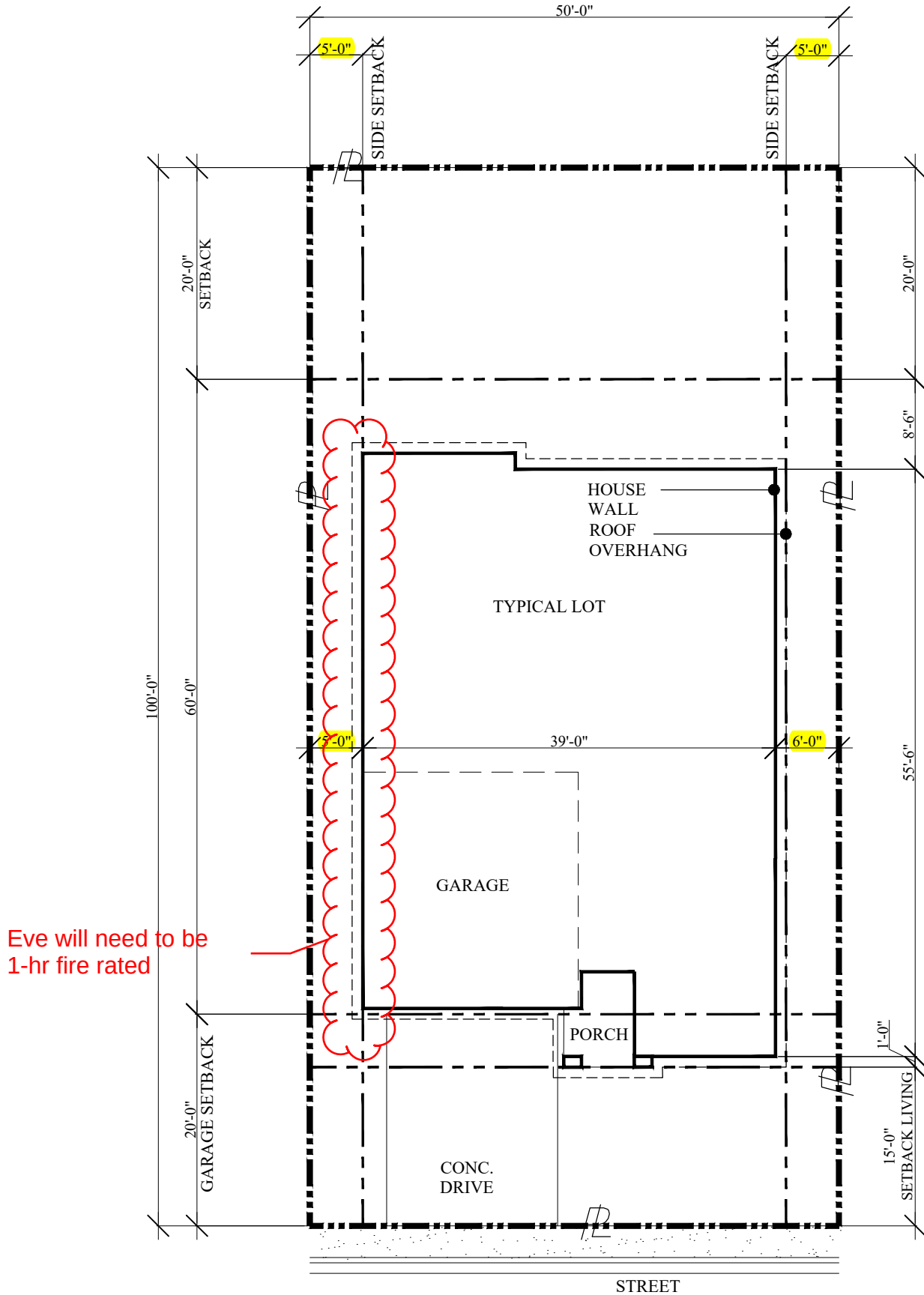
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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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,

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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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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

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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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Notice Keywords:

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**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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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



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
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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
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500 FAIRFAX ST
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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.

