



## PLANNING COMMISSION

Mike Simone, Chairperson

Kathy Kvasnicka  
Paul Witmer  
Shannon Wiens

Jimmy Dominguez  
Shannon Rhoda

### Planning Commission Agenda

#### Regular Meeting

130 South McKinley Avenue

Thursday, January 9, 2025

6:00 PM

*(Order & Contents Subject to Change by Action of the Commission)*

*\* Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

### Call to Order

### Approval of Agenda

**Consent Agenda** - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

- a. Approval of the December 12, 2024 Meeting Minutes.

**Public Comment** This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

### Action Item(s)

- a. Election of Officers
- b. PC Resolution P2025-001 ADS Test Metals Special Use Permit

### Discussion Items

- a. Draft Development Code Update

### Future Business

- a. The next meeting is scheduled for January 23, 2025.

### Adjourn

## Virtual Meeting Instructions

**Join this meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/885796925>

**You can also dial in using your phone.**

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

**Get the app now and be ready when your first meeting starts:**

<https://meet.goto.com/install>

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

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

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
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 Hattman Associates 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 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:

- Road surface
- 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 sketch 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 for a Commercial Vehicle and Equipment Business, Known as the K&B Construction Special Use Permit. Commissioner Kvasnicka 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.

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

Submitted by

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Beyza Kirmizi  
Planning Administrative Assistant

Approved by Planning Commission

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Mike Simone  
Chair

DRAFT

**RESOLUTION NO. P2025-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A LIGHT INDUSTRIAL USE ACCESSORY TO A PRIMARY RESIDENCE, KNOWN AS THE ADS TEST METALS SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN A PART OF THE NORTH WEST OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.**

**WHEREAS**, the Planning Commission held a public hearing on January 9<sup>th</sup>, 2025, for the purpose of reviewing the application from ADS Test Metals for a special use permit for a light industrial use accessory to a primary residence; 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 ADS Test Metals Special Use Permit, conditional upon the following:

1. Prior to recording the special use permit map
  - a. Applicant shall adequately address all comments and red lines on sheets.
  - b. Applicant shall adequately acknowledge all comments from Central Weld County Water District.
  - c. Applicant shall adequately acknowledge all comments from the City of Dacono.
  - d. Applicant shall adequately acknowledge all comments from United Power.
  - e. Applicant shall adequately acknowledge all comments from Weld County Oil & Gas Department.
  - f. Applicant shall adequately acknowledge all comments from Xcel Energy.
  - g. Applicant shall adequately address all comments from the Fort Lupton Fire Protection District.

2. The following notes shall be added to the Special Use Permit Map:
  - a. The site shall maintain compliance with all applicable local, state and federal permits.
  - b. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
  - c. 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.
  - d. Dead and dying landscape material shall be replaced at the earliest reasonable date.
  - e. The property shall be maintained to the curb, or roadway if no curb exists.
  - f. 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.
3. 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 9<sup>th</sup> DAY OF JANUARY, 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.**

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Planning Director

**ADS TEST METALS SPECIAL USE PERMIT STAFF REPORT**  
**PROJECT NO. SUP24-005**

**PROJECT DESCRIPTION**

Project No.: SUP24-005

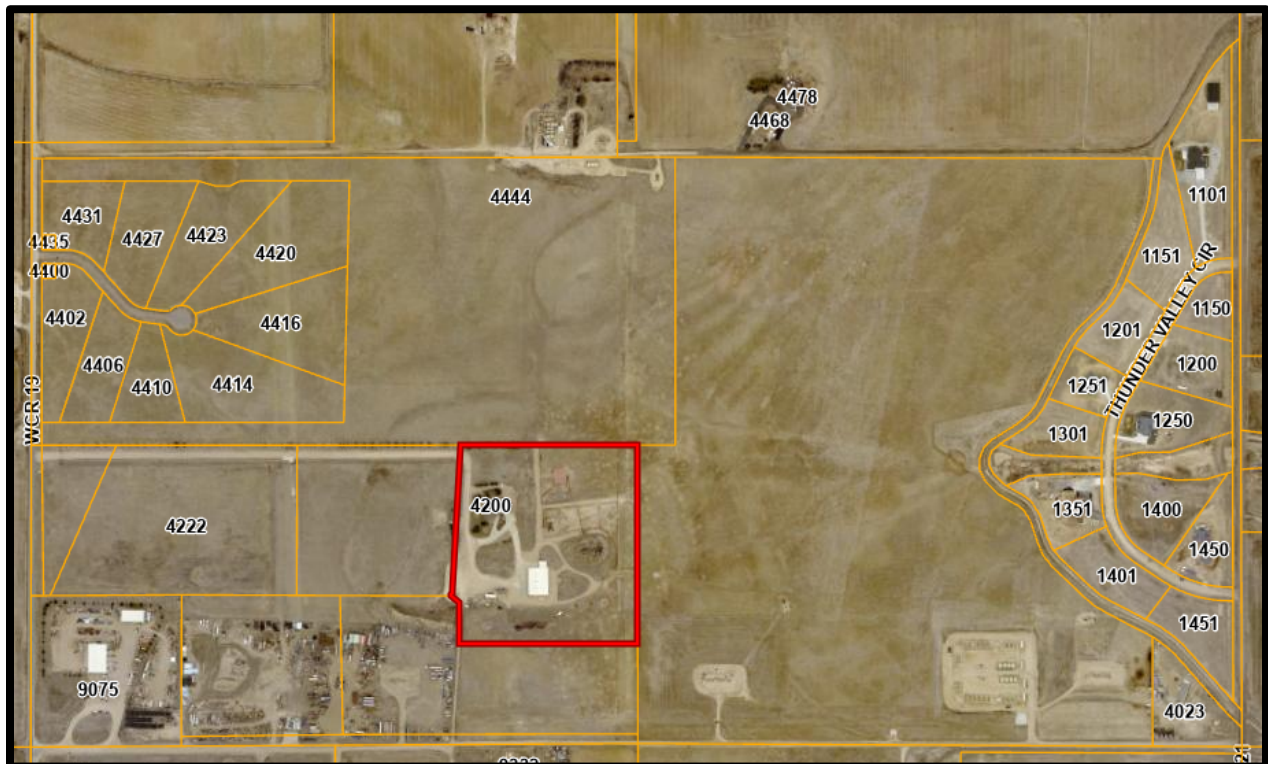
Project name: ADS Test Metals

Owner's Name: ADS Test Metals, LLC (Under Contract)

Representative: Gary Rhodes (Galloway & Company)

Location of Request:

The site is located at 4200 CR 19, Fort Lupton CO, 80621, and consists of one parcel ([Parcel No. 146910300016](#)) located approximately 1882 feet east of CR 19 via an access easement and approximately 435 feet north of CR 10.



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 the company Test Metals (Colorado Metallurgical Services, Inc) to operate within the existing detached garage (identified as 'building 1' in the SUP Sheets). The garage is approximately 8,304 Sq Ft, and the business's operations include mechanical testing, machining, welding testing and certification, and non-destructive evaluations (NDE). The Applicants also intend for this business to operate accessory to the primary residence on the property. These uses being used subordinately to a primary residence are not permitted by right in the Agriculture Zone District.

Site Size: Subject Property: 15.720 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Existing Use: The property currently has a residence.

Hearing Dates: Planning Commission – January 9<sup>th</sup>, 2025 at 6:00 PM; and  
City Council – January 21<sup>st</sup>, 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**

2019 – Zadel Annexation & Initial Zoning

**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 December 19th, 2024.

Notice of the public hearings was posted on the Property at least fifteen (15) days prior to the hearings, on December 17<sup>th</sup>, 2024.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on December 23<sup>rd</sup>, 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 for a rural residential dwelling. The industrial business is subordinate to said. 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: Standard building permit review shall occur, including but not limited to review by the Building Official and the Fort Lupton Fire Protection District.*

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 III. 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/920>

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

## RECOMMENDATION

Staff recommends conditional approval of the ADS Test Metals Special Use Permit. Conditions are listed on the proposed Resolution provided to Planning Commission.

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

11/05/2024

To Whom It May Concern

Address: 1200 Dexter St Unit W13, Fort Lupton, CO 80621

RE: 4200 County Road 19 – Colorado Metallurgical Services

## Project Overview

ADS Properties, LLC intends to acquire the property at 4200 County Road 19 for dual use. The residential portion of the property will remain for residential occupancy, while the existing shop building will serve as the operational facility for Test Metals (Colorado Metallurgical Services, Inc.) Test Metals, is a family-owned business established in 1987 and operated by the current owners since 2008. Since relocating to Aurora, Colorado, in 2011, Test Metals has become a leader in the local metal testing industry, specializing in material verification, failure analysis, and welding certification.

## Proposed Use

Test Metals proposes to use the existing shop space which is currently zoned for Agriculture use to conduct their Metallurgical business operations under a special use permit. The metallurgical work that will take place at the building includes mechanical testing, machining, welding testing and certification, and non-destructive evaluation (NDE). The building requires no exterior and only minimal interior modifications to meet industry and safety standards, including the installation of interior concrete flooring in areas currently with gravel and essential life safety measures to meet code requirements.

## Operations and Staffing

The facility will operate on a standard schedule of 7:00 AM to 4:00 PM, Monday through Friday. Eight employees, including the owners who will reside in an adjacent residence, will work at this site. The team consists of dependable, credentialed professionals, many with advanced degrees and professional licenses. All work will be conducted indoors to maintain minimal noise impact for the surrounding area.

## Site Impact and Traffic

The surrounding properties are already zoned I-L, making this proposed use change compatible with neighboring properties. With only eight employees on site, Test Metals anticipates a minimal increase in traffic. Deliveries and shipments via UPS, FedEx, and similar services will occur during normal business hours, posing no significant disruption to the area.

## Commitment to Fort Lupton Community

Test Metals is committed to community involvement and looks forward to becoming an active participant in the Fort Lupton area. With a focus on sustainable operations and local engagement, the company is dedicated to fostering strong community ties and supporting economic growth. Test Metals sponsors vocational programs for graduating seniors at Prairie View High School, enabling them to earn valuable certifications in welding and enter the workforce with specialized skills. The company also supports athletic teams at Horizon High School. Additionally, Test Metals emphasizes sustainability through waste and water reduction practices across its operations.

Sincerely,

**GALLOWAY**



Gary Rhodes  
Regional Architectural Team Manager  
[Garyrhodes@GallowayUS.com](mailto:Garyrhodes@GallowayUS.com)



Vicinity Plan



**1** VICINITY PLAN

SCALE: 1" = 1,000



4200 COUNTY ROAD 19

LOT A OF RECORDED EXEMPTION NO. 1469-10-03 RECX17-0199 LOCATED IN THE SOUTH 1/2  
OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF WELD, STATE OF COLORADO

SITE DEVELOPMENT PLAN

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER

COLORADO METALLURGICAL SERVICES  
10605 E. 25TH AVE.  
AURORA, CO 80010  
TEL: (303) 780-6800  
CONTACT: JASON AND KATIE SCHMIDT

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.  
5235 RONALD REAGAN BLVD., SUITE 200  
JOHNSTOWN, CO 80534  
TEL: (970) 800-3300  
CONTACT: CRISTINA M. SLATER, PE

CITY CONTACTS

PLANNING

CITY OF FORT LUPTON  
1200 DEXTER ST., UNIT W13  
FORT LUPTON, CO 80621  
TEL: (303) 857-6894  
CONTACT: ZACHARY METTLER



VICINITY MAP  
0 100 250 500  
SCALE: 1"=500'

CERTIFICATIONS FOR SPECIAL USE PERMIT  
APPLICATIONS

PROPERTY DESCRIPTION

A parcel of land in the City of Fort Lupton, Colorado, located in the South 1/2 of the Southwest 1/4 of Section 10, T1N, R67W of the 6th P.M. and more particularly described as follows:

LOT A OF RECORDED EXEMPTION NO. 1469-10-03 RECX17-0199 LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL

Know All Men By These Presents, that we, \_\_\_\_\_ ADS Properties, LLC \_\_\_\_\_, being the sole owner of the land described herein, and \_\_\_\_\_ Elfst National Bank \_\_\_\_\_ are all of the mortgages 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 \_\_\_\_\_, 202\_\_.

STATE OF COLORADO, )  
COUNTY OF WELD ) ss

The foregoing instrument was acknowledged before me by \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_. Witness my hand and seal.

My commission expires \_\_\_\_\_.

Notary Public

CITY ENGINEER'S APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Director of Public Works

CITY ADMINISTRATOR'S APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

City Administrator

PLANNING COMMISSION RECOMMENDATION

Recommended this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Resolution No. \_\_\_\_\_.

Chairperson, Fort Lupton  
Planning Commission

MAYOR'S CERTIFICATE

This is to certify that a plat of the above-described property was approved by Resolution No. \_\_\_\_\_ of the City of Fort Lupton passed and adopted on the \_\_\_\_ day of \_\_\_\_\_, A.D., 202\_\_, and that the Mayor of the City of Fort Lupton, as authorized by said 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.

Attest: Mayor

City Clerk

(Seal)

NOT FOR  
CONSTRUCTION

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ENFORCED AND PROSECUTED.



