



**CITY OF FORT LUPTON**  
**CITY COUNCIL/ENTERPRISE BOARDS**  
**REGULAR MEETING AGENDA**  
Tuesday, January 7, 2025  
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://meet.goto.com/793699389>**

**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**

**Proclamation**

**a. Acts of Connection**

**Review of Accounts Payables**

**a. January 7, 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. December 17, 2024 City Council Meeting Minutes**
- b. Second Reading of Ordinance 2024-1181 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**
- c. AM 2025-001 Approving a Resolution Designating the City of Fort Lupton Webpage [www.fortluptonco.gov](http://www.fortluptonco.gov) as the Public Place for Posting Notices of Public City Meetings in Accordance with Colorado Revised Statutes Open Meetings Law**
- d. AM 2025-002 Approving a Resolution Designating William Carnes, Chief of Police, as the Emergency Response Authority**
- e. AM 2025-003 Approving a Resolution Adopting the Three Mile Area Plan for 2025**
- f. AM 2025-004 Approving a Resolution Ratifying the Mayor's Appointment of Nicole Beverly to the Fort Lupton Public and School Library Board as a Trustee for a Term to Expire December 31, 2028.**
- g. AM 2025-005 Annual Renewal of Cyber Security Software for an Amount not to Exceed \$42,072.00 Allocated from the IT Department Contractual Services Budget**
- h. AM 2025-006 Adopting an Ordinance Accepting the Right of Way Dedication from Mohammad Besharat for 12.5 feet of County Road 16**

**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 2025-007 Approve a Resolution for an Application for a Special Use Permit for a Concrete and Asphalt Business to Store Their Equipment On-site, Accessory to the Primary Residence of the Property, Known as the K&B Construction Special Use Permit

### **Staff Reports**

- a. Dig Deep Grant Review

### **Mayor/Council Reports**

### **Future City Events**

- a. January 16, 2025 Business Resource Fair 2 p.m.-4:30 p.m. Aims Community College  
January 17, 2025 Annual Chamber Banquet 5 p.m. Fort Lupton Recreation Center  
January 20, 2025 City Offices Closed in Observance of Martin Luther King Jr. Day

### **Upcoming Meetings**

- a. January 14, 2025 Town Hall Meeting, 130 S. McKinley Ave., 6:00 p.m.  
January 21, 2025 City Council Meeting, 130 S. McKinley Ave., 6:00 p.m.  
January 28, 2025 Town Hall Meeting, 130 S. McKinley Ave., 6:00 p.m.  
February 4, 2025 City Council Meeting, 130 S. McKinley Ave., 6:00 p.m.

### **Adjourn**

## *Proclamation*

**WHEREAS**, people are biologically created for connection; with social connection functioning as a fundamental human need which is as essential to our survival as food, water, and shelter; and

**WHEREAS**, the U.S. Surgeon General's report states that current rates of loneliness and isolation have profound threats to our health, being more widespread than many other major health issues, including smoking, diabetes, and obesity; and

**WHEREAS**, approximately half of U.S. adults report experiencing loneliness; yet less than 20% who often or always feel lonely recognize it as a major problem; and

**WHEREAS**, the highest rates of risk impact young people, aging adults, underrepresented racial groups, people with lower incomes, and those with chronic diseases and disabilities; and

**WHEREAS**, understanding the factors that contribute to loneliness and social isolation and the profound threats they present to our health and wellbeing, and taking inventory of the cultural, community, and societal dynamics that drive connection and disconnection is needed now more than ever; and

**WHEREAS**, creating healed communities that are healthier and happier requires action, which starts by reflecting on how we can shape, build, and strengthen our institutions, cultures, and interactions to support the development of healthy relationships.

**WHEREAS**, Acts of Connection, a public health initiative of Thriving Weld aims to create awareness of the health risks of loneliness and isolation, educate the public on the importance of social connection, create urgency of action to change our trajectory, and connect people to local resources and information that bolster healthy social connection; and

**WHEREAS**, ACTS OF CONNECTION MONTH is observed this January to raise awareness about the importance of social connection and the factors that contribute to loneliness and social isolation.

**NOW, THEREFORE**, I, Zo Hubbard, the Mayor of the City of Fort Lupton, do hereby proclaim January 2025 as

### **ACTS OF CONNECTION MONTH**

in Fort Lupton and call upon our government agencies, public and private institutions, businesses and schools to initiate Acts of Connection by embedding social connection in policies and programs and creating spaces and events that promote connection. Additionally,

we call upon citizens to foster a culture of connection that wraps around our neighbors, friends, and loved ones by seeking out opportunities to serve others, participating in community groups, nurturing relationships, and above all, showing empathy and compassion for one another.

Signed the 7<sup>th</sup> day of January 2025

---



# Council Check Report

City of Fort Lupton

By Check Number

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number                             | Vendor Name                 | Payment Date | Payment Type                                | Discount Amount | Payment Amount | Number |
|-------------------------------------------|-----------------------------|--------------|---------------------------------------------|-----------------|----------------|--------|
| Payable #                                 | Payable Type                | Post Date    | Payable Description                         | Discount Amount | Payable Amount |        |
| <b>Bank Code: Pooled Cash-Pooled Cash</b> |                             |              |                                             |                 |                |        |
| 000896                                    | PETTY CASH-FINANCE          | 12/18/2024   | Regular                                     | 0.00            | 397.43         | 103906 |
| <a href="#">121624</a>                    | Invoice                     | 12/16/2024   | GF-PETTY CASH REIMBURSEMENT-FIN             | 0.00            | 397.43         |        |
| 000031                                    | ADAMSON POLICE PRODUCTS     | 12/23/2024   | Regular                                     | 0.00            | 403.00         | 103907 |
| <a href="#">INV425647</a>                 | Invoice                     | 12/03/2024   | GF-UNIFORMS AND UNIFORMS ACCESSOR...        | 0.00            | 7.19           |        |
| <a href="#">INV4256551</a>                | Invoice                     | 12/03/2024   | GF-UNIFORMS AND UNIFORM ACCESSORI...        | 0.00            | 395.81         |        |
| 000040                                    | AFLAC                       | 12/23/2024   | Regular                                     | 0.00            | 2,611.02       | 103908 |
| <a href="#">371553</a>                    | Invoice                     | 12/11/2024   | GF-SUPPLEMENTAL INS FOR DECEMBER 2...       | 0.00            | 2,611.02       |        |
| 001646                                    | BANK OF COLORADO            | 12/23/2024   | Regular                                     | 0.00            | 90.35          | 103909 |
| <a href="#">0227 NOV24</a>                | Invoice                     | 12/01/2024   | SF-NOVEMBER 2024 FUEL CHARGES-S LIN...      | 0.00            | 90.35          |        |
| 000136                                    | BG'S JAPANESE DESIGNS       | 12/23/2024   | Regular                                     | 0.00            | 275.00         | 103910 |
| <a href="#">6958</a>                      | Invoice                     | 12/16/2024   | GF-UNIFORMS-STREETS                         | 0.00            | 275.00         |        |
| 002361                                    | BRANDI MARTINEZ             | 12/23/2024   | Regular                                     | 0.00            | 200.00         | 103911 |
| <a href="#">CIT #133394-1</a>             | Invoice                     | 12/10/2024   | GF-RESTITUTION PAYMENT-                     | 0.00            | 200.00         |        |
| 003478                                    | BUFFALO REFRIGERATION       | 12/23/2024   | Regular                                     | 0.00            | 724.00         | 103912 |
| <a href="#">1138</a>                      | Invoice                     | 12/01/2024   | GOLF-ICE MACHINE REPAIR-PRO SHOP            | 0.00            | 300.00         |        |
| <a href="#">1140</a>                      | Invoice                     | 12/01/2024   | GOLF-COOLER REPAIRS-PRO SHOP                | 0.00            | 424.00         |        |
| 000239                                    | CITY OF FORT LUPTON         | 12/23/2024   | Regular                                     | 0.00            | 400.00         | 103913 |
| <a href="#">CIT #E0022432-2</a>           | Invoice                     | 12/10/2024   | GF-RESTITUTION CIT#e0024432-1-              | 0.00            | 400.00         |        |
| 003722                                    | CLOUD CITY DRONES           | 12/23/2024   | Regular                                     | 0.00            | 23,458.00      | 103914 |
| <a href="#">ORD340550</a>                 | Invoice                     | 12/12/2024   | Cloud City Drones                           | 0.00            | 23,458.00      |        |
| 002651                                    | COLORADO COMMUNITY MEDIA    | 12/23/2024   | Regular                                     | 0.00            | 722.80         | 103915 |
| <a href="#">126186</a>                    | Invoice                     | 12/13/2024   | GF-LEGAL/PUBLIC NOTICES-                    | 0.00            | 423.80         |        |
| <a href="#">126784</a>                    | Invoice                     | 12/20/2024   | GF-DISPLAY; HAPPY HOLIDAYS-CITY CL          | 0.00            | 299.00         |        |
| 000306                                    | COMCAST BUSINESS            | 12/23/2024   | Regular                                     | 0.00            | 2,835.79       | 103916 |
| <a href="#">226153051</a>                 | Invoice                     | 12/01/2024   | GF-DECEMBER 2024 COMCAST INTERNET-          | 0.00            | 2,835.79       |        |
| 000307                                    | COMCAST CABLE COMM, LLC     | 12/23/2024   | Regular                                     | 0.00            | 462.33         | 103917 |
| <a href="#">0120790 DEC24</a>             | Invoice                     | 12/06/2024   | GOLF-DECEMBER 2024 INTERNET SERVICE...      | 0.00            | 212.89         |        |
| <a href="#">0208785 DEC24</a>             | Invoice                     | 12/04/2024   | GF-DECEMBER 2024 INTERNET SERV-PLA...       | 0.00            | 249.44         |        |
| 000340                                    | CUMMINS INC                 | 12/23/2024   | Regular                                     | 0.00            | 1,229.49       | 103918 |
| <a href="#">42-241215789</a>              | Invoice                     | 12/17/2024   | GF-REPAIRS TO GENERATOR-FAC                 | 0.00            | 1,229.49       |        |
| 003726                                    | EAP GLASS SERVICE LLC       | 12/23/2024   | Regular                                     | 0.00            | 36,886.04      | 103919 |
| <a href="#">80190 SV</a>                  | Invoice                     | 12/12/2024   | doors at city hall                          | 0.00            | 36,886.04      |        |
| 002011                                    | FRONT RANGE LUMBER COMPANY  | 12/23/2024   | Regular                                     | 0.00            | 42.47          | 103920 |
| <a href="#">42693/2</a>                   | Invoice                     | 12/10/2024   | GF-SUPPLIES-PARKS                           | 0.00            | 42.47          |        |
| 000512                                    | FUZION FIELD SERVICES LLC   | 12/23/2024   | Regular                                     | 0.00            | 255.75         | 103921 |
| <a href="#">367653</a>                    | Invoice                     | 12/13/2024   | GOLF-STANDARD MONTHLY RENTAL FEES...        | 0.00            | 255.75         |        |
| 002088                                    | GoTo TECHNOLOGIES USA, INC. | 12/23/2024   | Regular                                     | 0.00            | 185.81         | 103922 |
| <a href="#">1209291800</a>                | Invoice                     | 12/12/2024   | GoTo ProRated (3) licenses until April 2025 | 0.00            | 185.81         |        |
| 000567                                    | HIGH COUNTRY BEVERAGE CORP  | 12/23/2024   | Regular                                     | 0.00            | 534.20         | 103923 |
| <a href="#">W-6975813</a>                 | Invoice                     | 12/16/2024   | GOLF-BEVERAGES-PRO SHOP                     | 0.00            | 534.20         |        |
| 000636                                    | JC GOLF ACCESSORIES         | 12/23/2024   | Regular                                     | 0.00            | 207.69         | 103924 |

## Council Check Report

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number                | Vendor Name                | Payment Date | Payment Type                             | Discount Amount | Payment Amount | Number |
|------------------------------|----------------------------|--------------|------------------------------------------|-----------------|----------------|--------|
| Payable #                    | Payable Type               | Post Date    | Payable Description                      | Discount Amount | Payable Amount |        |
| <a href="#">SI-202930</a>    | Invoice                    | 12/13/2024   | GOLD-MERCHANDISE-PRO SHOP                | 0.00            | 207.69         |        |
| 000735                       | LL JOHNSON DISTRIBUTING    | 12/23/2024   | Regular                                  | 0.00            | 25.75          | 103925 |
| <a href="#">110124-99</a>    | Invoice                    | 12/01/2024   | GOLF-SERVICE CHARGES-PRO SHOP            | 0.00            | 25.75          |        |
| 000807                       | MORNING STAR ELEVATOR LLC  | 12/23/2024   | Regular                                  | 0.00            | 304.00         | 103926 |
| <a href="#">3743</a>         | Invoice                    | 12/09/2024   | CPR-ELEVATOR SERVICE-MUSEUM              | 0.00            | 304.00         |        |
| 000847                       | NORMAN'S MEMORIALS INC.    | 12/23/2024   | Regular                                  | 0.00            | 120.00         | 103927 |
| <a href="#">121224</a>       | Invoice                    | 12/12/2024   | CEM-JACK L THORPE-CEMTERY                | 0.00            | 120.00         |        |
| 000865                       | OFFICE DEPOT               | 12/23/2024   | Regular                                  | 0.00            | 334.36         | 103928 |
| <a href="#">396252298001</a> | Invoice                    | 12/01/2024   | GF-COFFE CUPS, LIDS, CREAMER-ADMIN       | 0.00            | 42.91          |        |
| <a href="#">396253536001</a> | Invoice                    | 12/01/2024   | GF-COFFEE FILTERS-ADMIN                  | 0.00            | 11.78          |        |
| <a href="#">396854550001</a> | Invoice                    | 12/01/2024   | GF-LAMINATOR JUPITER-ADMIN               | 0.00            | 183.43         |        |
| <a href="#">398277798001</a> | Invoice                    | 12/01/2024   | GF-BATTERIES, LABELS-ENG/ADMIN           | 0.00            | 96.24          |        |
| 003433                       | RN CIVIL CONSTRUCTION, LLC | 12/23/2024   | Regular                                  | 0.00            | 58,509.55      | 103929 |
| <a href="#">07</a>           | Invoice                    | 12/01/2024   | UF-PLANT EXPANSION PROJECT-WATER         | 0.00            | 58,509.55      |        |
| 001420                       | STORMWIND LLC              | 12/23/2024   | Regular                                  | 0.00            | 1,035.00       | 103930 |
| <a href="#">59647</a>        | Invoice                    | 12/01/2024   | Training - WindStorm Studios             | 0.00            | 1,035.00       |        |
| 003297                       | SWEET PEA CLEANING, LLC    | 12/23/2024   | Regular                                  | 0.00            | 2,030.00       | 103931 |
| <a href="#">9073</a>         | Invoice                    | 12/01/2024   | REC-DECEMBER CLEANING-REC CENTER         | 0.00            | 2,030.00       |        |
| 001052                       | SWIRE COCA-COLA, USA       | 12/23/2024   | Regular                                  | 0.00            | 383.80         | 103932 |
| <a href="#">44708373039</a>  | Invoice                    | 12/13/2024   | GOLF-PRE-PACKAGED GOODS-PRO SHOP         | 0.00            | 383.80         |        |
| 003398                       | UNIVERSITY AUTO PARTS      | 12/23/2024   | Regular                                  | 0.00            | 298.66         | 103933 |
| <a href="#">215852</a>       | Invoice                    | 12/01/2024   | GF-PARTS-STREETS                         | 0.00            | 150.82         |        |
| <a href="#">218081</a>       | Invoice                    | 12/03/2024   | GF-PARTS-PW SHOP                         | 0.00            | 80.60          |        |
| <a href="#">218082</a>       | Invoice                    | 12/03/2024   | GF-PARTS-PW SHOP                         | 0.00            | 8.54           |        |
| <a href="#">218347</a>       | Invoice                    | 12/06/2024   | SF-PARTS FOR SEWER JET FREIGHTLINER-S... | 0.00            | 1.72           |        |
| <a href="#">218754</a>       | Invoice                    | 12/10/2024   | UF-PARTS FOR 2015 GMC SIERRA UNIT 36...  | 0.00            | 56.98          |        |
| 001174                       | WAGNER EQUIPMENT CO.       | 12/23/2024   | Regular                                  | 0.00            | 260.42         | 103934 |
| <a href="#">P00C2759762</a>  | Invoice                    | 12/18/2024   | GF-PARTS-STREETS                         | 0.00            | 260.42         |        |
| 001188                       | WELD CNTY CLERK/RECORDER   | 12/23/2024   | Regular                                  | 0.00            | 8,117.50       | 103935 |
| <a href="#">121224</a>       | Invoice                    | 12/12/2024   | GF-2024 ELECTION-CITY CL                 | 0.00            | 8,117.50       |        |
| 003734                       | ABNER DINARTE GUZMAN       | 12/30/2024   | Regular                                  | 0.00            | 152.25         | 103936 |
| <a href="#">12232024</a>     | Invoice                    | 12/23/2024   | GF- CASE REFUND 133689-COURT             | 0.00            | 152.25         |        |
| 000031                       | ADAMSON POLICE PRODUCTS    | 12/30/2024   | Regular                                  | 0.00            | 690.98         | 103937 |
| <a href="#">INV425672</a>    | Invoice                    | 12/04/2024   | GF-UNIFORM ACCESSORIES-PD                | 0.00            | 89.99          |        |
| <a href="#">INV425727</a>    | Invoice                    | 12/04/2024   | GF-UNIFORMS AND ACCESSORIES-CODE         | 0.00            | 108.00         |        |
| <a href="#">INV425929</a>    | Invoice                    | 12/09/2024   | GF-UNIFORMS, NAMEPLATE-PD                | 0.00            | 112.40         |        |
| <a href="#">INV425987</a>    | Invoice                    | 12/10/2024   | GF-UNIFORMS, NAMEPLATE-PD                | 0.00            | 234.71         |        |
| <a href="#">INV426016</a>    | Invoice                    | 12/11/2024   | GF-NAMEPLATE-PD                          | 0.00            | 12.95          |        |
| <a href="#">INV426334</a>    | Invoice                    | 12/17/2024   | GF-UNIFORMS-PD                           | 0.00            | 6.95           |        |
| <a href="#">INV426398</a>    | Invoice                    | 12/18/2024   | GF-UNIFORMS-PD                           | 0.00            | 125.98         |        |
| 000044                       | AGFINITY INC               | 12/30/2024   | Regular                                  | 0.00            | 1,875.88       | 103938 |
| <a href="#">I81906</a>       | Invoice                    | 12/20/2024   | GOLF-FUEL-MAINT                          | 0.00            | 857.78         |        |
| <a href="#">I81907</a>       | Invoice                    | 12/20/2024   | GOLF-FUEL-MAINT                          | 0.00            | 699.78         |        |
| <a href="#">I81908</a>       | Invoice                    | 12/20/2024   | GOLF-FUEL-MAINT                          | 0.00            | 318.32         |        |
| 003729                       | AMBER REINHARDT            | 12/30/2024   | Regular                                  | 0.00            | 75.00          | 103939 |
| <a href="#">2007609.001</a>  | Invoice                    | 12/16/2024   | REC-BASKETBALL REFUND-                   | 0.00            | 75.00          |        |
| 003735                       | ASHLEY AZUBUIKE            | 12/30/2024   | Regular                                  | 0.00            | 75.00          | 103940 |
| <a href="#">2007614.001</a>  | Invoice                    | 12/26/2024   | REC- BASKETBALL REFUND-REC CENTER        | 0.00            | 75.00          |        |

## Council Check Report

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number                  | Vendor Name                              | Payment Date | Payment Type                               | Discount Amount | Payment Amount | Number |
|--------------------------------|------------------------------------------|--------------|--------------------------------------------|-----------------|----------------|--------|
| Payable #                      | Payable Type                             | Post Date    | Payable Description                        | Discount Amount | Payable Amount |        |
| 000104                         | ASSOCIATED POOL BUILDERS, INC            | 12/30/2024   | Regular                                    | 0.00            | 942.65         | 103941 |
| <a href="#">930215783</a>      | Invoice                                  | 12/23/2024   | Rec- Pool UV Bulb Replacement- Rec Cent... | 0.00            | 942.65         |        |
| 003650                         | AVALON COMMUNICATION SERVICES            | 12/30/2024   | Regular                                    | 0.00            | 6,148.80       | 103942 |
| <a href="#">516314</a>         | Invoice                                  | 12/11/2024   | Verkata cameras                            | 0.00            | 6,148.80       |        |
| 003524                         | BEST CLEANER DISPOSAL                    | 12/30/2024   | Regular                                    | 0.00            | 681.00         | 103943 |
| <a href="#">16194</a>          | Invoice                                  | 12/15/2024   | GF-TRASH SERVICE FOR JANUARY 2025-FAC      | 0.00            | 135.00         |        |
| <a href="#">16195</a>          | Invoice                                  | 12/15/2024   | CPR-TRASH SERVICE FOR JANUARY 2025-...     | 0.00            | 85.00          |        |
| <a href="#">16196</a>          | Invoice                                  | 12/15/2024   | GF-TRASH SERVICE FOR JANUARY 2025-PW...    | 0.00            | 129.00         |        |
| <a href="#">16197</a>          | Invoice                                  | 12/15/2024   | CEM-TRASH SERVICE FOR JANUARY 2025-...     | 0.00            | 72.00          |        |
| <a href="#">16199</a>          | Invoice                                  | 12/15/2024   | GOLF-TRASH SERVICE FOR JANUARY 2025...     | 0.00            | 135.00         |        |
| <a href="#">16200</a>          | Invoice                                  | 12/15/2024   | GF-TRASH SERVICE FOR JANUARY 2025-PA...    | 0.00            | 85.00          |        |
| <a href="#">16201</a>          | Invoice                                  | 12/15/2024   | GF-TRASH SERVICE FOR JANUARY 2025 (V...    | 0.00            | 40.00          |        |
| 000136                         | BG'S JAPANESE DESIGNS                    | 12/30/2024   | Regular                                    | 0.00            | 780.00         | 103944 |
| <a href="#">6956</a>           | Invoice                                  | 12/13/2024   | GF-EMBROIDERY SERVICES-CODE                | 0.00            | 180.00         |        |
| <a href="#">6959</a>           | Invoice                                  | 12/16/2024   | GF-EMBROIDERY SERVICES-CODE                | 0.00            | 600.00         |        |
| 002361                         | BRANDI MARTINEZ                          | 12/30/2024   | Regular                                    | 0.00            | 200.00         | 103945 |
| <a href="#">CIT #133394-1A</a> | Invoice                                  | 12/19/2024   | GF-CITATION #133394-1, RESTITUTION P...    | 0.00            | 200.00         |        |
| 000182                         | CEM SALES & SERVICE INC                  | 12/30/2024   | Regular                                    | 0.00            | 2,173.00       | 103946 |
| <a href="#">165042</a>         | Invoice                                  | 12/23/2024   | REC-POOL/SPA CHEMICALS-REC CENTER          | 0.00            | 2,173.00       |        |
| 000211                         | CH2M                                     | 12/30/2024   | Regular                                    | 0.00            | 46,410.50      | 103947 |
| <a href="#">D3410908-011</a>   | Invoice                                  | 12/23/2024   | UF-Construction Management WTP Expant..    | 0.00            | 46,410.50      |        |
| 001506                         | CHRISTOPHER CROSS                        | 12/30/2024   | Regular                                    | 0.00            | 60.87          | 103948 |
| <a href="#">121924</a>         | Invoice                                  | 12/19/2024   | REC-PETTY CASH REIMBURSEMENT-REC C...      | 0.00            | 60.87          |        |
| 000250                         | COLORADO ASSOCIATION OF CHIEFS OF POLICE | 12/30/2024   | Regular                                    | 0.00            | 680.00         | 103949 |
| <a href="#">5073</a>           | Invoice                                  | 12/19/2024   | GF-POST FORM D TESTS-HR                    | 0.00            | 680.00         |        |
| 002651                         | COLORADO COMMUNITY MEDIA                 | 12/30/2024   | Regular                                    | 0.00            | 72.68          | 103950 |
| <a href="#">126566</a>         | Invoice                                  | 12/20/2024   | GF-PUBLIC NOTICE                           | 0.00            | 72.68          |        |
| 000307                         | COMCAST CABLE COMM, LLC                  | 12/30/2024   | Regular                                    | 0.00            | 247.85         | 103951 |
| <a href="#">0215335 DEC24</a>  | Invoice                                  | 12/23/2024   | GF-DEC24 INTERNET SERVICE-CODE             | 0.00            | 247.85         |        |
| 003627                         | DEREK VALENZUELA                         | 12/30/2024   | Regular                                    | 0.00            | 56.00          | 103952 |
| <a href="#">122624</a>         | Invoice                                  | 12/26/2024   | GF-REIMBURSE FOR FINGER PRINTING-PD        | 0.00            | 56.00          |        |
| 002899                         | DIG DEEP RESEARCH, LLC                   | 12/30/2024   | Regular                                    | 0.00            | 3,000.00       | 103953 |
| <a href="#">1991</a>           | Invoice                                  | 12/23/2024   | GF-KOSHIO PARK PROJECT SURVEY- PARKS       | 0.00            | 3,000.00       |        |
| 003687                         | EXTREME CARE LLC                         | 12/30/2024   | Regular                                    | 0.00            | 177.50         | 103954 |
| <a href="#">34064</a>          | Invoice                                  | 12/18/2024   | REC-REPAIRED LATERAL TRAINER-REC CEN...    | 0.00            | 177.50         |        |
| 003061                         | JACQUELINE CHAVEZ                        | 12/30/2024   | Regular                                    | 0.00            | 226.59         | 103955 |
| <a href="#">120324</a>         | Invoice                                  | 12/03/2024   | GF-MILEAGE REIMBURSEMENT CO PRIMA-...      | 0.00            | 55.07          |        |
| <a href="#">120424</a>         | Invoice                                  | 12/04/2024   | GF-MILEAGE REIMBURSEMENT IAEM CON...       | 0.00            | 171.52         |        |
| 003577                         | JR ENGINEERING LLC                       | 12/30/2024   | Regular                                    | 0.00            | 1,770.00       | 103956 |
| <a href="#">85785</a>          | Invoice                                  | 12/23/2024   | GF- NOV 2024 PROFESSIONAL SERVICES- ...    | 0.00            | 1,770.00       |        |
| 000714                         | LEGACY SCHOOL OF DANCE LLC               | 12/30/2024   | Regular                                    | 0.00            | 3,171.00       | 103957 |
| <a href="#">DEC 24 DANCE</a>   | Invoice                                  | 12/23/2024   | REC- DEC LEGACY DANCE- REC CENTER          | 0.00            | 1,554.00       |        |
| <a href="#">NOV 24 DANCE</a>   | Invoice                                  | 12/23/2024   | REC- NOVEMBER LEGACY DANCE-REC             | 0.00            | 1,617.00       |        |
| 000729                         | LINDA KUDRNA                             | 12/30/2024   | Regular                                    | 0.00            | 132.66         | 103958 |
| <a href="#">122324</a>         | Invoice                                  | 12/23/2024   | CPR-SENIOR EVENTS/WELDCO MEETINGS-...      | 0.00            | 132.66         |        |
| 000735                         | LL JOHNSON DISTRIBUTING                  | 12/30/2024   | Regular                                    | 0.00            | 240.10         | 103959 |
| <a href="#">1945097-00</a>     | Invoice                                  | 12/10/2024   | GOLF-PARTS-MAINT                           | 0.00            | 240.10         |        |