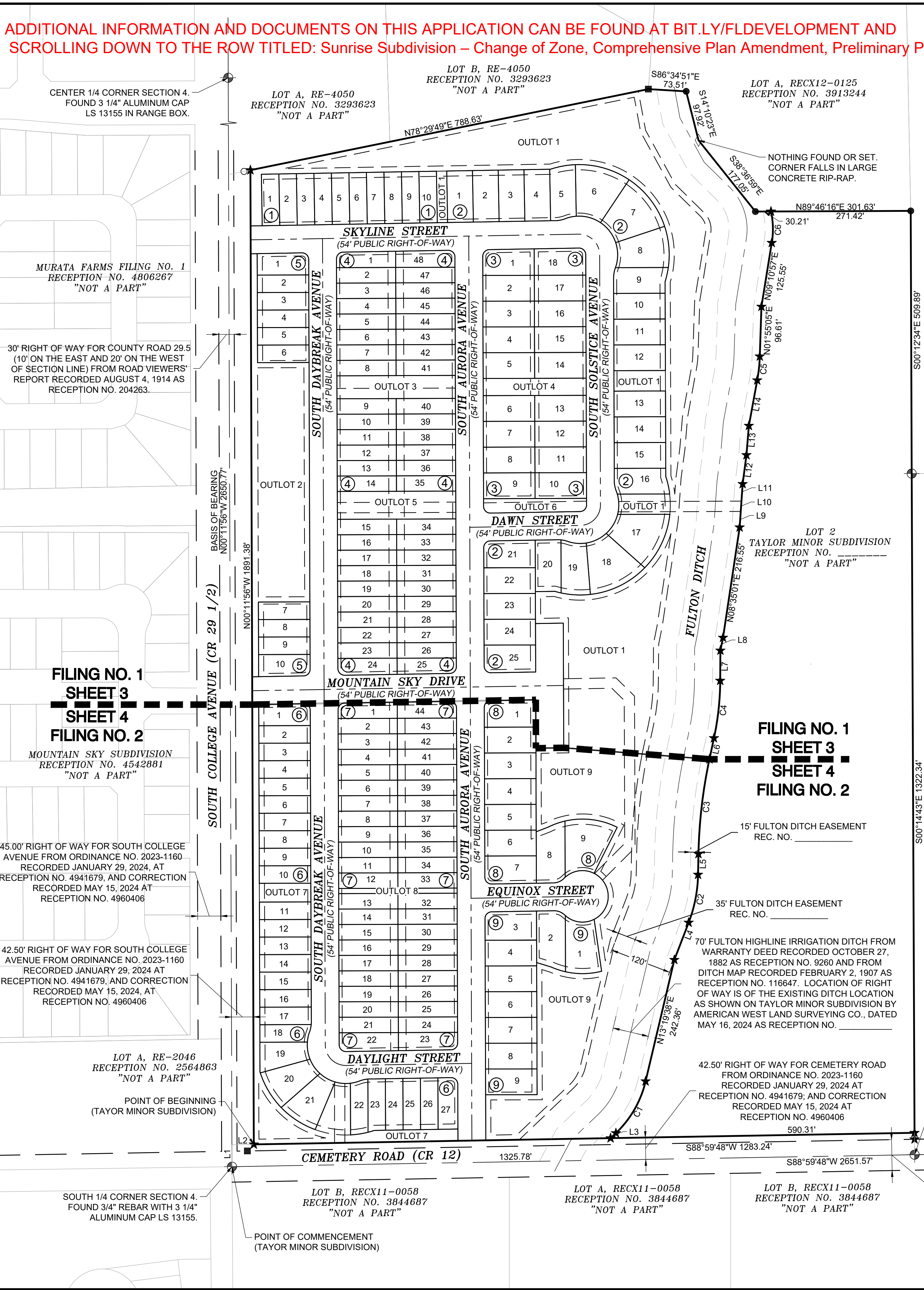
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Sunrise Subdivision – Change of Zone, Comprehensive Plan Amendment, Preliminary Plat, and Final Plat**

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](https://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

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 | 175.00 | 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 | 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°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°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
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrm.amw@gmail.com

SCALE: 1" = 120'
JOB NO. 22-169

DRAWN BY: WEC
REVISIONS:

CHECKED BY: MRH
DATE: August 08, 2024

[illegible]

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°15'56" 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 CURVE, 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 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 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, 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 WEST 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.

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°01'55" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF NON-TANGENCY; 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 SOUTH 85°23'35" 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 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 NORTH 84°06'55" WEST, 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 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 NORTH 84°06'55" WEST, 139.55 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°11'51" WEST, A DISTANCE OF 379.11 FEET TO A POINT OF NON-TANGENCY CURVE; THENCE 388.48 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, 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 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 NORTH 84°06'55" WEST, 139.55 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°11'51" WEST, A DISTANCE OF 379.11 FEET TO A POINT OF NON-TANGENCY CURVE; THENCE 388.48 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 59.23 FEET, A CENTRAL ANGLE OF 121°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 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 NORTH 84°06'55" WEST, 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 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 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 80°46'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 84°06'55" WEST, 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;