SITE DEVELOPMENT PLAN  
4200 CR 19

FORT LUPTON, COLORADO

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| Project No: | CME1       |
| Drawn By:   | CMS        |
| Checked By: | CMS        |
| Date:       | 11/05/2024 |

COVER SHEET





APPROXIMATE AREAS  
SITE ~ 688,200 S.F. (15.8 AC)  
GRAVEL ROAD ~ 100,000 S.F.  
CONCRETE DRIVE ~ 20,000 S.F.  
BUILDING 1 ~ 8,300 S.F.  
BUILDING 2 ~ 7,000 S.F.  
BUILDING 3 ~ 3,500 S.F.

**Galloway**

5235 Ronald Reagan Blvd., Suite 200  
Johnstown, CO 80534  
970.800.3300  
GallowayUS.com

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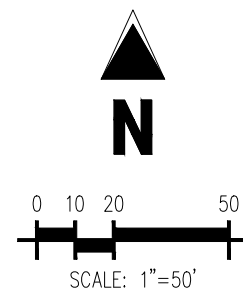
SITE DEVELOPMENT PLAN  
4200 CR 19

FORT LUPTON, COLORADO

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Project No: CME1  
Drawn By: CMS  
Checked By: CMS  
Date: 11/05/2024

SITE PLAN



C1.0



NOT FOR  
CONSTRUCTION

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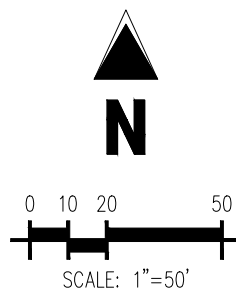
FORT LUPTON, COLORADO

[illegible]

|             |            |
|-------------|------------|
| Project No: | CME1       |
| Drawn By:   | CMS        |
| Checked By: | CMS        |
| Date:       | 11/05/2024 |

C1.1

SITE ~ 688,200 S.F. (15.8 AC)  
GRAVEL ROAD ~ 100,000 S.F.  
CONCRETE DRIVE ~ 20,000 S.F.  
BUILDING 1 ~ 8,300 S.F.  
BUILDING 2 ~ 7,000 S.F.  
BUILDING 3 ~ 3,500 S.F.





FROM: Zachary Mettler, Planner 1

DATE: 11/06/2024

PROJECT: ADS Test Metals  
Project No. SUP24-005**INTERNAL DISTRIBUTION:**

- |                                                                  |                                                                 |                                                           |
|------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Buildings/Grounds Manager               | <input checked="" type="checkbox"/> City Attorney               | <input checked="" type="checkbox"/> Police Chief          |
| <input checked="" type="checkbox"/> City Administrator           | <input checked="" type="checkbox"/> City Clerk                  | <input checked="" type="checkbox"/> Public Works Director |
| <input checked="" type="checkbox"/> Building Inspector           | <input type="checkbox"/> Recreation Manager                     | <input type="checkbox"/> Golf Course Manager              |
| <input checked="" type="checkbox"/> OMI                          | <input checked="" type="checkbox"/> GIS Specialist              | <input checked="" type="checkbox"/> Finance Director      |
| <input checked="" type="checkbox"/> Economic Development Manager | <input checked="" type="checkbox"/> Development Review Engineer |                                                           |

**OUTSIDE DISTRIBUTION:**

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

If you have comments, please respond by: **11/27/2024**Comments may be sent via mail, faxed to 303.857.0351 or emailed to [planningdept@fortluptonco.gov](mailto:planningdept@fortluptonco.gov).

A non-response to this referral may be considered a favorable response.

**AGENCY:** Central Weld County Water District **SIGNATURE:** Digitally signed by Kathy Nailbauer  
Date: 2024.11.22 13:02:30 -0700 **DATE:** 11/22/24

**COMMENTS:** No conflicts. A backflow survey will be completed if property use changes to determine if any hazards exist that require additional backflow protection.

**From:** [John Michael Lawler](#)  
**To:** [PlanningDept](#)  
**Cc:** [Mark Doering](#); [Jennifer Krieger](#)  
**Subject:** City of Dacono Comments - ADS Test Metals (SUP24-005)  
**Date:** Friday, November 15, 2024 10:11:09 AM  
**Attachments:** [image001.png](#)

---

Good morning,

The City of Dacono staff has reviewed the materials for the ADS Test Metals project, as provided by the City of Fort Lupton, and has no comments at this time. We appreciate the opportunity to review this development and look forward to collaborating with Fort Lupton on future projects!

Best,



**John Michael Lawler | Associate Planner | City of Dacono**

Office: 303.833.2317 x 135

[jmlawler@cityofdacono.com](mailto:jmlawler@cityofdacono.com)

Website: [CityOfDacono.com](http://CityOfDacono.com)

Facebook: [Facebook.com/CityofDacono](https://www.facebook.com/CityofDacono)

Twitter: [@DaconoColorado](https://twitter.com/DaconoColorado)

Instagram: [Instagram.com/cityofdacono/](https://www.instagram.com/cityofdacono/)





November 20, 2024

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

Re: SUP24-005 ADS Test Metals Special Use Permit

Dear Zachary:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Special Use Permit for ADS Test Metals located at 4200 County Rd 19. United Power has no concerns or objection to the Special Use Permit; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

- United Power has existing electrical distribution in the area that may or may not need to be upgraded or relocated depending on the requirements of your site. Please note that any cost associated with this would be at the expense of the applicant.

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

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

Thank you,

Emily Fore  
United Power, Inc.  
Right of Way Agent  
O: 720-685-5605 | Email: [platreferral@unitedpower.com](mailto:platreferral@unitedpower.com)

**Weld County**  
**Oil & Gas Energy Department**  
**Referral Comments**



Referring Agency: **Fort Lupton Department of Planning**  
Reference Number: **SUP24-005**  
Associated Parcel: **146910300016**  
OGED Reviewer: **Tyler Seno**  
Review Date: **11/12/2024**

---

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

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

| API          | Operator                | Well Title            | Well Status |
|--------------|-------------------------|-----------------------|-------------|
| 05-123-08876 | KP Kauffman Company Inc | Suckla-Brown Unit #15 | PA          |

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

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





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

November 18, 2024

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

Attn: Zachary Mettler

**Re: ADS Test Metals Special Use Permit, Case # SUP24-005**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned project and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing high-pressure natural gas transmission pipeline along east property line.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

**From:** [Taw Tamlin](#)  
**To:** [Zachary Mettler](#)  
**Cc:** [Sean McDermott](#); [Magaly Morales-Tejada](#); [Todd Hodges](#); [Beyza Kirmizi](#)  
**Subject:** RE: Referral Response Request: ADS Test Metals Special Use Permit (SUP24-005)  
**Date:** Monday, November 18, 2024 11:42:49 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Referral Comments\\_R2024-027.pdf](#)  
[Construction and Development Guide 7-2024.docx.pdf](#)

---

Zach,

Please see attached documents.

Thank you

***Taw Tamlin***  
***Fire Marshal, CFPE, CFEI***  
***Fort Lupton Fire Protection District***  
***1121 Denver Ave.***  
***303-857-4603***  
***District Administration office is closed on Fridays.***  
***[www.fortluptonfire.org](http://www.fortluptonfire.org)***

---

**From:** Zachary Mettler <ZMettler@Fortluptonco.gov>  
**Sent:** Wednesday, November 6, 2024 2:46 PM  
**To:** Zachary Mettler <ZMettler@Fortluptonco.gov>  
**Cc:** Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>; Todd Hodges <Thodges@FortLuptonCo.Gov>; Beyza Kirmizi <BKirmizi@Fortluptonco.gov>  
**Subject:** Referral Response Request: ADS Test Metals Special Use Permit (SUP24-005)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Special Use Permit** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

**<https://www.fortluptonco.gov/DocumentCenter/Index/920>**

Any comments you consider relevant to this request would be appreciated. Please reply by **November 27<sup>th</sup>**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Your time in this matter is greatly appreciated!





Zachary Mettler  
Planner I

**Main** 303.857.6694 | **Direct** [\(720\) 466-6128](tel:(720)466-6128)

**Mobile** [\(303\) 304-4498](tel:(303)304-4498) | **Fax** [\(303\) 857-0351](tel:(303)857-0351)

[ZMettler@Fortluptonco.gov](mailto:ZMettler@Fortluptonco.gov)

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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## ***Fort Lupton Fire Protection District***

*1121 Denver Avenue • Fort Lupton, Colorado 80621*

*Office: (303)857-4603 • Fax: (303)857-6619 • Website: [www.fortluptonfire.org](http://www.fortluptonfire.org)*

---

**Date:** 11/18/2024

**Project name:** Colorado Metallurgical Services

**Project address:** 4200 CR 19, Fort Lupton, Co 80621

**FLFPD Project #** R2024-027

**Plan reviewer:** Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral information for **Colorado Metallurgical Services** located at **4200 CR 19**, Fort Lupton, CO 80621. The referral was reviewed for compliance with *2018 International Fire Code (IFC)* and the current National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and Weld County Commissioners. The following specific and general requirements and conditions shall be met in order for the Fort Lupton Fire Protection District to issue permits.

### **Specific Requirements:**

1. Any property owner or authorized agent who intends to conduct an operation or business or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permits.

Complete a Plan Review Application.

[Plan Review Application](#)

Pay all applicable fees for the Review Package.

[Fee schedule](#)

2. A complete code analysis is required to be done by a licensed architect or design professional prior to any permit being released by the fire department. This code analysis shall include the following applicable items: (Not all inclusive)
  - Applicable codes
  - Project description
  - Occupancy classification — Include justification and explain reason for this classification (ie. Hazardous processes, manufacturing, extracting, business office, etc.)
  - Type of construction
  - Is the building sprinklered or not
  - Allowable area increase calculations
  - Allowable area calculations for building



- Allowable height and number of stories
- Egress requirements
- Occupant load
- Minimum number of exits for occupant load
- Panic or Fire Exit Hardware being used
- Exit access (ie. travel distance)
- Dead end corridor length (if applicable)
- Will there be any racks or high piled storage (e.g. storage over 12 ft. in height)? — If yes, how tall and what will the commodities stored on them consist of?

Additional information:

- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
  2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).
- Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
  - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).
  - Gates securing the fire apparatus access roads shall comply with all of the following criteria:
    1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
    2. Gates shall be of the swinging or sliding type.
    3. Construction of gates shall be of materials that allow manual operation by one person.
    4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.



## ***Fort Lupton Fire Protection District***

*1121 Denver Avenue • Fort Lupton, Colorado 80621*

*Office: (303)857-4603 • Fax: (303)857-6619 • Website: [www.fortluptonfire.org](http://www.fortluptonfire.org)*

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5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  6. Methods of locking shall be submitted for approval by the fire code official.
  7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
  8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.
- Show fire department access lane width on site plan.
  - If there are any plans for installation of Fuel Tanks and dispensing systems, they require a separate plan review in compliance with Chapters 23 & 57 of the 2018 IFC. Flammable and Combustible storage tanks 660 gallons or greater shall also be registered with the Colorado Department of Labor and Employment, Division of Oil and Public Safety. All completed documentation from the Division of Oil and Public Safety shall be submitted to the Fire District as part of the plan review and approval.

Please review the Construction and Development Guide sent with this referral for additional information.

Plan Review Package includes Civil Drawings, Engineering Drawings, Site Plan Drawings, and Interior Floor Plan Drawings. Additional drawings for all fire alarm and fire suppression systems must be submitted with the Application for Plan Review. All submitted drawings must meet all requirements listed in the 2018 International Fire Codes and/or the current addition of the NFPA Standards.

Plans and application shall be sent electronically to [ttamlin@ftluptonfire.com](mailto:ttamlin@ftluptonfire.com)

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 if you have questions or need further assistance.



# Construction and Development Guide



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## ABOUT THIS GUIDE

This Guide has been developed with the intent of clarifying the requirement of the IFC as adopted in our community. Our goal in the construction and development review process is to assist property owners, construction contractors, and design professionals as they design and build properties and buildings that meet minimum life safety standards. We strive to ensure that all buildings and facilities are safe for the building owners, visitors, customers, as well as for firefighters. We do this through the consistent application of the adopted International Fire Code (IFC), national standards, county and municipal codes and standards, agency policies, and best management practices.

All public schools and healthcare facilities are governed by the 2021 International Fire Code and other national standards, as adopted by the Colorado Division of Fire Prevention and Control.

The specific amendments adopted and enforced within the city of Fort Lupton and unincorporated areas of the fire district can be found on the FLFPD website.

[www.fortluptonfire.org](http://www.fortluptonfire.org)

In addition to the International Fire Code, standards published by the National Fire Protection Association (NFPA) are also enforced within the FLFPD jurisdiction. Information on all NFPA standards can be found at the following website:

[www.nfpa.org/Codes-and-Standards/All-Codes-and-Standards/Free-access](http://www.nfpa.org/Codes-and-Standards/All-Codes-and-Standards/Free-access)

## GETTING STARTED: PLANNING APPROVAL AND BUILDING PERMIT PROCESSES

For most proposed new residential and commercial developments, new buildings or building additions, the first step is the most important - receive approval from the municipal (town or county) planning and zoning department. This is usually accomplished when the developer submits all the required planning documents, plans, plats, and other public improvement construction documents. These are reviewed by the municipal government for compliance with their planning and zoning rules before any building construction permits are issued.