## Council Check Report

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number                       | Vendor Name                         | Payment Date | Payment Type                           | Discount Amount | Payment Amount | Number |
|-------------------------------------|-------------------------------------|--------------|----------------------------------------|-----------------|----------------|--------|
| Payable #                           | Payable Type                        | Post Date    | Payable Description                    | Discount Amount | Payable Amount |        |
| 000865                              | OFFICE DEPOT                        | 12/30/2024   | Regular                                | 0.00            | 64.42          | 103960 |
| <a href="#">401220808001</a>        | Invoice                             | 12/13/2024   | GF-OFFICE SUPPLIES-ADMIN               | 0.00            | 64.42          |        |
| 003545                              | POINT AND PAY, LLC                  | 12/30/2024   | Regular                                | 0.00            | 50.00          | 103961 |
| <a href="#">122324</a>              | Invoice                             | 12/23/2024   | GF- NOVEMBER 2024 MONTHLY FEE-PLA...   | 0.00            | 50.00          |        |
| 003730                              | ROXANNE RIVERA                      | 12/30/2024   | Regular                                | 0.00            | 75.00          | 103962 |
| <a href="#">2007612.001</a>         | Invoice                             | 12/18/2024   | REC-BASKETBALL REFUND                  | 0.00            | 75.00          |        |
| 003546                              | SPECTRUM AQUATICS                   | 12/30/2024   | Regular                                | 0.00            | 3,530.00       | 103963 |
| <a href="#">0220932-IN</a>          | Invoice                             | 12/23/2024   | REC-POOL COVER REPAIR-REC CENTER       | 0.00            | 3,530.00       |        |
| 002694                              | SYMMETRY ENERGY SOLUTIONS LLC       | 12/30/2024   | Regular                                | 0.00            | 3,278.79       | 103964 |
| <a href="#">19401784</a>            | Invoice                             | 12/20/2024   | REC-NATURAL GAS SERVICE NOV24          | 0.00            | 3,278.79       |        |
| 001137                              | UNITED POWER                        | 12/30/2024   | Regular                                | 0.00            | 169.69         | 103965 |
| <a href="#">10213507 NOV24</a>      | Invoice                             | 12/17/2024   | GF-ELECTRIC SERVICE 11/13-12/13/24-FAC | 0.00            | 169.69         |        |
| 001138                              | UNITED POWER                        | 12/30/2024   | Regular                                | 0.00            | 3,597.60       | 103966 |
| <a href="#">59926</a>               | Invoice                             | 12/23/2024   | GF-COST TO REPAIR LIGHT @ HOOVER & ... | 0.00            | 3,597.60       |        |
| 003732                              | XAVIER MEERS                        | 12/30/2024   | Regular                                | 0.00            | 1,403.56       | 103967 |
| <a href="#">CIT #133318-1</a>       | Invoice                             | 12/19/2024   | GF-RESTITUTION CIT #133318-1           | 0.00            | 1,403.56       |        |
| 001224                              | XCEL ENERGY-GAS                     | 12/30/2024   | Regular                                | 0.00            | 1,475.84       | 103968 |
| <a href="#">907348940</a>           | Invoice                             | 12/18/2024   | GOLF-DEC24 GAS SERVICE-PRO SHOP        | 0.00            | 416.52         |        |
| <a href="#">908081219</a>           | Invoice                             | 12/24/2024   | Xcel Gas Bill- Account 53-2035238-1    | 0.00            | 1,059.32       |        |
| 000031                              | ADAMSON POLICE PRODUCTS             | 12/31/2024   | Regular                                | 0.00            | 537.91         | 103972 |
| <a href="#">INV426611</a>           | Invoice                             | 12/23/2024   | GF-UNIFORM AND ACCESSORIES-PD          | 0.00            | 537.91         |        |
| 000567                              | HIGH COUNTRY BEVERAGE CORP          | 12/31/2024   | Regular                                | 0.00            | 300.70         | 103973 |
| <a href="#">W-6984893</a>           | Invoice                             | 12/30/2024   | GOLF-BEVERAGES-PRO SHOP                | 0.00            | 300.70         |        |
| 003498                              | SEKICH ELECTRIC LLC                 | 12/31/2024   | Regular                                | 0.00            | 668.38         | 103974 |
| <a href="#">002</a>                 | Invoice                             | 12/17/2024   | GF-BASKETBALL HOOP REPAIR-FAC          | 0.00            | 339.17         |        |
| <a href="#">003</a>                 | Invoice                             | 12/17/2024   | GF-TOWN HALL EXTERIOR LIGHTING REPA... | 0.00            | 329.21         |        |
| 001016                              | SMASH ATHLETICS INC                 | 12/31/2024   | Regular                                | 0.00            | 1,284.00       | 103975 |
| <a href="#">19552</a>               | Invoice                             | 12/27/2024   | CPR-BASKETBALL UNIFORMS-ATHL           | 0.00            | 405.60         |        |
| <a href="#">19553</a>               | Invoice                             | 12/27/2024   | CPR-BASKETBALL UNIFORMS, SHORTS-AT...  | 0.00            | 878.40         |        |
| 002941                              | AMERITAS LIFE INSURANCE CORP        | 01/02/2025   | Regular                                | 0.00            | 9,871.92       | 103976 |
| <a href="#">010-57637-01 D...</a>   | Invoice                             | 01/01/2025   | GF-DENTAL INS FOR JANUARY 2025-HR      | 0.00            | 8,792.60       |        |
| <a href="#">010-57637-02 VIS...</a> | Invoice                             | 01/01/2025   | GF-VISION INS FOR JANUARY 2025-HR      | 0.00            | 1,079.32       |        |
| 000267                              | COLONIAL LIFE                       | 01/02/2025   | Regular                                | 0.00            | 105.96         | 103977 |
| <a href="#">78168200101029</a>      | Invoice                             | 01/01/2025   | GF-SUPPLEMENTAL INS JAN25-HR           | 0.00            | 105.96         |        |
| 000260                              | COLORADO RURAL WATER ASSOC          | 01/02/2025   | Regular                                | 0.00            | 475.00         | 103978 |
| <a href="#">3196</a>                | Invoice                             | 01/01/2025   | UF-2025 MEMBERSHIP FEES-WATER          | 0.00            | 475.00         |        |
| 000307                              | COMCAST CABLE COMM, LLC             | 01/02/2025   | Regular                                | 0.00            | 459.61         | 103979 |
| <a href="#">0117309 JAN25</a>       | Invoice                             | 01/01/2025   | REC-CABLE/MUSIC JAN25                  | 0.00            | 239.45         |        |
| <a href="#">0164533 JAN25</a>       | Invoice                             | 01/01/2025   | GF-INTERNET/PHONE JAN25-PW SHOP        | 0.00            | 220.16         |        |
| 002448                              | HIGH PLAINS NEW HOLLAND             | 01/02/2025   | Regular                                | 0.00            | 4,978.68       | 103980 |
| <a href="#">124262</a>              | Invoice                             | 12/31/2024   | GF-PARTS TO REPAIR HEAVY EQUIPMENT-... | 0.00            | 4,978.68       |        |
| 001035                              | STANDARD INSURANCE CO.              | 01/02/2025   | Regular                                | 0.00            | 5,733.50       | 103981 |
| <a href="#">00 759761 0001 ...</a>  | Invoice                             | 01/01/2025   | LI, AD&D, LTD, STD Ins Prem            | 0.00            | 5,733.50       |        |
| 001191                              | WELD COUNTY CHIEF'S OF POLICE ASSOC | 01/02/2025   | Regular                                | 0.00            | 350.00         | 103982 |
| <a href="#">0002</a>                | Invoice                             | 01/01/2025   | GF-WCCPA ASSOC MEMBERSHIP FOR 2025...  | 0.00            | 350.00         |        |
| 003672                              | BLUDOT TECHNOLOGIES INC.            | 01/07/2025   | Regular                                | 0.00            | 4,740.00       | 103983 |

## Council Check Report

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number                     | Vendor Name                          | Payment Date | Payment Type                              | Discount Amount | Payment Amount | Number  |
|-----------------------------------|--------------------------------------|--------------|-------------------------------------------|-----------------|----------------|---------|
| Payable #                         | Payable Type                         | Post Date    | Payable Description                       | Discount Amount | Payable Amount |         |
| <a href="#">BCEOFAD3-0001</a>     | Invoice                              | 01/01/2025   | GF-ECON PLATFORM OCT 30, '24- OCT 30, ... | 0.00            | 4,740.00       |         |
| 002651                            | COLORADO COMMUNITY MEDIA             | 01/07/2025   | Regular                                   | 0.00            | 192.91         | 103984  |
| <a href="#">126927</a>            | Invoice                              | 12/31/2024   | GF-CERT OF ELECTIONS/EXPENDITURES-CL...   | 0.00            | 192.91         |         |
| 000306                            | COMCAST BUSINESS                     | 01/07/2025   | Regular                                   | 0.00            | 2,469.66       | 103985  |
| <a href="#">227247849</a>         | Invoice                              | 12/31/2024   | Comcast Phones                            | 0.00            | 2,469.66       |         |
| 000431                            | EMPLOYERS COUNCIL SERVICES INC       | 01/07/2025   | Regular                                   | 0.00            | 55.28          | 103986  |
| <a href="#">0000531627</a>        | Invoice                              | 12/31/2024   | GF-NEW PRINT UPDATE SERVICE-HR            | 0.00            | 55.28          |         |
| 003192                            | ENCO SYSTEMS INC                     | 01/07/2025   | Regular                                   | 0.00            | 3,622.00       | 103987  |
| <a href="#">ASAP 20513</a>        | Invoice                              | 01/01/2025   | ENCO Annual Support                       | 0.00            | 3,622.00       |         |
| 001900                            | KNOWBE4 INC                          | 01/07/2025   | Regular                                   | 0.00            | 912.60         | 103988  |
| <a href="#">INV362889</a>         | Invoice                              | 01/01/2025   | Knowbe4 - Aida                            | 0.00            | 912.60         |         |
| 003176                            | LASTPASS US LP                       | 01/07/2025   | Regular                                   | 0.00            | 5,727.83       | 103989  |
| <a href="#">INV-811-302332...</a> | Invoice                              | 01/01/2025   | Annual Renewal LastPass                   | 0.00            | 5,727.83       |         |
| 003727                            | PAYSCALE, INC.                       | 01/07/2025   | Regular                                   | 0.00            | 6,800.00       | 103990  |
| <a href="#">157066</a>            | Invoice                              | 01/03/2025   | Payscale                                  | 0.00            | 6,800.00       |         |
| 001105                            | TOSHIBA FINANCIAL SERVICES           | 01/07/2025   | Regular                                   | 0.00            | 2,719.97       | 103991  |
| <a href="#">545165201</a>         | Invoice                              | 01/01/2025   | GOLF-2025 TOSHIBA BILL-PRO SHOP           | 0.00            | 283.52         |         |
| <a href="#">545165615</a>         | Invoice                              | 01/01/2025   | Copier Lease                              | 0.00            | 2,436.45       |         |
| 001174                            | WAGNER EQUIPMENT CO.                 | 01/07/2025   | Regular                                   | 0.00            | 182.35         | 103992  |
| <a href="#">P00C2760279</a>       | Invoice                              | 12/31/2024   | GF-PARTS FOR 2014 CAT GRADER UNIT#42...   | 0.00            | 17.82          |         |
| <a href="#">P00C2761123</a>       | Invoice                              | 12/31/2024   | GF-PARTS FOR CAT GRADER UNIT #2-STRE...   | 0.00            | 164.53         |         |
| 000024                            | ACE HARDWARE OF FORT LUPTON          | 12/23/2024   | EFT                                       | 0.00            | 907.95         | 9001932 |
| <a href="#">106430/1</a>          | Invoice                              | 12/04/2024   | GOLF-MARKING PAINT, WOOD STAKE-MA...      | 0.00            | 84.83          |         |
| <a href="#">106471/1</a>          | Invoice                              | 12/06/2024   | GOLF-BATTERIES, TARP, HEATER-MAINT        | 0.00            | 339.93         |         |
| <a href="#">106519/1</a>          | Invoice                              | 12/10/2024   | GOLF-PUTTY KNIFE, SPACKLE-PRO SHOP        | 0.00            | 9.78           |         |
| <a href="#">106534/1</a>          | Invoice                              | 12/11/2024   | GOLF-PARTS-MAINT                          | 0.00            | 186.22         |         |
| <a href="#">106553/1</a>          | Invoice                              | 12/12/2024   | GOLF-ICICLE LIGHTS-MAINT                  | 0.00            | 172.68         |         |
| <a href="#">106564/1</a>          | Invoice                              | 12/13/2024   | GOLF-EXTENTION CORD-MAINT                 | 0.00            | 19.96          |         |
| <a href="#">106580/1</a>          | Invoice                              | 12/16/2024   | GOLF-SUPPLIES-MAINT                       | 0.00            | 94.55          |         |
| 000048                            | AIRGAS USA LLC                       | 12/23/2024   | EFT                                       | 0.00            | 109.82         | 9001933 |
| <a href="#">9156166264</a>        | Invoice                              | 12/03/2024   | SF-COMPRESSED GAS FOR WELDING MAC...      | 0.00            | 109.82         |         |
| 001293                            | AMAZON.COM                           | 12/23/2024   | EFT                                       | 0.00            | 2,209.04       | 9001934 |
| <a href="#">131R-1QMT-RM...</a>   | Invoice                              | 12/05/2024   | GF-CONFERENCE ROOM CAMERA-SAFETY          | 0.00            | 2,180.17       |         |
| <a href="#">1QMP-RRRY-QPC1</a>    | Invoice                              | 12/11/2024   | IT Amazon Orders                          | 0.00            | 28.87          |         |
| 002853                            | BUCKEYE CLEANING CENTER              | 12/23/2024   | EFT                                       | 0.00            | 2,985.34       | 9001935 |
| <a href="#">90636082</a>          | Invoice                              | 12/13/2024   | REC-CLEANING SUPPLIES-REC CENTER          | 0.00            | 2,985.34       |         |
| 002122                            | BURNS & MCDONNELL ENGINEERING CO INC | 12/23/2024   | EFT                                       | 0.00            | 15,979.43      | 9001936 |
| <a href="#">169164-8</a>          | Invoice                              | 12/13/2024   | UF-LIFT STATION/FORCE MAIN PROJECT R...   | 0.00            | 15,979.43      |         |
| 000361                            | DBC IRRIGATION SUPPLY                | 12/23/2024   | EFT                                       | 0.00            | 81.94          | 9001937 |
| <a href="#">S5727870.001</a>      | Invoice                              | 12/01/2024   | GOLF-IRRIGATION SUPPLIES-MAINT            | 0.00            | 81.94          |         |
| 002723                            | EAGLE ROCK COMPANY OF COLO           | 12/23/2024   | EFT                                       | 0.00            | 270.60         | 9001938 |
| <a href="#">13389824</a>          | Invoice                              | 12/16/2024   | GOLF-BEVERAGES-PRO SHOP                   | 0.00            | 270.60         |         |
| 000425                            | ELEVATION COFFEE TRADERS             | 12/23/2024   | EFT                                       | 0.00            | 157.00         | 9001939 |
| <a href="#">108875</a>            | Invoice                              | 12/09/2024   | GOLF-COFFEE-PRO SHOP                      | 0.00            | 157.00         |         |
| 000768                            | MASEK GOLF CAR OF COLORADO           | 12/23/2024   | EFT                                       | 0.00            | 100.00         | 9001940 |
| <a href="#">01-90549</a>          | Invoice                              | 12/11/2024   | GOLF-REPAIRS TO GOLF CART-PRO SHOP        | 0.00            | 100.00         |         |
| 000783                            | MEANDERING WITH MARY                 | 12/23/2024   | EFT                                       | 0.00            | 325.00         | 9001941 |

## Council Check Report

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number                     | Vendor Name                          | Payment Date | Payment Type                                  | Discount Amount | Payment Amount | Number  |
|-----------------------------------|--------------------------------------|--------------|-----------------------------------------------|-----------------|----------------|---------|
| Payable #                         | Payable Type                         | Post Date    | Payable Description                           | Discount Amount | Payable Amount |         |
| <a href="#">121024</a>            | Invoice                              | 12/10/2024   | CPR-DECEMBER 2024 CASINO TRIP-SENIO...        | 0.00            | 325.00         |         |
| 000862                            | O'REILLY AUTO PARTS                  | 12/23/2024   | EFT                                           | 0.00            | 503.42         | 9001942 |
| <a href="#">4489-184038</a>       | Invoice                              | 12/01/2024   | SF-PARTS FOR SEWER JET FREIGHTLINER-S...      | 0.00            | 26.97          |         |
| <a href="#">4489-184279</a>       | Invoice                              | 12/01/2024   | GOLF-BLUEDEF-MAINT                            | 0.00            | 19.99          |         |
| <a href="#">4489-186645</a>       | Invoice                              | 12/09/2024   | SF-5 GAL HYDRIL OIL-S LINES                   | 0.00            | 149.98         |         |
| <a href="#">4489-186671</a>       | Invoice                              | 12/09/2024   | GOLF-GEARLUBE, ENGINE CLEANER, DEF-...        | 0.00            | 54.36          |         |
| <a href="#">4489-186832</a>       | Invoice                              | 12/10/2024   | UF-CERAMIC PADS, ROTOR-W LINES                | 0.00            | 205.12         |         |
| <a href="#">4489-187086</a>       | Invoice                              | 12/11/2024   | UF-PARTS FOR 2015 GMC SIERRA UNIT 36...       | 0.00            | 21.36          |         |
| <a href="#">4489-187144</a>       | Invoice                              | 12/12/2024   | GOLF-NITRILE GLOVES-STREETS                   | 0.00            | 25.64          |         |
| 000931                            | R & L TIRES                          | 12/23/2024   | EFT                                           | 0.00            | 65.65          | 9001943 |
| <a href="#">55618</a>             | Invoice                              | 12/04/2024   | GOLF-INNERTUBE INSTALLATION-MAINT             | 0.00            | 65.65          |         |
| 003150                            | REDI SERVICES, LLC                   | 12/23/2024   | EFT                                           | 0.00            | 200.00         | 9001944 |
| <a href="#">0000139163</a>        | Invoice                              | 12/01/2024   | CEM-PORTABLE TOILET SERVICE-CEMTERY           | 0.00            | 200.00         |         |
| 000999                            | SHAMROCK FOODS COMPANY               | 12/23/2024   | EFT                                           | 0.00            | 1,310.46       | 9001945 |
| <a href="#">32427249</a>          | Invoice                              | 12/16/2024   | GOLF-FOOD/BEVERAGES/PRE PACKAGED ...          | 0.00            | 1,310.46       |         |
| 003658                            | SLATE                                | 12/23/2024   | EFT                                           | 0.00            | 11,772.95      | 9001946 |
| <a href="#">269530</a>            | Invoice                              | 12/01/2024   | REC-OFFICE FURNITURE INSTALLATION-RE...       | 0.00            | 3,531.00       |         |
| <a href="#">269531</a>            | Invoice                              | 12/01/2024   | REC-OFFICE FURNITURE-REC CENTER               | 0.00            | 3,927.29       |         |
| <a href="#">269533</a>            | Invoice                              | 12/01/2024   | REC-OFFICE FURNITURE FOR STACEY -REC ...      | 0.00            | 4,314.66       |         |
| 003491                            | THALLE CONSTRUCTION CO INC           | 12/23/2024   | EFT                                           | 0.00            | 674,820.70     | 9001947 |
| <a href="#">3</a>                 | Invoice                              | 12/03/2024   | UF-Force Main & Lift Station Construction-... | 0.00            | 674,820.70     |         |
| 001101                            | TODD HODGES DESIGN, LLC              | 12/23/2024   | EFT                                           | 0.00            | 10,577.09      | 9001948 |
| <a href="#">3652</a>              | Invoice                              | 12/16/2024   | GF-PLANNING SERVICES DECEMBER 2-15, ...       | 0.00            | 10,577.09      |         |
| 002853                            | BUCKEYE CLEANING CENTER              | 12/30/2024   | EFT                                           | 0.00            | 162.74         | 9001949 |
| <a href="#">90637532</a>          | Invoice                              | 12/18/2024   | GOLF-CLEANING SUPPLIES-PRO SHOP               | 0.00            | 162.74         |         |
| 002122                            | BURNS & MCDONNELL ENGINEERING CO INC | 12/30/2024   | EFT                                           | 0.00            | 245,377.56     | 9001950 |
| <a href="#">160868-17</a>         | Invoice                              | 12/18/2024   | UF- WATER TOWER DESIGN CO #1-WATER            | 0.00            | 245,377.56     |         |
| 000745                            | LOUIS A GRESH                        | 12/30/2024   | EFT                                           | 0.00            | 1,600.00       | 9001951 |
| <a href="#">12202024</a>          | Invoice                              | 12/23/2024   | GF- DEC 2024 ARRAIGNMENTS-COURT               | 0.00            | 1,600.00       |         |
| 000768                            | MASEK GOLF CAR OF COLORADO           | 12/30/2024   | EFT                                           | 0.00            | 7,537.12       | 9001952 |
| <a href="#">01-90656</a>          | Invoice                              | 12/18/2024   | GOLF-PARTS-MAINT                              | 0.00            | 1,042.12       |         |
| <a href="#">01-90683</a>          | Invoice                              | 12/19/2024   | GF-EVENTS GOLF CART-EVENTS                    | 0.00            | 6,495.00       |         |
| 003046                            | PERKINS + WILL, INC.                 | 12/30/2024   | EFT                                           | 0.00            | 8,398.92       | 9001953 |
| <a href="#">222254.000-212...</a> | Invoice                              | 12/23/2024   | REC- NOV 2024 PROFESSIONAL SERVICES- ...      | 0.00            | 8,398.92       |         |
| 000999                            | SHAMROCK FOODS COMPANY               | 12/30/2024   | EFT                                           | 0.00            | 49.23          | 9001954 |
| <a href="#">32431191</a>          | Invoice                              | 12/17/2024   | GOLF-FOOD/PACKAGING-PRO SHOP                  | 0.00            | 49.23          |         |
| 002956                            | BUTLER SNOW LLP                      | 12/31/2024   | EFT                                           | 0.00            | 5,000.00       | 9001955 |
| <a href="#">10450084</a>          | Invoice                              | 12/01/2024   | GF-ASSISTANCE ON 2024 ELECTION-CITY CL        | 0.00            | 5,000.00       |         |
| 003316                            | MIGUEL IRAOLA                        | 12/31/2024   | EFT                                           | 0.00            | 575.00         | 9001956 |
| <a href="#">12312024</a>          | Invoice                              | 12/17/2024   | GF-TRANSLATOR SERVICES FOR DECEMBER..         | 0.00            | 575.00         |         |
| 000932                            | R & M SERVICES                       | 12/31/2024   | EFT                                           | 0.00            | 888.46         | 9001957 |
| <a href="#">10849</a>             | Invoice                              | 12/01/2024   | GF-TIRE REPAIR-PD                             | 0.00            | 10.00          |         |
| <a href="#">10850</a>             | Invoice                              | 12/04/2024   | GF-VEHICLE MAINTENANCE-PD                     | 0.00            | 696.24         |         |
| <a href="#">10851</a>             | Invoice                              | 12/10/2024   | GF-VEHICLE MAINTENANCE-PD                     | 0.00            | 87.61          |         |
| <a href="#">10853</a>             | Invoice                              | 12/27/2024   | GF-VEHICLE MAINTENANCE-PD                     | 0.00            | 94.61          |         |
| 000999                            | SHAMROCK FOODS COMPANY               | 12/31/2024   | EFT                                           | 0.00            | 874.77         | 9001958 |
| <a href="#">32567163</a>          | Invoice                              | 12/30/2024   | GOLF-FOOD/BEVERAGES/PRE PACKAGED ...          | 0.00            | 874.77         |         |
| 001101                            | TODD HODGES DESIGN, LLC              | 12/31/2024   | EFT                                           | 0.00            | 8,083.75       | 9001959 |



## Council Check Report

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number                | Vendor Name                            | Payment Date | Payment Type                               | Discount Amount | Payment Amount | Number     |
|------------------------------|----------------------------------------|--------------|--------------------------------------------|-----------------|----------------|------------|
| Payable #                    | Payable Type                           | Post Date    | Payable Description                        | Discount Amount | Payable Amount |            |
| <a href="#">3653</a>         | Invoice                                | 12/30/2024   | GF-PLANNING SERVICES FOR DECEMBER 1...     | 0.00            | 8,083.75       |            |
| 000232                       | CIRSA                                  | 01/02/2025   | EFT                                        | 0.00            | 993,124.83     | 9001960    |
| <a href="#">250031</a>       | Invoice                                | 01/02/2025   | GF-2025 Property Casualty Insurance Prem.. | 0.00            | 993,124.83     |            |
| 000600                       | INTELLICHOICE, INC.                    | 01/02/2025   | EFT                                        | 0.00            | 1,491.95       | 9001961    |
| <a href="#">1233621</a>      | Invoice                                | 01/01/2025   | GF-ANNUAL RENEWAL FOR EFORCE 01/01...      | 0.00            | 1,491.95       |            |
| 001943                       | PINNACOL ASSURANCE                     | 01/02/2025   | EFT                                        | 0.00            | 321,645.00     | 9001962    |
| <a href="#">21920387</a>     | Invoice                                | 01/02/2025   | GF-Work Comp Ins 1/1/2025 - 1/1/2026-M..   | 0.00            | 321,645.00     |            |
| 003160                       | UNITEDHEALTHCARE INSURANCE COMPANY     | 01/02/2025   | EFT                                        | 0.00            | 114,727.33     | 9001963    |
| <a href="#">259039394598</a> | Invoice                                | 01/01/2025   | GF-HEALTH INS FOR JAN25-HR                 | 0.00            | 114,727.33     |            |
| 001327                       | ALTA PEAK ROLLOFFS LLC                 | 01/07/2025   | EFT                                        | 0.00            | 495.34         | 9001964    |
| <a href="#">4383</a>         | Invoice                                | 12/31/2024   | GF-ROLLOFFS FOR NOVEMBER 2024-PW S...      | 0.00            | 495.34         |            |
| 002835                       | BRANDING BY BRE                        | 01/07/2025   | EFT                                        | 0.00            | 3,500.00       | 9001965    |
| <a href="#">1308</a>         | Invoice                                | 01/01/2025   | GF-SOCIAL MEDIA MANGMNT JANUARY 2...       | 0.00            | 3,500.00       |            |
| 000242                       | CIVICPLUS                              | 01/07/2025   | EFT                                        | 0.00            | 54,691.08      | 9001966    |
| <a href="#">321026</a>       | Invoice                                | 01/03/2025   | City Website                               | 0.00            | 14,572.02      |            |
| <a href="#">321031</a>       | Invoice                                | 01/01/2025   | GF-WEBSITE HOSTING RENEWAL-CITY CL         | 0.00            | 5,978.00       |            |
| <a href="#">322677</a>       | Invoice                                | 01/03/2025   | Social Media Archiving                     | 0.00            | 23,650.20      |            |
| <a href="#">325491</a>       | Invoice                                | 01/03/2025   | CivicClerk/CP Media                        | 0.00            | 10,490.86      |            |
| 000862                       | O'REILLY AUTO PARTS                    | 01/07/2025   | EFT                                        | 0.00            | 1,164.14       | 9001967    |
| <a href="#">4489-188097</a>  | Invoice                                | 12/31/2024   | GF/U-BATTERY FOR FORD F250 UNIT #8-W...    | 0.00            | 163.02         |            |
| <a href="#">4489-188329</a>  | Invoice                                | 12/31/2024   | CEM-OIL AND AIR FILTERS-CEMETERY           | 0.00            | 211.13         |            |
| <a href="#">4489-188448</a>  | Invoice                                | 12/31/2024   | GF-BATTERY FOR CAT GRADER UNIT #15-S...    | 0.00            | 362.88         |            |
| <a href="#">4489-188841</a>  | Invoice                                | 12/31/2024   | GF-BLUEDEF DRUM-PW SHOP                    | 0.00            | 378.00         |            |
| <a href="#">4489-189428</a>  | Invoice                                | 12/31/2024   | GF-CAP WRENCH-PW SHOP                      | 0.00            | 7.99           |            |
| <a href="#">4489-189647</a>  | Invoice                                | 12/31/2024   | CEM-5 QT MOTOR OIL-CEMETERY                | 0.00            | 24.99          |            |
| <a href="#">4489-189725</a>  | Invoice                                | 12/31/2024   | CEM-AIR FILTER-CEMETERY                    | 0.00            | 16.13          |            |
| 001998                       | PEAK PERFORMANCE COPIER AND SUPPLY INC | 01/07/2025   | EFT                                        | 0.00            | 7,757.50       | 9001968    |
| <a href="#">70788</a>        | Invoice                                | 01/01/2025   | GF-ANNUAL LASERFICHE CLOUD SUPPORT...      | 0.00            | 7,757.50       |            |
| 000931                       | R & L TIRES                            | 01/07/2025   | EFT                                        | 0.00            | 20.00          | 9001969    |
| <a href="#">55815</a>        | Invoice                                | 12/31/2024   | GF-TIRE REPAIR-STREETS                     | 0.00            | 20.00          |            |
| 000119                       | BANK OF COLORADO                       | 12/27/2024   | Bank Draft                                 | 0.00            | 6,526.21       | DFT0002511 |
| <a href="#">INV0001686</a>   | Invoice                                | 12/27/2024   | HSA DISTRIBUTION                           | 0.00            | 6,526.21       |            |
| 000119                       | BANK OF COLORADO                       | 12/27/2024   | Bank Draft                                 | 0.00            | 895.83         | DFT0002512 |
| <a href="#">INV0001687</a>   | Invoice                                | 12/27/2024   | HSA DISTRIBUTION                           | 0.00            | 895.83         |            |
| 001416                       | VALIC_1                                | 12/27/2024   | Bank Draft                                 | 0.00            | 48,525.99      | DFT0002513 |
| <a href="#">INV0001688</a>   | Invoice                                | 12/27/2024   | VALIC - 457(b) \$ Contributions            | 0.00            | 48,525.99      |            |
| 001265                       | IRS                                    | 12/27/2024   | Bank Draft                                 | 0.00            | 83,576.40      | DFT0002514 |
| <a href="#">INV0001689</a>   | Invoice                                | 12/27/2024   | Federal Withholding                        | 0.00            | 83,576.40      |            |
| 001418                       | CO DEPARTMENT OF REVENUE               | 12/27/2024   | Bank Draft                                 | 0.00            | 14,136.00      | DFT0002515 |
| <a href="#">INV0001690</a>   | Invoice                                | 12/27/2024   | CO Withholding                             | 0.00            | 14,136.00      |            |
| 000119                       | BANK OF COLORADO                       | 12/27/2024   | Bank Draft                                 | 0.00            | 100.00         | DFT0002516 |
| <a href="#">INV0001691</a>   | Invoice                                | 12/27/2024   | HSA DISTRIBUTION                           | 0.00            | 100.00         |            |
| 001265                       | IRS                                    | 12/27/2024   | Bank Draft                                 | 0.00            | 26.96          | DFT0002521 |
| <a href="#">INV0001692</a>   | Invoice                                | 12/27/2024   | Federal Withholding                        | 0.00            | 26.96          |            |
| 001418                       | CO DEPARTMENT OF REVENUE               | 12/27/2024   | Bank Draft                                 | 0.00            | 10.00          | DFT0002522 |

## Council Check Report

Date Range: 12/18/2024 - 01/07/2025

| Vendor Number              | Vendor Name  | Payment Date | Payment Type        | Discount Amount | Payment Amount | Number |
|----------------------------|--------------|--------------|---------------------|-----------------|----------------|--------|
| Payable #                  | Payable Type | Post Date    | Payable Description | Discount Amount | Payable Amount |        |
| <a href="#">INV0001693</a> | Invoice      | 12/27/2024   | CO Withholding      | 0.00            | 10.00          |        |

## Bank Code Pooled Cash Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment             |
|----------------|---------------|---------------|-------------|---------------------|
| Regular Checks | 119           | 84            | 0.00        | 279,213.68          |
| Manual Checks  | 0             | 0             | 0.00        | 0.00                |
| Voided Checks  | 0             | 0             | 0.00        | 0.00                |
| Bank Drafts    | 8             | 8             | 0.00        | 153,797.39          |
| EFT's          | 66            | 38            | 0.00        | 2,499,541.11        |
|                | <b>193</b>    | <b>130</b>    | <b>0.00</b> | <b>2,932,552.18</b> |



## All Bank Codes Check Summary

| Payment Type   | Payable<br>Count | Payment<br>Count | Discount    | Payment             |
|----------------|------------------|------------------|-------------|---------------------|
| Regular Checks | 119              | 84               | 0.00        | 279,213.68          |
| Manual Checks  | 0                | 0                | 0.00        | 0.00                |
| Voided Checks  | 0                | 0                | 0.00        | 0.00                |
| Bank Drafts    | 8                | 8                | 0.00        | 153,797.39          |
| EFT's          | 66               | 38               | 0.00        | 2,499,541.11        |
|                | <b>193</b>       | <b>130</b>       | <b>0.00</b> | <b>2,932,552.18</b> |

## Fund Summary

| Fund | Name                          | Period  | Amount              |
|------|-------------------------------|---------|---------------------|
| 999  | POOLED CASH/CONSOLIDATED CASH | 12/2024 | 1,384,537.74        |
| 999  | POOLED CASH/CONSOLIDATED CASH | 1/2025  | 1,548,014.44        |
|      |                               |         | <b>2,932,552.18</b> |

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
December 17, 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, December, 17, 2024. Mayor Zo Hubbard called the meeting to order at 6:03 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, Chris Ceretto Bruce Fitzgerald, Valerie Blackston, Carlos Barron and Claud Hanes. Councilmember David Crespino participated remotely.