NORTH N87°29'49" EAST, A DISTANCE OF 788.63 FEET; THENCE SOUTH 08°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 TANGENCY; 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 TANGENCY; 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°22'44" WEST, A DISTANCE OF 89.70 FEET; THENCE SOUTH 04°43'48" WEST, A DISTANCE OF 57.14 FEET; THENCE SOUTH 07°31'27" WEST, A DISTANCE OF 56.62 FEET; THENCE SOUTH 08°57'39" WEST, A DISTANCE OF 84.41 FEET; THENCE SOUTH 08°35'00" WEST, A DISTANCE OF 115.89 FEET TO A POINT OF TANGENCY; THENCE 115.89 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 277.00 FEET, A CENTRAL ANGLE OF 19°51'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°13'10" WEST, 112.16 FEET TO A POINT OF TANGENCY; THENCE 112.16 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 TANGENCY; 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°36'39" WEST, 185.11 FEET TO A POINT OF TANGENCY; THENCE 185.11 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, SAID ARC HAVING A RADIUS OF 1946.60 FEET, A CENTRAL ANGLE OF 10°54'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°36'39" WEST, 185.11 FEET TO A POINT OF TANGENCY; THENCE 185.11 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 277.00 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 31°19'38" WEST, A DISTANCE OF 242.36 FEET TO A POINT OF TANGENCY; 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 115.89 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 115.89 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, 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 14°01'40" WEST, A DISTANCE OF 242.36 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 TANGENCY; 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°22'38" WEST, 97.58 FEET TO A POINT OF NON-TANGENCY; THENCE 97.58 FEET ALONG THE LINE OF NON-TANGENCY, THENCE 97.58 FEET TO A POINT OF TANGENCY; THENCE 97.58 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-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 175.00 FEET; THENCE SOUTH 14°01'40" WEST, A DISTANCE OF 242.36 FEET TO A POINT OF TANGENCY; THENCE 115.89 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, 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-TANGENCY; 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, 383.48 FEET TO A POINT OF TANGENCY; 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, 383.48 FEET TO A POINT OF TANGENCY; THENCE 383.48 FEET ALONG THE LINE OF THE SOUTHEAST 1/4 OF SECTION 4 NORTH 00°11'56" WEST, A DISTANCE OF 8.37 TO THE POINT OF BEGINNING.

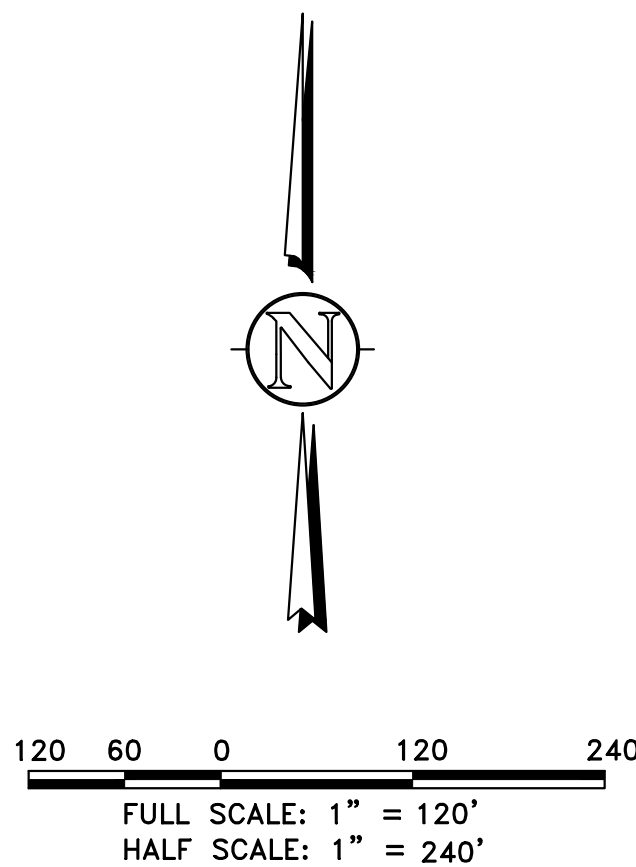
CONTAINING 11.64 ACRES, MORE OR LESS.



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 |
| | WIRE FENCE |
| | WOOD FENCE |
| | DITCH WATER SURFACE |

| | No. | REVISION | DATE | SF |
|--|-----|-----------------------|----------|-----|
| | 0 | INITIAL RELEASE | 07/17/74 | CFC |
| | 1 | REV PER CITY COMMENTS | 10/24/74 | CFC |
| | 2 | REV PER CITY COMMENTS | 10/29/74 | CFC |

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.

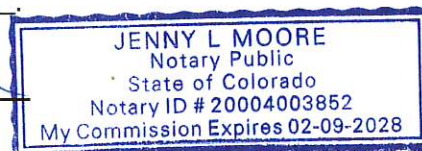
[Signature]

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





Upcoming Events

December 7, 2024 Cookies & Cocoa with Santa – Library, 370 S. Rollie Ave.