Fort Lupton Fire Protection District review is also required for all planning documents and building permit submittals for projects within its jurisdiction to ensure compliance with adopted International Fire Code and (NFPA) Standards. Before beginning any new development or construction project, the applicant (developer, general contractor, property owner, etc.) must contact the appropriate municipality to obtain planning approval as well as any required building permits.

City of Fort Lupton ([www.fortlupton.org](http://www.fortlupton.org)) Planning and Building Departments 303-857-6694

Weld County ([www.weldgov.com](http://www.weldgov.com)) Planning and Building Department 970-400-6100



It is also important to remember that additional municipal government requirements may apply to any given project or proposal, including but not limited to business license, liquor license, sign permit, and access permit. Please be sure to give complete and accurate information to the planning or building department staff so that nothing is missed during your application process. The applicant must provide all the same documents to Fort Lupton Fire Protection District for review. The Fort Lupton Fire Protection District only accepts electronic submittals in the form of PDF's by e-mail. Please contact the Fort Lupton Fire Protection District Fire Marshal on where to email electronic documents.

Fort Lupton Fire Protection District: 303-857-4603

#### WHAT PLANS ARE REVIEWED BY FLFPD?

Fire code requires that FLFPD performs plan review for the purpose of confirming, applying, and enforcing fire code requirements from the Preliminary Development Plan (PDP) stage, all the way through to Final Plat, to all types of proposed developments and construction projects, including but not limited to:

- a. Planned Unit Development (PUD)
- b. Commercial subdivisions
- c. Residential subdivisions
- d. Mixed-Use subdivisions
- e. Use by Special Review
- f. Commercial business development
- g. Industrial parks
- h. Minor residential developments
- i. Multi-family developments
- j. RV Park, RV/Boat/Equipment Storage Lots.

In addition to development reviews, FLFPD also reviews construction documents, plans, etc. for any construction project being completed in all the following proposed occupancies and/or buildings:

|                                            |                                           |
|--------------------------------------------|-------------------------------------------|
| Assembly occupancies (A1 through A5)       | Institutional occupancies (I1 through I4) |
| Business occupancies (B)                   | Mercantile occupancies (M)                |
| Educational occupancies (E)                | Residential occupancies (R1 through R4)   |
| Factory/Industrial occupancies (F1 and F2) | Storage occupancies (S1 and S2)           |
| High Hazard occupancies (H1 through H5)    | Miscellaneous occupancies (U)             |

FLFPD also performs plan review for the purpose of applying fire code requirements to the following types of mechanical, electrical, and hydraulic systems:

- a. Fire alarm systems
- b. Fire sprinkler systems
- c. Kitchen hood and duct systems

- d. Spray paint/finish booths
- e. Commercial cooking extinguishing/exhaust systems
- f. Clean-agent suppression systems
- g. Fire pumps
- h. Hazard control system
- i. Hazardous materials storage/use/dispensing systems
- j. High-piled storage systems
- k. Tents/canopies
- l. Fireworks sales stands
- m. Indoor and outdoor fireworks display
- n. Special events
- o. Mobile food vendors
- p. And a wide variety of other areas, as addressed in the International Fire Code.

## DEVELOPMENT DESIGN REQUIREMENTS

Fort Lupton Fire Protection District reviews information that is submitted for all proposed residential, commercial and/or mixed-use developments to ensure compliance with requirements of the International Fire Code and associated standards.

Approved fire apparatus access roads shall be required for every facility, building, and/or portion of a building hereafter constructed or moved into or within the jurisdiction. Fire apparatus access roadway grades shall not exceed 10 percent, and all intersections and turnarounds shall be level, with the exception of crowning for water run-off.

Traffic calming devices shall be prohibited unless approved by the Fire Code Official. This includes but is not limited to speed bumps, speed humps, speed cushions, traffic circles, and neckdowns.

### **Number of Fire Apparatus Access Roads Required**

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Exceptions to this requirement include developments where all dwelling units are equipped throughout with an approved automatic fire sprinkler system or when the development plan includes a future second point of access, as approved by the Fire Code Official.

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic fire sprinkler systems.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served,

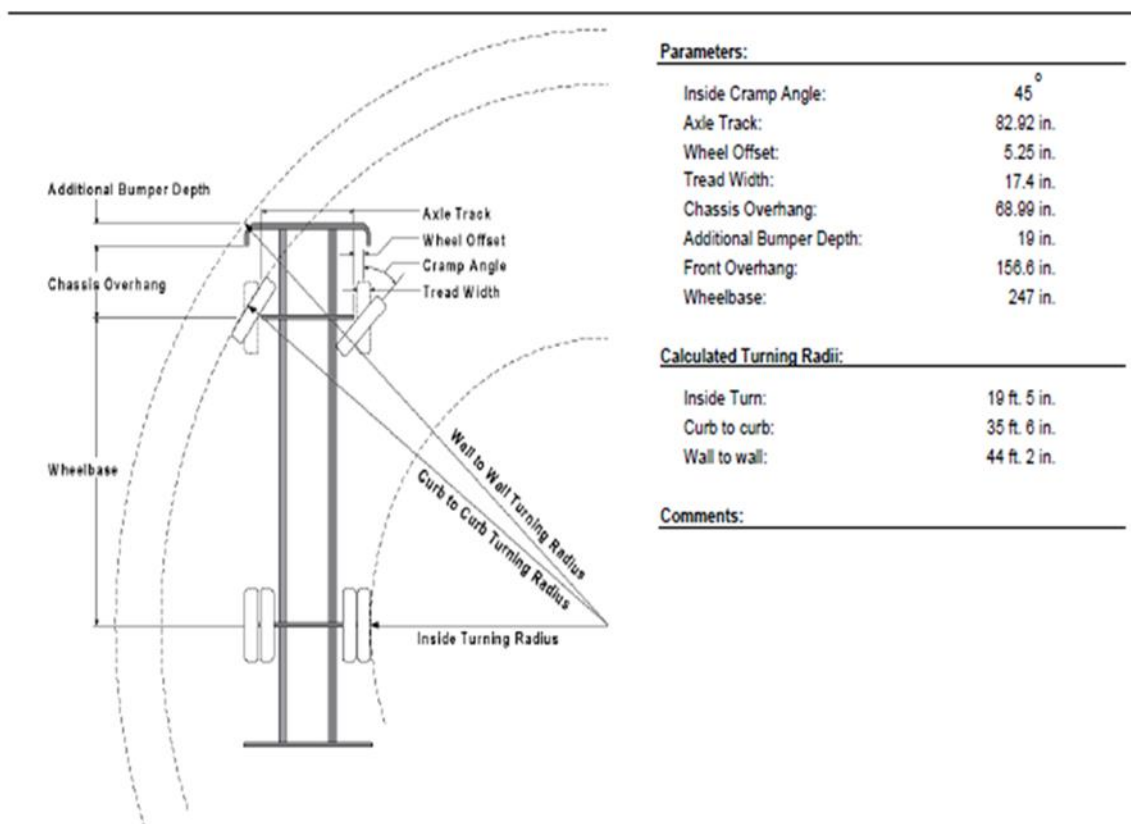
measured in a straight line between accesses. The proposed location of each entrance shall be approved by the fire code official.

### **Surface and Load Capacities**

Fire apparatus access roads shall be of an all-weather surface (concrete, asphalt or other approved driving surface) that is easily distinguishable from the surrounding area and is capable of supporting not less than 85,000 pounds live load (gross vehicle weight). FLFPD may require documentation from a registered engineer that the finished construction is in accordance with the approved plans or the requirements of the International Fire Code.

### **Turning Radius**

The minimum turning radius for all turns within a property or subdivision shall be constructed to the specifications shown in the figure below.



| CategoryID | Category Description | OptionCode | OptionDescription                                                          |
|------------|----------------------|------------|----------------------------------------------------------------------------|
| 6          | Axle, Front, Custom  | 0018453    | Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Ent/Qtm/AXT          |
| 30         | Wheels, Front        | 0001656    | Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot                           |
| 31         | Tires, Front         | 0504821    | Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply                     |
| 38         | Bumpers              | 0550016    | Bumper, 19" Extended, AXT, Dash CF                                         |
| 437        | Aerial Devices       | 0502931    | Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance |



## Dead-End Roads

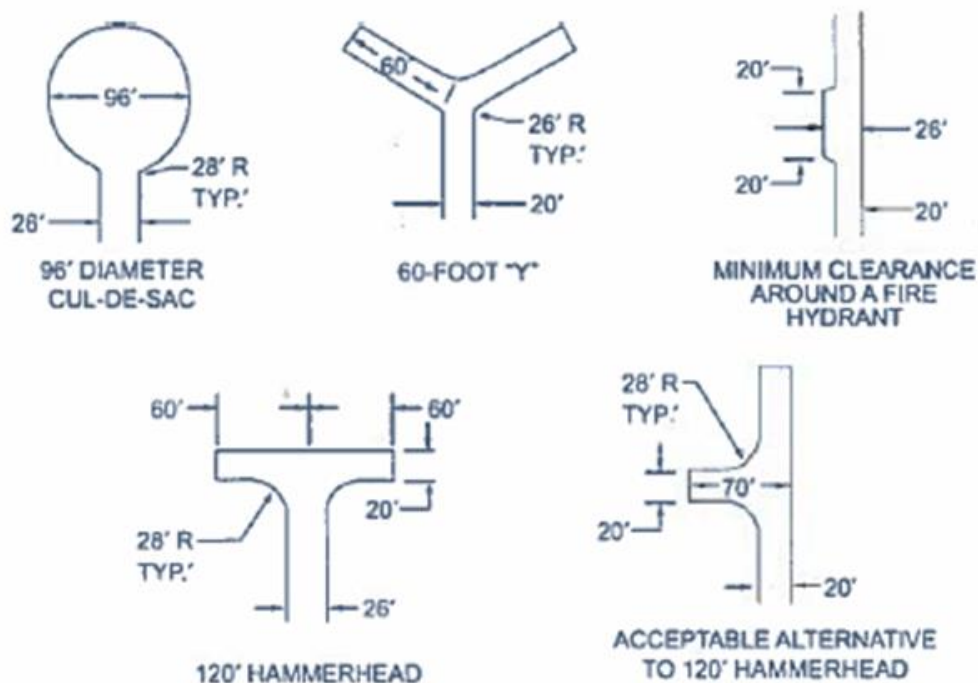
Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4  
REQUIREMENTS FOR DEAD-END  
FIRE APPARATUS ACCESS ROADS**

| LENGTH (Feet) | WIDTH (Feet) | TURNAROUNDS REQUIRED                                                                             |
|---------------|--------------|--------------------------------------------------------------------------------------------------|
| 0 - 150       | 20           | None required                                                                                    |
| 151 – 500     | 20           | 120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1 |
| 501-750       | 26           | 120-foot hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1 |
| Over 750      |              | Special approval required                                                                        |

### Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



*Figure 2: Turnarounds on Dead-End Access Roadways*

### **Fire Apparatus Access Road Width**

Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. This includes public streets, private streets, private drives and parking lot drive aisles. An Emergency Access Easement may be required to be dedicated on non-public roadways.

Roads 20 to 26 feet wide shall be posted on both sides as a fire lane.

Roads 26 to 32 feet wide shall be posted on one side as a fire lane.

Where serving two or less dwelling units and accessory buildings, the driving surface may be reduced to 12 feet, although the unobstructed width shall be 20 feet.

### **Aerial Fire Apparatus Access Roads**

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approval aerial fire apparatus access roads shall be provided. The highest roof surface is measured to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed driving surface width of 26 feet, in the immediate vicinity of the building. This includes public streets, private streets, private drives and parking lot drive aisles. An Emergency Access Easement may be required to be dedicated on non-public roadways.

At least one of the required aerial fire apparatus access routes shall be located 15-30 feet from the building and shall be positioned parallel to at least one entire long side of the building that has openings suitable for firefighter entry into the building. Examples of openings are windows, balconies, smoke tower landings, etc. The sides(s) of the building with aerial access shall be approved by the Fire Code Official.

### **“Fire Lane – No Parking” signs and/or Painted Curbs**

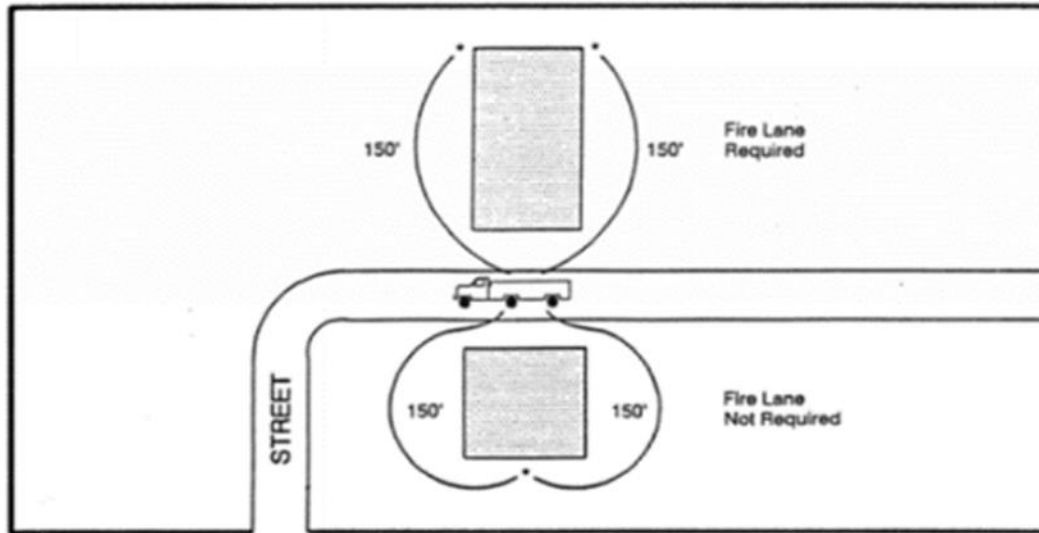
Where required by the Fire Code Official, fire apparatus access roadway curbs shall be painted red at approved locations and/or approved Fire Lane – No Parking signs shall be installed. Paint and signs shall be installed and maintained by the property owner. Signs shall be installed with a clear space above grade level of seven (7) feet and shall be installed 45-degrees from the traffic flow line.