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. Public Works Director, Roy Vestal, participated remotely.

**PERSONS TO ADDRESS COUNCIL**

There was no one to address the Mayor or Council.

**APPROVAL OF AGENDA**

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

**REVIEW OF ACCOUNTS PAYABLES**

Council reviewed the December 17, 2024, payables; there were no questions or comments from the Mayor or Council.

**CONSENT AGENDA**

It was moved by Carlos Barron and seconded by Valerie Blackston to approve the Consent Agenda as presented with the following items:

- December 3, 2024, City Council Meeting Minutes
- Approving a Change Order for Adolphson & Peterson Construction on Recreation Center Construction Project in the Amount of \$120,508.04 (AM 2024-201)
- Renew Agreement with Williams and Weiss Consulting, LLC and J&T Consulting to Provide Water Engineering Services for the City of Fort Lupton for an Amount of \$114,030 from the Utility Fund and Water Sales Tax Funds (AM 2024-203)
- Approve the Twenty First Interim Agreement with Northern Colorado Water Conservancy District (NCWCD) for the Northern Integrated Supply Plan (NISP) and

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
December 17, 2024**

Approve the 2025 Payment of \$876,750 from the Water Sales Tax Fund (AM 2025-204)

Motion passed unanimously on roll call vote.

**ACTION MEMORANDUM**

**AM 2024-205 Approving a Five-Year Contract with Axon Enterprise, Replacing the Body Worn Camera Contract, in an Amount not to Exceed \$127,582.12**

Axon Enterprise, Inc. is the PD vendor for Body Worn Cameras, Conducted Energy Weapons, and digital evidence storage. With the addition of Draft One (approved as a Capital Project) and the need for more licenses for staff, the existing contract was re-evaluated. This new contract replaces the previous Body Worn Camera contract and includes Draft One. This contract is separate from the Axon Fleet contract (vehicle cameras and ALPR). The total cost of the new contract is \$652,453.12, divided over five years for an annual cost of \$127,582.12.

It was moved by Carlos Barron and seconded by Claud Hanes to approve a Five-Year Contract with Axon Enterprise, Replacing the Body Worn Camera Contract, in an Amount not to Exceed \$127,582.12 Motion passed unanimously on roll call vote.

Councilmember Carlos Barron asked to address the Mayor and City Council. Mayor Hubbard granted him the floor. Councilmember Barron stated that his time on the Council has been invaluable and due to his election to House District 48, he is submitting his resignation. The City Council accepted his resignation and Councilmember Barron stepped down.

**AM 2024-202 Approving a Resolution Declaring a Vacancy in Ward III and Establishing the Appointment Process to Fill the Vacancy for a Term Ending November 2025**

The proposed Resolution declares a vacancy for Ward III and describes the vacancy to be filled by appointment. At the November 5, 2024, General Election, Councilmember Carlos Barron was elected as State Representative to District 48. Due to Councilmember Barron's election to District 48, the City only has one Councilmember in Ward III.

The resolution establishes the appointment process to fill the vacancy. Applications will be available at the City Clerk's office beginning December 18, 2024. The deadline to submit an application shall be January 15, 2025 at 5:00 P.M. Applicants qualified as to age, registered voter and residency in Ward III will be interviewed by City Council, on Tuesday, January 28, 2025, and an appointment will be made at the Council meeting on February 4, 2025.

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto to approve RESOLUTION 2024R070 DECLARING A VACANCY IN WARD III AND ESTABLISHING THE APPOINTMENT PROCESS TO FILL THE VACANCY FOR A TERM ENDING NOVEMBER 2025. Motion passed with

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
December 17, 2024**

5 'yes' votes from Councilmembers Valerie Blackston, David Crespín, Chris Ceretto, Bruce Fitzgerald and Claud Hanes; Mayor Hubbard voted 'no' to the motion.

**STAFF REPORTS**

City Attorney, Andy Ausmus, stated Judge Gresh retired after almost 40 years of service, 15 years were in Fort Lupton. Mr. Ausmus stated to Carlos Barron's children, that Carlos Barron is talented and dedicated and it is an honor that he becomes part of state government.

Chief Carnes stated there are five (5) new officers in the in-house academy and should be out in 4-5 months.

Planning Director, Todd Hodges, thanked Carlos Barron for the memories on the planning commission and for working his way to council. It's been a pleasure working with Carlos and I'm looking forward to what he does.

Councilmember Claud Hanes stated it's been an honor to serve next to Carlos. When Carlos started he had no agenda and he was here for his community.

Councilmember Bruce Fitzgerald stated he's proud to come from Ward 3 and call Ward 3 his home. He indicated Carlos has done a great job and it was good to meet him.

Councilmember Valerie Blackston, stated she has faith in our state government with Carlos. She also added the Youth Advisory Committee raised about 200 items for the food bank in one week.

Councilmember, Chris Ceretto, stated he is proud of Carlos, he's done a great job. His hard work is appreciated and he is looking forward to Carlos representing Fort Lupton.

Councilmember David Crespín, Carlos has such an amazing aura, he is amazing and kind. He is looking forward to Carlos' success at his next appointment.

Mayor Hubbard, stated Carlos has served with principles from his creator, his constituents, his constitution and his citizens. Mayor Hubbard expect this not to change. It has been an honor to have served with Carlos.

**MAYOR/COUNCIL REPORTS**

No reports from the Mayor or Council.

**FUTURE CITY EVENTS**

December 24-25, 2024, City Offices Closed in observance of the Holidays  
January 1, 2025, City Offices Closed in observance of New Years

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
December 17, 2024**

January 16, 2025, Business Resource Fair 2 p.m.-4:30 p.m. Aims Community College  
January 20, 2025, City Offices Closed in observance of MLK Jr. Day

**UPCOMING MEETINGS**

December 31, 2024, Town Hall Meeting, CANCELLED  
January 7, 2025, City Council Meeting, 130 S. McKinley Ave., 6 p.m.  
January 14, 2025, Town Hall Meeting, 130 S. McKinley Ave., 6 p.m.  
January 21, 2025, City Council Meeting, 130 S. McKinley Ave., 6 p.m.  
January 28, 2025, Town Hall Meeting, 130 S. McKinley Ave., 6 p.m.

**ADJOURNMENT**

The meeting adjourned at 6:21 p.m.

Submitted by,

---

Maricela Peña, City Clerk

Approved by City Council,

---

Zo Hubbard, Mayor

**ORDINANCE NO. 2024-1181**

**INTRODUCED BY:**

**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.**

**INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED** this 3<sup>rd</sup> day of December 2024.

**PUBLISHED** in the Fort Lupton Press the 12<sup>th</sup> day of December 2024.

**FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY** this 7<sup>th</sup> day of January 2025.

**PUBLISHED BY TITLE ONLY** the 16<sup>th</sup> day of January 2025.

**EFFECTIVE** (after publication) the 15<sup>th</sup> day of February 2025.

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  $00^{\circ}11'56''$  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 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  $88^{\circ}59'48''$  EAST, A DISTANCE OF 54.01;

THENCE NORTH  $00^{\circ}11'51''$  WEST, A DISTANCE OF 88.41 FEET;

THENCE NORTH  $89^{\circ}48'09''$  EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH  $00^{\circ}11'51''$  WEST, A DISTANCE OF 256.33 FEET;

THENCE SOUTH  $72^{\circ}51'22''$  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  $37^{\circ}57'47''$  AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH  $85^{\circ}22'33''$  EAST, 97.58 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH  $08^{\circ}10'31''$  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  $126^{\circ}15'52''$  AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH  $00^{\circ}09'24''$  WEST, 89.21 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH  $26^{\circ}42'40''$  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  $53^{\circ}18'18''$  AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH  $89^{\circ}56'29''$  WEST, 134.57 FEET TO A POINT OF TANGENCY;

THENCE SOUTH  $69^{\circ}06'01''$  WEST, A DISTANCE OF 24.25 FEET;

THENCE NORTH  $00^{\circ}11'51''$  WEST, A DISTANCE OF 466.06 FEET;

THENCE NORTH  $89^{\circ}01'55''$  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.



### SUBJECT FOR DISCUSSION

Approving a Resolution Designating the City of Fort Lupton Webpage [www.fortluptonco.gov](http://www.fortluptonco.gov) as the Public Place for Posting Notices of Public City Meetings in Accordance with Colorado Revised Statutes Open Meetings Law

### SUMMARY STATEMENT/BACKGROUND DISCUSSION

Colorado Revised Statute 24-6-402 (2) (c) indicates the local governing body shall designate at the first regular meeting of the calendar year, the location of posting for public notices. This posting will include agendas for the City Council, Historic Preservation Board, Planning Commission and any other boards, commissions and committees of the City that are required pursuant to the statute.

The Open Meeting Law 24-6-402 (2) (c) states that any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which the majority of quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to the holding of the meeting. The public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The post shall include specific agenda information where possible.

In 2019, a new law went into effect allowing a local government to post the notices on the local government's website, that notices be accessible to the public at no charge and, that notices be searchable, if feasible, by type of meeting, date and time of meeting, and agenda contents. A local government that posts notices of public meetings on its website may continue to post the notices in a physical location, but is not required to do so.

Pursuant to CRS 24-72-402 (2)(c)(III), a local government that posts notices of public meetings on a public website shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-four hours prior to a meeting, if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online.

### FINANCIAL CONSIDERATIONS

N/A

### LEGAL/POLITICAL CONSIDERATIONS

### ALTERNATIVES/OPTIONS

N/A

#### Certification of Council Approval:

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

### **STAFF RECOMMENDATIONS**

Staff recommends posting be placed on the City of Fort Lupton webpage [www.fortluptonco.gov](http://www.fortluptonco.gov) and in case of exigent or emergency circumstances, the notice be posted at the Fort Lupton City Hall, 130 S. McKinley Avenue.

**Attachments:**                      a. Proposed Resolution

## **RESOLUTION 2025R001**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON DESIGNATING THE CITY OF FORT LUPTON WEBPAGE [WWW.FORTLUPTONCO.GOV](http://WWW.FORTLUPTONCO.GOV) AS THE PUBLIC PLACE FOR POSTING NOTICES OF PUBLIC CITY MEETINGS IN ACCORDANCE WITH COLORADO REVISED STATUTES OPEN MEETINGS LAW §24-6-402**

**WHEREAS**, Colorado Revised Statute Open Meeting Law §24-6-402(2)(c)(I) Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public; and,

**WHEREAS**, in addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to the holding of the meeting; and,

**WHEREAS**, the law requires local governments to post notices of public meetings in physical locations; and

**WHEREAS**, the public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year; and

**WHEREAS**, House Bill 19-1087 was introduced in 2019, allowing a local government to post the notices on the local government's website, that notices be accessible to the public at no charge and, that notices be searchable, if feasible, by type of meeting, date and time of meeting, and agenda contents; and

**WHEREAS**, a local government that posts notices of public meetings on its website may continue to post the notices in a physical location, but is not required to do so; and

**WHEREAS**, CRS §24-6-402 (2)(c)(III) a local government that posts notices of public meetings on a public website shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online; and

**WHEREAS**, said posting will include meetings of the City Council, Historic Preservation Board, Planning Commission and any other boards, commissions and committees of the City.



**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council, in accordance with the Open Meetings Law, notice of time and place designates for all regular and special meetings shall be the City of Fort Lupton web page [www.fortluptonco.gov](http://www.fortluptonco.gov) and in case of exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online, the notice shall be posted at the Fort Lupton City Hall, 130 S. McKinley Avenue.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 7<sup>TH</sup> DAY OF JANUARY 2025.**

City of Fort Lupton, Colorado

---

Zo Hubbard, Mayor

Attest:

---

Maricela Peña, City Clerk

Approved as to form:

---

Andy Ausmus, City Attorney



**SUBJECT FOR DISCUSSION**

Approving a Resolution Designating William Carnes, Chief of Police, as the Emergency Response Authority

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Pursuant to C.R.S. § 29-22-101, et seq., the governing body of every town, city, and city and county shall designate by ordinance or resolution an emergency response authority or authorities for hazardous substance incidents occurring within the corporate limits of such town, city, and city and county. The governing body shall annually report the designation to the hazardous materials section of the Colorado state patrol. Unless otherwise designated by ordinance or resolution, the fire authority responsible for the area within the corporate limits of such town, city, or city and county is the designated emergency response authority. ("DERA")

*Fort Lupton Municipal Code Sec. 6-208. - Authority for emergency response.*

*(a)The Police Department is hereby designated as the emergency response authority for hazardous material incidents occurring within the corporate limits of the City. The Chief of Police shall have the authority to coordinate and direct operations regarding hazardous material incidents and has the authority to seek the assistance of the Fire Protection District or other local, state or federal law enforcement or public safety organization.*

The City must notify, by Resolution, the Weld County Office of Emergency Management as to the designated emergency response authority. The designation of one individual as the DERA is to provide clear and concise command authority in the response to hazardous substance incidents.

Because the Municipal Code already designates the Police Department as the emergency response authority, and the Chief of Police has the authority to coordinate and direct the operations, Chief of Police, William Carnes, is the designated authority as set forth in the Resolution.

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

**ALTERNATIVES/OPTIONS**

**STAFF RECOMMENDATIONS**

**Attachments:** a. Proposed Resolution

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

## **RESOLUTION 2025R002**

### **A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON DESIGNATING AN EMERGENCY RESPONSE AUTHORITY (“DERA”)**

**WHEREAS**, the City Council, pursuant to statute is vested with the authority of administering the affairs of the City of Fort Lupton, Colorado; and

**WHEREAS**, pursuant to C.R.S. § 29-22-101, *et seq.*, requires the governing body of the City to designate by Ordinance or Resolution an emergency response authority for hazardous substance incidents occurring within the city limits; and

**WHEREAS**, the governing body shall annually report the designation to the hazardous materials section of the Colorado state patrol; and

**WHEREAS**, Section 6-208 of the Fort Lupton Municipal Code designates the Police Department as the emergency response authority for hazardous material incidents occurring within the corporate limits of the City. The Chief of Police shall have the authority to coordinate and direct operations regarding hazardous material incidents and has the authority to seek the assistance of the Fire Protection District or other local, state or federal law enforcement or public safety organization; and

**WHEREAS**, the designation of one individual as the DERA is to provide clear and concise command authority in the response to hazardous substance incidents; and

**WHEREAS**, the City Council deems it advisable to designate William Carnes, Chief of Police, as the DERA for hazardous substance incidents occurring within the city limits of the City of Fort Lupton in order to clarify the chain of command authority for such incidents.

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council hereby appoints the Fort Lupton Chief of Police, William Carnes, as the Designated Emergency Response Authority for hazardous substance incidents occurring within the city limits for Fort Lupton, Colorado.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 7<sup>TH</sup> DAY OF JANUARY 2025.**

City of Fort Lupton, Colorado

---

Zo Hubbard, Mayor

Attest:

---

Maricela Peña, City Clerk

Approved as to form:

---

Andy Ausmus, City Attorney



City Council Meeting  
Date: January 7, 2025  
Staff: Todd Hodges,  
Planning Director  
Jake Freier, GIS Coordinator

AM 2025-003  
Consent Agenda ☒  
Action Memorandum ☐  
Public Hearing ☐

### **SUBJECT FOR DISCUSSION**

Approving a Resolution Adopting the Three Mile Area Plan for 2025

### **SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The City of Fort Lupton's Three Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within three (3) miles of the current boundaries of the City of Fort Lupton. The plan identifies issues that should be taken into consideration prior to any parcel of land being annexed into the City of Fort Lupton, but does not propose the annexation of any lands near the City of Fort Lupton. Annexation of any land into the City of Fort Lupton remains an individual landowner decision. This Plan addresses requirements for the Three Mile Area Plan as outlined in Colorado Revised Statute § 31-12-105(1)(e), as amended.

The size of the Three Mile Area boundary increased slightly since the adoption of the Three Mile Area Plan in January 2024. The Three Mile Area Boundary now encompasses approximately 167.4 square miles in total.

### **FINANCIAL CONSIDERATIONS**

N/A

### **LEGAL/POLITICAL CONSIDERATIONS**

If adopted, the Three Mile Area Plan for 2025 will be provided to Weld County in conformance with the existing Coordinated Planning Agreement.

### **ALTERNATIVES/OPTIONS**

None

### **STAFF RECOMMENDATIONS**

Staff recommends Council adopt the proposed Three Mile Area Plan for 2025.

### **Attachments:**

- a. Proposed Resolution No. 2025-xxx
- b. Three Mile Area Plan Report and Maps

### **Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**RESOLUTION NO. 2025Rxxx**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE CITY OF FORT LUPTON THREE MILE AREA PLAN**

**WHEREAS**, the City Council finds that the Three Mile Area Plan provides a guide giving direction to land use issues and infrastructure needs for lands within three (3) miles of the current boundaries of the City, and

**WHEREAS**, Colorado Revised Statute § 31-12-105(1)(e), as amended, addresses requirements for Three Mile Area Plans, and

**WHEREAS**, the Three Mile Area Plan conforms to the Colorado Revised Statutes and City codes and policies therein, and

**WHEREAS**, all submittal requirements for the public meeting have been met, and

**WHEREAS**, the City Council reviewed the Three Mile Area Plan and supporting documentation, referral comments, as well as citizen input in response to this Plan.

**NOW THEREFORE BE IT RESOLVED**, that the Fort Lupton City Council hereby approve the Three Mile Area Plan for the year 2025.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 7<sup>th</sup> DAY OF JANUARY, 2025.**

City of Fort Lupton, Colorado

---

Zo Hubbard, Mayor

Attest:

---

Maricela Peña, City Clerk

Approved as to form:

---

Andy Ausmus, City Attorney

# City of Fort Lupton, Colorado

---

## Three Mile Area Plan

*Adopted January 2025*



The Union Pacific Big Boy No. 4014, the world's largest steam locomotive, passed through Fort Lupton on October 23, 2024 as part of its Big Boy Heartland America Tour.

*Image captured by Juan Arellano*

**Fort Lupton**  
COLORADO

## Contents

---

|                                                         |     |
|---------------------------------------------------------|-----|
| INTRODUCTION .....                                      | 3   |
| METHODOLOGY .....                                       | 4   |
| STUDY AREA .....                                        | 5   |
| STATUTORY REQUIREMENT .....                             | 6   |
| ANNEXATION ELIGIBILITY AND PROCESSING REQUIREMENT ..... | 7   |
| CITY PERSPECTIVE ON ANNEXATION .....                    | 8   |
| 3 MILE AREA COOPERATION .....                           | 9   |
| QUADRANT I.....                                         | 10  |
| QUADRANT II.....                                        | 12  |
| QUADRANT III.....                                       | 14  |
| QUADRANT IV .....                                       | 16  |
| 3- MILE ACRE TABULATION .....                           | 18  |
| CONCLUSION.....                                         | 19  |
| THREE MILE AREA BUFFER (FULL MAP) .....                 | i   |
| THREE MILE AREA BUFFER (QUADRANT I) .....               | ii  |
| THREE MILE AREA BUFFER (QUADRANT II).....               | iii |
| THREE MILE AREA BUFFER (QUADRANT III) .....             | iv  |
| THREE MILE AREA BUFFER (QUADRANT IV) .....              | v   |

This Plan has been created by the Planning staff at the City of Fort Lupton,  
130 South McKinley Avenue  
Fort Lupton, Colorado 80621



## INTRODUCTION

---

The City of Fort Lupton Three Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within three (3) miles of the current boundaries of the City of Fort Lupton. The Plan identifies issues that should be addressed prior to any parcel of land being annexed into the City of Fort Lupton, but does not propose the annexation of any lands near the City of Fort Lupton. Annexation of any land into the City of Fort Lupton remains a decision of the individual landowner. Finally, this Plan addresses requirements for the Three Mile Area Plan, as outlined in the Colorado Revised Statute 31-12-105 (1) (e), as amended.

The City of Fort Lupton needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The City of Fort Lupton has identified a desire to annex lands in an orderly manner that balances both the short- and long-term fiscal needs of the community. Annexation proposals should also balance business, residential and industrial land uses, to the greatest extent possible; with park and open space uses reserved to help maintain a balance of land uses within the community. Successful annexation applications to the City of Fort Lupton should focus on how any particular annexation will meet the goals of the Fort Lupton community as identified in the Comprehensive Plan. Annexation is a discretionary act available to the City of Fort Lupton; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

The City of Fort Lupton wishes to continue to work with Weld County to ensure that there is a smooth transition of land uses from urban to rural in the area near Fort Lupton. This plan was developed using a visual survey of the area, mapping information from the City of Fort Lupton and Weld County Planning Departments, and review by the City of Fort Lupton Planning Commission and City Council.

## METHODOLOGY

---

Criteria to be considered when determining which lands near the City of Fort Lupton might be desirable for annexation include:

- Areas which will broaden the range of housing types in the City of Fort Lupton and expand the permanent resident population.
- Areas that have enough buildable land so that desired City land uses can be accommodated.
- Areas close to the City that are, or can easily be, urban in nature and can be served by City services and utilities with little or no negative physical or economic impact on the community.
- Areas that help strengthen the economy of Fort Lupton.
- Areas that promote infill development.
- Areas that share a community of interest with the City of Fort Lupton.

No land in unincorporated Weld County is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable for future urban uses, can easily be served by current services and facilities, are existing residential subdivisions, are needed to provide open space for the community, or will be logical for the expansion of the City of Fort Lupton urban area.

Thanks are due to the Planning Commission, City Council, and the planning staff of the City of Fort Lupton for their thorough review of this document. Comments from the entire process have been incorporated into the adopted Plan.

## STUDY AREA

---

To address the lands within a three (3) mile area of the City of Fort Lupton, the Plan divides the area into four (4) quadrants, identified as Quadrant I, Quadrant II, Quadrant III, and Quadrant IV. Specific areas referred to in the Three Mile Area Plan will be done by the Township Range style, a common method for identifying land areas across the United States.

The location of each of the quadrants within the three (3) mile area is identified on the Three Mile Area Boundary Map. The general character of each of the four (4) quadrants is described and classified according to the following six (6) categories:

- Description
- Land Use
- Community Services
- Transportation
- Utility Provisions
- Open Space, Parks, and Recreation

The four (4) quadrants are included within the City of Fort Lupton Three Mile Area Plan and are generally eligible for annexation to the City of Fort Lupton, under the provisions of the Colorado Revised Statutes. Inclusion in this plan does not assume properties will be annexed into the City or guarantee annexation, should it be requested by property owners.

For analysis purposes, the lands within three (3) miles of the corporate limits of the City of Fort Lupton have been divided into four (4) quadrants. The organization of the sections or quadrants was based on the professional judgment of the City of Fort Lupton planning staff. The quadrant boundaries were determined by using the major arterial highways of Colorado State Highway (SH) 52 and United States Highway (US) 85, as a guide.

## STATUTORY REQUIREMENT

---

According to Colorado Revised Statute 31-12-105 (1) (e), as amended, the Three Mile Area Plan shall generally describe the location, character, and extent of areas within three (3) miles of the City boundary and shall address streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, other public ways, grounds, public utilities, proposed land use, terminals for water, light, sanitation, transportation, and power to be provided by the municipality; some of these items will not be considered or addressed by this Plan, as they are not relevant to the City (e.g. subway). Those relevant items will be discussed within each annexation category or quadrant. In addition, the potential impact on community services such as police, fire, schools and administrative services is contemplated in each category analysis.

## ANNEXATION ELIGIBILITY AND PROCESSING REQUIREMENT

---

An annexation petition must meet all of the requirements of the Colorado Municipal Annexation Act and its amendments, as well as applicable and specific City of Fort Lupton Municipal Code criteria. In addition, a conceptual planning map(s) shall be provided that illustrates all existing and proposed streets, easements, and other right-of-way connections in the subject property to the existing City streets and right-of-way; location of the current and proposed City boundary; and proposed land use and zoning concepts, if developed.

## CITY PERSPECTIVE ON ANNEXATION

---

The current position of the City of Fort Lupton is to annex those lands that offer material benefit to the City's infrastructure and economic development, while not compromising its small-town atmosphere. While infill development would afford some potential for development within the current City boundaries, other opportunities are available on nearby lands. These lands lend themselves to a mixture of commercial, industrial, and residential development, the conservation of open space, and the creation of recreational opportunities. Annexation requests that demonstrate favorable benefits to the residents and taxpayers of the City and contribute to the City's goals for quality growth and enhanced community character will be favorably considered for inclusion into the City. In addition, the City desires to control the development of adjacent private lands in order to preserve and promote the best interests of the City and its citizens.

The City intends to ensure that adequate community resources, public facilities, and services are in place or provided for at the time of new development in the City of Fort Lupton. Facilities and services include but are not limited to potable water supply, wastewater treatment, storm water drainage, fire protection, police protection, parks, libraries, and schools. The City of Fort Lupton will assess the proportionate share of costs of expanding facilities to new development. However, in general, new development in the City of Fort Lupton should pay its own way, and cover the capital costs of infrastructure and maintenance.

### 3 MILE AREA COOPERATION

---

The City of Fort Lupton works cooperatively with Weld County and neighboring municipalities on the review of development proposals in the area near the City of Fort Lupton. Weld County provides the City with the opportunity to review and comment on any development proposal within three (3) miles of the City limits; Fort Lupton has responded when projects warranted a response. The City, County, and neighboring municipalities should strive to take a consistent approach to land use development.

## QUADRANT I

---

### **Description:**

Township 2 North, Range 65 West, Sections 19 and 29-32, and *parts* of Sections 18 and 20. Township 2 North, Range 66 West, Sections 3-5, 8-10, 14-17, 20-29, and 32-36, and *parts* of Sections 6, 7, 13, 18, and 31. Township 3 North, Range 66 West, Sections 29, 32 and 33 and *parts* of Sections 28, 30, 31 and 34. In addition, *parts* of Sections 5 and 6 in Township 1 North, Range 65 West and *parts* of Sections 1-6 in Township 1 North, Range 66 West. This area totals forty-one (41) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the Platteville and Fulton Ditches.

### **Land Use:**

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, Platte Valley Air Park, water storage, a transmission power station, a solar panel farm, the City of Fort Lupton Water Treatment Plant, commercial, and industrial uses currently make up the land uses found in the area identified as Quadrant I.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Single-Family Detached, Single-Family Attached, Multifamily, Commercial General, Commercial Transition, Downtown Mixed-Use, Industrial, Light Industrial & Office, Parks & Open Space, and Public / Semi-Public. Scattered homesteads, mobile homes, commercial, and industrial uses define the area. The average parcel size, outside the City limits and within the three-mile boundary, is twenty-one (21) acres.

Some areas within the quadrant, located adjacent to US 85, south of County Road (CR) 16 and north of SH 52 are considered an enclave. Annexation of these areas into the City would promote infill development.

### **Transportation:**

The quadrant is bound to the south by SH 52 and to the west by US 85, providing arterial access to the area. CR 14, 16, 18, 20, 22, 26, 28, 29.5, 30, 31, 35, 37, 39 and 41 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Rail service in Quadrant I is provided by Union Pacific Railroad.