### **Overhead Clearance**

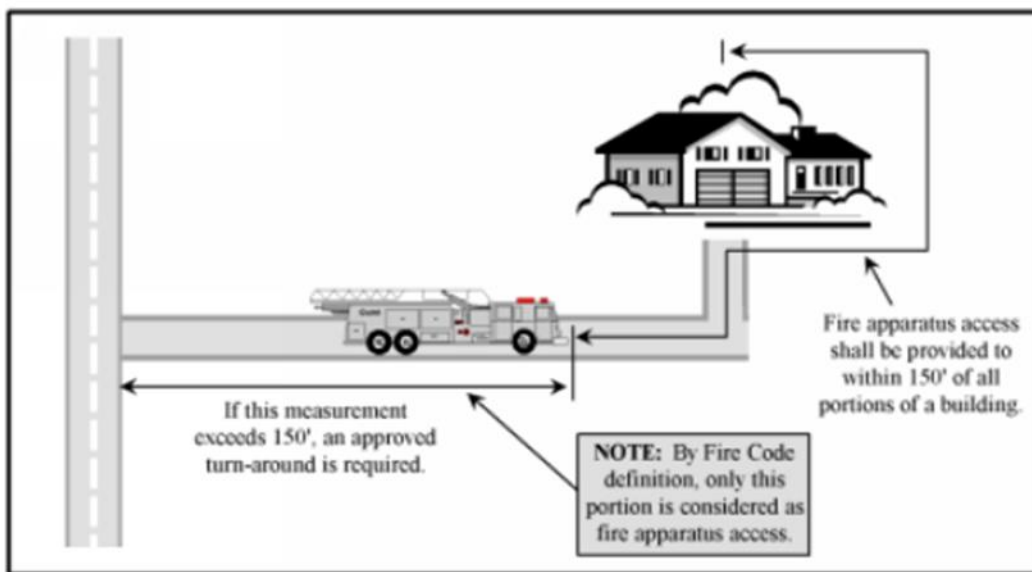
All fire apparatus access roads, including aerial fire apparatus access roads, shall have a minimum overhead clearance of 13 feet 6 inches.

### Fire Apparatus Access Road Distance from Buildings

An approved fire apparatus access road shall be within 150 feet of all portions of the first story exterior wall of any building, as measured by an approved route around the exterior of the building.



*Figure 3: Fire Apparatus Access Road Distance from Buildings*



*Figure 4: Dead-End Fire Apparatus Road*



## **Gates**

Gates that are installed to secure fire apparatus access roads shall comply with all of the following:

- Minimum unobstructed width of 20 feet
- Gates serving one- or two-family dwellings shall be a minimum of 12 feet in width
- Gates shall be set back a minimum of 30 feet from the intersecting roadway
- Gates shall be of the swinging or sliding type
- Manual operation shall be capable by one person
- Electric gate operators, when required, shall be listed in accordance with UL 325
- Gate components shall be maintained in an operative condition at all times, or replaced or repaired when defective
- Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200
- Electric gates shall be equipped with a means for operation by fire department personnel (sire activation or Knox key switch). Private key pad is not acceptable
- Manual opening gates may require a Knox padlock or Knox Box to ensure fire department access

## **Bridges and Elevated Surfaces**

Where a bridge or an elevated surface is part of a fire apparatus road, either public or private, the bridge shall be constructed and maintained in accordance with the State of Colorado Department of Transportation and the American Association of State Highway and Transportation Officials *Standard Specification for Highway Bridges*. Bridges and elevated structures shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Code Official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs, or both shall be installed and maintained when required by the Fire Code Official. The design engineer may be required to provide written final approval of the bridge to FLFPD after construction is completed. Maintenance of the bridge shall be the responsibility of the parties that use the bridge for access to their property(s). FLFPD may at any time, for due cause, ask that a registered engineer inspect the bridge for structural stability and soundness at the expense of the property owner(s) the bridge serves.

## **WATER DISTRICTS**

The Fort Lupton Fire Protection District response area is served by the following water districts. For additional information, please contact the following water district that serves your project.

City of Fort Lupton Public Works Department: 303-857-6694 [www.fortlupton.org](http://www.fortlupton.org)

Central Weld County Water District 970-352-1284 [www.cwcwd.com](http://www.cwcwd.com)

## FIREFIGHTING WATER SUPPLIES

Fort Lupton Fire Protection District reviews all submitted plans for compliance with water supply requirements of the adopted fire code.

### **Access and firefighting Water Supply During Construction**

Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational. All fire hydrants shall be flow tested by the City of Fort Lupton and results sent to the Fort Lupton Fire Protection District prior to any combustible construction or storage of combustible materials on the site.

### **Commercial and Multi-Family Building Fire Flow**

The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with Appendix B and Table B105.1, as displayed on the following page. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

Exception: A reduction in required fire flow of up to 75 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with IFC 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gpm for the prescribed duration as specified in Table B105.1.

### **One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.**

The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

**TABLE B105.1(1)  
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4  
BUILDINGS AND TOWNHOUSES**

| FIRE-FLOW<br>CALCULATION AREA<br>(square feet) | AUTOMATIC SPRINKLER<br>SYSTEM<br>(Design Standard)                                                                              | MINIMUM FIRE<br>FLOW<br>(gallons per<br>minute) | FLOW DURATION<br>(hours)                                            |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------|
| 0–3,600                                        | No automatic sprinkler system                                                                                                   | 1,000                                           | 1                                                                   |
| 3,601 and greater                              | No automatic sprinkler system                                                                                                   | Value in Table<br>B105.1(2)                     | Duration in Table<br>B105.1(2) at the<br>required fire-flow<br>rate |
| 0–3,600                                        | Section 903.3.1.3 of the<br><i>International Fire Code</i> or Section<br>P2904 of the <i>International<br/>Residential Code</i> | 500                                             | $\frac{1}{2}$                                                       |
| 3,601 and greater                              | Section 903.3.1.3 of the<br><i>International Fire Code</i> or Section<br>P2904 of the <i>International<br/>Residential Code</i> | $\frac{1}{2}$ value in<br>Table B105.1(2)       | 1                                                                   |

<sup>2</sup>  
For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.

**TABLE B105.1(2)**  
**REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2**

| FIRE-FLOW CALCULATION AREA (square feet) |                                |                              |                                |                       | FIRE FLOW<br>(gallons per minute) <sup>a</sup> | FLOW DURATION<br>(hours) |
|------------------------------------------|--------------------------------|------------------------------|--------------------------------|-----------------------|------------------------------------------------|--------------------------|
| Type IA and IB <sup>a</sup>              | Type IIA and IIIA <sup>a</sup> | Type IV and V-A <sup>a</sup> | Type IIB and IIIB <sup>a</sup> | Type V-B <sup>a</sup> |                                                |                          |
| 0-22,700                                 | 0-12,700                       | 0-8,200                      | 0-5,900                        | 0-3,600               | 1,500                                          | 2                        |
| 22,701-30,200                            | 12,701-17,000                  | 8,201-10,900                 | 5,901-7,900                    | 3,601-4,800           | 1,750                                          |                          |
| 30,201-38,700                            | 17,001-21,800                  | 10,901-12,900                | 7,901-9,800                    | 4,801-6,200           | 2,000                                          |                          |
| 38,701-48,300                            | 21,801-24,200                  | 12,901-17,400                | 9,801-12,600                   | 6,201-7,700           | 2,250                                          |                          |
| 48,301-59,000                            | 24,201-33,200                  | 17,401-21,300                | 12,601-15,400                  | 7,701-9,400           | 2,500                                          |                          |
| 59,001-70,900                            | 33,201-39,700                  | 21,301-25,500                | 15,401-18,400                  | 9,401-11,300          | 2,750                                          |                          |
| 70,901-83,700                            | 39,701-47,100                  | 25,501-30,100                | 18,401-21,800                  | 11,301-13,400         | 3,000                                          | 3                        |
| 83,701-97,700                            | 47,101-54,900                  | 30,101-35,200                | 21,801-25,900                  | 13,401-15,600         | 3,250                                          |                          |
| 97,701-112,700                           | 54,901-63,400                  | 35,201-40,600                | 25,901-29,300                  | 15,601-18,000         | 3,500                                          |                          |
| 112,701-128,700                          | 63,401-72,400                  | 40,601-46,400                | 29,301-33,500                  | 18,001-20,600         | 3,750                                          |                          |
| 128,701-145,900                          | 72,401-82,100                  | 46,401-52,500                | 33,501-37,900                  | 20,601-23,300         | 4,000                                          | 4                        |
| 145,901-164,200                          | 82,101-92,400                  | 52,501-59,100                | 37,901-42,700                  | 23,301-26,300         | 4,250                                          |                          |
| 164,201-183,400                          | 92,401-103,100                 | 59,101-66,000                | 42,701-47,700                  | 26,301-29,300         | 4,500                                          |                          |
| 183,401-203,700                          | 103,101-114,600                | 66,001-73,300                | 47,701-53,000                  | 29,301-32,600         | 4,750                                          |                          |
| 203,701-225,200                          | 114,601-126,700                | 73,301-81,100                | 53,001-58,600                  | 32,601-36,000         | 5,000                                          |                          |
| 225,201-247,700                          | 126,701-139,400                | 81,101-89,200                | 58,601-65,400                  | 36,001-39,600         | 5,250                                          |                          |
| 247,701-271,200                          | 139,401-152,600                | 89,201-97,700                | 65,401-70,600                  | 39,601-43,400         | 5,500                                          |                          |
| 271,201-295,900                          | 152,601-166,500                | 97,701-106,500               | 70,601-77,000                  | 43,401-47,400         | 5,750                                          |                          |
| 295,901-Greater                          | 166,501-Greater                | 106,501-115,800              | 77,001-83,700                  | 47,401-51,500         | 6,000                                          |                          |
| —                                        | —                              | 115,801-125,500              | 83,701-90,600                  | 51,501-55,700         | 6,250                                          |                          |
| —                                        | —                              | 125,501-135,500              | 90,601-97,900                  | 55,701-60,200         | 6,500                                          |                          |
| —                                        | —                              | 135,501-145,800              | 97,901-106,800                 | 60,201-64,800         | 6,750                                          |                          |
| —                                        | —                              | 145,801-156,700              | 106,801-113,200                | 64,801-69,600         | 7,000                                          |                          |
| —                                        | —                              | 156,701-167,900              | 113,201-121,300                | 69,601-74,600         | 7,250                                          |                          |
| —                                        | —                              | 167,901-179,400              | 121,301-129,600                | 74,601-79,800         | 7,500                                          |                          |
| —                                        | —                              | 179,401-191,400              | 129,601-138,300                | 79,801-85,100         | 7,750                                          |                          |
| —                                        | —                              | 191,401-Greater              | 138,301-Greater                | 85,101-Greater        | 8,000                                          |                          |

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.



### **Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.**

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

**TABLE B105.2  
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND  
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

| <b>AUTOMATIC SPRINKLER<br/>SYSTEM<br/>(Design Standard)</b> | <b>MINIMUM FIRE-FLOW<br/>(gallons per minute)</b>   | <b>FLOW DURATION<br/>(hours)</b>                        |
|-------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------|
| No automatic sprinkler system                               | Value in Table B105.1(2)                            | Duration in Table B105.1(2)                             |
| Section 903.3.1.1 of the<br><i>International Fire Code</i>  | 25% of the value in Table<br>B105.1(2) <sup>a</sup> | Duration in Table B105.1(2) at the<br>reduced flow rate |
| Section 903.3.1.2 of the<br><i>International Fire Code</i>  | 25% of the value in Table<br>B105.1(2) <sup>b</sup> | Duration in Table B105.1(2) at the<br>reduced flow rate |

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

### **Water supply for buildings equipped with an automatic sprinkler system.**

For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire- flow.

## **FIRE HYDRANTS**

### **Fire Hydrant Flow Testing**

Flow tests are often required prior to the design of fire sprinkler systems, or to verify adequate municipal water supply is available for new developments. The fire sprinkler system designer will schedule and complete the flow test in cooperation with the water provider. To schedule a flow test, please contact the water provider. Approved documentation of the final test results shall be provided to FLFPD prior to final approval of the water supply system.

### **Areas without water supply systems. (See Additional Fire Code Amendments)**

Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

**FACILITY.** A building or use in a fixed location including exterior storage areas for flammable and combustible substances and hazardous materials, piers, wharves, tank farms and similar uses. This term includes recreational vehicles, mobile home and manufactured housing parks, sales and storage lots.

### **Required Fire Flow for Rural Facilities**

Required fire flows for facilities constructed in rural areas in which adequate and reliable water supply systems do not exist shall be calculated in accordance with National Fire Protection Association (NFPA) Standard 1142: Standard on Water Supplies for Suburban and Rural Water Supplies. Please contact the Fire Marshal's Office for special assistance and other requirements that may apply.

### **Fire Department Connection (FDC)**

The fire sprinkler system's fire department connection (FDC) shall have two 2 ½" connections. A fire hydrant shall be located within 150-feet of a fire department connection (FDC).

Fire hydrants and FDC locations shall be approved by the Fire Code Official.

A permanent sign shall be installed at the FDC that specifies fire sprinkler, sprinkler and standpipe, or standpipe. When an FDC serves multiple addresses and/or only portions of buildings (such as basement or standpipe), permanent signs shall be installed at the FDC identifying the location(s) served by the FDC.

### **Fire Hydrant Spacing**

Where a portion of the facility or building hereafter constructed or moved into or within the city limits of Fort Lupton is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
2. For buildings equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

### **Fire Hydrant Spacing (Unincorporated Areas of the Fire District) (See additional Fire Code Amendments)**

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. Requirement does not apply to Group R-3 (single and double family) and Group U occupancies

### **Fire Hydrant Number and Distribution**

The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

TABLE C102.1  
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

| FIRE-FLOW REQUIREMENT<br>(GPM) | MINIMUM NUMBER<br>OF HYDRANTS | AVERAGE SPACING BETWEEN<br>HYDRANTS <sup>a,b,c, f, g</sup><br>(feet) | MAXIMUM DISTANCE FROM ANY<br>POINT ON STREET OR ROAD<br>FRONTAGE TO A HYDRANT <sup>d, f, g</sup> |
|--------------------------------|-------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 1,750 or less                  | 1                             | 500                                                                  | 250                                                                                              |
| 1,751-2,250                    | 2                             | 450                                                                  | 225                                                                                              |
| 2,251-2,750                    | 3                             | 450                                                                  | 225                                                                                              |
| 2,751-3,250                    | 3                             | 400                                                                  | 225                                                                                              |
| 3,501-4,000                    | 4                             | 350                                                                  | 210                                                                                              |
| 4,001-5,000                    | 5                             | 300                                                                  | 180                                                                                              |
| 5,501-5,500                    | 6                             | 300                                                                  | 180                                                                                              |
| 5,501-6,000                    | 6                             | 250                                                                  | 150                                                                                              |
| 6,001-7,000                    | 7                             | 250                                                                  | 150                                                                                              |
| 7,001 or more                  | 8 or more                     | 200                                                                  | 120                                                                                              |

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the International Fire Code.

g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the International Fire Code or Section P2904 of the International Residential Code.

h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

### **Undeveloped Areas**

Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar problems, hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.



### **Consideration for Locating Fire Hydrants**

Existing fire hydrants in areas are allowed to be considered to meet the required number of hydrants as approved. Hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

Hydrants that are separated from the subject building by railroad tracks, bridges, arterial streets or differing grades shall not contribute to the required number of hydrants, unless approved by the Fire Code Official.

Hydrants that are separated from the subject building by interstate highways or divided highways shall not contribute to the required number of hydrants.

## **ADDRESSING AND STREET NAMES**

The naming of streets and assignment of addresses is a responsibility of the municipality (town and/or county). Fort Lupton Fire Protection District reviews proposed street names and addresses as a 'second set of eyes' to ensure that street naming and addressing conventions are followed. Additionally, this serves as a valuable opportunity to ensure that duplicate street names in different communities are avoided whenever possible.

### **Building Identification**

All new and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. The color of the numbers shall contrast with their background.

Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum size and stroke width, related to the size of the structure. Where is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

### **Address Numeral Size**

New residential buildings that contain no more than two dwelling units shall have minimum 4-inch high numbers with a minimum stroke width of ½ inch. Individual suite or unit addresses shall be displayed with minimum 4-inch high numbers with a minimum stroke width of 1½ inch.

New multiple family or commercial buildings shall have minimum 6-inch high numbers with a minimum stroke width of one (1) inch.

New buildings three or more stories in height, or with a floor area of 15,000 to 100,000 square feet, shall have minimum 8-inch high numbers with a minimum stroke width of one (1) inch.

Buildings with a total floor area of greater than 100,000 square feet shall have minimum 12-inch high numbers with a minimum stroke width of two (2) inches.

Where building setback exceeds 100 feet from the street or access road, additional numbers shall be displayed at the property entrance.

The Fire Code Official may require address numbers to be displayed on more than one side of the building and may require the street name to be displayed along with the address numbers.

### **Temporary Address Signs**

Temporary address signs shall be installed at the entrance to construction sites in such a manner to be readily visible to vehicle traffic. These temporary address signs shall be approved by the Fire Code Official and shall contain, as a minimum, the address numerals. Temporary address signs may be required to contain the street name as well as the address numerals.

### **Street or Road Signs**

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles. Signs shall be of an approved size, weather resistant, and shall be maintained until replaced by permanent signs.

## **KEY BOXES (KNOXBOX)**

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the Fire Code Official is authorized to require a key box to be installed in an accessible location.

A Knox Box, <https://www.knoxbox.com/>, must be installed on all commercial buildings within our fire district. FLFPD will designate the approved location(s) for key box installation. More than one key box may be required to be installed due to the size or use of a structure. The number of required key boxes will be determined at the time of site or building permit review.

To ensure your Knox Box is keyed correctly, log onto <https://www.knoxbox.com/>. Under “Choose your local fire department agency” select “Colorado” as your location and “Fort Lupton Fire Department” as your local fire department. Then select if you want to purchase commercial or residential Knox Boxes.

The top of the key box shall be installed 60 to 72 inches above the finished grade.

## CONTRACTOR LICENSING PROGRAM

All persons performing installation and/or repair of Fireline's, and/or fire sprinkler systems are required to possess and maintain Registration with the State of Colorado Division of Fire Prevention and Control. This registration may be verified in the field by FLFPD inspectors at any time. For more information visit the Colorado Division of Fire Prevention and Control,

[Certifications and Registrations | Fire Prevention and Control \(colorado.gov\)](#)

## FIRE ALARM PLAN REVIEW

Submittal for fire alarm system plan reviews shall include the following information. This list is not intended to be inclusive of all requirements for a fire alarm substantial, but rather as a guide to indicate minimum requirements:

- Completed Plan Review/Permit Application form
- One (1) complete set of electronic plans
- NICET Level III, IV or PE stamps on all plans
- Minimum of one (1) set of electronic material cut sheets
- Voltage drop calculations
- Battery calculations
- Symbols list per NFPA
- Sprinkler riser diagram
- NFPA 72 Form at Final
- AES Installation Log (if utilizing antenna great than Rubber Duck)

## FIRE SPRINKLER AND FIRLINE PLAN REVIEW

Submittals for fire sprinkler system plan reviews shall include the following information. This list is not intended to be inclusive of all requirements for a fire alarm submittal, but rather as a guide to indicate minimum requirements.

- Copy of valid Registration with the State of Colorado Division of Fire Prevention and Control
- Completed Plan Review/Permit Application
- One (1) complete set of electronic plans
- NICET Level III, IV or PE stamps on all plans
- Minimum of one (1) set of electronic material cut sheets
- Hydraulic calculations
- State of Colorado sprinkler form
- Water supply information
- NFPA Working Plans Checklist

Fire Department Connections (FDCs) shall be provided for all buildings with installed fire sprinkler systems. The FDC shall have two 2 ½" connections.



## COMMERCIAL KITCHEN HOOD AND EXHAUST SYSTEMS

Any commercial cooking that produces grease-laden vapors must be performed beneath an approved hood system that includes fire suppression capabilities. Installation and/or modification of any commercial kitchen hood system requires FLFPD plan review and prior to changes being made.

Commercial kitchen hood systems must meet the following requirements:

- Comply with most current NFPA 13, NFPA 17, and UL 300 standards, as well as adopted International Fire Code, International Building Code, International Mechanical Code, and any applicable local amendments and/or rules.
- Design plans must show interconnection for fuel supply and electrical shut-off, ventilation control, damper control, and associated ducting systems.
- All commercial kitchen hood systems installed in a business that has an electronically monitored system already installed shall be connected to the fire alarm system as a dedicated zone.
- If the business does not have an electronically monitored system, then a horn strobe device shall be installed and placed on the outside of the building on the address side of the business per NFPA 17A.
- Appropriate Class K portable fire extinguishers properly mounted within 30 feet of the cooking location.
- A manual system actuator must be provided at least 10 feet, and not more than 20 feet, from the cooking location.

The following information shall be included with all plan review submittal packages:

- Copy of the design/installation contractor's applicable state license/registration
- Completed FLFPD Plan Review Application form with complete and correct project information
- Complete electronic set of all material cut sheets
- Complete electronic project plans to show all cooking locations, all suppression system information and all exhaust duct specifications.

Payment of the applicable FLFPD plan review/inspection fees are due prior to a final inspection.

## PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM

All new buildings 5,000 sqft or larger shall be tested to determine adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. If it is determined the radio coverage in the building is not adequate, buildings shall be provided with approved radio coverage for emergency responders as required by Chapter 5 of the Fire Code.

Buildings and structures which cannot support the required level of radio coverage shall be equipped with a radiating cable system, a distributed antenna system with Federal Communication Commission (FCC) certified signal boosters, or other systems approved by the Fire Code Official in order to achieve the required adequate radio coverage. Public safety radio amplification systems shall be designed and installed in accordance with criteria specified in the International Fire Code and NFPA 72.

## HAZARDOUS MATERIALS ANALYSIS

Proposed structures that are intended to contain materials that pose a health and/or physical risk, as defined in the Fire Code, and if used, stored or handled on site, must submit a completed Hazardous materials Impact Statement (HMIS) to FRFR at the time of building permit application. The HMIS must be prepared by a licensed design professional in accordance with Chapter 50 – General Provisions/Hazardous Materials, Tables 5003.1.1(1) through 5003.1.1(4), and Fire Code Appendix E – Hazard Categories. The HMIS shall include the following information for each material:

- Product name
- Component(s)
- Chemical Abstract Service (CAS) Number
- Location(s) where stored and/or used
- Container size
- Hazard classification
- Amount in storage
- Amount in use – closed systems (no vapors escaping to the atmosphere)
- Amount in use – open systems (vapors may escape to the atmosphere)
- Maximum Allowable Quantity (MAQ)
- MAQ Exceeded (yes or no)

Chapter 50 of the Fire Code provides an example worksheet to assist design professionals with submitting the required hazardous materials information. Completion of these worksheets will help provide very valuable information to ensure that the property Occupancy Group of the structure and/or area is determined.

## PLAN REVIEW PROCESS

A minimum of 10 business days is required to complete the review of submitted plans. Additional time may be necessary based upon the complexity of the projects and the completeness of the submitted information. All building plans shall have a code analysis section.

A complete code analysis is required to be done by a licensed architect or design professional prior to any approved plans being released by the fire department. This code analysis shall include the following:

- Applicable codes
- Project description
- Occupancy classification
  - Include justification and explain reason for this classification (i.e. Hazardous processes, manufacturing, extracting, business office, etc.)
- Type of construction
- Is the building sprinklered or not
- Allowable area increase calculations
- Allowable area calculations for building
- Allowable height and number of stories

- Egress requirements
- Occupant load
- Minimum number of exits for occupant load
- Panic or Fire Exit Hardware being used
- Exit access (i.e. travel distance)
- Dead end corridor length (if applicable)
- Will there be any racks or high piled storage (e.g. storage over 12 ft. in height)?
  - If yes, how tall and what will the commodities stored on them consist of?

Any other information that will assist with the plan review process or that is required by the city of Fort Lupton or Weld County departments.

If any fire protection system is required, a valid Fort Lupton Fire Protection District plan review/inspection is required for each system prior to construction.

Developments:

The following items shall be submitted for review prior to construction of residential developments.

- a. Site Plan showing,
  - Width of fire department access roads
  - Dead end roads and turnarounds
  - Fire Hydrant Locations & Distancing

The above items need to be submitted electronically to the Fire Marshal for the plan review to be completed:

- Completed and Signed FLFPD Application for Plan Review. Available at our website -

[www.fortluptonfire.org](http://www.fortluptonfire.org)

- Unlocked stamp drawings to include Civil and Construction Drawings.

- Unlocked Fire Safety System Shop Drawings to include fire alarm with data/cut sheets, fire sprinkler with data/cut sheets, specialized project drawings with data/cut sheets, hazardous materials with data/cut sheets, Kitchen Hood Fire Suppression Systems with data/cut sheets and Mobile Food Vehicle with data/cut sheets.

If a fire protection system contractor is proposing to make modifications to an existing fire protection system that is limited to affecting 10 or fewer devices, the permit submittal may include the Fort Lupton Fire Protection District Plan Review/Inspection Application form and a "Letter of Scope" that specifically describes the modifications to be performed.