### **Utility Provisions:**

City water utilities extend east on 14<sup>th</sup> Street to CR 33, north to CR 16 and east to the City of Fort Lupton Water Treatment Plant, located east of CR 35. In addition, Central Weld Water District, and individual well and septic systems serve the area.

### **Community Services:**

Weld County Sheriff's Department currently provides law enforcement services to unincorporated areas in Quadrant I. In the event of annexation, police protection would be provided by the City of Fort Lupton Police Department.

Fire protection is currently provided by the Fort Lupton Fire Protection District, Hudson Fire Protection District and Platteville-Gilcrest Fire Protection District. The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, properties annexing into the City of Fort Lupton who are outside of the Fort Lupton Fire Protection District boundaries will be required to complete documentation for inclusion into the Fort Lupton Fire Protection District and begin the exclusion process from the property's previous fire district.

Quadrant I currently lies within the boundaries of Keenesburg School District RE-3J, Weld County School District RE-1 and Weld County School District RE-8. In the event of annexation, school district boundaries would remain the same.

### **Open Space, Parks & Recreation:**

Much of the land in this area is dry agricultural and irrigated agricultural land. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, and parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

### **Summary:**

As indicated under the *Methodology* section of this document, land located in Quadrant I generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

## QUADRANT II

---

### **Description:**

Township 2 North, Range 66 West, Sections 19 and 30, and *parts* of Sections 6, 7, 18, and 31. Township 2 North, Range 67 West, Sections 1-5, 8-17, 20-29 and 31-36, and *parts* of Sections 6, 7, 18, 19, and 30. Township 3 North, Range 67 West, Sections 25-27, and 32-36, and *parts* of Sections 22-24, and 28-31. In addition, *parts* of Section 6 in Township 1 North, Range 66 West, *parts* of Sections 1-5 in Township 1 North, Range 67 West, and *parts* of Sections 19, 30 and 31 in Township 3 North, Range 66 West. This area totals fifty-five (55) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the South Platte River, located west of US 85. The area along the South Platte River is identified as a Riparian Resource. Wildlife habitat of the area around the South Platte River includes: Geese, Great Blue Heron, Bald Eagle, Pelican, White Tail Deer, and Turkey habitat.

### **Land Use:**

Rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Commercial Transition, Light Industrial & Office, Mineral Zone, Parks & Open Space, and Public / Semi-Public. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three-mile boundary, is five (5) acres.

Some areas within the City limits, located adjacent to US 85, south of CR 18 and north of SH 52 are considered an enclave. Annexation of these areas into the City would promote infill development.

### **Transportation:**

The quadrant is bound to the south by SH 52 and to the east by US 85, providing arterial access to the area. CR 13, 14, 14.5, 15, 16, 17, 18, 19, 20, 21, 21.5, 22, 22.5, 23, 24, 24.5, 25, 25.5, 26, 28 and 30.5, and SH 66 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

### **Utility Provisions:**

Central Weld Water District, and individual well and septic systems serve the area residents.

### **Community Services:**

Weld County Sheriff's Department currently provides law enforcement services to unincorporated areas in Quadrant II. In the event of annexation, police protection would be provided by the City of Fort Lupton Police Department.

Fire protection is currently provided by the Fort Lupton Fire Protection District, Mountain View Fire Protection District, Frederick-Firestone Fire Protection District and Platteville-Gilcrest Fire Protection District. The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, properties annexing into the City of Fort Lupton who are outside of the Fort Lupton Fire Protection District boundaries will be required to complete documentation for inclusion into the Fort Lupton Fire Protection District and begin the exclusion process from the property's previous fire district.

Quadrant II currently lies within the boundaries of St. Vrain Valley School District RE 1J, Weld County School District RE-1 and Weld County School District RE-8. In the event of annexation, school district boundaries would remain the same.

### **Open Space, Parks & Recreation:**

Much of the area is dry agricultural, irrigated agricultural and riparian lands. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

### **Summary:**

Land located in Quadrant II generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, lands in this area have the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area.

## QUADRANT III

---

### **Description:**

*Parts* of Sections 6, 7, 18, 19, 30, and 31 in Township 1 North, Range 66 West. Township 1 North, Range 67 West, Sections 7-28, and 36, and *parts* of Sections 1-6, 29, 30, and 32-35. *Parts* of Sections 1, 12, 13, and 24 in Township 1 North, Range 68 West. This area totals thirty-five (35) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the South Platte River, located west of US 85. The area along the South Platte River is identified as a Riparian Resource. Wildlife habitat of the area around the South Platte River includes: Geese, Great Blue Heron, Bald Eagle, Pelican, White Tail Deer, and Turkey habitat.

### **Land Use:**

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant III.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Commercial Transition, Light Industrial & Office, and Mineral Zone. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three-mile boundary, is ten (10) acres.

Some areas within the City limits, located adjacent to US 85, south of SH 52, are considered an enclave. Annexation of these areas into the City would promote infill development.

### **Transportation:**

The quadrant is bound to the north by SH 52 and to the east by US 85, providing arterial access to the area. CR 2, 4, 6, 8, 10, 12, 13, 15, 17, 19, 21, and 23 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Rail service in Quadrant III is provided by Union Pacific Railroad.

### **Utility Provisions:**

Central Weld Water District, and individual well and septic systems serve the area residents.

### **Community Services:**

Weld County Sheriff's Department currently provides law enforcement services to unincorporated areas in Quadrant III. In the event of annexation, police protection would be provided by the City of Fort Lupton Police Department.

Fire protection is currently provided by the Fort Lupton Fire Protection District, Mountain View Fire Protection District, and Greater Brighton Fire Protection District. The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, properties annexing into the City of Fort Lupton who are outside of the Fort Lupton Fire Protection District boundaries will be required to complete documentation for inclusion into the Fort Lupton Fire Protection District and begin the exclusion process from the property's previous fire district.

Quadrant III currently lies within the boundaries of St. Vrain Valley School District RE 1J, Brighton School District 27J and Weld County School District RE-8. In the event of annexation, school district boundaries would remain the same.

### **Open Space, Parks & Recreation:**

Much of the area is dry agricultural, irrigated agricultural and riparian lands. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

### **Summary:**

Land located in Quadrant III generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, this area has the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area.

## QUADRANT IV

---

### **Description:**

Township 1 North, Range 65 West, Sections 7, 8 and 18, and *parts* of Sections 5, 6, 17 and 19. Township 1 North, Range 66 West, Sections 8-17, 20-24, 27-29, 32-34, and parts of 1-7, 18, 19, 25, 26, 30, 31, and 35. The area totals thirty-six (36) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the Fulton Ditch, located east of US 85.

### **Land Use:**

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, commercial, and industrial uses currently make up the land uses found in the area identified as Quadrant IV.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Single-Family Detached, Single-Family Attached, Multifamily, Commercial General, Commercial Transition, Industrial, Light Industrial & Office, Parks & Open Space, and Public / Semi-Public. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is seven (7) acres.

Some areas within the City limits, located adjacent to US 85, south of SH 52, are considered an enclave. Annexation of these areas into the City would promote infill development.

### **Transportation:**

The quadrant is bound to the north by SH 52 and to the west by US 85, providing arterial access to the area. CR 2, 4, 6, 8, 10, 12, 29, 31, 33, 35, 37, 39 and 41 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Rail service in Quadrant IV is provided by Union Pacific Railroad.

### **Utility Provisions:**

With the exception of water and sewer service extended south to CR 8 along South Denver Avenue and water service extended east on CR 10.5 to CR 29, Central Weld Water District, and individual well and septic systems serve the area residents.

### **Community Services:**

Weld County Sheriff's Department currently provides law enforcement services to unincorporated areas in Quadrant IV. In the event of annexation, police protection would be provided by the City of Fort Lupton Police Department.

Fire protection is currently provided by the Fort Lupton Fire Protection District, Hudson Fire Protection District and Greater Brighton Fire Protection District. The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, properties annexing into the City of Fort Lupton who are outside of the Fort Lupton Fire Protection District boundaries will be required to complete documentation for inclusion into the Fort Lupton Fire Protection District and begin the exclusion process from the property's previous fire district.

Quadrant IV currently lies within the boundaries of Keenesburg School District RE-3J, Brighton School District 27J and Weld County School District RE-8. In the event of annexation, school district boundaries would remain the same.

### **Open Space, Parks & Recreation:**

Much of the land in this area is dry agricultural and irrigated agricultural land. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

### **Summary:**

Land located in Quadrant IV generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, this area has the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

## 3-MILE ACRE TABULATION

---

| QUADRANT | SQUARE MILES | TOTAL ACRES |
|----------|--------------|-------------|
| I        | 40.8         | 26,103      |
| II       | 55.4         | 35,454      |
| III      | 35.2         | 22,549      |
| IV       | 36.0         | 23,012      |

*NOTE: In the case of identical ownership of properties that are within and extend beyond the three (3) mile area, the extended areas may be annexed so long as fifty (50) percent of the area lies within the three (3) mile boundary; in addition, the three (3) miles may be exceeded if necessary to annex an enterprise zone.*



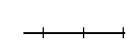
## CONCLUSION

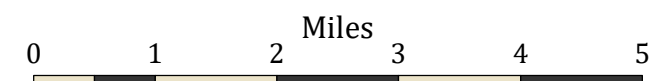
---

Land located in Quadrants I-IV generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, lands in these areas have the potential for annexation to the City. While annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area, the City of Fort Lupton will consider annexation where economically and environmentally logical. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

The City of Fort Lupton considers the Three Mile Area Plan as an important guiding document for potential growth. It is expected that any annexation consideration, county development, or known or unknown competing interests will follow the principles of this and other community planning documents in the areas identified.

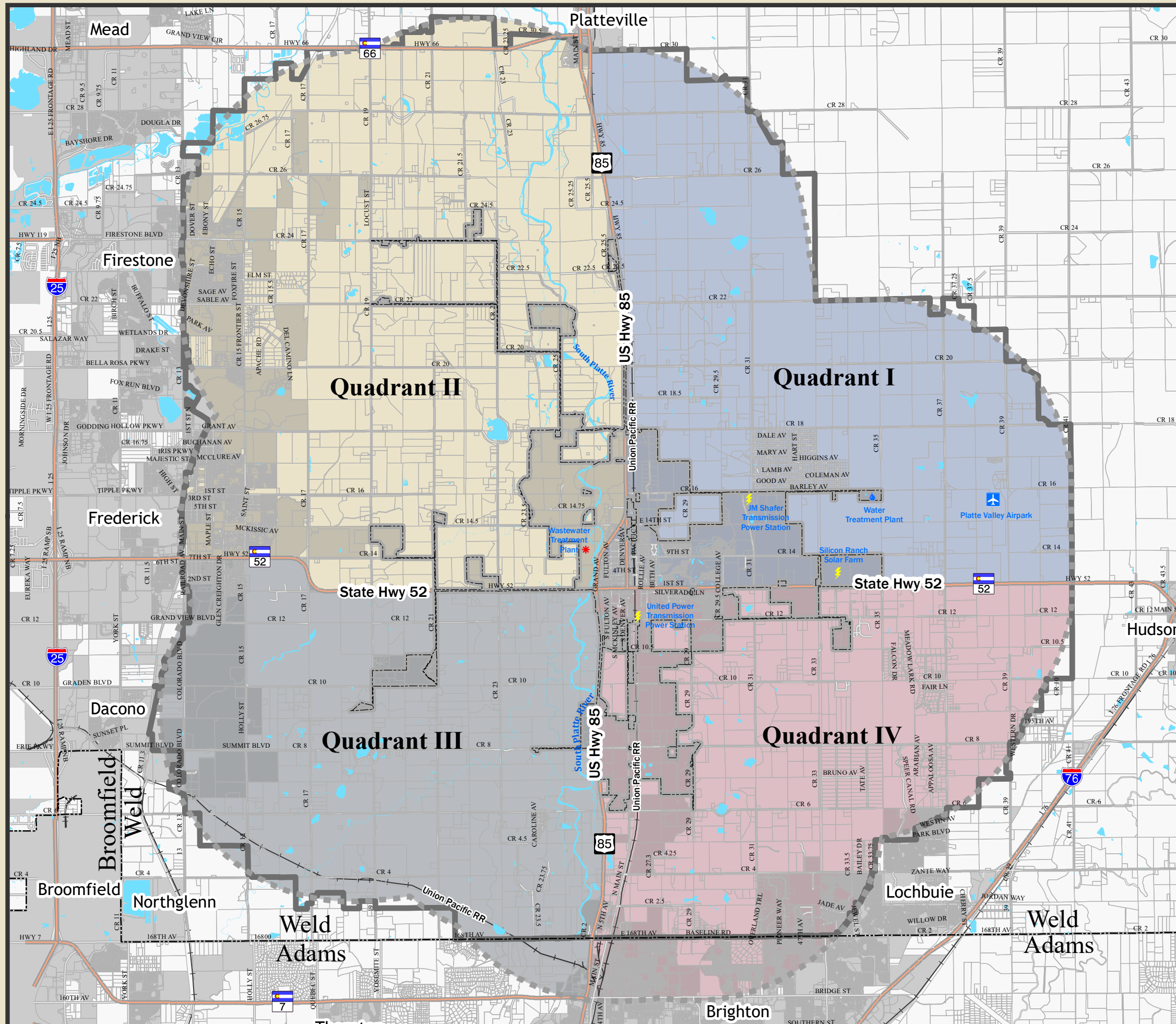
# City of Fort Lupton Three Mile Area Plan 2025

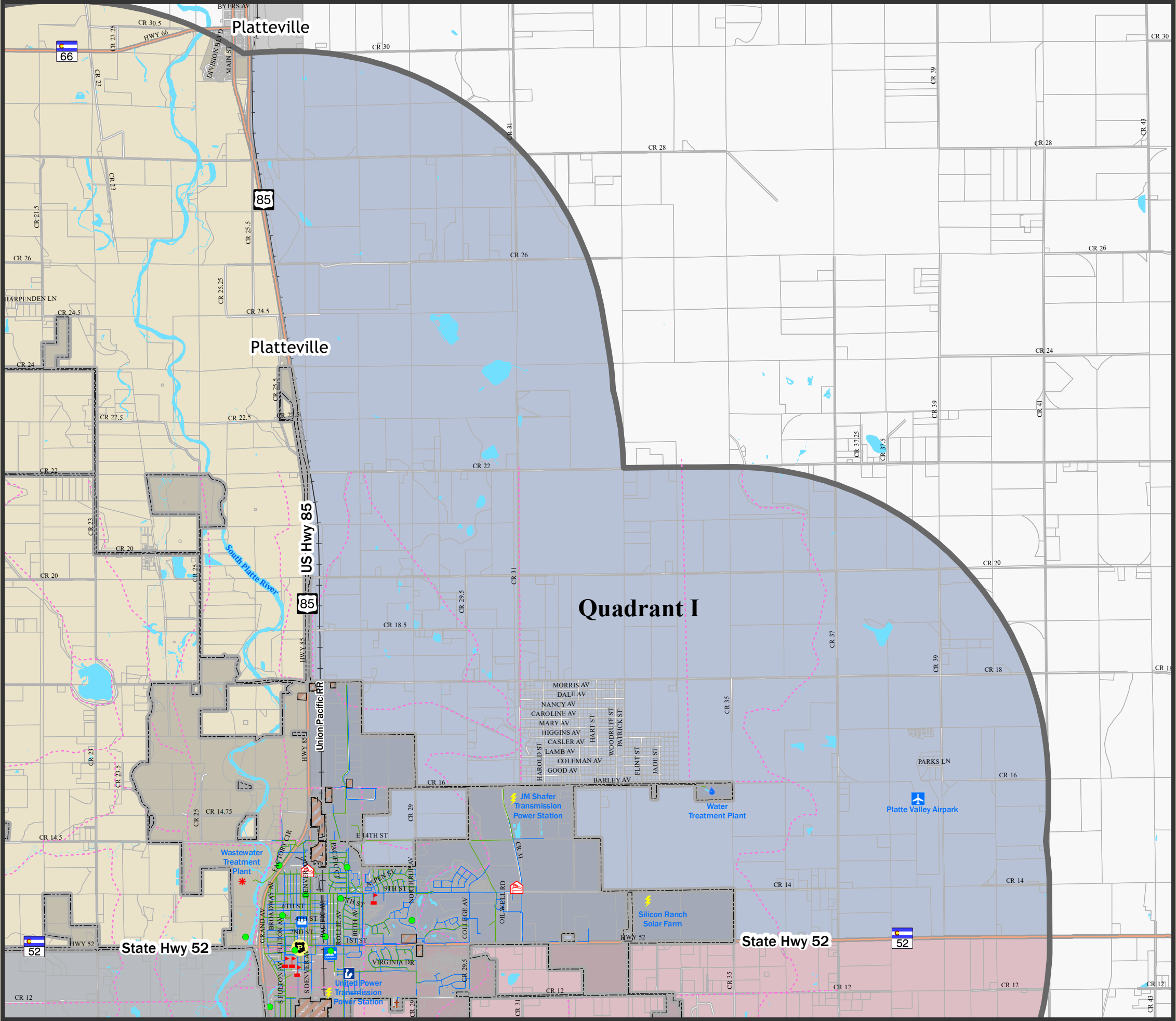
-  Three Mile Area Plan Boundary with Quadrants
-  Boundary of Weld County parcels with at least 50% area within the 3 Mile Buffer
-  Weld County Parcels/ Adams County Parcels
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
-  Water
-  Airport
-  Electricity Generation Facility
-  Wastewater Treatment Plant
-  Water Treatment Plant



Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

Disclaimer: This map was designed and intended for City of Fort Lupton use only; it is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Fort Lupton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of this map, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained therein. Any reproduction or sale of this map, or portions thereof, is prohibited without the express written authorization by the City of Fort Lupton.





# Quadrant I

Three Mile Parcel Boundary with Quadrants

Weld County Parcels/ Adams County Parcels

Fort Lupton City Limits

Roads

Highways

Railroads

Water

Sanitary Sewer Lines

Waterlines

Planned Trails

Infill

Airport

Electricity Generation Facility

Wastewater Treatment Plant

Water Treatment Plant

Cemetery

Parks

Police Station

School

Fire Station

Post Office

Library

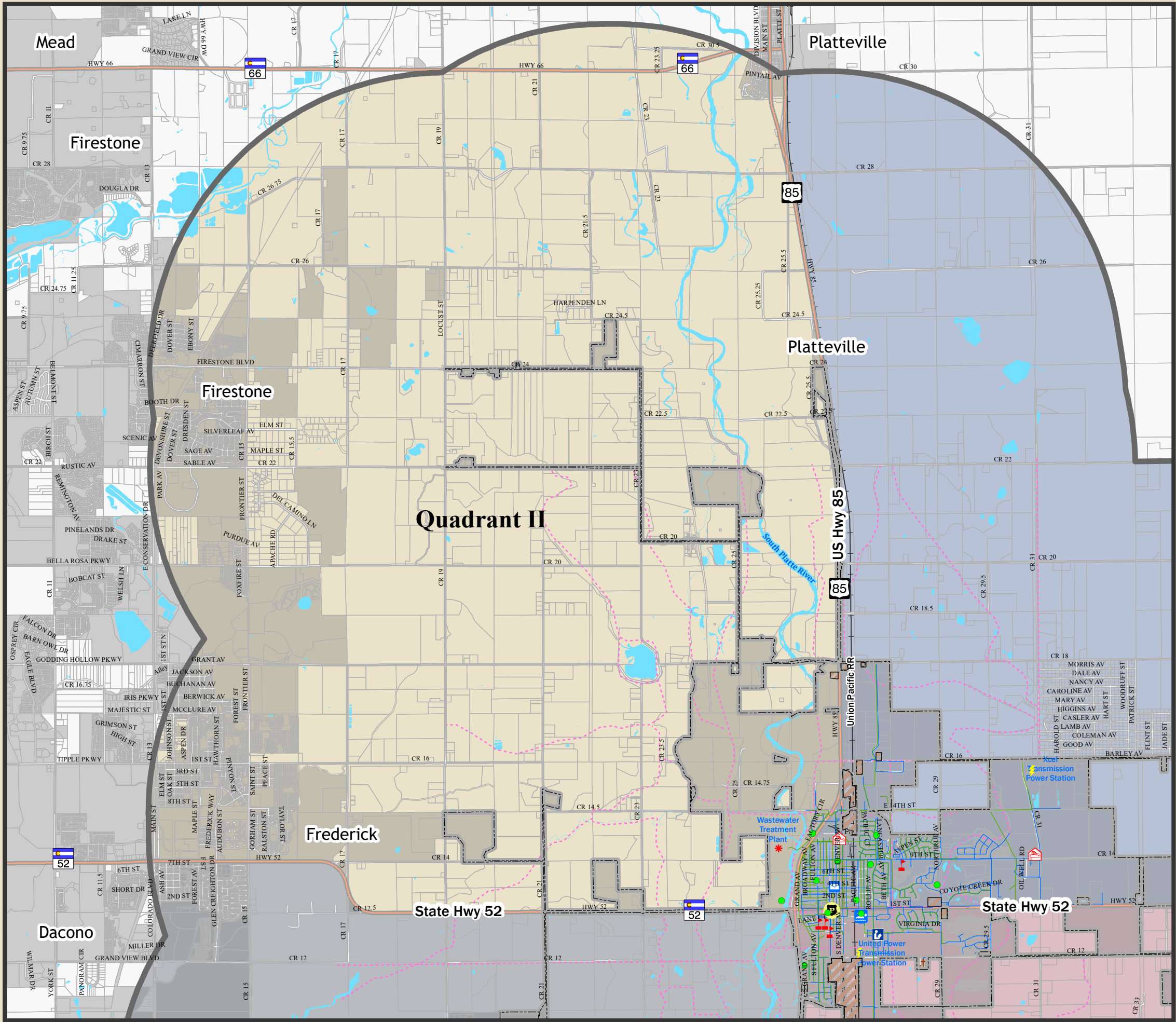
Rec Center



Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

Disclaimer: This map was designed and intended for City of Fort Lupton use only; it is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Fort Lupton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of this map, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained therein. Any reproduction or sale of this map, or portions thereof, is prohibited without the express written authorization by the City of Fort Lupton.





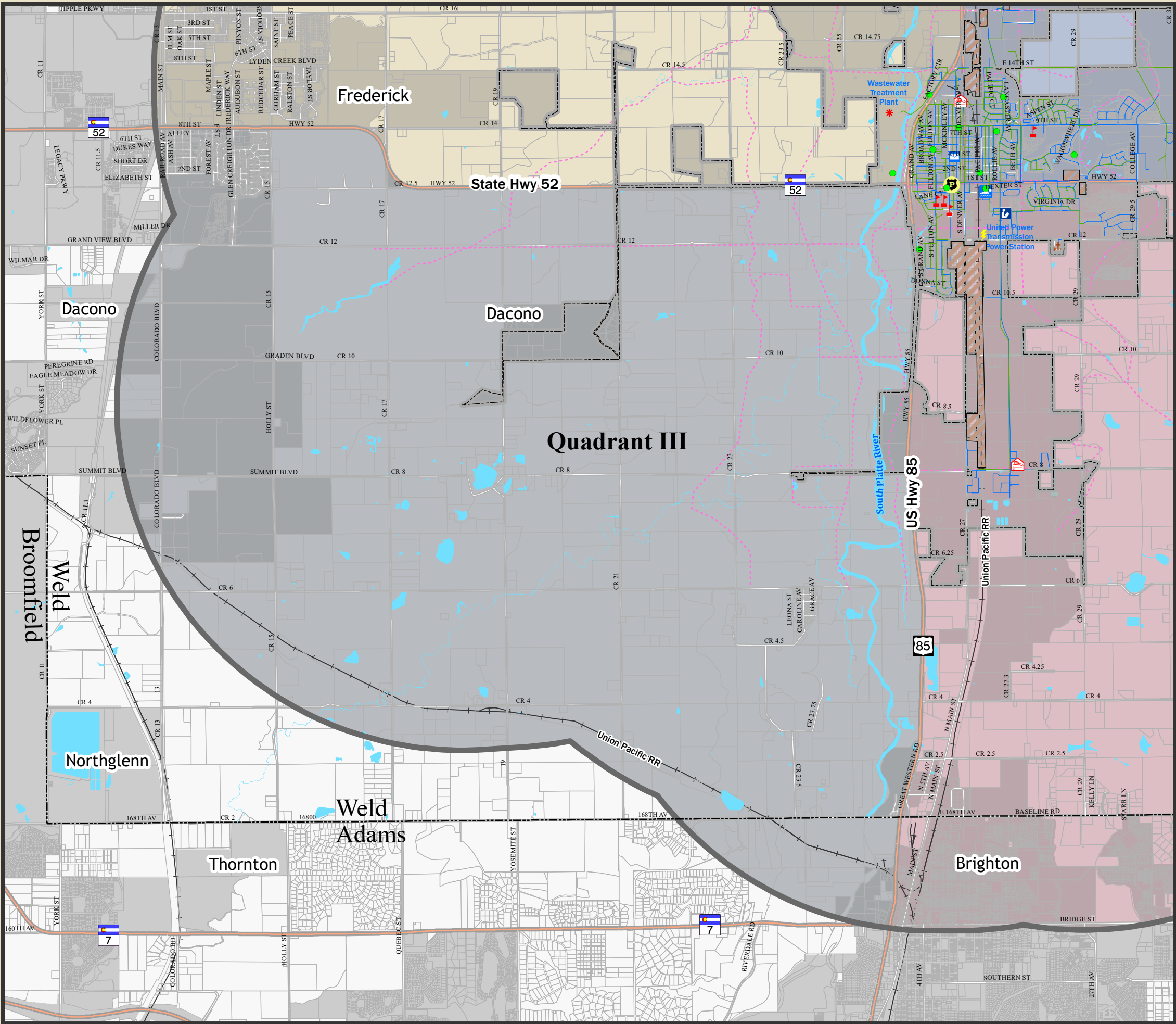
# Quadrant II

- Three Mile Parcel Boundary with Quadrants
- Weld County Parcels/ Adams County Parcels
- Fort Lupton City Limits
- Roads
- Highways
- Railroads
- Water
- Sanitary Sewer Lines
- Waterlines
- Planned Trails
- Infill
- Airport
- Electricity Generation Facility
- Cemetery
- Police Station
- Fire Station
- Library
- Wastewater Treatment Plant
- Water Treatment Plant
- Parks
- School
- Post Office
- Rec Center

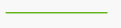
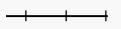
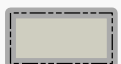


Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

Disclaimer: This map was designed and intended for City of Fort Lupton use only; it is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Fort Lupton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of this map, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained therein. Any reproduction or sale of this map, or portions thereof, is prohibited without the express written authorization by the City of Fort Lupton.



# Quadrant III



Three Mile Parcel Boundary with Quadrants

Weld County Parcels/ Adams County Parcels

Fort Lupton City Limits

Roads

Railroads

Water

Sanitary Sewer Lines

Waterlines

Planned Trails

Infill

Airport

Electricity Generation Facility

Cemetery

Police Station

Fire Station

Library

Wastewater Treatment Plant

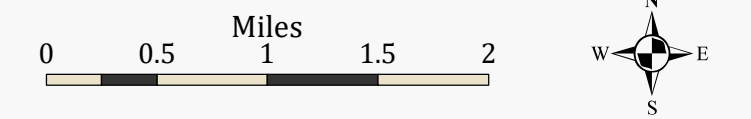
Water Treatment Plant

Parks

School

Post Office

Rec Center



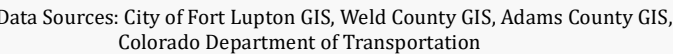
Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

Disclaimer: This map was designed and intended for City of Fort Lupton use only; it is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Fort Lupton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of this map, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained therein. Any reproduction or sale of this map, or portions thereof, is prohibited without the express written authorization by the City of Fort Lupton.



The legend is organized into two columns. The left column contains symbols for land use and infrastructure, while the right column contains symbols for utilities and public facilities. Each symbol is accompanied by its corresponding name.

|  |                                              |  |                            |
|--|----------------------------------------------|--|----------------------------|
|  | Three Mile Parcel Boundary with Quadrants    |  |                            |
|  | Weld County Parcels/<br>Adams County Parcels |  |                            |
|  | Fort Lupton City Limits                      |  |                            |
|  | Roads                                        |  | Highways                   |
|  | Railroads                                    |  |                            |
|  | Water                                        |  |                            |
|  | Sanitary Sewer Lines                         |  |                            |
|  | Waterlines                                   |  |                            |
|  | Planned Trails                               |  |                            |
|  | Infill                                       |  |                            |
|  | Airport                                      |  | Wastewater Treatment Plant |
|  | Electricity Generation Facility              |  | Water Treatment Plant      |
|  | Cemetery                                     |  | Parks                      |
|  | Police Station                               |  | School                     |
|  | Fire Station                                 |  | Post Office                |
|  | Library                                      |  | Rec Center                 |



Disclaimer: This map was designed and intended for City of Fort Lupton use only; it is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Fort Lupton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of this map, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained therein. Any reproduction or sale of this map, or portions thereof, is prohibited without the express written authorization by the City of Fort Lupton.