Fort Lupton Fire Protection District will issue stamped plans to applicants after the plan review process has been completed. The Applicant shall be responsible for obtaining valid permits from the municipal jurisdiction (e.g., Town of Fort Lupton, or Weld County) in addition to any FLFPD required permits.

FLFPD will perform inspections for all permits issued by the fire district. A final inspection from FLFPD is required in order for the owner/occupant to obtain a Certificate of Occupancy (C of O), prior to occupying the building.



Final Life Safety inspections and fire protection systems inspections (fire alarm, fire sprinkler, commercial hood system) shall be scheduled and all applicable contractors must be present for testing and inspecting.

For these multi-systems inspections, the general contractor or owner is responsible for coordinating with all involved sub-contractors and FLFPD for attendance.

Prior to scheduling any inspections, Contractors shall read all FLFPD comments and/or conditions that were issued with the approved plans to ensure that all requirements have been met prior to scheduling the inspection.

To schedule an inspection, call the Fire Marshal at (303) 857-4603 a minimum of at least one week prior to the desired date and time of the inspection.

For all plan review/inspections, the applicant shall complete the appropriate Plan Review Application form and shall pay the appropriate non-refundable plan review/inspections fee, as indicated on the FLFPD Fee Schedule.

Payment of the applicable FLFPD plan review/inspection fees are due prior to a final inspection.

Plan Review Application and Fee Schedule can be found on our website at [www.fortluptonfire.org](http://www.fortluptonfire.org)

### **Vehicle Access and Water Supply**

When fire apparatus access roads or water supply for fire protection is required to be installed for a project, such as installation shall be completed and made serviceable prior to and during the time of construction except when approved alternative methods are provided. Approved vehicle access shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent Fire Department Connections (FDCs). Vehicle access shall be provided by either temporary or permanent roads that are capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. An approved water supply for fire protection, either temporary or permanent, shall be available as soon as combustible materials arrive on site.

### **Temporary Address Signs**

Temporary address signs shall be installed at the entrance to construction sites in such a manner to be readily visible to vehicle traffic. These temporary address signs shall be approved by the Fire Code Official and shall contain, as a minimum, the address numerals. Temporary address signs may be required to contain the street name as well as the address numerals.

## **REQUIREMENTS DURING CONSTRUCTION AND/OR DEMOLITION**

The Fort Lupton Fire Protection District requires a 'Fire & Life Safety Site Plan' be submitted as a part of the development review process through the city or county. The purpose of this site plan is to consolidate all the information relevant to a fire department review into one location limiting the need to cross reference multiple drawings, specialties, and/or trades. The plan must be neat, clear and legible. Inaccurate, incomplete, or poorly drawn plans may be rejected. The size of the plan sheet shall

match the size requirements established by the municipality through whom the development application is being submitted. For complex projects, use additional pages as needed if legibility is questionable.

Please refer to Chapter 33 of the International Fire Code for additional information and specifications on fire safety during construction and demolition.

## ANNEXATIONS

*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 your previous fire protection provider's district.*

*Please contact the Fort Lupton Fire Protection District for more information.*

## LOCAL AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE

### **LOCAL AMENDMENTS TO THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE**

#### **CITY OF FORT LUPTON**

Adoption by the City of Fort Lupton for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, or explosion, that certain Codes and Standards known as the International Fire Code, including all Appendix Chapters and amendments made in and to the 2018 International Fire Code. The 2018 International Fire Code is amended and changed in the following respects:

1. **Section 101.1 Title.** These regulations shall be known as the Fire Code of the City of Fort Lupton, hereinafter referred to as **“this code”**
2. **Section 110.4 Violation Penalties.** Persons who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
3. **Section 112.4 Failure to Comply.** Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than five hundred dollars (\$500.00) or more than one-thousand dollars (\$1000.00).

4. **Chapter 9.** Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

That the geographic limits referred to in certain sections of the 2018 International Fire Code are hereby established as follows:

1. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
2. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
3. **Section 5806.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the boundaries of the Fort Lupton Fire Protection District, including all areas within the City of Fort Lupton except that such storage may be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
4. **Section 6104.2 Maximum capacity within established limits.** The storage of liquified petroleum gas within the City of Fort Lupton is prohibited except for previously existing storage facilities and except for residential barbeque tank or outdoor barbeque grills and except for propane tanks of 1000 gallons or less which are located within the City, but outside the city limits of the City of Fort Lupton, all of which shall be exempt. New storage facilities involving tanks which exceed 1000 gallons shall require approval of the Fort Lupton Fire Protection District after plan review.

The following section A101.2 of Appendix A shall be repealed and replaced, and to be known as Section A101.2:

1. **A101.2 Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Directors of the Fort Lupton Fire Protection District. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

## **Weld County, Colorado**

Proposed adoption by the Fort Lupton Fire Protection District for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, or explosion, that certain Codes and Standards known as the International Fire Code, including all Appendix Chapters and amendments made in and to the 2018 International Fire Code. The 2018 International Fire Code is amended and changed in the following respects:

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Fire code adoption required exemptions from commissioners for consent to enforce requests.

1. **IFC 503.1.2 Additional Access.** (amend to read as follows)  
Additional Access permit(s) for fire safety may be requested from Weld County through the access permit process set forth in the Weld County Code, in the unincorporated portions of the Fire District.
2. **503.2 Specifications.** (amend to read as follows)  
Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. Single and double family residences will not require unduly burdensome road construction or driveway maintenance.
3. **IFC 507.5.1 Where required** (amend to read as follows)  
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a hydrant on a fire apparatus access road, as



measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. Requirement does not apply to Group R-3 (single and double family) and Group U occupancies.
4. **IFC 903 Automatic Fire Sprinkler Systems** (amend to read as follows)  
Automatic sprinkler systems shall not be required in one and two-family dwellings that are less than 3600 square feet of habitable space above grade.

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The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

City of Fort Lupton Legals\*\*\*  
130 S McKinley Avenue  
Fort Lupton CO 80621

## AFFIDAVIT OF PUBLICATION

State of Colorado       }  
County of Weld       } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 12/19/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado       }  
County of Arapahoe   } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 12/19/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-743077

Jean Schaffer  
Notary Public  
My commission ends January 16, 2028

JEAN SCHAFFER  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20134029363  
MY COMMISSION EXPIRES JAN 16, 2028

### 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 **ADS Test Metals SUP24-005** located at **4200 County Road 19 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, January 9th, 2025, at 6:00 P.M., and before the City Council on Tuesday, January 21st, 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.  
1469-10-03 REC17-0199 LOCATED IN  
THE SOUTH 1/2 OF THE SOUTHWEST 1/4  
OF SECTION 10, TOWNSHIP 1 NORTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF WELD,  
STATE OF COLORADO.**

Legal Notice No. FLP1176  
First Publication: December 19, 2024  
Last Publication: December 19, 2024  
Publisher: Fort Lupton Press



## Planning & Building

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

Phone: 720.928.4003  
Fax: 303.857.0351

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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: ADS Test Metals SUP24-005**

### ALL INTERESTED PERSONS MAY ATTEND

#### LEGAL DESCRIPTION

LOT A OF RECORDED EXEMPTION NO. 1469-10-03 RECX17-0199 LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO.



APPROXIMATE AREAS  
SITE ~ 688,200 S.F. (15.8 AC)  
GRAVEL ROAD ~ 100,000 S.F.  
CONCRETE DRIVE ~ 20,000 S.F.  
BUILDING 1 ~ 8,300 S.F.  
BUILDING 2 ~ 7,000 S.F.  
BUILDING 3 ~ 3,500 S.F.

235 Ronald Reagan Blvd., Suite 200  
Johnstown, CO 80534  
70.800.3300  
[GallowayUS.com](http://GallowayUS.com)

NOT FOR CONSTRUCTION

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**SITE DEVELOPMENT PLAN**  
**4200 CR 19**

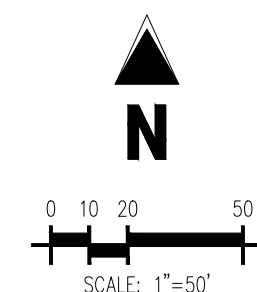
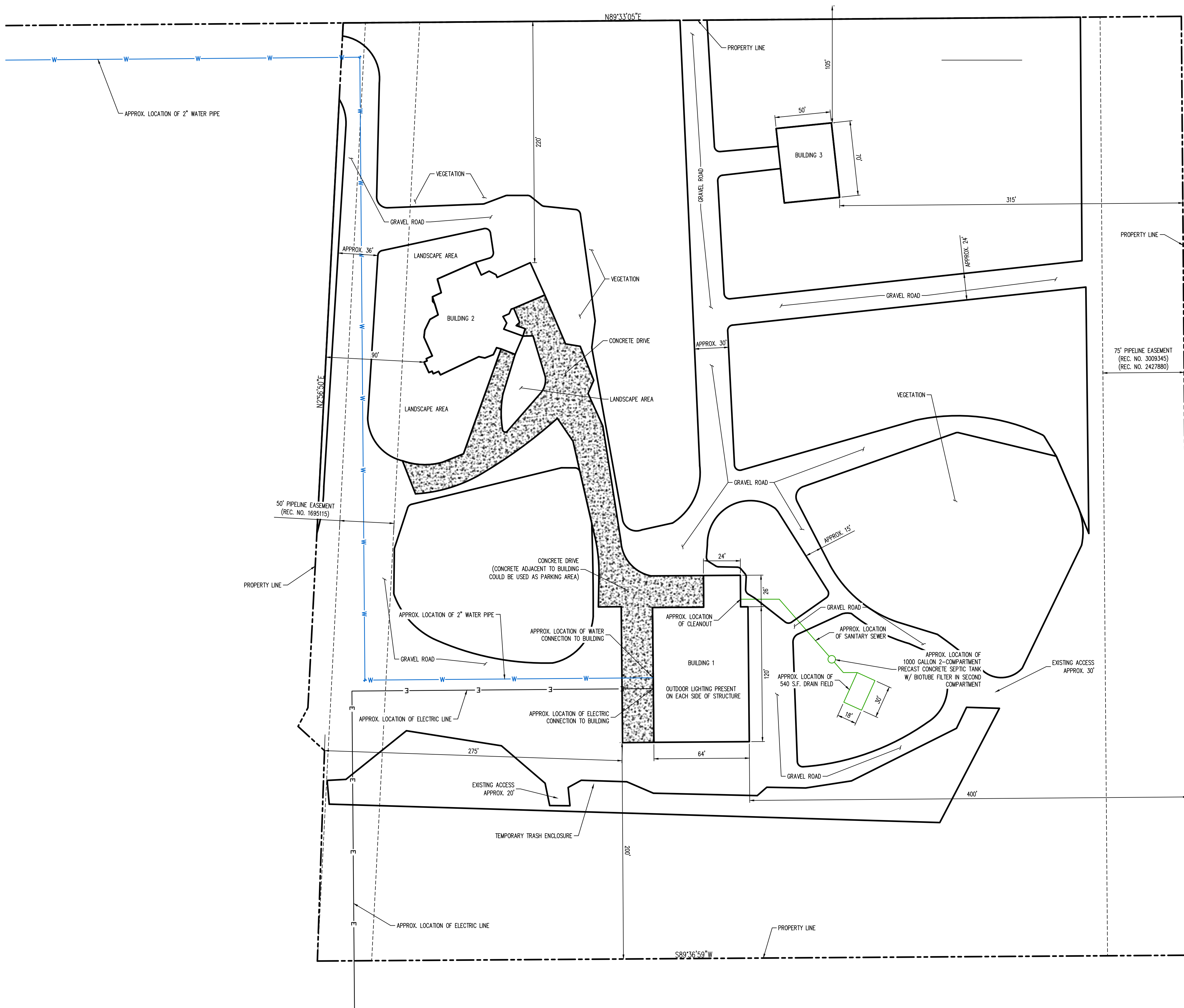
FORT LUPTON, COLORADO

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|             |            |
|-------------|------------|
| Project No: | CME1       |
| Drawn By:   | CMS        |
| Checked By: | CMS        |
| Date:       | 11/05/2024 |

SPECIAL USE PERMIT MAP

## C1.1





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**CERTIFICATE OF MAILING**

I, the undersigned, hereby certify that on **the 23 day of December, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **ADS Test Metals Special Use Permit** was sent via United States Mail, postage pre-paid, to the following addresses:

|                                                         |                                                                     |                                                     |
|---------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------|
| JZM LLC<br>4200 COUNTY ROAD 19<br>FORT LUPTON, CO 80621 | 4 Z INVESTMENTS LLP<br>9075 COUNTY ROAD 10<br>FORT LUPTON, CO 80621 | BONANZA ZARD LLC<br>PO BOX 27<br>ERIE, CO 805160027 |
|---------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------|

  
\_\_\_\_\_  
City Official





## Planning & Building

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 720.928.4003  
Fax: 303.857.0351

[www.fortluptonco.gov](http://www.fortluptonco.gov)

### Sign Posting Affidavit

ADS Test Metals

Project No. SUP24-005



Facing: County Road 19

I, Kathryn Schmidt hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 17 day of December, 2024.

Kathryn Schmidt

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Kathryn Schmidt this 23<sup>th</sup> day of December, 2024. Witness my hand and seal.

My commission expires 05/30/27.

[Signature]  
Notary Public

(SEAL)

MARTHA ISABEL AYALA BARRIENTOS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234020211  
MY COMMISSION EXPIRES 05/30/2027

1. **Administrative Plats.** Administrative plats are routine applications such as lot adjustments or land divisions that change legal boundaries but do not significantly alter development patterns or impact public services.
  2. **Major Subdivisions.** Major subdivisions are all other land divisions or development impacting development patterns and intensity, rights-of-way, or infrastructure, which require a comprehensive review through preliminary plat and final plat procedures.
- C. **Administrative Plat.** Administrative plats shall be processed according to the following criteria and procedures.
1. **Eligibility.** The following situations are specifically eligible for administrative plat processes:
    - a. **Lot Line Adjustment.** The alteration of legal boundaries for up to 10 previously platted lots.
    - b. **Lot Consolidation.** The consolidation of up to 4 previously platted lots into 3 or fewer lots, provided no resulting lot is larger than two times the size of the largest existing lot or parcel.
    - c. **Lot Split.** The division of a previously platted lot into no more than 2 additional lots.
    - d. **Plat Correction.** A survey or other legal instrument to correct an error in the legal description or other element of an approved plat; or to confirm legal boundaries of lots in an approved plat that could only be determined post-construction, such as for duplexes, row houses or condominiums where the units and lots are individually owned.
    - e. **Easements(s).** The dedication, vacation, or alteration of an easement(s) that does not fall under Section 16-2.13.
    - f. **Minor Subdivision.** The division of previously unplatted land or of a platted tract or lot into 4 or fewer lots.
  2. **Review Criteria.** An application may be approved by the Director if the Director determines that all of the following are met.
    - a. No significant increase in service requirements (utilities, schools, traffic control, streets, etc.) or impact on the ability to maintain existing service levels will result.
    - b. The application does not alter any zoning district boundaries due to adjustments to any lots.
    - c. All resulting lots meet the legal standards of the subdivision regulations and applicable zoning districts.
    - d. The lot patterns are compatible with the surrounding area and any previously approved final plat for the subject property. In determining compatibility, the size and dimension of lots, the layout and design of existing subdivisions and rights of way, and the degree of deviation from previous development and the potential impact of this deviation on surrounding property shall be considered.
    - e. No other significant issues exist with potential development enabled by the plat that could impact planning policies, development regulations or adjacent property owners.

Any application not classified as an administrative plat or not meeting these criteria shall be processed as a major subdivision with a preliminary plat and final plat.
  3. **Review Procedures.** In addition to the general requirements in Table 2-1 and Section 2.01, the requirements in this sub-section apply to administrative plat applications.
    - a. If the Director determines at any point in the process that the application is not eligible for an administrative plat, or is otherwise trying to evade the major subdivision process, the Director may deny the application and require the



- b. The Director shall make the final decision on administrative plats, and the decision may be appealed to the City Council.
    - c. Any administrative plat that includes right-of-way or other public dedication shall be approved by the Planning Commission and the dedication accepted by City Council.
  4. *Effect of Decision.* Approval of an administrative plat shall create a vested property right according to Section 2.12. The City Clerk shall cause the approved administrative plat to be recorded with county clerk and recorder. Any administrative plat not recorded within the periods established in Section 2.12 shall expire.
- D. **Major Subdivision – Concept Plan.** For any application that is particularly complex, the Planning Director may require or the applicant may elect to first submit a concept plan for public review by the Planning Commission and City Council. Review of a concept plan shall not require any approval, but merely provides general consensus and offers the applicant direction for preparing a formal preliminary plat.
  1. *Applicability.* The concept plan is a general concept, describing an applicant's development vision and plan for a proposed major subdivision. The concept plan gives the City an opportunity to describe the community's vision to the applicant. It provides basic information to the City that will affect the planning and design of the site. It also provides the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. The concept plan is an initial review of a proposed major subdivision. It is not intended to provide final comments or requirements, or to in any way restrict the City's discretion in subsequent stages of the review process.
  2. *Review Criteria.*
    - a. The application is in accordance with the Comprehensive Plan, and in particular the physical development patterns and concepts of the plan.
    - b. The development will relate to neighboring areas and to the community.
    - c. The development will promote efficient use of utilities, streets and other public resources.
    - d. The applicant can demonstrate that adequate infrastructure is or will be available for the proposed development.
  3. *Review Procedure.* In addition to the general requirements in Table 2-1 and Section 2.01, the requirements in this sub-section apply to concept plan applications.
    - a. After review by staff, receipt of any comments from referral agencies, and any necessary resubmittal, the Director shall schedule review by the Planning Commission and City Council.
    - b. The Planning Commission and City Council shall hold public meetings to review and provide general direction to the applicant in preparation for a Preliminary Plat submittal.
  4. *Effect of Decision.* No formal decision shall be made for a concept plan
- E. **Major Subdivision – Preliminary Plat.** Any subdivision not eligible as an administrative plat is a major subdivision that shall require approval of a preliminary plat. A preliminary plat shall be processed according to the following specific procedures.
  1. *Applicability.* The preliminary plat provides detailed planning review of development patterns, street networks, block and lot layout, and the ability to meet public facility and utility requirements for future development, prior to preparation of detailed construction

and engineering plans. The Director may allow a preliminary plat and final plat to be processed simultaneously for more routine applications, provided the submittal requirements and criteria for both applications can be met. For any application that is particularly complex, the Director may require or the applicant may elect to first submit a concept plan for public review by the Planning Commission and City Council prior to official submittal. Review of a concept plan shall not require any approval, but merely provides general consensus and offers the applicant direction for preparing a formal preliminary plat.

2. **Review Criteria.** A preliminary plat shall be reviewed according to the following criteria.
  - a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.
  - b. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.
  - c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of the subdivision regulations, and are coordinated with existing or potential development on adjacent property.
  - d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.
  - e. The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.
  - f. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.
  - g. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
  - h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.
  - i. The recommendations of professional staff or any other public entity or review agencies asked to officially review the preliminary plat.
3. **Review Procedure.** In addition to the general requirements in Table 2-1 and Section 2.01, the requirements in this sub-section apply to preliminary plat applications.
  - a. At the pre-application meeting, and based on the size, scope and impact of any future development anticipated or pending with the request, the applicant shall propose how to coordinate the Neighborhood Meeting according to Section 2.01.D., and any additional notice of meetings or hearings necessary for the formal review.
  - b. Any application that is particularly complex or involves significant planning and design issues, may be coordinated with a Change of Zone in Section 2.03 or a Planned Development in Section 2.04 prior to official submittal of a preliminary plat.
  - c. After review by staff, receipt of any comments from referral agencies, and any necessary resubmittal, the Director shall schedule review by the Planning Commission.
  - d. The Planning Commission shall hold a public hearing and make a recommendation to the City Council on the preliminary plat. Any street included in a major street plan approved by the Planning Commission shall not be accepted unless it is first approved by the Planning Commission in a preliminary plat or other capital improvements review.
  - e. After a recommendation by the Planning Commission, the preliminary plat shall be scheduled for a public hearing at the City Council for approval and

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- acceptance of all public lands or proposed facilities. Any street or public improvements in any street not approved by the Planning Commission shall only be accepted by a two-thirds approval of the City Council.
- f. Provided no substantive changes are made between approval of the preliminary plat and acceptance of public lands and facilities by the City Council and final engineering in association with a final plat, a final plat may be administratively approved by staff according to subsection 2.02.E
4. **Effect of Decision.** The approval of the preliminary plat does not constitute an acceptance of the subdivision but authorizes preparation of the final plat.
5. **Term of Expiration.** The approval of the preliminary plat shall be effective for two years, except that any submittal of final plat for any phases indicated on a preliminary plat shall stay the two-year period, and approval of the final plat shall restart a new one-year period for remaining portions of the preliminary plat. The Director may grant an extension of this period for up to one year, if the applicant demonstrates substantial progress towards the design and engineering requirements necessary to submit a final plat.
- F. Final Plat.** After approval of the preliminary plat, the applicant may submit a final plat for all or for portions of the preliminary plat area subject to a phasing plan approved with the preliminary plat. A final plat shall be processed according to the following specific procedures.
- a. **Review Criteria.** A final plat shall be reviewed according to the following criteria, as well as all criteria applicable to the preliminary plat review.
- i. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and size of lots and out lots; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Deviations made necessary due to the further detail in planning, design and engineering, and which meet the standards of this code, are generally considered “substantially consistent” with the preliminary plat.
  - ii. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
  - iii. All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided.
  - iv. The phasing and timing of public improvements ensures construction and performance guarantees. Any phasing that meets an approved preliminary plat is presumed acceptable. Any deviations of the final plats from an approved phasing plan shall not alter the timing or coordination of required improvements or amenities in the approved preliminary plat.
  - v. The recommendations of professional staff or any other public entity asked to officially review the final plat.
  - vi. Deviations in the final plat from the approved preliminary plat may be approved if staff determines that the change:
    1. Complies with all applicable zoning standards, subdivision design standards, and meets the intent and design objectives of those standards.
    2. Does not increase the impact of any development on required improvements beyond the capacity for required improvements identified in the preliminary plat;
    3. Does not impact any condition of the Planning Commission or City Council associated with the approval of the preliminary plat;
    4. Is generally consistent with development concepts in the preliminary plat in terms of land uses, scale, and intensity of development, and in no case changes the number of lots, dwelling units, buildings, or sizes of blocks and open spaces by more than 10 percent; and
    5. If technical studies were required with the preliminary plat, the author of the
-

- landscape, or screening.
5. Any site development activity that expands the existing impervious surface less than 25%.
6. Minor changes to the site access and circulation that do not significantly alter the streetscape design or traffic conditions near the site.
7. Any other changes to existing buildings that significantly alter the exterior appearance, or elements impacted by the design standards in Sections 5.03 or 6.03. This excludes ordinary maintenance but may include things such as re-facing or changing exterior materials, altering the composition of the façade by changing patterns of windows and doors, or altering the form or mass of the buildings.

The Director may determine that any application meeting these eligibility criteria still presents significant change or potential impacts on the area, or presents substantial interpretation questions on the application of development standards or review criteria, and is not eligible for the administrative site plan process. These plans shall be reviewed through the site plan procedures in Section 2.06.

- B. **Review Criteria.** In general, any administrative site plan in compliance with all requirements of this code shall be approved. In making a determination of compliance, administrative site plans shall be reviewed according to the following criteria:
  1. The application meets all applicable standards of this code or the criteria for any discretionary approvals.
  2. The application is consistent with or meets the intent of all prior approvals and conditions associated with the project.
  3. The plan does not directly conflict with the intent or design objectives of any applicable standard in this code.
  4. The application can reasonably be assumed to meet the criteria for all subsequent permits and reviews needed to build the project as proposed.
- C. **Review Procedures.** In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements apply to administrative site plan applications:
  1. The Director shall review the application and determine if the review of any other department or agency is required.
  2. If at any time in the process the Director determines that the application is not eligible for an administrative site plan, the Director may deny the application or process the application for review as a site plan according to Section 2.06.
  3. The Director shall make the final decision on administrative site plans, and the decision may be appealed to the Planning Commission under the procedures and criteria in Section 2.06.
- D. **Effect of Decision.** Approval of an administrative site plan creates a vested property right as specified in Section 2.12 and shall authorize the applicant to apply for a building permit and other applicable permits.

## **2.06 Site Plan**

- A. **Applicability.** The site plan process provides for review of projects that may present a substantial change to the area for compliance with the standards. It coordinates development projects with the public realm and with adjacent sites, including compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. Site plans may be initiated by the property owner.

The site plan process specifically applies to:

1. Any new building, except detached houses and multi-unit houses.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20%



vacation plat.

## **2.14 Comprehensive Plan Amendment**

- A. Applicability.** Amendments to the text or future land use map of the Comprehensive Plan may be required at the Director's discretion to align a property with the goals and objectives set out in the Comprehensive Plan and may be submitted alongside other development applications. Comprehensive Plan Amendments shall only occur as otherwise provided in the Colorado Constitution, Colorado Revised Statutes, or municipal code. Eligible applicants include the City or property owner.
- B. Review Criteria.** The following criteria apply to Comprehensive Plan Amendments:
1. The proposed amendment shall be in accordance with and/or better align with the overall goals and objectives of Comprehensive Plan or otherwise be found to be in the best interests of the City.
  2. Applications shall formally describe the requested change in writing and provide reasoning for the requested amendment. This reasoning should relate to the contents of the Comprehensive Plan and development code.
  3. The proposed amendment shall relate to the neighboring areas and context of the Comprehensive Plan and community.
  4. The proposed amendment shall promote efficient use of utilities, streets and other public resources.
- C. Review Procedures.** In addition to meeting the requirements from Table 2-1 and Section 16-2.01, the following specific procedures apply to Comprehensive Plan Amendments:
1. Applications for Comprehensive Plan Amendments may be submitted in conjunction with other land use submittals.
  2. The proposed amendment(s) shall be submitted and processed in conformance with current Colorado Revised Statutes for Comprehensive Plan Amendments, including any notice requirements that may differ from those outlined in Table 2-1 and Section 16-2.01.
  3. The director may limit the timing and frequency of when Comprehensive Plan Amendments are considered, consistent with the Comprehensive Plan.
  4. The Planning Commission shall hold a public hearing and shall make a recommendation to City Council. Upon a recommendation from the Planning Commission, the City Council shall hold a public hearing and make the final decision on the Comprehensive Plan Amendment.
  5. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
  6. Approval of a Comprehensive Plan Amendment shall be done by resolution of the Fort Lupton City Council.
- D. Effect of Decision.** Upon approval of a Comprehensive Plan Amendment, the Director shall make the change on the future land use map and/or text of the Comprehensive Plan. Failure to approve or deny a resolution accepting a Comprehensive Plan Amendment shall terminate the application.