**SUBJECT FOR DISCUSSION**

Approving a Resolution Ratifying the Mayor's Appointment of Nicole Beverly to the Fort Lupton Public and School Library Board as a Trustee for a Term to Expire December 31, 2028.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Nicole Beverly has made application for the Fort Lupton Public and School Library Board. Per the Intergovernmental Agreement, three (3) trustees shall be appointed by the City Council.

All voting members of advisory committees shall live within one of the following zones: school district, fire district, or Fort Lupton zip code.

Nicole Beverly has submitted an application for the Mayor to consider appointment to the Fort Lupton Public and School Library Board. Per the Intergovernmental Agreement, executed November 18, 2013, between the City of Fort Lupton and the Weld County School District Re-8, three (3) trustees shall be appointed by the City Council and three (3) trustees shall be appointed by the School Board. Each board member's term shall not exceed four (4) years and no board member may serve more than two (2) consecutive terms. This will be Ms. Beverly's first term.

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

N/A

**ALTERNATIVES/OPTIONS**

1. Approve the Resolution.
2. Don't approve the Resolution.

**STAFF RECOMMENDATIONS**

Approve the proposed resolution.

**Attachments:**

- a. Proposed Resolution

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

## RESOLUTION

### **A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE MAYOR'S APPOINTMENT OF NICOLE BEVERLY TO THE FORT LUPTON PUBLIC AND SCHOOL LIBRARY BOARD FOR A TERM TO EXPIRE DECEMBER 31, 2028**

**WHEREAS**, Nicole Beverly has submitted an application for the Mayor to consider appointment to the Fort Lupton Public and School Library Board; and

**WHEREAS**, per the Intergovernmental Agreement executed November 18, 2013, three (3) trustees shall be appointed by the City Council; and

**WHEREAS**, each board member's term shall not exceed four (4) years and no board member may serve more than two (2) consecutive terms; and

**WHEREAS**, this will be Nicole Beverly's first term.

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council hereby ratifies the Mayor's appointment of Nicole Beverly to the Fort Lupton Public and School Library Board for a term to expire December 31, 2028.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 7TH DAY OF JANUARY 2025.**

City of Fort Lupton, Colorado

---

Zo Hubbard, Mayor

Attest:

---

Maricela Peña, City Clerk

Approved as to form:

---

Andy Ausmus, City Attorney





**SUBJECT FOR DISCUSSION**

Annual Renewal of Cyber Security Software(s) not to exceed \$42,072.00 Allocated from the IT Department Contractual Services Budget

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

IT is requesting the allowing the budgeted amount of our Cyber Security Software(s) to be paid in the amount not to exceed \$42,072.00. The Cyber Security Software(s) included are MFA (Multifactor Authentication – DUO), Endpoint Detection Center (EDP - Cynet), DNS Filtering, and Threatlocker. The Cyber Security Software(s) has allowed the City to benefit with cost savings in insurance and allowing for better coverage.

**FINANCIAL CONSIDERATIONS**

The DigTeks LLC contract for cyber security is an ongoing expense budgeted annually in the General Fund, IT Department's Contractual Services account.

**LEGAL/POLITICAL CONSIDERATIONS**

**ALTERNATIVES/OPTIONS**

1. Renew the existing Cyber Security software(s)
2. Request staff research other Cyber Security Software(s).

**STAFF RECOMMENDATIONS**

IT recommends the renewal of the current Cyber Security Software(s) that is in place.

**Attachments:** a. Invoice from DigeTeks

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date



5795 Oak Meadows Blvd  
Firestone, CO 80504

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 12/27/2024 | 39903     |

## Bill To

City of Fort Lupton  
130 S McKinley Ave  
Fort Lupton, CO 80621

P.O. No.

Terms

Project

Net 30

| Quantity | Description                                                                | Rate         | Amount             |
|----------|----------------------------------------------------------------------------|--------------|--------------------|
|          | Subscription Services<br>January - December 2025                           |              |                    |
| 153      | Endpoint Detection and Response (153 @ \$13/month for 12 months)           | 156.00       | 23,868.00          |
| 134      | Threatlocker (134 @ \$9/month for 12 months)                               | 108.00       | 14,472.00          |
| 134      | DNS Filtering: Web Protection and blocking (134 @ \$1/month for 12 months) | 12.00        | 1,608.00           |
| 59       | MFA / SSO (59 @ \$3/month for 12 months)                                   | 36.00        | 2,124.00           |
|          |                                                                            | <b>Total</b> | <b>\$42,072.00</b> |

Phone #

303-536-5052

E-mail

accounting@digetek.com



**SUBJECT FOR DISCUSSION**

Adopting an Ordinance Accepting the Right of Way Dedication from Mohammad Besharat for 12.5 feet of County Road 16

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Mohammad Besharat 5353 Uravan St. Denver, CO 80249, Fort Lupton (Owner), submitted the Site Plan for development of future Recreational Vehicle Storage Lot. Since ROW dedication cannot be done for a Site Plan, the dedication will need to be done by separate document. This is to approve an ordinance to accept the dedication of a 12.5-foot wide public right of way located along County Road 16 containing 1.22 acres, more or less from the owner

**FINANCIAL CONSIDERATIONS**

Not applicable.

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable.

**ALTERNATIVES/OPTIONS**

- Accept Dedication
- Do nothing

**STAFF RECOMMENDATIONS**

Staff recommends acceptance of the 12.5-feet of public Right of Way from the (Owner)

**Attachments:**

- a. Ordinance
- b. Right-of-Way Dedication
- c. Exhibit A

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**ORDINANCE NO.**

**2025-xxxx**

**INTRODUCED BY:**

**AN ORDINANCE OF THE CITY COUNCIL OF FORT LUPTON ACCEPTING THE DEDICATION OF A 12.5-FOOT WIDE PUBLIC RIGHT OF WAY PARALLEL WITH THE SECTION LINE OF COUNTY ROAD 16, CONTAINING 1.22 ACRES, MORE OR LESS, COUNTY OF WELD, STATE OF COLORADO ALONG THE FRONTAGE OF THE LUPTON NORTH SUBDIVISION, WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO.**

**WHEREAS**, City of Fort Lupton, Colorado (the “City”) and Mohammad Besharat 5353 Uravan St. Denver, CO 80249, have this day filed with the City of Fort Lupton, Colorado (the “City”), its dedication of certain real estate, which Dedication is hereinabove set forth:

**WHEREAS**, the City finds that said Dedication is desirable and necessary;

**NOW THEREFORE BE IT RESOLVED** that city council hereby accepts said dedication, and orders that the instrument of dedication be recorded in the recorder’s office of the county of weld, state of Colorado, and said described real estate is hereby declared open and dedicated pursuant to C.R.S. § 24-68-101, et seq.

**THIS RIGHT OF WAY IS CREATED AND GRANTED THIS 7<sup>TH</sup> DAY OF JANUARY 2025.**

**INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED** this 7<sup>th</sup> day of January 2025.

**PUBLISHED** in the Fort Lupton Press the 16<sup>th</sup> day of January 2025.

**FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY** this \_\_\_ day of \_\_\_ 2025.

**PUBLISHED BY TITLE ONLY** the \_day of \_\_\_ 2025.

**EFFECTIVE** (after publication) the \_ day of \_\_\_ 2025.

CITY OF FORT LUPTON, COLORADO

\_\_\_\_\_  
Zo Hubbard, Mayor

ATTEST:

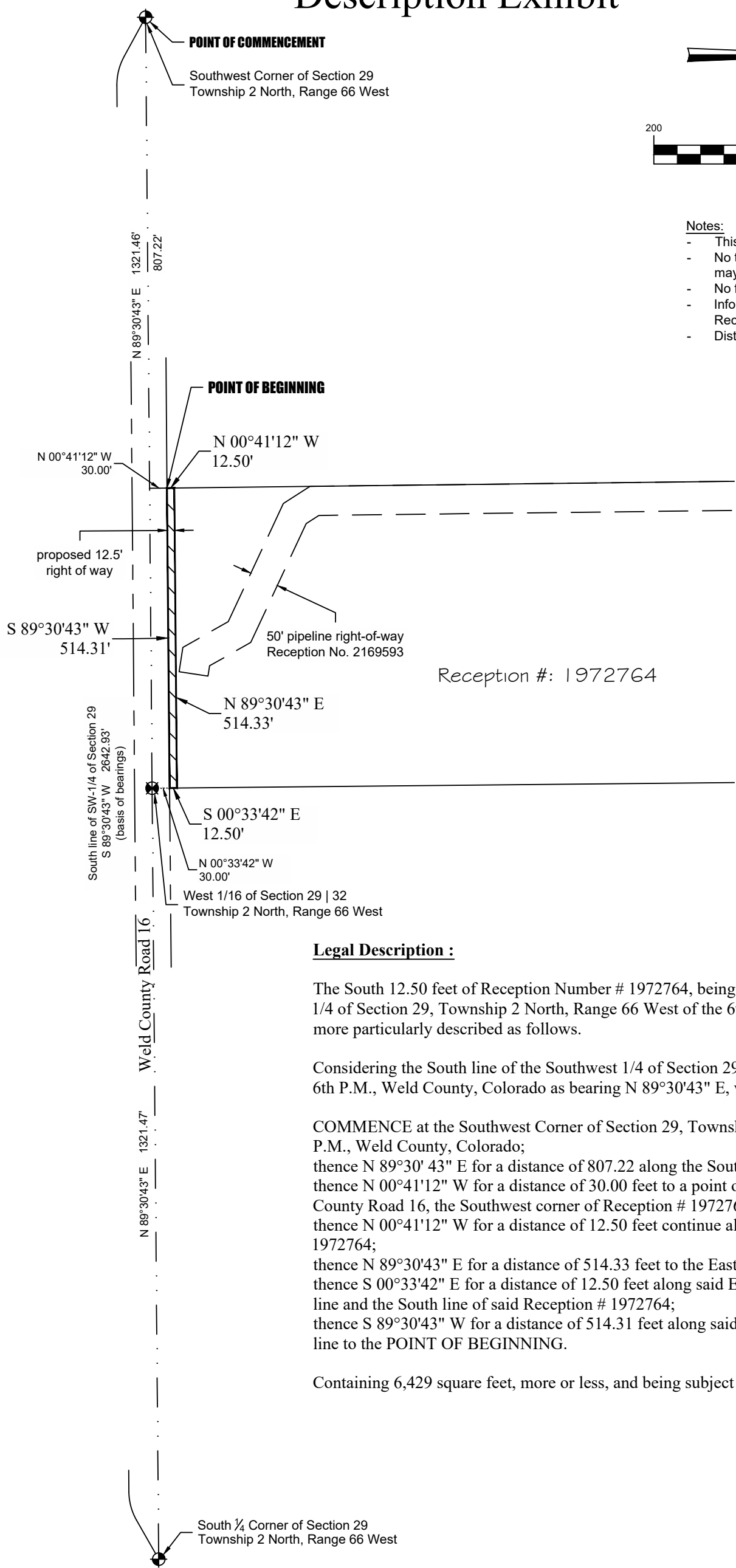
\_\_\_\_\_  
Maricela Peña, City Clerk

Approved as to form:

---

Andy Ausmus, City Attorney

Description Exhibit



- Notes:
- This is not a monumented land survey.
  - No title search was performed by surveyor. There may be matters of record not shown on this survey.
  - No fieldwork was performed this date.
  - Information show is based on ALTA Survey at Reception # 4451409.
  - Distances shown are in U.S. Survey Feet

Legal Description :

The South 12.50 feet of Reception Number # 1972764, being located in the West 1/2 of the Southwest 1/4 of Section 29, Township 2 North, Range 66 West of the 6th P.M., Weld County, Colorado being more particularly described as follows.

Considering the South line of the Southwest 1/4 of Section 29, Township 2 North, Range 66 West of the 6th P.M., Weld County, Colorado as bearing N 89°30'43" E, with all bearings herein relative thereto.

COMMENCE at the Southwest Corner of Section 29, Township 2 North, Range 66 West of the 6th P.M., Weld County, Colorado;  
thence N 89°30' 43" E for a distance of 807.22 along the South line of the Southwest 1/4;  
thence N 00°41'12" W for a distance of 30.00 feet to a point on the north right-of-way line of Weld County Road 16, the Southwest corner of Reception # 1972764 and the POINT OF BEGINNING;  
thence N 00°41'12" W for a distance of 12.50 feet continue along the West line of said Reception # 1972764;  
thence N 89°30'43" E for a distance of 514.33 feet to the East line of said Reception # 1972764;  
thence S 00°33'42" E for a distance of 12.50 feet along said East line to the aforesaid North right-of-way line and the South line of said Reception # 1972764;  
thence S 89°30'43" W for a distance of 514.31 feet along said North right-of-way line and said South line to the POINT OF BEGINNING.

Containing 6,429 square feet, more or less, and being subject to easements or right-of-way of record

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

| # | Date | Revisions | Field Date<br>n/a    | Prepared for:                                                                                                                                                    | Project#: 22106.001 |
|---|------|-----------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|   |      |           | Party Chief<br>n/a   | <div>Hattman Architects</div> <div>PLS Corporation<br/>1205 Des Moines Ave,<br/>Loveland, Colorado 80537<br/>Office 970.669.2100 - Info@plscorporation.com</div> |                     |
|   |      |           | Survey Tech<br>ADS   |                                                                                                                                                                  |                     |
|   |      |           | Proj. Manager<br>MBS |                                                                                                                                                                  |                     |
|   |      |           |                      |                                                                                                                                                                  |                     |



### SUBJECT FOR DISCUSSION

Approve a Resolution for an Application for a Special Use Permit for a Concrete and Asphalt Business to Store Their Equipment On-site, Accessory to the Primary Residence of the Property, Known as the K&B Construction Special Use Permit

### SUMMARY STATEMENT/BACKGROUND DISCUSSION

Pedro Garcia as the representative for Olivia Orozco and K&B Construction (the “Applicants”) have submitted a request for a Special Use Permit so they may continue to operate and store their business equipment on site, accessory to the primary residence that exists on site as well. The business currently exists on the property and was brought to staff’s attention through an unpermitted fence. This Special Use Permit is to bring the business and activities on the site into compliance with Municipal Code.

The site is located at 6670 County Road 21 on Parcel No. 131135200092 (Lot A of Recorded Exemption No. 1311-35-2 RE-5005) of the Eagle View Annexation. The site is approximately 2.630 acres more or less and is approximately 760 feet north of County Road 14-1/2.

### FINANCIAL CONSIDERATIONS

The applicant has paid all applicable land use application fees and are covering ongoing review expenses.

### LEGAL/POLITICAL CONSIDERATIONS

All 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 of the hearing on the site

### ALTERNATIVES/OPTIONS

The City Council has the following options for this request:

- a) Approve the Resolution
- b) Do not Approve the Resolution.
- c) Send the Resolution back to Staff for further review.

### STAFF RECOMMENDATIONS

Staff recommends approval of the proposed Resolution.

#### Certification of Council Approval:

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**Attachments:**

- a. Proposed Resolution
- b. Planning Commission Resolution 2024-022
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Narrative
- f. Special Use Permit Sheets
- g. Legal Notifications



**RESOLUTION NO. 2024RXXX**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING A SPECIAL USE PERMIT FOR A CONCRETE AND ASPHALT COMPANY, KNOWN AS THE K&B CONSTRUCTION SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN A PART OF THE NORTH WEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.**

**WHEREAS**, the Planning Commission held a public hearing on December 12, 2024, for the purpose of reviewing the application from K&B Construction for a special use permit for a concrete and asphalt company accessory to the primary residence on the property; 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, with conditions, of the special use permit application; and

**WHEREAS**, the City Council held a public hearing to consider and review the request for the special use permit on January 7, 2025; and

**WHEREAS**, after review of the application and supporting information, the City Council finds that the special use permit conforms to Colorado Revised Statutes and City codes and policies therein, and

**WHEREAS**, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting of the hearing on the site; and

**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 Zoning Regulations, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the K&B Construction Special Use Permit for a concrete and asphalt company with the following conditions:

- I. Prior to recording the special use permit map:
  - a. Any redline comments provided by City staff shall be made to the special use permit map.
  - b. Applicant shall adequately address all comments from Weld County Department of Planning Services.

II. The following notes shall be added to the Special Use Permit Map:

1. The site shall maintain compliance with all applicable local, state and federal permits.
2. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
4. Dead and dying landscape material shall be replaced at the earliest reasonable date.
5. The property shall be maintained to the curb, or roadway if no curb exists.
6. Any new use, change of use or continued use if there is a change of ownership, shall be submitted to the City for review prior to start of operations.

III. Prior to the release of building permits:

- a. One printed set of the special use permit map shall be submitted to the Community Development Office for Recording.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS  
7<sup>TH</sup> DAY OF JANUARY 2024.**

City of Fort Lupton, Colorado

---

Zo Hubbard, Mayor

Attest:

---

Maricela Peña, City Clerk

Approved as to form:

---

Andy Ausmus, City Attorney

**RESOLUTION NO. P2024-022**

**A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A COMMERCIAL VEHICLE AND EQUIPMENT BUSINESS, KNOWN AS THE K&B CONSTRUCTION SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN A PART OF THE NORTH WEST OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.**

**WHEREAS**, the Planning Commission held a public hearing on December 12, 2024, for the purpose of reviewing the application from K&B Construction for a special use permit for a commercial vehicle and equipment company; and

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

**WHEREAS**, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting of the hearing on the site; 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 approval of the Ewing Special Use Permit, conditional upon the following:

I. Prior to recording the special use permit map:

- A. Any redline comments provided by City staff shall be made to the special use permit map.
- B. Applicant shall adequately acknowledge all comments from the Building Official.
- C. Applicant shall adequately acknowledge all comments from the Chief of Police.
- D. Applicant shall adequately address all comments from the Development Review Engineer.
- E. Applicant shall adequately address all comments from Weld County Department of Public Health and Environment.
- F. Applicant shall adequately address all comments from Weld County Department of Planning Services.
- G. Applicant shall adequately acknowledge all comments from the Central Weld County Water District.

H. The following notes shall be added to the Special Use Permit Map:

1. The site shall maintain compliance with all applicable local, state and federal permits.
2. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
4. Dead and dying landscape material shall be replaced at the earliest reasonable date.
5. The property shall be maintained to the curb, or roadway if no curb exists.
6. Any new use, change of use or continued use if there is a change of ownership, shall be submitted to the City for review prior to start of operations.

II. Prior to the release of building permits:

- A. One printed set of the special use permit map shall be submitted to the Community Development Office for Recording.

**DONE THIS 12<sup>th</sup> DAY OF DECEMBER, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.**

  
Chairman

ATTEST:

  
Planning Director

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
December 12, 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, December 12, 2024.

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

**ROLL CALL**

Commissioners Present: Chair Mike Simone, Commissioners Paul Witmer, Kathy Kvasnicka and Shannon Wiens.

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

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

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

**PUBLIC COMMENT**

There were no public comments.

**ACTION ITEM**

**P2024-021 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE AMERICAN PRIDE OUTDOOR STORAGE SITE PLAN**

Planner Sean McDermott presented the item submitted by Liberty Belle Properties for a Site Plan application for an outdoor storage facility for RV, boat, and vehicle storage. The site is approximately 30.392 acres in size and located north and adjacent of County Road 16 and east of Highway 85. The property is zoned I-2 Heavy Industrial and is currently vacant agricultural land. The applicant has noted on the site plan that parking will be limited to RV, boat, and vehicle storage and no semi-trailers, construction equipment or other similar vehicles will be allowed to park at this facility. The proposal aligns with the Fort Lupton comprehensive plan as this area is designated for industrial land uses. The applicants propose dividing the project into three phases, however, all landscaping requirements are to be met in phase 1. Elevations and fencing visuals were presented and all notification requirements have been met.

Ric Hattman, with Hattman Associates, was in attendance to give a presentation. He explained that the project is going to be divided into three phases, with approximately 430 parking spaces proposed per phase. Landscaping and fencing will be completed in the first phase. Access to the property will be from County

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**December 12, 2024**

Road 16, and a 300-foot railroad right-of-way (ROW) lies to the west of the site. Ric stated that the facility's operating hours will be from 8:00 a.m. to 5:00 p.m., seven days a week, with the highest demand and traffic expected during the summer months. The applicants are confident that the proposed use is optimal for the property and fulfills a need for the City.

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

There were no public comments.

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

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Type of surface material for the ground
- Location and height of the fencing
- Access to the property
- The applicants' past projects
- Approximate start of operations
- Plans for Phases 2 and 3
- Building elevations
- How the proposed landscaping exceeds requirements

After discussion Commissioner Witmer moved to approve P2024-021 A Resolution of The Planning Commission of Fort Lupton Approving the American Pride Outdoor Storage Site Plan. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

**P2024-022 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A COMMERCIAL VEHICLE AND EQUIPMENT BUSINESS KNOWN AS THE K&B CONSTRUCTION SPECIAL USE PERMIT.**

Planner Zachary Mettler presented the item submitted by the applicant, Olivia Barrera, for a Special Use Permit allowing for on-site storage of personal and commercial vehicles. This includes pick-ups, trailers, 18-wheelers, asphalt millers and two 40-foot storage containers. The applicants are currently residing and operating a business on the property and are requesting approval of a Special Use Permit to continue their line of operation on the property. The site is located west and adjacent to CR 21 and approximately 775 feet north of CR 14 1/2. It is zoned Agriculture and surrounded by properties with industrial, agricultural and rural residential land uses. Staff is recommending conditional approval. All notification requirements have been met.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**December 12, 2024**

Pedro Garcia, the applicants' representative, was in attendance to give a presentation. He began with an introduction and explained that approximately 50% of the property is currently in use. He noted that no customers are allowed on-site and no work is conducted there. The applicants wish to keep vehicles on the property for safety purposes and propose installing a fence around the site. A site plan, elevation sketches for the proposed storage containers, and a diagram illustrating stormwater runoff prevention measures were also presented.

Chair Simone opened up for public comments at 6:33pm.

There were no public comments.

Chair Simone closed the public comments at 6:34pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Fencing material
- Timeframe of the Special Use Permit

After discussion Commissioner Witmer moved to approve P2024-022 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Special Use Permit. Commissioner Witmer seconded.

Motion passed unanimously on a roll call vote.

**DISCUSSION ITEM**

There was no Discussion item.

**FUTURE BUSINESS**

The next Planning Commission meeting is scheduled for January 9<sup>th</sup>, 2025.

**ADJOURNMENT**

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

Submitted by

---

Beyza Kirmizi

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
December 12, 2024**

Planning Administrative Assistant

Approved by Planning Commission

---

Mike Simone  
Chair

DRAFT



**K&B CONSTRUCTION SPECIAL USE PERMIT STAFF REPORT**  
**PROJECT NO. SUP24-003**

**PROJECT DESCRIPTION**

Project No.: SUP24-003

Project name: K&B Construction

Owner's Name: Olivia Barrera ("Applicants")

Representative: Pedro Garcia

Location of Request:

The site consists of one parcel ([Parcel No. 131135200092](#)) located west immediately adjacent along CR 21 and approximately 775 feet north of CR 14-1/2.



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

Nature of Request:

The Applicants have submitted a request for a Special Use Permit application. The proposed Special Use Permit would allow for storage of personal and commercial vehicles on-site, including pick-ups, trailers, 18-wheelers, asphalt millers, and two 40-foot storage containers, which is not a use by right in the Agriculture Zone District.

Site Size: Subject Property: 2.630 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Existing Use: The property currently has a residence along with the existing construction business.

Hearing Dates: Planning Commission – December 12, 2024 at 6:00 PM; and  
City Council – January 7, 2025 at 6:00 PM.

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

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

**SUMMARY OF PREVIOUS APPLICATIONS**

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

**APPLICATION PROCESS**

The Applicant is requesting approval of a special use permit. A special use permit application is processed under Article 2.08 of the Fort Lupton Development Code.

After required public notice of the special use permit application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions, or deny the special use permit. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, 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 published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on October 31, 2024.

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

Notice was mailed to neighbors within three-hundred (300) feet of the Property on November 27, 2024.

## CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

A special use review requires a public hearing before the Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Article 2.08 (B) states that a special use permit shall be reviewed according to the following conditions:

1. All criteria for site plan review in Section 2.06.B. are met.
  1. Generally.
    - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
    - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
    - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
  2. Site Design and Engineering.
    - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
    - b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
    - c. The plan provides adequate management of storm water runoff.
    - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.

*Staff Comment: The Applicants have been working with City staff to comply with applicable provisions of the Code, and they have submitted all required special use permit application materials as required. The majority of the site plan for the proposed project complies with the standards set forth within the Fort Lupton Development Code. Required corrections must be adequately addressed prior to eventual approval and recording.*

*This project conforms to the objectives of the Comprehensive Plan and furthers the intent of the proposed zoning district. This proposal is otherwise determined to be consistent with the Comprehensive Plan.*

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

*Staff Comment: The Property is zoned Agriculture. Specific industrial uses are permitted in the Agriculture zone district through Special Use Permit review.*

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

Staff Comment: The uses on this property are primarily to store vehicles and equipment, work is done off-site. There should not be negative impacts and all ordinances must be met, including but not limited to audible and visual nuisances. If excessive impacts occur on site not expected and not in-line with submitted reports, re-review may be required.

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

Staff Comment: There are some aspects to existing conditions on site staff is clarifying with the applicants. All outstanding comments will require being adequately addressed.

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

Staff Comment: A limited time period is not an applicable criteria to this proposal and no time criteria are being applied outside of the Municipal Code's standards around vested property rights, where relevant.

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

Staff Comment: The 3-Mile Plan points out that much of this region is compiled of rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II. Fort Lupton's 2024 3-Mile Plan designates much of the area is dry agricultural, irrigated agricultural and riparian lands. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

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

Staff Comment: All referral comments from agencies have been taken into account. Input will be included in any conditions of approval for the Resolution being considered by Planning Commission and City Council. Planning Department staff will ensure compliance with all conditions of approval, either as listed on the proposed Resolution, or as added by the Planning Commission or City Council.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as Agriculture and Rural Residential. Industrial uses are allowed and based on their intensity and the property's zoning, making it either not permitted, permitted, or requiring a Special Use Permit.

## REFERRALS

Referrals were provided to the list below.

Any comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/894>

|                                    |                                                       |                                      |
|------------------------------------|-------------------------------------------------------|--------------------------------------|
| City Attorney                      | Police Chief                                          | City Administrator                   |
| Public Works Director              | Building Inspector                                    | GIS Specialist                       |
| Economic Development Manager       | Development Review Engineer                           | Fort Lupton Fire Protection District |
| United Power                       | Comcast                                               | CenturyLink                          |
| Xcel Energy                        | Hyper Fiber                                           | Postmaster                           |
| Weld County Department of Planning | Weld County Department of Public Health & Environment | Weld County Public Works             |
| Central Weld County Water District |                                                       |                                      |

## RECOMMENDATION

Staff and Planning Commission recommend approval with conditions listed in the Resolution.

***For more information on this development, please refer to the Planning Commission packet provided.***

K&B Constructions Inc.  
6670 Co RD, 21 Fort Lupton, Co 80621  
Special Use Permit Application

**NARRATIVE:**

K&B Constructions is required to submit a special use permit to allow storage of personal vehicles and commercial vehicles on property, including pick-ups, trailers, 18 wheelers, asphalt miller, 2-40foot storage containers.

**LOCATION:**

6670 CR 21 Fort Lupton, Co. 80621

**Parcel:** 131135200092

**Address:** 6670 COUNTY ROAD 21 FORT LUPTON

**Section:** 35 **Township:** 2N **Range:** 67W

**SITE LAYOUT:**

Property consists of 2.6 acres, 2188 sq ft. private residence, 2500 sq foot outbuilding, 2- 40-foot storage containers. Vehicle and equipment parking consist of asphalt over a foundation of road base, recycled asphalt over a foundation of road base. Property will be fenced to protect equipment from theft and vandalism. Owner would like to build a fenced area to keep vehicles and equipment out of plain sight.

**TRAFFIC NARRATIVE:**

Traffic shall be at a minimum to and from this site except at the start of the day when certain trucks are leaving property for daily task and back in the evening. Occasionally equipment and vehicles remain offsite until large jobs are completed. No customers onsite, no work is done at the property only storage of vehicles. The traffic will continue to occur as in the past.

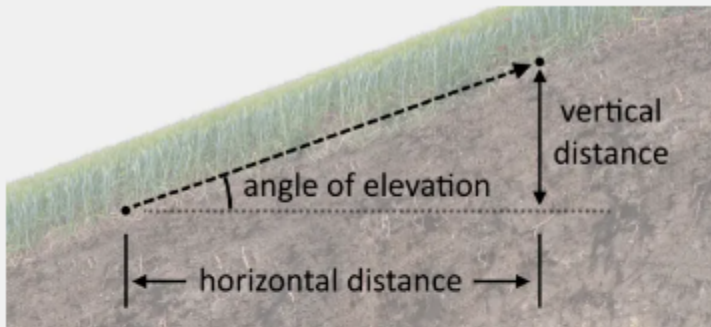
K&B Constructions typically operates during the summer and weather permitting. Hours of operation 6:00am to 6:00pm.

**ACCESS TO AND FROM PROPERTY:**

Access to private residence is located on the south side of the property with access from CR21. Access to storage location for Vehicles and equipment will be on the north end of the property with access from CR21. 2 storage containers onsite will remain onsite and utilized for storage only.

## DRAINAGE:

Drainage for this site generally runs north to southwest. The property has a gentle slope of approximately 1.5% grade of fall in a 150' section of ground ensuring minimal erosion problems. Due to the size of this property and minimal slope, it is anticipated that existing runoff will have little impact and will continue to follow historic patterns. At the time of lot development, if necessary, small swales may need to be utilized to direct flows in an orderly manner.



|                             |                                |
|-----------------------------|--------------------------------|
| Vertical distance ("rise")  | 28 <a href="#">in ▼</a>        |
| Horizontal distance ("run") | 150 <a href="#">ft ▼</a>       |
| Grade                       | 0.015556                       |
| Grade in percentage         | 1.5556 %                       |
| Angle of elevation          | 0.015554 <a href="#">rad ▼</a> |

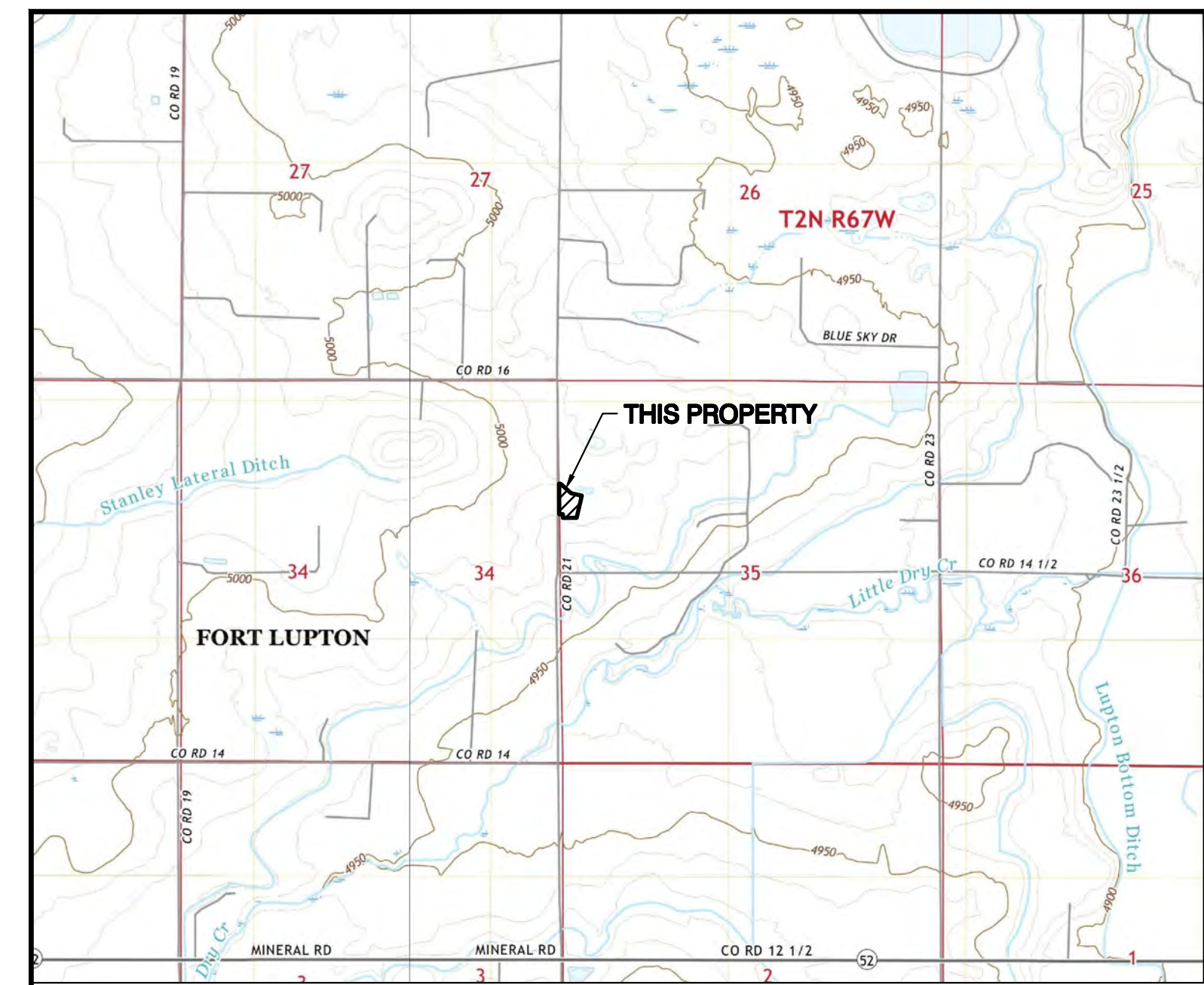
## UTILITIES:

Property is served by Central Weld County and no changes or modifications to utilities have or will be done.

## LIGHTING:

There will be changes to lighting, No additional lights will be installed at this time and no modifications to electrical.





VICINITY MAP  
NW1/4, S35, T2N, R67W, 6th P.M.  
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS - FORT LUPTON & FREDERICK, CO 7.5 MIN

**LEGAL DESCRIPTION (PER TITLE)**  
SHOWN PER TITLE COMMITMENT BY FIRST AMERICAN TITLE, DATED JULY 01, 2021.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT A OF RECORDED EXEMPTION NO. 1311-35-2 RE-5005, RECORDED MAY 20, 2010 AT RECEPTION NO. 3694484, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,

COUNTY OF WELD, STATE OF COLORADO.

**BASIS OF BEARING & PROJECT BENCHMARK**  
SHOWN PER LAND SURVEY PLAT BY LAT40°, INC., DATED JUNE 12, 2024:

**BASIS OF BEARING:**  
ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, T2N, R67W, AS MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 25937 AT THE SOUTH END AND A 2" PIPE WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AT THE NORTH END, AS BEARING NORTH 00°27'51" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2648.55 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**PROJECT BENCHMARK:**  
NGS BENCHMARK T 260 BEING A FOUND DISK STAMPED "T260 & 1938" SET IN CONCRETE MONUMENT SOUTHEAST OF THE INTERSECTION OF COUNTY ROAD 12 & THE UNION PACIFIC RAILROAD.  
PUBLISHED ELEVATION: 4925.82' (NAVD88)  
MEASURED ELEVATION: 4926.00' (NAVD88)

|                                                                                                                                                                                                       |                                                                                                                                                                                              |                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER<br>CONTACT: OLIVIA BARRERA OROZCO<br>6670 COUNTY ROAD 21<br>FORT LUPTON, CO 80621<br>PHONE: (720) 641-7890<br>KBCONSTRUCTIONS2011@GMAIL.COM                                                     | SURVEYOR<br>LAT40°, INC.<br>CONTACT: KYLE RUTZ<br>6250 WEST 10TH STREET, UNIT 2<br>GREELEY, CO 80634<br>(970) 515-5294<br>KYLER@LAT40PLS.COM                                                 |                                                                                                                                                                                   |
| CITY OF FORT LUPTON<br>PLANNING DEPARTMENT<br>CONTACT: TODD HODGES<br>PLANNING DIRECTOR<br>1200 DEXTER STREET, UNIT W13<br>FORT LUPTON, CO 80621<br>PHONE: (720) 928-4003<br>THODGES@FORTLUPTONCO.GOV | CITY OF FORT LUPTON<br>PUBLIC WORKS<br>CONTACT: ROY VESTAL<br>PUBLIC WORKS DIRECTOR<br>130 SOUTH MCKINLEY AVE.<br>FORT LUPTON, CO 80621<br>PHONE: (303) 857-6694<br>RVESTAL@FORTLUPTONCO.GOV | FIRE DISTRICT<br>FORT LUPTON FIRE<br>PROTECTION DISTRICT<br>CONTACT: TAW TAMLIN<br>1121 DENVER AVE.<br>FORT LUPTON, CO 80621<br>PHONE: (303) 857-4603<br>TTAMLIN@FTLUPTONFIRE.COM |

# SPECIAL USE PERMIT - SUP24-003

## K & B CONSTRUCTIONS INC.

BEING A PART OF THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th P.M.,  
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

| REVISIONS | SHEET INDEX:                          |
|-----------|---------------------------------------|
| 0 1       | 1 COVER SHEET                         |
| 0 1       | 2 EXISTING CONDITIONS PLAN            |
| 0 1       | 2A EXISTING CONDITIONS PLAN W/ AERIAL |
| 0 1       | 3 SITE PLAN                           |
| 0 1       | 3A SITE PLAN W/ AERIAL                |
| 0 1       | 4 VEHICLE TRACKING - FIRE             |
| 0 1       | 5 DRAINAGE PLAN                       |
|           | L1.0 LANDSCAPE PLAN                   |
|           | L2.0 LANDSCAPE DETAILS                |

0 INITIAL RELEASE  
1 REV PER CITY REDLINES (10/21/24)  
JULY 03, 2024  
NOVEMBER 01, 2024

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT OLIVIA OROZCO BARRERA, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND \_\_\_\_\_ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OLIVIA OROZCO BARRERA

STATE OF COLORADO, )  
COUNTY OF WELD ) SS

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

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ADMINISTRATOR

PLANNING COMMISSION APPROVAL:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON, FORT LUPTON  
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY [ORDINANCE/RESOLUTION] NO. \_\_\_\_\_ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID [ORDINANCE/RESOLUTION] ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST:

CITY CLERK  
(SEAL)



UNCC  
CALL BEFORE  
YOU DIG

1-800-922-1987

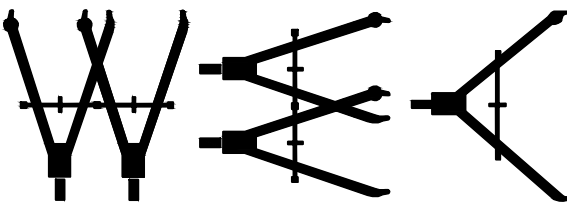
Utility Notification  
Center of Colorado

Administrative Office  
16361 Table Mountain Parkway Golden,  
Colorado 80603

Office: 303-232-1991 Fax: 303-234-1712  
Toll-Free: 1-800-922-1987

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

PREPARED BY:



Western Engineering Consultants, Inc. LLC

WESTERN ENGINEERING CONSULTANTS, INC. LLC

127 S. DENVER AVENUE, FORT LUPTON, CO 80621

720-685-9951 PH, 720-294-1330 FAX, email@westerneci.com

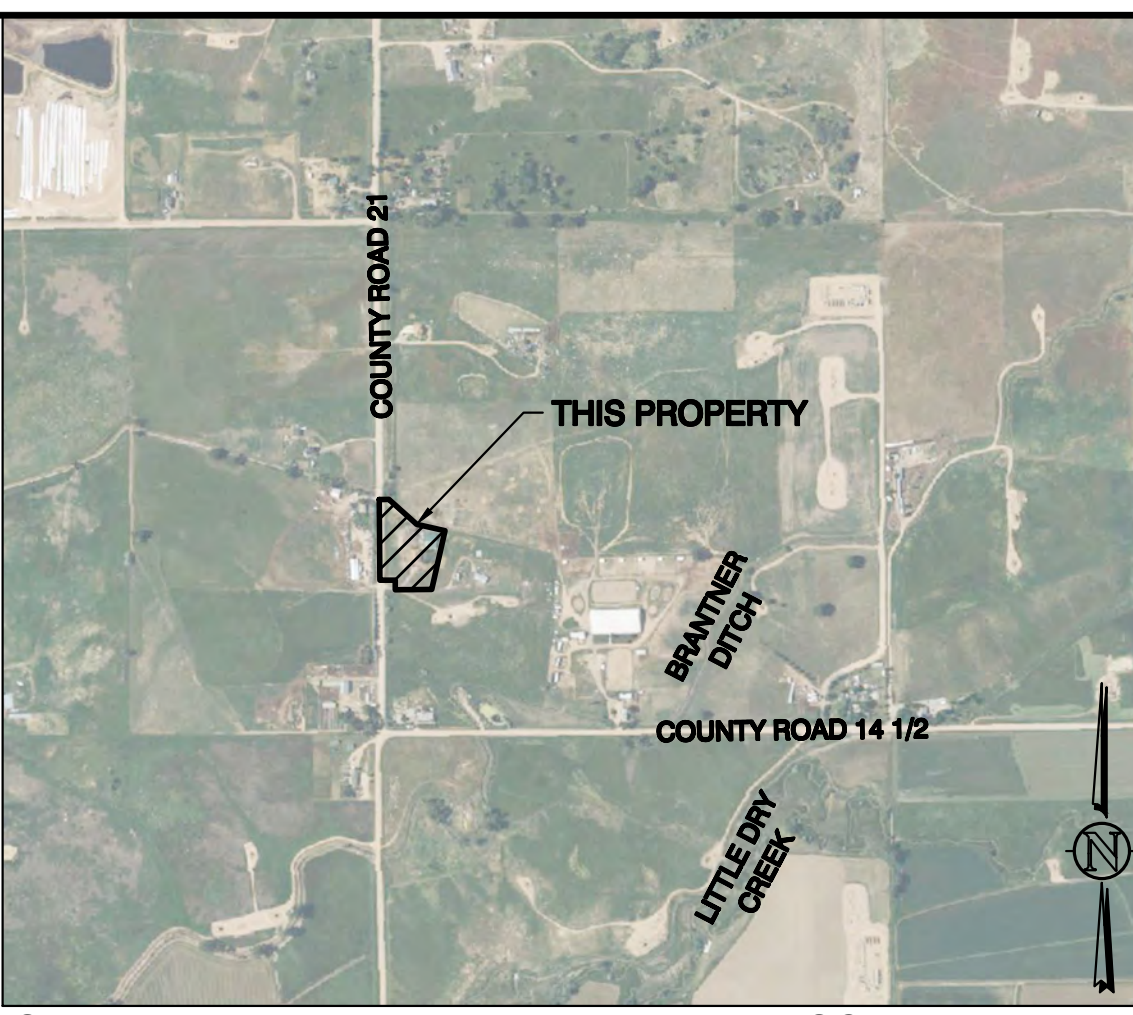
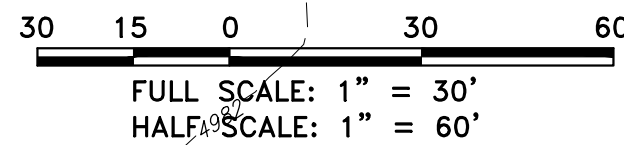
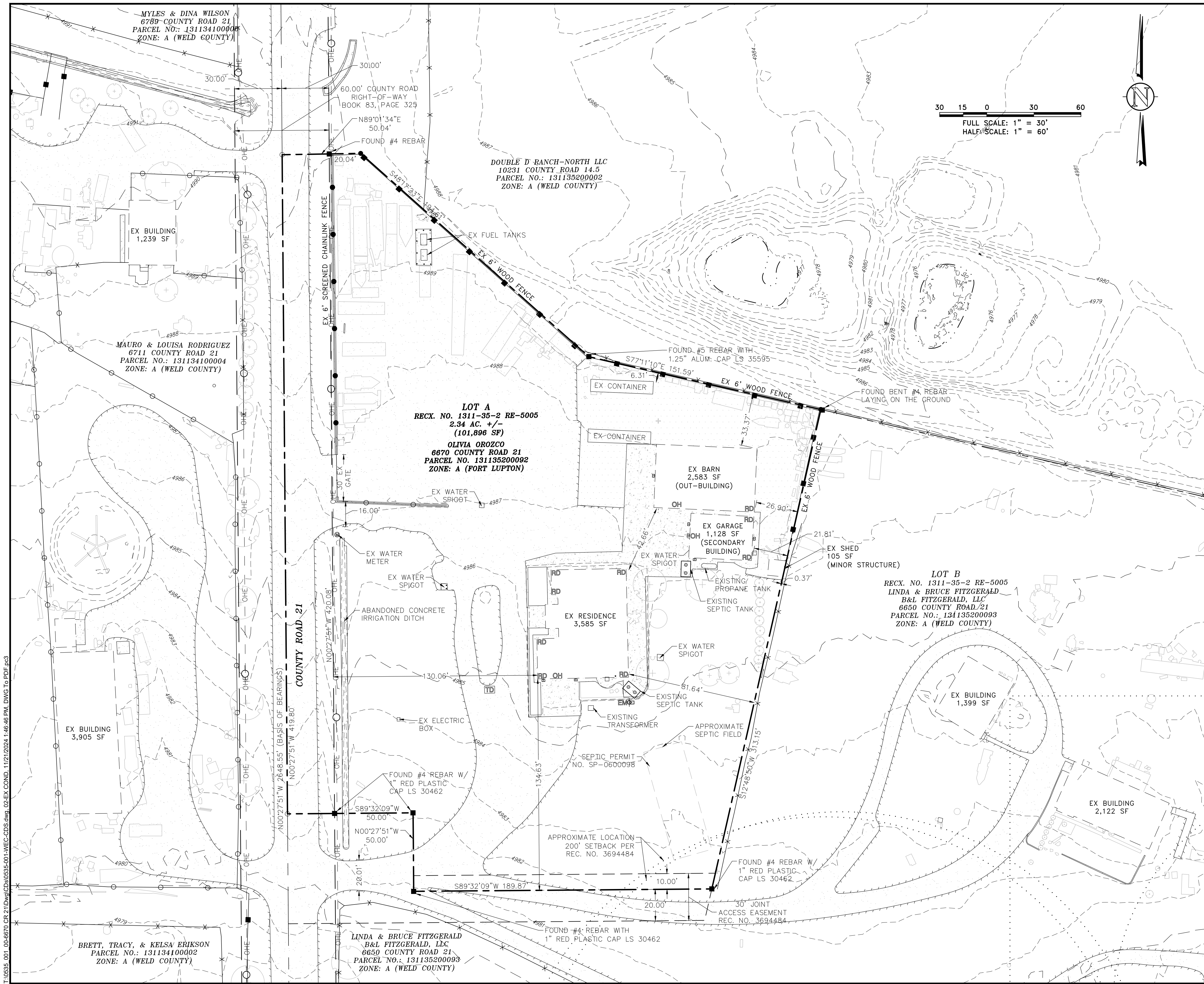
PROJECT NO: 01-0535.001.00  
INITIAL PLAN RELEASE: JULY 03, 2024

SHEET: 1 of 5

T:\0535\_001\_00-6670 CR 21.Dwg\CD-0535-001-WEC-CDS.dwg 01-COVER 11/21/2024 1:48:44 PM DWG To PDF.pc3



T:\0535-001-00-6670 CR 21 DWG\CD-0535-001-WEC-CDS.dwg 02-EX COND. 1/12/2024 1:46:46 PM DWG To PDF.plt



SITE MAP  
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

SCALE 1" = 1,000'

#### NOTES

THIS PLAN IS INTENDED AS THE EXISTING CONDITIONS & DEMO PLAN FOR K&B CONSTRUCTIONS.

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 THE CITY OF FORT 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 LAT 40, INC. ON JUNE 12, 2024 & AERIAL DRONE SURVEY BY WEC, DATED MAY 22, 2024 (HORIZONTAL & VERTICAL CONTROL PROVIDED BY LAT 40, INC.).

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.

#### SYMBOL LEGEND

- |  |                    |  |                 |
|--|--------------------|--|-----------------|
|  | FIRE HYDRANT       |  | WATER METER     |
|  | UTILITY POLE       |  | MANHOLE         |
|  | LIGHT POLE         |  | TRASH DUMPSTER  |
|  | BUILDING LIGHT     |  | OVERHEAD DOOR   |
|  | TRANSFORMER        |  | GAS METER       |
|  | ELECTRIC METER     |  | ELECTRIC METER  |
|  | ELECTRIC PANEL     |  | ROOF DRAIN      |
|  | TELEPHONE PEDESTAL |  | PROPERTY CORNER |
|  | EX TREES / SHRUBS  |  | AERIAL CONTROL  |
|  |                    |  | PARKING COUNTS  |

- |  |                    |  |                  |
|--|--------------------|--|------------------|
|  | EXISTING LANDSCAPE |  | EXISTING CONC    |
|  | EXISTING GRAVEL    |  | EXISTING ASPHALT |

#### LINETYPE LEGEND

- |  |                               |
|--|-------------------------------|
|  | LOT / PROPERTY / SECTION LINE |
|  | RIGHT OF WAY LINE             |
|  | EASEMENT                      |
|  | SETBACK                       |
|  | EXISTING BUILDING, CURB       |
|  | EDGE OF ASPHALT OR GRAVEL RD  |
|  | WOOD OR METAL FENCE           |
|  | WIRE FENCE                    |
|  | CHAINLINK FENCE               |
|  | EXISTING DITCH                |
|  | EXISTING OVERHEAD ELEC        |
|  | EXISTING ELECTRICAL LINE      |
|  | EXISTING STORM LINE           |
|  | EXISTING SANITARY LINE        |
|  | EXISTING WATER LINE           |
|  | EXISTING GAS LINE             |
|  | EXISTING FIBER OPTIC LINE     |
|  | EXISTING TELEPHONE LINE       |

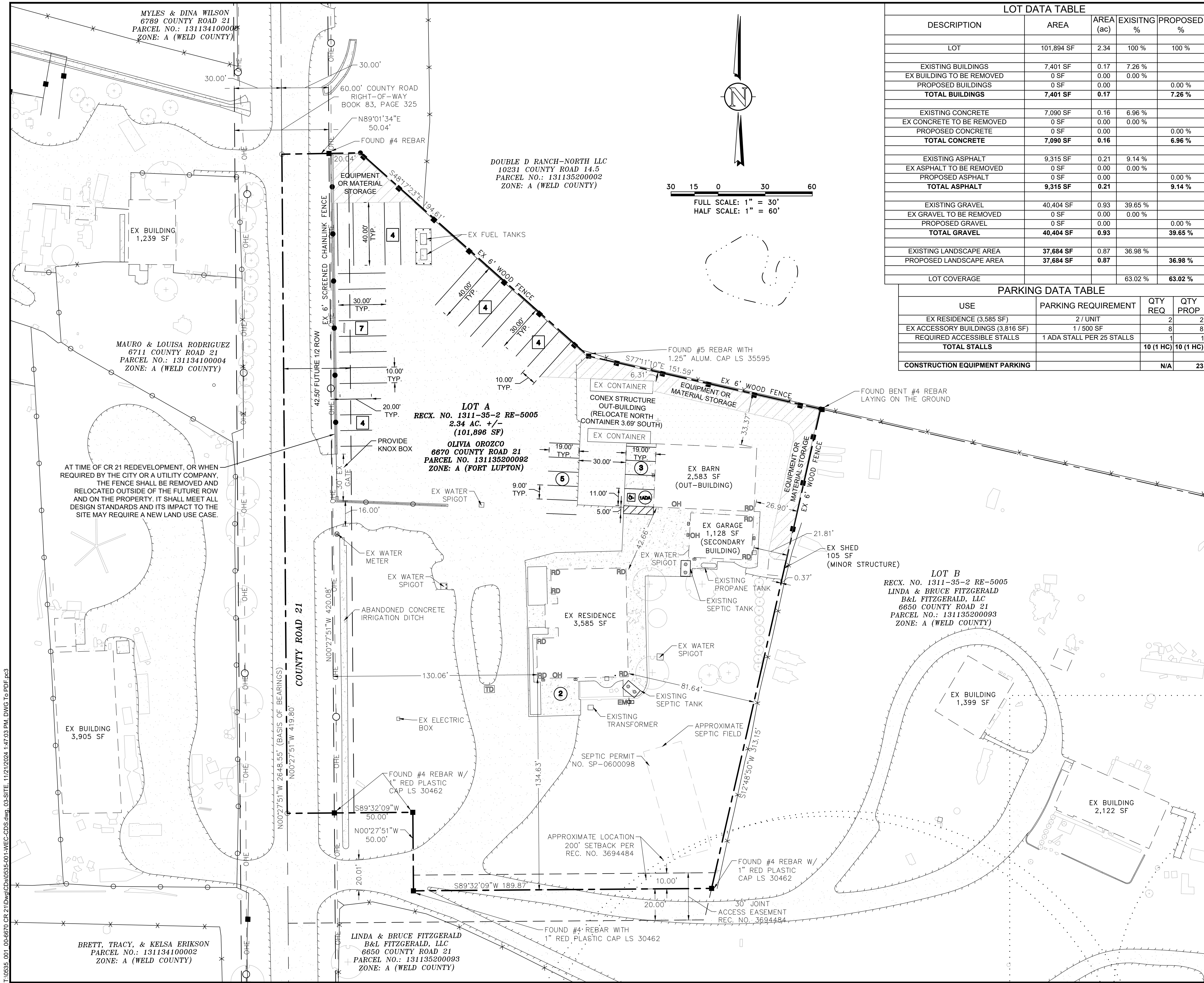
|                                                                                                                                                                                    |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 127 S. DENVER AVE<br>FT. LUPTON, CO 80621<br>www.westerneci.com<br>email@westerneci.com<br>(720) 685-9951<br>FAX (720) 294-1330<br><b>Western Engineering Consultants, Inc LLC</b> |  |
| <b>EXISTING CONDITIONS PLAN</b><br><b>K &amp; B CONSTRUCTIONS</b><br>6670 COUNTY ROAD 21<br>CITY OF FORT LUPTON, WELD COUNTY, COLORADO                                             |  |
| <b>Dig Safely.</b><br>CALL UNCC<br>THREE WORKING DAYS<br>BEFORE YOU DIG<br><b>1-800-922-1987</b><br>www.uncc.org<br>UTILITY NOTIFICATION<br>CENTER OF COLORADO                     |  |
| FOR REVIEW                                                                                                                                                                         |  |
| ONLY VALID FOR CONSTRUCTION<br>DRAWING RELEASE DATE: 07/23/24<br>DRAWN BY: CFC<br>CHECKED BY: CFC<br>PROJECT NO. 01-0535-001.00<br>DOC CON # 0002-EX COND<br>SHEET 02 OF 05        |  |





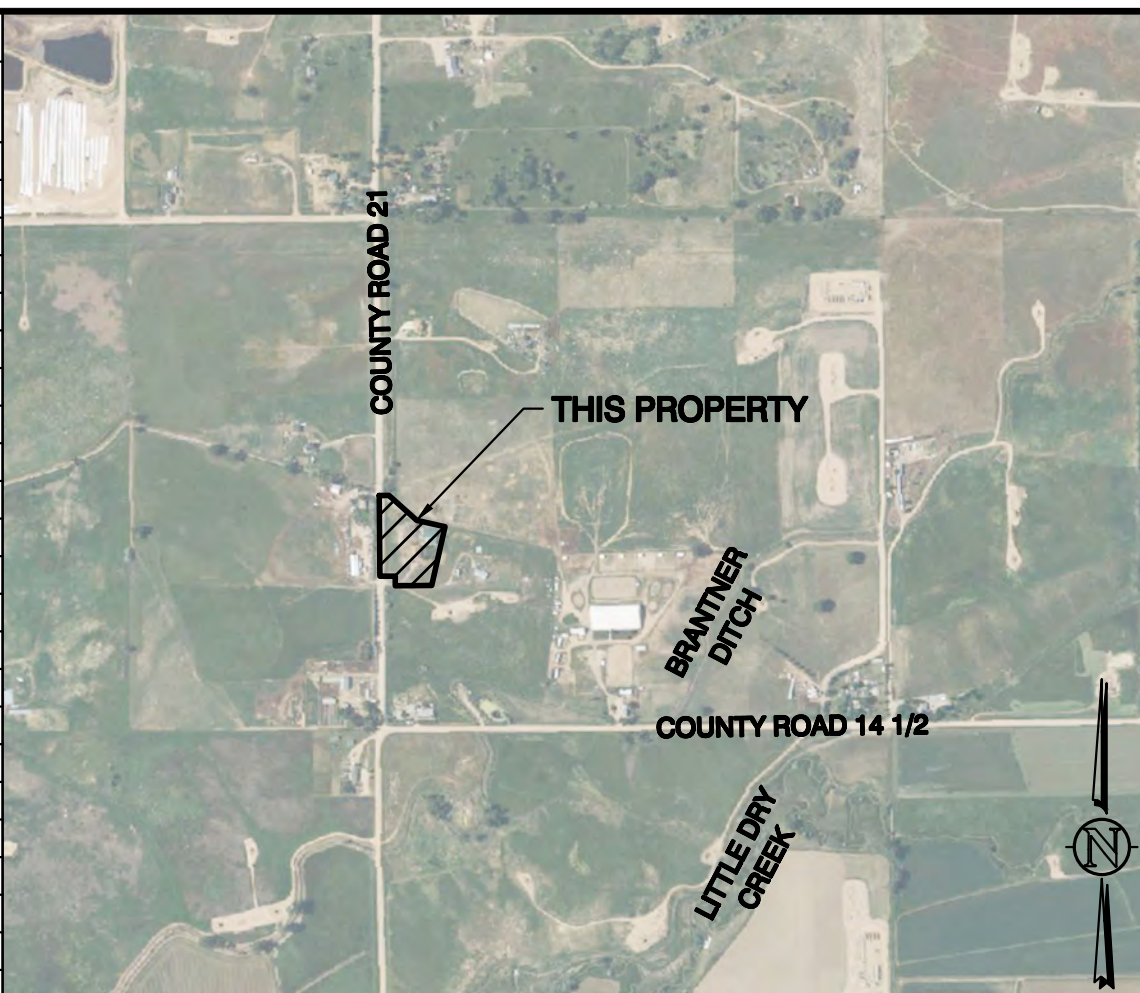


T:\0535-001-00-6670 CR 21.Dwg\CD-0535-001-WEC-CDS.dwg 05-SITE 11/21/2024 1:47:03 PM DWG To PDF.pc3



| LOT DATA TABLE            |            |           |            |            |
|---------------------------|------------|-----------|------------|------------|
| DESCRIPTION               | AREA       | AREA (ac) | EXISTING % | PROPOSED % |
| LOT                       | 101,894 SF | 2.34      | 100 %      | 100 %      |
| EXISTING BUILDINGS        | 7,401 SF   | 0.17      | 7.26 %     |            |
| EX BUILDING TO BE REMOVED | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED BUILDINGS        | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL BUILDINGS           | 7,401 SF   | 0.17      | 7.26 %     |            |
| EXISTING CONCRETE         | 7,090 SF   | 0.16      | 6.96 %     |            |
| EX CONCRETE TO BE REMOVED | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED CONCRETE         | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL CONCRETE            | 7,090 SF   | 0.16      | 6.96 %     |            |
| EXISTING ASPHALT          | 9,315 SF   | 0.21      | 9.14 %     |            |
| EX ASPHALT TO BE REMOVED  | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED ASPHALT          | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL ASPHALT             | 9,315 SF   | 0.21      | 9.14 %     |            |
| EXISTING GRAVEL           | 40,404 SF  | 0.93      | 39.65 %    |            |
| EX GRAVEL TO BE REMOVED   | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED GRAVEL           | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL GRAVEL              | 40,404 SF  | 0.93      | 39.65 %    |            |
| EXISTING LANDSCAPE AREA   | 37,684 SF  | 0.87      | 36.98 %    |            |
| PROPOSED LANDSCAPE AREA   | 37,684 SF  | 0.87      | 36.98 %    |            |
| LOT COVERAGE              |            |           | 63.02 %    | 63.02 %    |

| PARKING DATA TABLE                |                           |           |           |
|-----------------------------------|---------------------------|-----------|-----------|
| USE                               | PARKING REQUIREMENT       | QTY REQ   | QTY PROP  |
| EX RESIDENCE (3,585 SF)           | 2 / UNIT                  | 2         | 2         |
| EX ACCESSORY BUILDINGS (3,816 SF) | 1 / 500 SF                | 8         | 8         |
| REQUIRED ACCESSIBLE STALLS        | 1 ADA STALL PER 25 STALLS | 1         | 1         |
| TOTAL STALLS                      |                           | 10 (1 HC) | 10 (1 HC) |
| CONSTRUCTION EQUIPMENT PARKING    |                           | N/A       | 23        |



SITE MAP SCALE 1" = 1,000'  
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

### NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR K&B CONSTRUCTIONS.

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 THE CITY OF FORT 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 LAT 40, INC. ON JUNE 12, 2024 & AERIAL DRONE SURVEY BY WEC, DATED MAY 22, 2024 (HORIZONTAL & VERTICAL CONTROL PROVIDED BY LAT 40, INC.).

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.

### SYMBOL LEGEND

- |  |                    |  |                 |
|--|--------------------|--|-----------------|
|  | FIRE HYDRANT       |  | WATER METER     |
|  | UTILITY POLE       |  | MANHOLE         |
|  | LIGHT POLE         |  | TRASH DUMPSTER  |
|  | BUILDING LIGHT     |  | OVERHEAD DOOR   |
|  | TRANSFORMER        |  | GAS METER       |
|  | ELECTRIC METER     |  | ELECTRIC PANEL  |
|  | TELEPHONE PEDESTAL |  | ROOF DRAIN      |
|  | EX TREES / SHRUBS  |  | PROPERTY CORNER |
|  |                    |  | AERIAL CONTROL  |
|  |                    |  | PARKING COUNTS  |

- |  |                    |  |                  |
|--|--------------------|--|------------------|
|  | EXISTING LANDSCAPE |  | EXISTING CONC    |
|  | EXISTING GRAVEL    |  | EXISTING ASPHALT |

### LINETYPE LEGEND

- |  |                               |
|--|-------------------------------|
|  | LOT / PROPERTY / SECTION LINE |
|  | RIGHT OF WAY LINE             |
|  | EASEMENT                      |
|  | SETBACK                       |
|  | EXISTING BUILDING, CURB       |
|  | EDGE OF ASPHALT OR GRAVEL RD  |
|  | WOOD OR METAL FENCE           |
|  | WIRE FENCE                    |
|  | CHAINLINK FENCE               |
|  | EXISTING DITCH                |
|  | EXISTING OVERHEAD ELEC        |
|  | EXISTING ELECTRICAL LINE      |
|  | EXISTING STORM LINE           |
|  | EXISTING SANITARY LINE        |
|  | EXISTING WATER LINE           |
|  | EXISTING GAS LINE             |
|  | EXISTING FIBER OPTIC LINE     |
|  | EXISTING TELEPHONE LINE       |

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

Western Engineering Consultants, Inc LLC

DATE: 07/03/24 CFC  
11/20/24 CFC

REVISION: 0  
INITIAL RELEASE  
1 REV PER CITY COMMENTS (02/17/24)

MS: 1  
K&B CONSTRUCTIONS

CONTACT: OLIVIA BARRERA OROZCO  
6670 COUNTY ROAD 21  
FORT LUPTON, CO 80621  
K&B CONSTRUCTIONS 2011@gmail.com

SITE PLAN  
K & B CONSTRUCTIONS  
6670 COUNTY ROAD 21  
CITY OF FORT LUPTON, 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

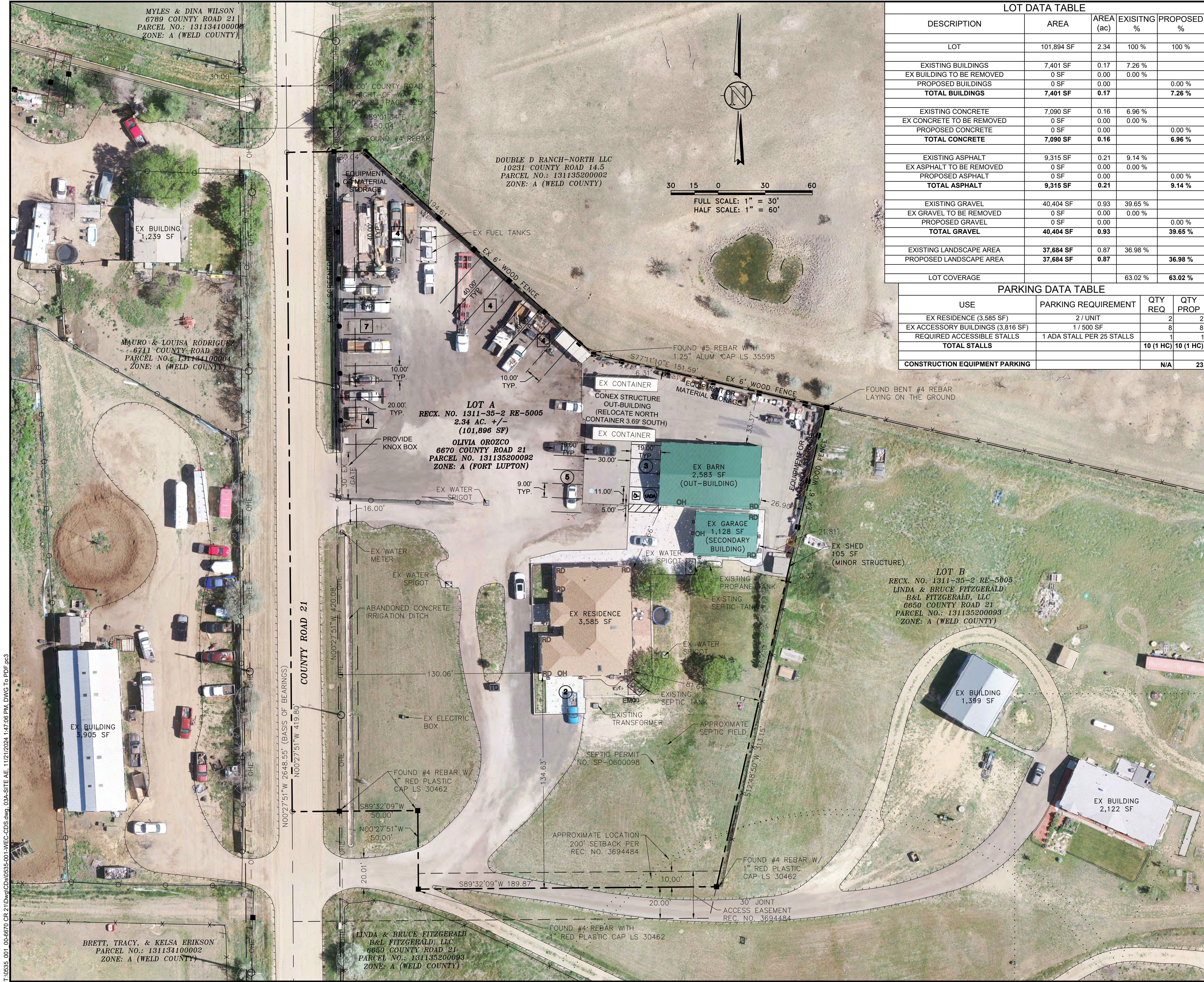
ONLY VALID FOR CONSTRUCTION  
IF A PERMIT IS OBTAINED  
AND ON EACH SHEET

INITIAL PLAN  
RELEASE: 07/03/24  
DESIGNED BY: CFC  
DRAWN BY: CFC  
CHECKED BY: CFC  
PROJECT NO.  
01-0535.001.00  
DOC CON #  
0003-SITE  
SHEET  
03 OF 05

Page 87 of 97



T:\0535\_001\_00-6670 CR 21 DWG\CD-0535-001-WEC-CDS.dwg 03A-SITE AE, 1/12/2024 1:47:06 PM DWG To PDF.rvt



| LOT DATA TABLE            |            |           |            |            |
|---------------------------|------------|-----------|------------|------------|
| DESCRIPTION               | AREA       | AREA (ac) | EXISTING % | PROPOSED % |
| LOT                       | 101,894 SF | 2.34      | 100 %      | 100 %      |
| EXISTING BUILDINGS        | 7,401 SF   | 0.17      | 7.26 %     |            |
| EX BUILDING TO BE REMOVED | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED BUILDINGS        | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL BUILDINGS           | 7,401 SF   | 0.17      |            | 7.26 %     |
| EXISTING CONCRETE         | 7,090 SF   | 0.16      | 6.96 %     |            |
| EX CONCRETE TO BE REMOVED | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED CONCRETE         | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL CONCRETE            | 7,090 SF   | 0.16      |            | 6.96 %     |
| EXISTING ASPHALT          | 9,315 SF   | 0.21      | 9.14 %     |            |
| EX ASPHALT TO BE REMOVED  | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED ASPHALT          | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL ASPHALT             | 9,315 SF   | 0.21      |            | 9.14 %     |
| EXISTING GRAVEL           | 40,404 SF  | 0.93      | 39.65 %    |            |
| EX GRAVEL TO BE REMOVED   | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED GRAVEL           | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL GRAVEL              | 40,404 SF  | 0.93      |            | 39.65 %    |
| EXISTING LANDSCAPE AREA   | 37,684 SF  | 0.87      | 36.98 %    |            |
| PROPOSED LANDSCAPE AREA   | 37,684 SF  | 0.87      |            | 36.98 %    |
| LOT COVERAGE              |            |           | 63.02 %    | 63.02 %    |

| PARKING DATA TABLE                |                           |           |           |
|-----------------------------------|---------------------------|-----------|-----------|
| USE                               | PARKING REQUIREMENT       | QTY REQ   | QTY PROP  |
| EX RESIDENCE (3,585 SF)           | 2 / UNIT                  | 2         | 2         |
| EX ACCESSORY BUILDINGS (3,816 SF) | 1 / 500 SF                | 8         | 8         |
| REQUIRED ACCESSIBLE STALLS        | 1 ADA STALL PER 25 STALLS | 1         | 1         |
| TOTAL STALLS                      |                           | 10 (1 HC) | 10 (1 HC) |
| CONSTRUCTION EQUIPMENT PARKING    |                           | N/A       | 23        |



SITE MAP  
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

## NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR K&B CONSTRUCTIONS.

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 THE CITY OF FORT 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 LAT 40, INC. ON JUNE 12, 2024 & AERIAL DRONE SURVEY BY WEC, DATED MAY 22, 2024 (HORIZONTAL & VERTICAL CONTROL PROVIDED BY LAT 40, INC.).

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.

| SYMBOL LEGEND |                    |
|---------------|--------------------|
|               | FIRE HYDRANT       |
|               | UTILITY POLE       |
|               | LIGHT POLE         |
|               | BUILDING LIGHT     |
|               | TRANSFORMER        |
|               | ELECTRIC METER     |
|               | ELECTRIC PANEL     |
|               | TELEPHONE PEDESTAL |
|               | EX TREES / SHRUBS  |
|               | WATER METER        |
|               | MANHOLE            |
|               | TRASH DUMPSTER     |
|               | OVERHEAD DOOR      |
|               | GAS METER          |
|               | ELECTRIC METER     |
|               | ROOF DRAIN         |
|               | PROPERTY CORNER    |
|               | AERIAL CONTROL     |
|               | PARKING COUNTS     |
|               | EXISTING LANDSCAPE |
|               | EXISTING GRAVEL    |
|               | EXISTING CONC      |
|               | EXISTING ASPHALT   |

| LINETYPE LEGEND |                               |
|-----------------|-------------------------------|
|                 | LOT / PROPERTY / SECTION LINE |
|                 | RIGHT OF WAY LINE             |
|                 | EASEMENT                      |
|                 | SETBACK                       |
|                 | EXISTING BUILDING, CURB       |
|                 | EDGE of ASPHALT or GRAVEL RD  |
|                 | WOOD or METAL FENCE           |
|                 | WIRE FENCE                    |
|                 | CHAINLINK FENCE               |
|                 | EXISTING DITCH                |
|                 | EXISTING OVERHEAD ELEC        |
|                 | EXISTING ELECTRICAL LINE      |
|                 | EXISTING STORM LINE           |
|                 | EXISTING SANITARY LINE        |
|                 | EXISTING WATER LINE           |
|                 | EXISTING GAS LINE             |
|                 | EXISTING FIBER OPTIC LINE     |
|                 | EXISTING TELEPHONE LINE       |

127 S. DENVER AVE  
FT. LUPTON, CO 80621  
www.westerneci.com  
email@westerneci.com  
(720) 885-9951  
FAX (720) 294-1330

**Western Engineering Consultants, Inc LLC**

| DATE     | BY  | REVISION |
|----------|-----|----------|
| 07/03/24 | CFC | 1        |
| 11/07/24 | UCL | 2        |
| 02/27/25 |     | 3        |
| 02/27/25 |     | 4        |
| 02/27/25 |     | 5        |
| 02/27/25 |     | 6        |
| 02/27/25 |     | 7        |
| 02/27/25 |     | 8        |
| 02/27/25 |     | 9        |
| 02/27/25 |     | 10       |
| 02/27/25 |     | 11       |
| 02/27/25 |     | 12       |
| 02/27/25 |     | 13       |
| 02/27/25 |     | 14       |
| 02/27/25 |     | 15       |
| 02/27/25 |     | 16       |
| 02/27/25 |     | 17       |
| 02/27/25 |     | 18       |
| 02/27/25 |     | 19       |
| 02/27/25 |     | 20       |
| 02/27/25 |     | 21       |
| 02/27/25 |     | 22       |
| 02/27/25 |     | 23       |
| 02/27/25 |     | 24       |
| 02/27/25 |     | 25       |
| 02/27/25 |     | 26       |
| 02/27/25 |     | 27       |
| 02/27/25 |     | 28       |
| 02/27/25 |     | 29       |
| 02/27/25 |     | 30       |
| 02/27/25 |     | 31       |
| 02/27/25 |     | 32       |
| 02/27/25 |     | 33       |
| 02/27/25 |     | 34       |
| 02/27/25 |     | 35       |
| 02/27/25 |     | 36       |
| 02/27/25 |     | 37       |
| 02/27/25 |     | 38       |
| 02/27/25 |     | 39       |
| 02/27/25 |     | 40       |
| 02/27/25 |     | 41       |
| 02/27/25 |     | 42       |
| 02/27/25 |     | 43       |
| 02/27/25 |     | 44       |
| 02/27/25 |     | 45       |
| 02/27/25 |     | 46       |
| 02/27/25 |     | 47       |
| 02/27/25 |     | 48       |
| 02/27/25 |     | 49       |
| 02/27/25 |     | 50       |
| 02/27/25 |     | 51       |
| 02/27/25 |     | 52       |
| 02/27/25 |     | 53       |
| 02/27/25 |     | 54       |
| 02/27/25 |     | 55       |
| 02/27/25 |     | 56       |
| 02/27/25 |     | 57       |
| 02/27/25 |     | 58       |
| 02/27/25 |     | 59       |
| 02/27/25 |     | 60       |
| 02/27/25 |     | 61       |
| 02/27/25 |     | 62       |
| 02/27/25 |     | 63       |
| 02/27/25 |     | 64       |
| 02/27/25 |     | 65       |
| 02/27/25 |     | 66       |
| 02/27/25 |     | 67       |
| 02/27/25 |     | 68       |
| 02/27/25 |     | 69       |
| 02/27/25 |     | 70       |
| 02/27/25 |     | 71       |
| 02/27/25 |     | 72       |
| 02/27/25 |     | 73       |
| 02/27/25 |     | 74       |
| 02/27/25 |     | 75       |
| 02/27/25 |     | 76       |
| 02/27/25 |     | 77       |
| 02/27/25 |     | 78       |
| 02/27/25 |     | 79       |
| 02/27/25 |     | 80       |
| 02/27/25 |     | 81       |
| 02/27/25 |     | 82       |
| 02/27/25 |     | 83       |
| 02/27/25 |     | 84       |
| 02/27/25 |     | 85       |
| 02/27/25 |     | 86       |
| 02/27/25 |     | 87       |
| 02/27/25 |     | 88       |
| 02/27/25 |     | 89       |
| 02/27/25 |     | 90       |
| 02/27/25 |     | 91       |
| 02/27/25 |     | 92       |
| 02/27/25 |     | 93       |
| 02/27/25 |     | 94       |
| 02/27/25 |     | 95       |
| 02/27/25 |     | 96       |
| 02/27/25 |     | 97       |
| 02/27/25 |     | 98       |
| 02/27/25 |     | 99       |
| 02/27/25 |     | 100      |

**SITE PLAN W/ AERIAL**  
**K & B CONSTRUCTIONS**  
6670 COUNTY ROAD 21  
CITY OF FORT LUPTON, 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  
DRAWING RELEASED BY UNCC  
ON 02/27/25

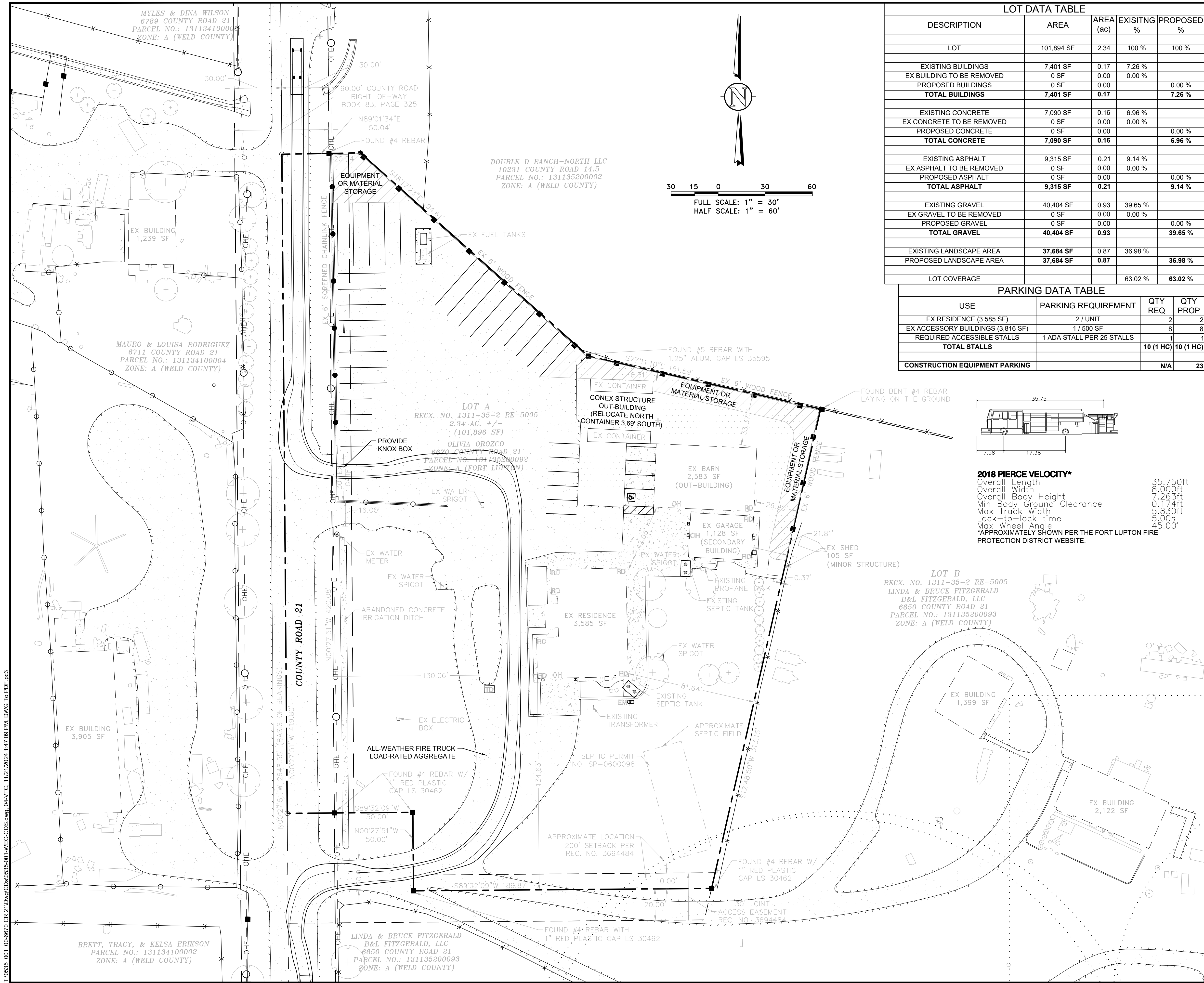
INITIAL PLAN  
RELEASED 02/27/25  
DESIGNED BY: CFC  
DRAWN BY: CFC  
CHECKED BY: CFC

PROJECT NO.  
01-0535.001.00  
DOC CON #  
003A-SITE AE

SHEET  
3A OF 05

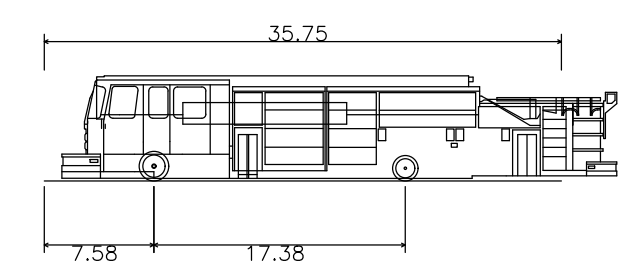


T:\0535-001\_00-6670 CR 21.Dwg\CD\0535-001-WEC-CDS.dwg 04-VTC, 11/21/2024 1:47:09 PM DWG To PDF #3

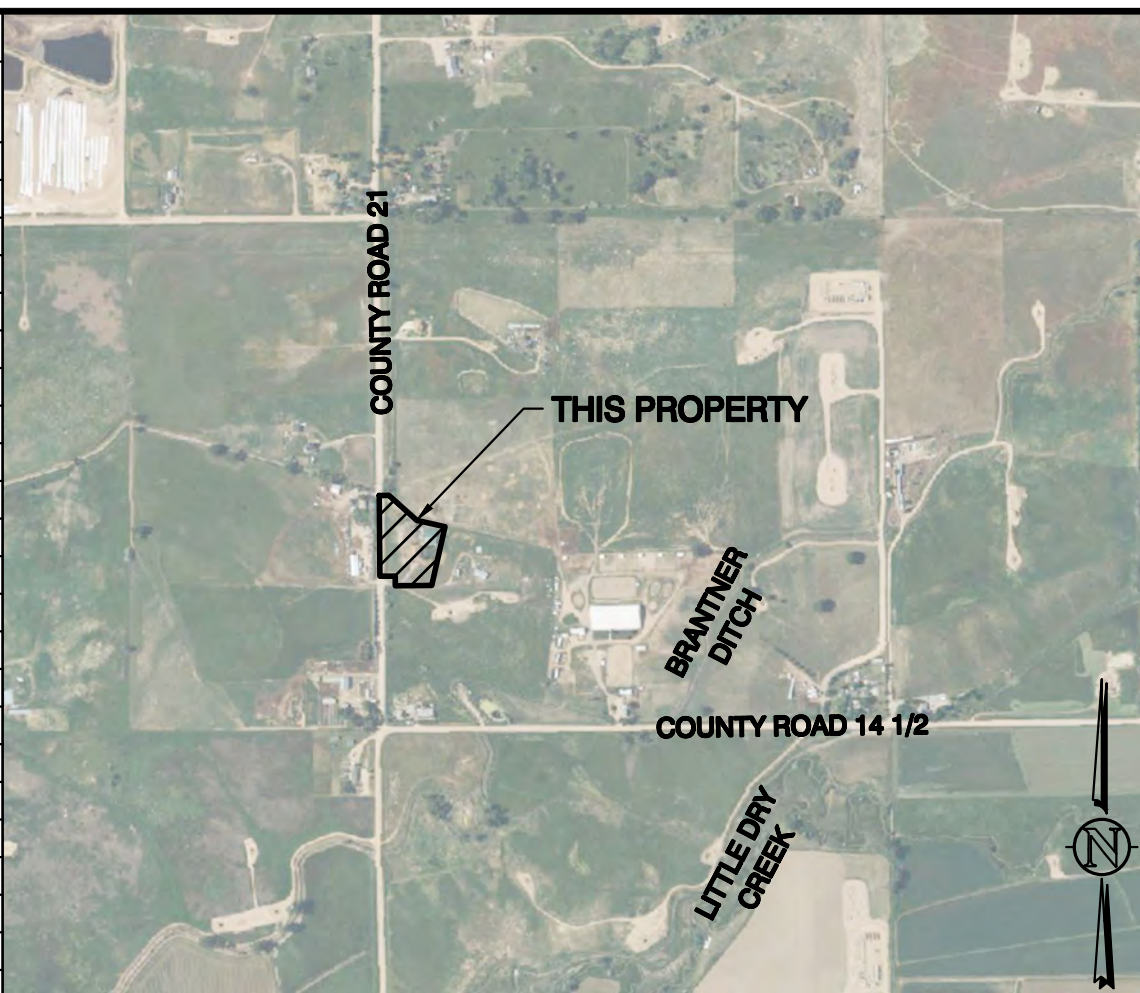


| LOT DATA TABLE            |            |           |            |            |
|---------------------------|------------|-----------|------------|------------|
| DESCRIPTION               | AREA       | AREA (ac) | EXISTING % | PROPOSED % |
| LOT                       | 101,894 SF | 2.34      | 100 %      | 100 %      |
| EXISTING BUILDINGS        | 7,401 SF   | 0.17      | 7.26 %     |            |
| EX BUILDING TO BE REMOVED | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED BUILDINGS        | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL BUILDINGS           | 7,401 SF   | 0.17      |            | 7.26 %     |
| EXISTING CONCRETE         | 7,090 SF   | 0.16      | 6.96 %     |            |
| EX CONCRETE TO BE REMOVED | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED CONCRETE         | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL CONCRETE            | 7,090 SF   | 0.16      |            | 6.96 %     |
| EXISTING ASPHALT          | 9,315 SF   | 0.21      | 9.14 %     |            |
| EX ASPHALT TO BE REMOVED  | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED ASPHALT          | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL ASPHALT             | 9,315 SF   | 0.21      |            | 9.14 %     |
| EXISTING GRAVEL           | 40,404 SF  | 0.93      | 39.65 %    |            |
| EX GRAVEL TO BE REMOVED   | 0 SF       | 0.00      | 0.00 %     |            |
| PROPOSED GRAVEL           | 0 SF       | 0.00      |            | 0.00 %     |
| TOTAL GRAVEL              | 40,404 SF  | 0.93      |            | 39.65 %    |
| EXISTING LANDSCAPE AREA   | 37,684 SF  | 0.87      | 36.98 %    |            |
| PROPOSED LANDSCAPE AREA   | 37,684 SF  | 0.87      |            | 36.98 %    |
| LOT COVERAGE              |            |           | 63.02 %    | 63.02 %    |

| PARKING DATA TABLE                |                           |           |           |
|-----------------------------------|---------------------------|-----------|-----------|
| USE                               | PARKING REQUIREMENT       | QTY REQ   | QTY PROP  |
| EX RESIDENCE (3,585 SF)           | 2 / UNIT                  | 2         | 2         |
| EX ACCESSORY BUILDINGS (3,816 SF) | 1 / 500 SF                | 8         | 8         |
| REQUIRED ACCESSIBLE STALLS        | 1 ADA STALL PER 25 STALLS | 1         | 1         |
| TOTAL STALLS                      |                           | 10 (1 HC) | 10 (1 HC) |
| CONSTRUCTION EQUIPMENT PARKING    |                           | N/A       | 23        |



**2018 PIERCE VELOCITY\***  
Overall Length 35.75ft  
Overall Width 8.00ft  
Overall Body Height 7.26ft  
Min Body Ground Clearance 0.174ft  
Max Track Width 6.83ft  
Lock-to-lock time 20.00s  
Max Wheel Angle 45.00 degrees  
\*APPROXIMATELY SHOWN PER THE FORT LUPTON FIRE PROTECTION DISTRICT WEBSITE.



**SITE MAP**  
SCALE 1" = 1,000'  
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

**NOTES**

THIS PLAN IS INTENDED AS THE VEHICLE TRACKING PLAN - FIRE TRUCK FOR K&B CONSTRUCTIONS.

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 THE CITY OF FORT 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 LAT 40, INC. ON JUNE 12, 2024 & AERIAL DRONE SURVEY BY WEC, DATED MAY 22, 2024 (HORIZONTAL & VERTICAL CONTROL PROVIDED BY LAT 40, INC.).

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.

| SYMBOL LEGEND |                    |
|---------------|--------------------|
|               | FIRE HYDRANT       |
|               | UTILITY POLE       |
|               | LIGHT POLE         |
|               | BUILDING LIGHT     |
|               | TRANSFORMER        |
|               | ELECTRIC METER     |
|               | ELECTRIC PANEL     |
|               | TELEPHONE PEDESTAL |
|               | EX TREES / SHRUBS  |
|               | WATER METER        |
|               | MANHOLE            |
|               | TRASH DUMPSTER     |
|               | OVERHEAD DOOR      |
|               | GAS METER          |
|               | ELECTRIC METER     |
|               | ROOF DRAIN         |
|               | PROPERTY CORNER    |
|               | AERIAL CONTROL     |
|               | PARKING COUNTS     |

|  |                    |
|--|--------------------|
|  | EXISTING LANDSCAPE |
|  | EXISTING GRAVEL    |
|  | EXISTING CONC      |
|  | EXISTING ASPHALT   |

| LINETYPE LEGEND |                               |
|-----------------|-------------------------------|
|                 | LOT / PROPERTY / SECTION LINE |
|                 | RIGHT OF WAY LINE             |
|                 | EASEMENT                      |
|                 | SETBACK                       |
|                 | EXISTING BUILDING, CURB       |
|                 | EDGE of ASPHALT or GRAVEL RD  |
|                 | WOOD or METAL FENCE           |
|                 | WIRE FENCE                    |
|                 | CHAINLINK FENCE               |
|                 | EXISTING DITCH                |
|                 | EXISTING OVERHEAD ELEC        |
|                 | EXISTING ELECTRICAL LINE      |
|                 | EXISTING STORM LINE           |
|                 | EXISTING SANITARY LINE        |
|                 | EXISTING WATER LINE           |
|                 | EXISTING GAS LINE             |
|                 | EXISTING FIBER OPTIC LINE     |
|                 | EXISTING TELEPHONE LINE       |

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

**Western Engineering Consultants, Inc LLC**

**K & B CONSTRUCTIONS**  
CONTACT  
OLIVIA BARRERA OROZCO  
6670 COUNTY ROAD 21  
FORT LUPTON, CO 80621  
K&B CONSTRUCTIONS2011@GMAIL.COM

**Vehicle Tracking - Fire Truck**  
**K & B CONSTRUCTIONS**  
6670 COUNTY ROAD 21  
CITY OF FORT LUPTON, 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 A PERMIT IS OBTAINED  
AND A COPY IS SUBMITTED  
WITH EACH SET

INITIAL PLAN  
RELEASED 07/03/24  
DESIGNED BY: CFC  
DRAWN BY: CFC  
CHECKED BY: CFC

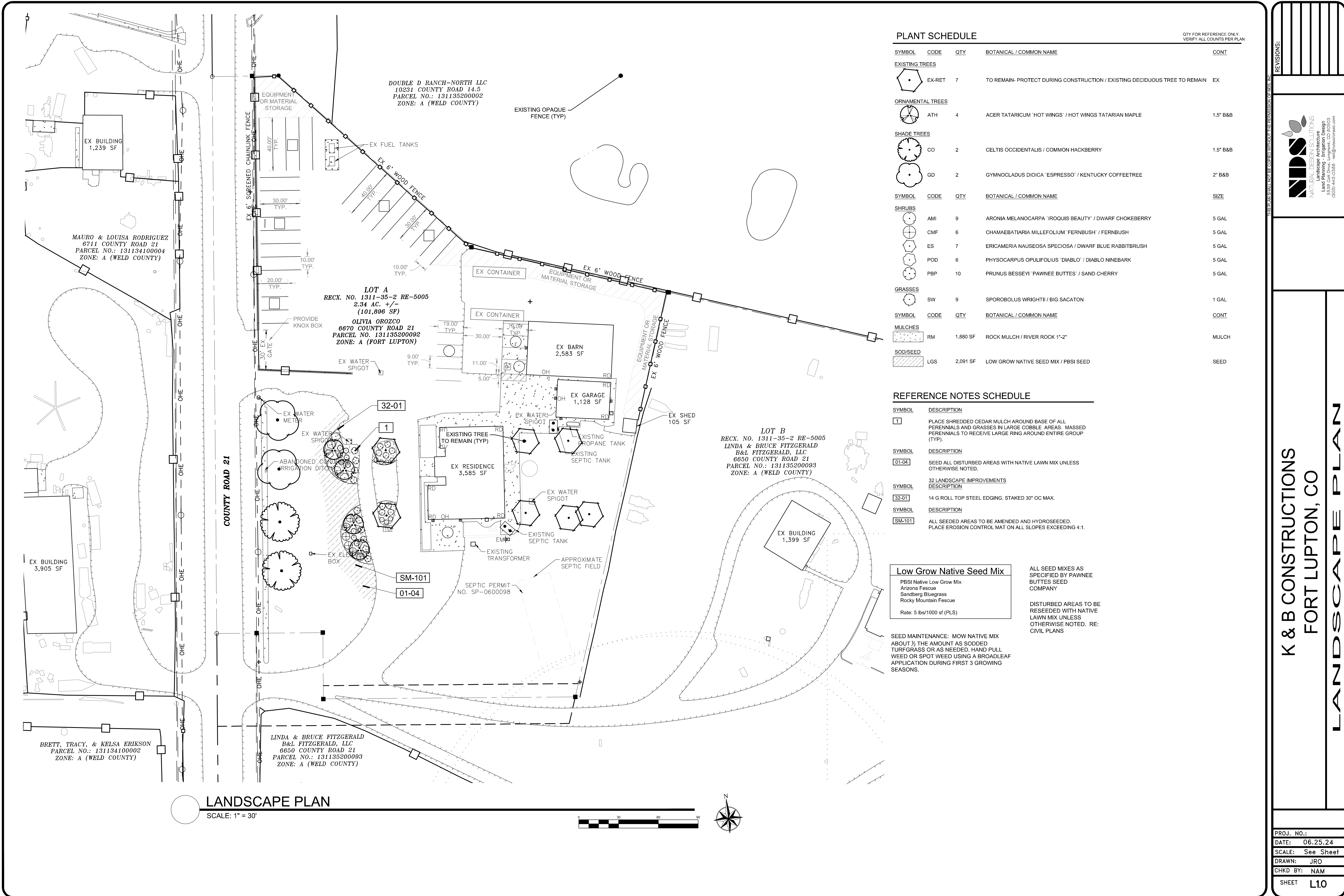
PROJECT NO.  
01-0535.001.00  
DOC CON #  
0004-VTC

SHEET  
04 OF 05









PLANT SCHEDULE

| SYMBOL           | CODE   | QTY      | BOTANICAL / COMMON NAME                                                    | CONT     |
|------------------|--------|----------|----------------------------------------------------------------------------|----------|
| EXISTING TREES   |        |          |                                                                            |          |
|                  | EX-RET | 7        | TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING DECIDUOUS TREE TO REMAIN | EX       |
| ORNAMENTAL TREES |        |          |                                                                            |          |
|                  | ATH    | 4        | ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE                      | 1.5" B&B |
| SHADE TREES      |        |          |                                                                            |          |
|                  | CO     | 2        | CELTIS OCCIDENTALIS / COMMON HACKBERRY                                     | 1.5" B&B |
|                  | GD     | 2        | GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE                        | 2" B&B   |
| SYMBOL           | CODE   | QTY      | BOTANICAL / COMMON NAME                                                    | SIZE     |
| SHRUBS           |        |          |                                                                            |          |
|                  | AMI    | 9        | ARONIA MELANOCARPA 'IROQUIS BEAUTY' / DWARF CHOKEBERRY                     | 5 GAL    |
|                  | CMF    | 6        | CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH                           | 5 GAL    |
|                  | ES     | 7        | ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH                      | 5 GAL    |
|                  | POD    | 6        | PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK                         | 5 GAL    |
|                  | PBP    | 10       | PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY                               | 5 GAL    |
| GRASSES          |        |          |                                                                            |          |
|                  | SW     | 9        | SPOROBOLUS WRIGHTII / BIG SACATON                                          | 1 GAL    |
| SYMBOL           | CODE   | QTY      | BOTANICAL / COMMON NAME                                                    | CONT     |
| MULCHES          |        |          |                                                                            |          |
|                  | RM     | 1,880 SF | ROCK MULCH / RIVER ROCK 1"-2"                                              | MULCH    |
| SOD/SEED         |        |          |                                                                            |          |
|                  | LGS    | 2,091 SF | LOW GROW NATIVE SEED MIX / PBSI SEED                                       | SEED     |

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION                                                                                                                                                    |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). |
| SYMBOL | DESCRIPTION                                                                                                                                                    |
|        | SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.                                                                                          |
| SYMBOL | DESCRIPTION                                                                                                                                                    |
|        | 14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.                                                                                                                 |
| SYMBOL | DESCRIPTION                                                                                                                                                    |
|        | ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.                                                         |

**Low Grow Native Seed Mix**

PBSI Native Low Grow Mix  
Arizona Fescue  
Sandberg Bluegrass  
Rocky Mountain Fescue

Rate: 5 lbs/1000 sf (PLS)

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

DISTURBED AREAS TO BE RESEED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

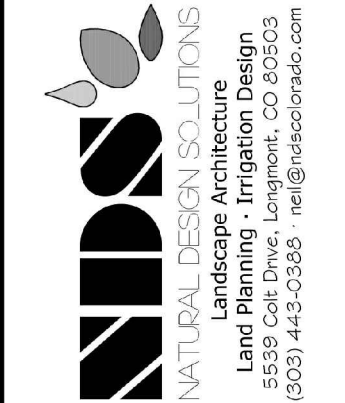
SEED MAINTENANCE: MOW NATIVE MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

K & B CONSTRUCTIONS  
FORT LUPTON, CO  
LANDSCAPE PLAN

|            |           |
|------------|-----------|
| PROJ. NO.: | 06.25.24  |
| DATE:      | See Sheet |
| SCALE:     | JRO       |
| DRAWN:     | NAM       |
| CHKD BY:   | L10       |

REVISIONS:

THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF K&B CONSTRUCTIONS





GENERAL NOTES

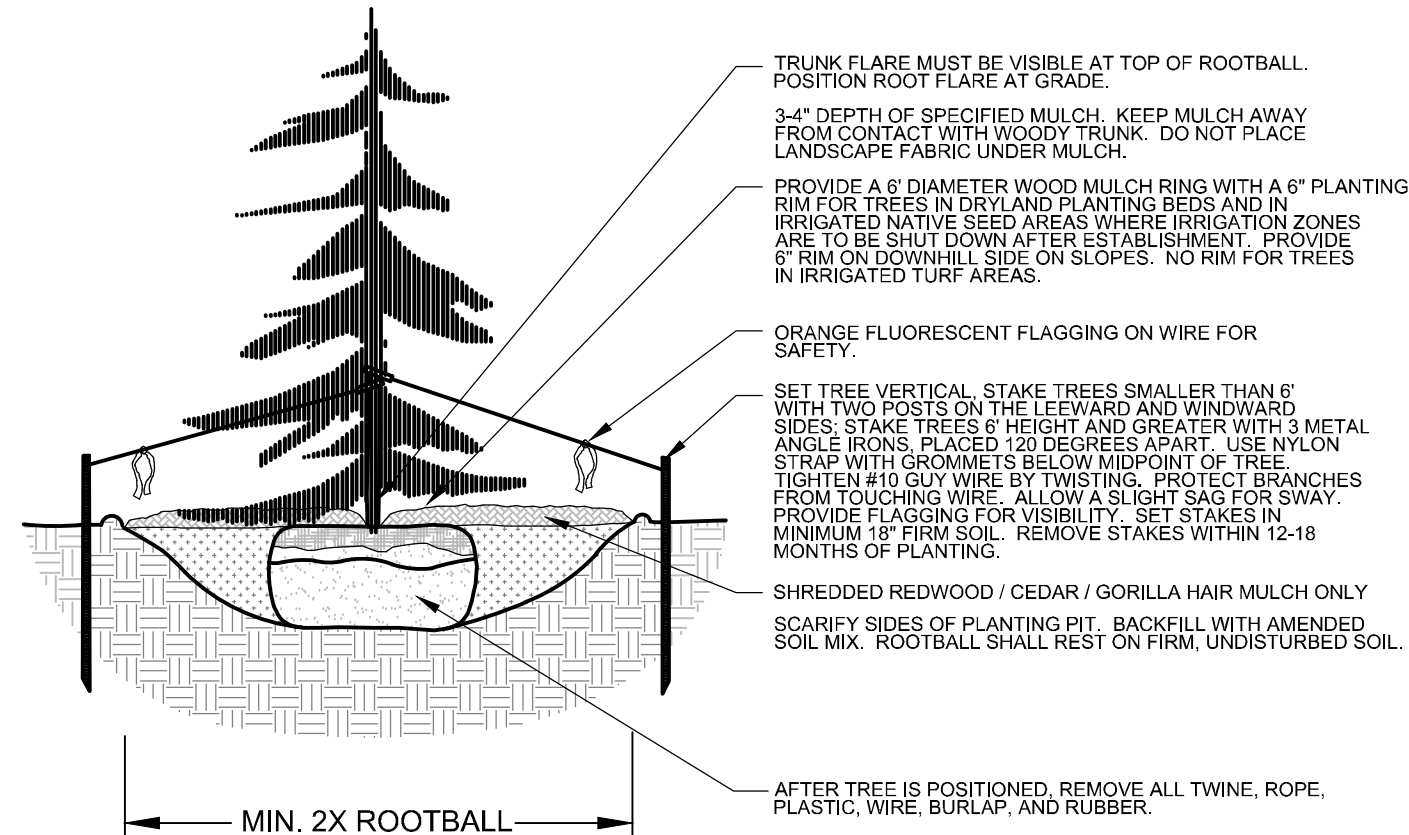
- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
  - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
  - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:  
A. 1" BELOW CURB FOR ALL SEEDED AREAS.  
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.  
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
  - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
  - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
  - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
  - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
  - MULCH: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/ PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY.
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

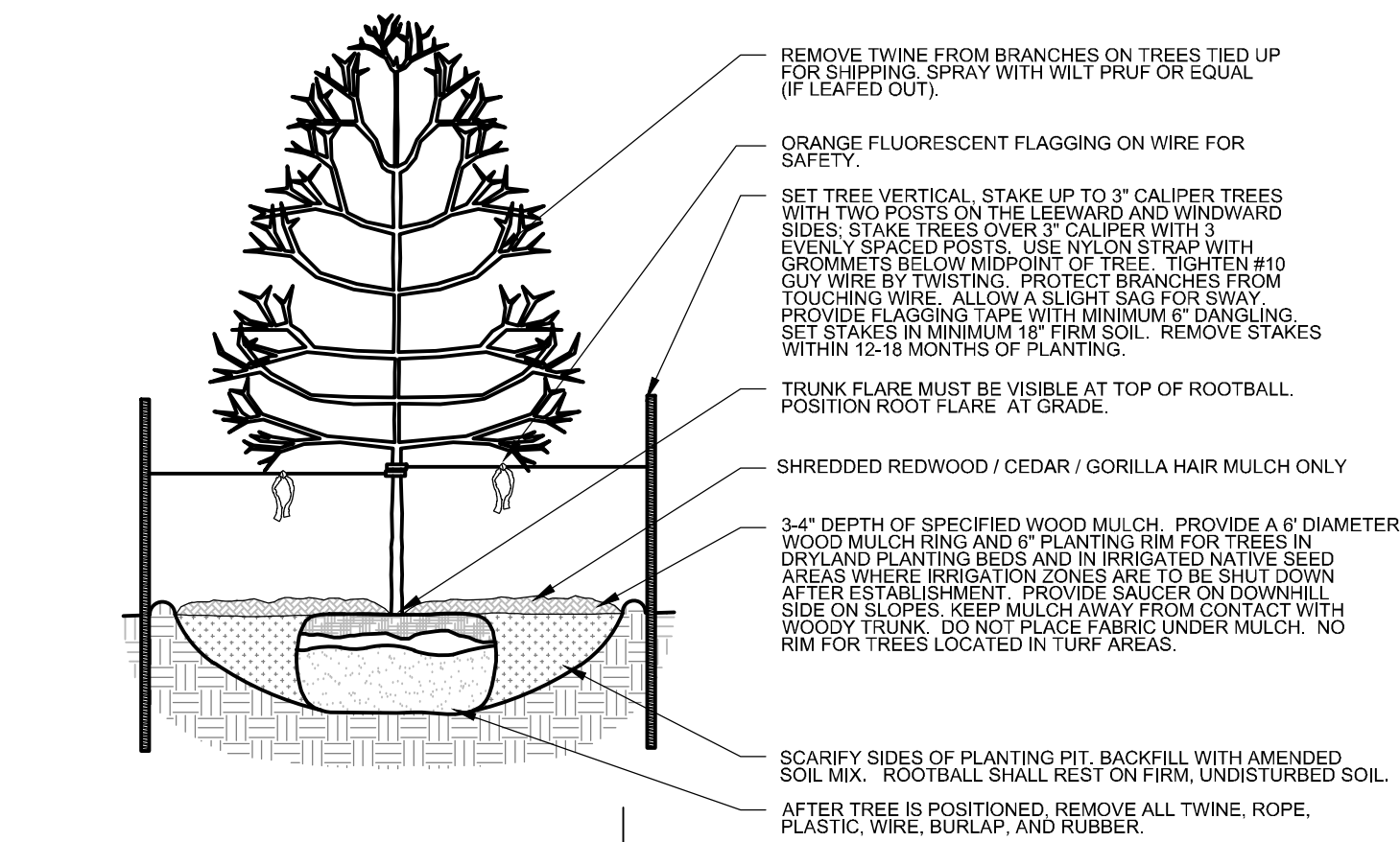


L2.0 EVERGREEN TREE PLANTING DETAIL SECTION NOT TO SCALE

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.  
  
ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED. ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES. AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 DECIDUOUS TREE PLANTING DETAIL SECTION

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.  
  
REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES  
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

EXISTING TREE PROTECTION DIRECTIONS:

PROTECTIVE FENCING:

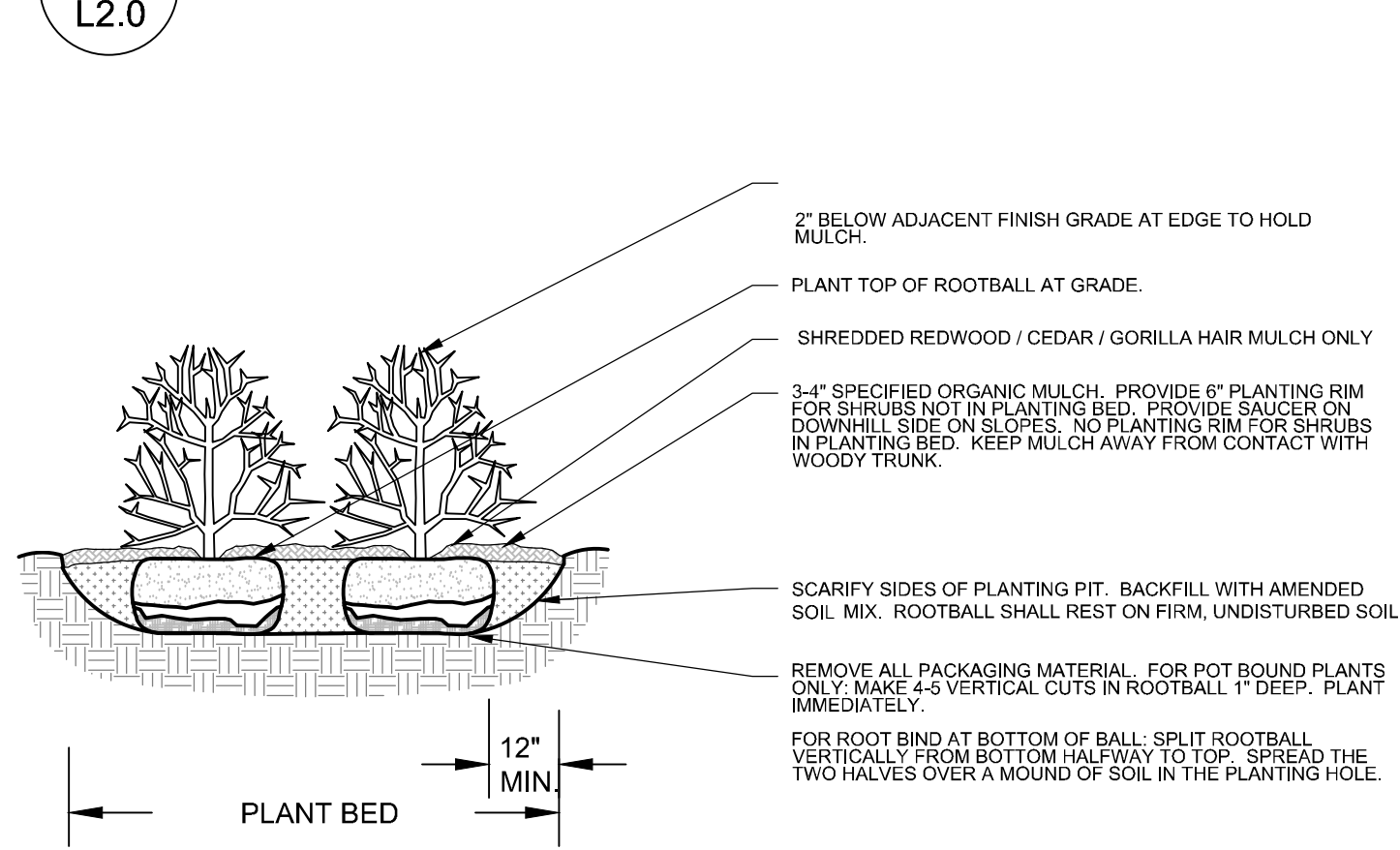
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).

L2.0 EXISTING TREE PROTECTION DETAIL



L2.0 SHRUB PLANTING DETAIL SECTION NOT TO SCALE

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

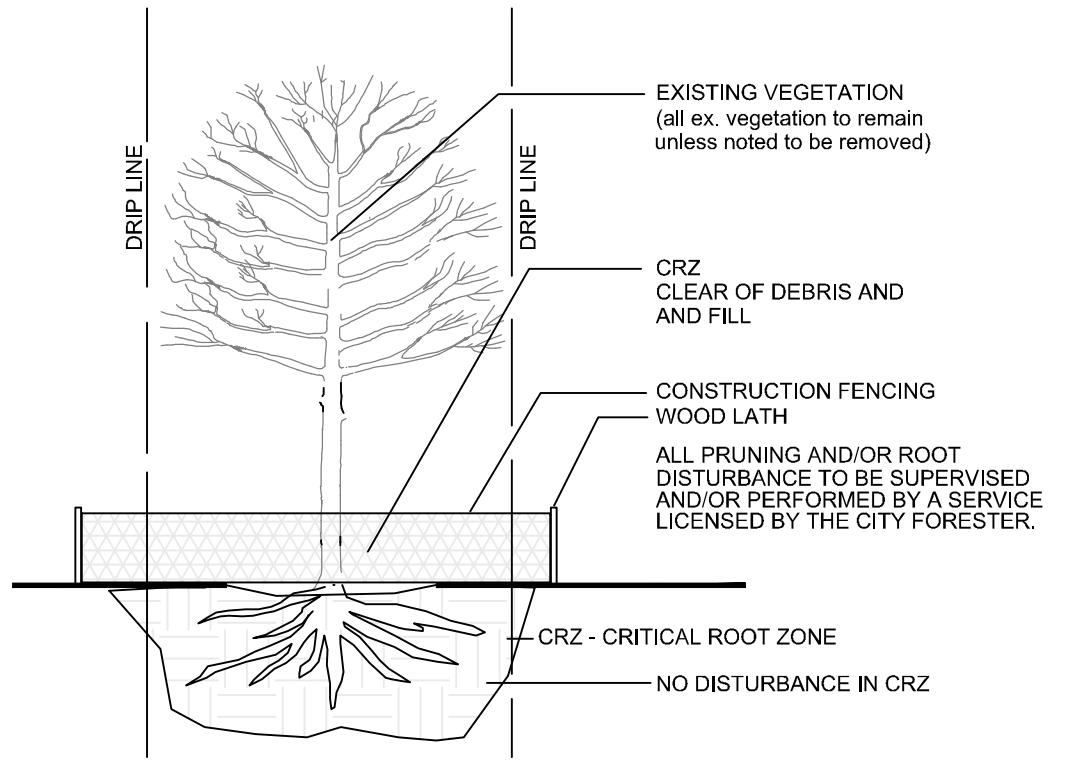
IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED FOR A PERIOD OF 1 YEAR, OR UNTIL FULLY ESTABLISHED.

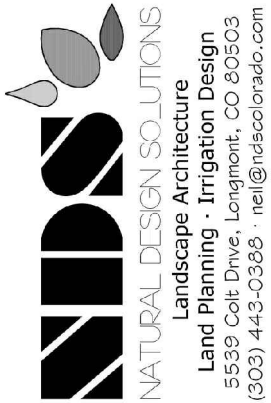


Use trees spade to relocate trees. Preserve the rootball and existing roots. Deep water for three months, provide drip irrigation thereafter.

K & B CONSTRUCTIONS  
FORT LUPTON, CO

FINAL LANDSCAPE PLAN DETAILS & NOTES

REVISIONS:



|            |           |
|------------|-----------|
| PROJ. NO.: |           |
| DATE:      | 06.25.24  |
| SCALE:     | See Sheet |
| DRAWN:     | JRO       |
| CHKD BY:   | NAM       |
| SHEET      | L2.0      |



# Public Notice

## CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Special Use Permit** referred to as the **K&B Construction SUP** located at **6670 County Road 21** 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, December 12th, 2024, at 6:00 P.M.**, and before the **City Council on Tuesday, January 7th, 2025, 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](http://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 A OF RECORDED EXEMPTION NO. 1311-35-2 RE- 5005, RECORDED MAY 20, 2010 AT RECEPTION NO3694484, BEING A PART OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,

Legal Notice No. FLP1148

First Publication: December 30, 2024

Last Publication: October 31, 2024

Publisher: Fort Lupton Press



### CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 27th day of November, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **K&B Construction SUP24-003** was sent via United States Mail, postage pre-paid, to the following addresses:

ERICKSON BRETT  
6511 COUNTY ROAD 21  
FORT LUPTON, CO 806218928

RODRIGUEZ MAURO  
6711 COUNTY ROAD 21  
FORT LUPTON, CO 806218936

WILSON MYLES  
6789 COUNTY ROAD 21  
FORT LUPTON, CO 806218936

DOUBLE D RANCH-NORTH LLC  
10231 COUNTY ROAD 14 1/2  
FORT LUPTON, CO 806218907

FITZGERALD W BRUCE J  
PO BOX 911  
FORT LUPTON, CO 806210911

*Zachary Mettler*, Planner 1

---

City Official



## Planning & Building

130 S. McKinley Avenue  
Fort Lupton, CO 80621  
[www.fortluptonco.gov](http://www.fortluptonco.gov)

Phone: 303.857.6694  
Fax: 303.857.0351

### CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Special Use Permit** referred to as the **K&B Construction Special Use Permit** located at **6670 County Road 21** 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, **December 12<sup>th</sup> 2024**, at 6:00 P.M., and before the City Council on Tuesday, **January 7<sup>th</sup> 2025**, 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](http://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](http://BIT.LY/FLDEVELOPMENT) AND SCROLLING DOWN TO THE ROW TITLED: **K&B Construction Special Use Permit****

### ALL INTERESTED PERSONS MAY ATTEND

#### LEGAL DESCRIPTION

**6670 COUNTY ROAD 21**

**FORT LUPTON, Co. 80621**

**Lot A of Recorded exemption No. 1211-35-2 RE-5005, Recorded May 20, 2010 at Reception No. 3694484, being part of the Northwest ¼ of section 35, Township 2 North, Range 67 West of 6th P.M.,**

**County of Weld, State of Colorado**







**Sign Posting Affidavit**

K&B Construction

Project No. SUP24-003



Facing: County Road 21

I, Olivia Orozco Barrera hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 20 day of November, 2024.

Olivia Orozco

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Olivia Orozco, this 4th day of December, 2024. Witness my hand and seal.

My commission expires Jan - 22 - 2028.

Kimberly Merino

Notary Public

KIMBERLY MERINO ESPINOZA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244003010  
MY COMMISSION EXPIRES JANUARY 22, 2028