## Article 4. Zoning District & Uses

- 4.01 Zoning Districts
- 4.02 Allowed Uses
- 4.03 Accessory Uses
- 4.04 Use-Specific Standards
- 4.05 District Performance Standards

### 4.01 Zoning Districts

- A. **Intent.** To carry out the purposes of this code, the following districts are established, with the intent given for the character of specific areas, the development patterns and context, and the types or intensity of uses and buildings.

**Table 4-1: Zoning Districts & Intent**

| <i>District &amp; Intent</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <i>Relationship to Comprehensive Plan</i>                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A – Agriculture.</b> The A district is intended for agriculture and associated uses, and includes rural and low density residential living with detached houses on acreages or large lots. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment. It is used as a “pre-development” district to preserve open and rural lands, or to hold areas until more coordinated, compact, and efficient growth and development can occur. | Limited application as a pre-development area or to preserve agriculture lands. . Alternatively, the conservation pattern can be used to cluster development areas served by infrastructure in exchange for preserving large, in-tact areas of open space, natural areas, or agriculture lands.                                                          |
| <b>R-1 - Single-Family Residential.</b> The R-1 district provides residential living (detached houses) in low-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks and other public facilities.                                                                                                                                                                                                                                                                    | General application in low-density residential areas or limited application to provide larger lots at the edges of walkable neighborhoods. Alternatively, the conservation pattern can be used to cluster development areas served by infrastructure in exchange for preserving large, in-tact areas of open space, natural areas, or agriculture lands. |
| <b>R-1A - Single- and Two-Family Residential.</b> The R-1A district provides residential living (detached houses) in low-density suburban or walkable neighborhood settings, with access to supporting uses such as schools, churches, parks and other public facilities.                                                                                                                                                                                                                                            | General application in low-density residential areas or limited application to provide larger lots at the edges of walkable neighborhoods.                                                                                                                                                                                                               |
| <b>R-2 – Mixed-Density Residential.</b> The R-2 district provides residential living (limited range of small-scale residential building types) in compact, walkable neighborhood settings allowing a mix of housing options at strategic locations that transition to complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.                                                    | General application in moderate and high-density areas, as a complementary component of walkable neighborhoods or the predominant residential component of downtown, mixed use areas, and transit-served nodes.                                                                                                                                          |
| <b>R-3 – High Density Residential.</b> The R-3 district provides residential living (wide range or residential building types) in a moderate-to high-density pattern in suburban areas or walkable neighborhoods, located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.                                                                                          | General application in high-density areas.                                                                                                                                                                                                                                                                                                               |

**Table 4-1: Zoning Districts & Intent**

| <i>District &amp; Intent</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <i>Relationship to Comprehensive Plan</i>                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>MH – Manufactured and Small-Format Housing District.</b> The MH district provides residential living for smaller format manufactured, mobile, or other small format residences in a planned community that shares common amenities located in areas that have transitions between lower-density neighborhoods or more intense, non-residential uses and where a high level of accessibility, public amenity and support services are immediately available. See Section 5.08. Manufactured and Small-Format Housing District.</p> | Limited application on a project specific basis, considering context and design.                                                                                                                                                           |
| <p><b>DT – Downtown.</b> The DT district provides an integrated mix of retail, service, entertainment and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic “main street” scale and small town character of Fort Lupton. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses.</p>                                                                        | General application for Downtown Fort Lupton, for blocks fronting on Denver Avenue and Main Street, with potential for expansion north and south, and along major side- streets.                                                           |
| <p><b>RO – Residential Office.</b> . The RO Residential and Office District is a transitional and supporting zone, with a mix of residential and small-scale, low-intensity commercial uses. This zone serves as a transition between commercial centers and neighborhoods, while it also supports other districts by providing uses which characteristically complement commercial and industrial activities in close proximity – typically in a small-scale, compact, and walkable format.</p>                                        | General allocation in commercial areas or as support uses on the edges of mixed use centers                                                                                                                                                |
| <p><b>C-1 – Neighborhood Commercial.</b> The C-1 Neighborhood Commercial District provides for small-scale and light intensity uses that support neighborhoods and other surrounding commercial or industrial districts. It may exist in compact, walkable formats in close proximity to neighborhoods, or alternatively if automobile oriented the impacts of access and operations on adjacent areas are limited and mitigated by the small-scale format and lighter intensity of the uses.</p>                                       | Application on corridors and arterials, or as nodes that support residential neighborhoods.                                                                                                                                                |
| <p><b>C-2 – Heavy Commercial.</b> The C-2 Heavy Commercial District is intended to provide an environment adaptable to commercial uses which, by their nature, require heavy auto and truck traffic or outdoor storage and display.</p>                                                                                                                                                                                                                                                                                                 | Limited application in commercial areas along corridors, and where mixed-use designations may not accommodate uses.                                                                                                                        |
| <p><b>I-1 – Light Industrial.</b> The I-1 district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won’t have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.</p>                                                                                                                                                                                                                                      | General application in industrial areas, and limited application as an employment component of mixed-use or commercial areas                                                                                                               |
| <p><b>I-2 – Heavy Industrial.</b> The I-2 district provides for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.</p>                                                                                                                                                | Limited application in industrial areas or other locations on major regional freight routes.                                                                                                                                               |
| <p><b>P – Parks and Open Space.</b> The P Parks and Open Space District is intended for outdoor recreation facilities and large open land areas which, by reason of topographic features, proximity to a natural drainage course or other natural or man-made features, may be either unsuitable for customary density of construction or use or suitable for preservation as a park or as an open space area.</p>                                                                                                                      | General application for open space, parks or other areas reserved for public, civic, and similar community-supporting activities (P uses such as open space, may be allowed in other zoning districts and rezoning to P is not mandatory.) |
| <p><b>PUD</b> – See section 2.04 for the intent and applicability of planned zoning districts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                            |
| <p><b>E – Estate district.</b> The E Estate District is intended to provide for large lot residential subdivisions, permitting maximum usage of topographic features and allowing a semi-rural environment with relief from the congestion often found in urban areas. This is a legacy district that reflects areas with this zoning designation prior to adoption of this code. It is not intended to be used based on the most recent comprehensive plan. (See Appendix E)</p>                                                       | Not applicable.                                                                                                                                                                                                                            |

- B. Official Zoning Map.** The boundaries of the districts are shown on the official Zoning Districts Map on file with the Planning Department. Electronic copies and files of this map shall reference the “Official Copy” on file with the Planning Department, but any copy should be verified with the Department before materially relying on any electronic or other representative copy of the map.

### 4.02 Allowed Uses

- A. Use Table.** In order to implement the intent of each zoning district, facilitate complementary transitions between districts, and to regulate a variety of compatible uses within zoning districts each district is permitted the uses indicated in Table 4-2. The table identifies uses as:
1. Permitted uses (✓) subject to general district and building standards, and review procedures.
  2. Special uses (S) subject to the review process and criteria in Section 2.07.
  3. Other accessory or temporary uses may be permitted according to the standards of Section 4.03, Accessory Uses.
  4. Uses listed in the table, or more specific types of uses generally enabled in the table, may be subject to specific standards or limits in Section 4.04, Use-specific Standards.
  5. Uses in the table are more specifically described in Section 11.02, Description of Uses.

| Table 4-2: Allowed Uses                                                                                                                                          |                  |    |     |    |    |    |   |    |    |    |    |    |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|-----|----|----|----|---|----|----|----|----|----|----|
| Uses                                                                                                                                                             | Zoning Districts |    |     |    |    |    |   |    |    |    |    |    |    |
| ■ = Permitted, subject to general district standards<br>S = Permitted, only by special use permit discretionary review<br>= Blank means the use is not permitted | A                | R1 | R1A | R2 | R3 | MH | P | RO | C1 | C2 | DT | I1 | I2 |
| <b>Residential Uses</b>                                                                                                                                          |                  |    |     |    |    |    |   |    |    |    |    |    |    |
| Detached House – Rural (5+ ac)                                                                                                                                   | ■                |    |     |    |    |    |   |    |    |    |    |    |    |
| Detached House – Estate (40K)                                                                                                                                    | ■                | ■  | ■   | ■  |    |    |   |    |    |    |    |    |    |
| Detached House – Standard Lot (8K)                                                                                                                               |                  | ■  | ■   | ■  | ■  |    |   |    |    |    |    |    |    |
| Detached House – Neighborhood Lot (6.5K)                                                                                                                         |                  |    | ■   | ■  | ■  |    |   | ■  |    |    |    |    |    |
| Detached House – Small Lot (3K)                                                                                                                                  |                  |    |     | ■  | ■  | ■  |   | ■  |    |    |    |    |    |
| Detached House – Compact Lot (1.5K - 3K)                                                                                                                         |                  |    |     |    | ■  | ■  |   |    |    |    |    |    |    |
| Duplex / Multi-unit House (2-4 units – 3K / unit)                                                                                                                |                  |    |     | ■  | ■  |    |   | ■  | S  |    | S  |    |    |
| Established Detached Houses in Non-residential                                                                                                                   |                  |    |     |    |    |    |   |    | ■  | ■  | ■  | ■  | ■  |
| Row House (3-8 units)                                                                                                                                            |                  |    |     | ■  | ■  |    |   | ■  |    |    |    |    |    |
| Accessory Dwelling (see Section 4.03.B.)                                                                                                                         | ■                | S  | S   | ■  | ■  |    |   | ■  |    |    |    |    |    |
| Apartment – Small Lot (3-12 unit)                                                                                                                                |                  |    |     | ■  | ■  |    |   | ■  | S  |    | S  |    |    |
| Apartment – Medium Lot (13-24 units)                                                                                                                             |                  |    |     |    | ■  |    |   | ■  |    |    |    |    |    |
| Apartment – Large Lot / Complexes (multiple buildings / > 24 units)                                                                                              |                  |    |     |    | ■  |    |   |    |    |    |    |    |    |
| Apartment – Mixed Use (3-12 units; above / behind commercial use)                                                                                                |                  |    |     |    |    |    |   | ■  | ■  | ■  | ■  |    |    |
| Residential Care – Group Home/Statutory                                                                                                                          | ■                | ■  | ■   | ■  | ■  |    |   | ■  |    |    |    |    |    |
| Residential Care – Limited                                                                                                                                       |                  |    |     |    | ■  |    |   | ■  | ■  | ■  | ■  |    |    |
| Residential Care – General                                                                                                                                       |                  |    |     |    | S  |    |   | S  | ■  | ■  |    |    |    |
| Residential Care – Institutional                                                                                                                                 |                  |    |     |    |    |    |   |    | S  | ■  |    |    |    |
| <b>Agriculture Uses</b>                                                                                                                                          |                  |    |     |    |    |    |   |    |    |    |    |    |    |
| Agriculture (5+ ac minimum)                                                                                                                                      | ■                |    |     |    |    |    |   |    |    |    |    | ■  | ■  |



**Table 4-2: Allowed Uses**

| Uses                                                                                                                                                             | Zoning Districts |    |     |    |    |    |   |    |    |    |    |    |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|-----|----|----|----|---|----|----|----|----|----|----|
| ■ = Permitted, subject to general district standards<br>S = Permitted, only by special use permit discretionary review<br>= Blank means the use is not permitted | A                | R1 | R1A | R2 | R3 | MH | P | RO | C1 | C2 | DT | I1 | I2 |
| Civic Uses                                                                                                                                                       |                  |    |     |    |    |    |   |    |    |    |    |    |    |
| Assembly – Neighborhood (< 400 capacity and < 1 acre lot)                                                                                                        |                  | ■  | ■   | ■  | ■  | ■  |   | ■  | ■  | ■  | ■  | ■  |    |
| Assembly – Community (400 – 800 capacity or 1 – 5 acre lot)                                                                                                      |                  | S  | S   | S  | S  |    |   |    | ■  | ■  | S  | ■  | ■  |
| Assembly – Regional (800+ capacity or 5+ acre lot)                                                                                                               |                  |    |     |    |    |    |   |    |    | ■  |    | ■  | ■  |
| Cemetery                                                                                                                                                         |                  |    |     |    |    |    | S |    |    |    |    |    |    |
| Funeral Home                                                                                                                                                     |                  |    |     |    |    |    |   | S  | S  | ■  | S  | ■  | ■  |
| Public recreation areas & facilities (see 3.02, Open & Civic Space)                                                                                              | ■                | ■  | ■   | ■  | ■  | ■  | ■ | ■  | ■  | ■  | ■  | ■  | ■  |
| Schools                                                                                                                                                          |                  | ■  | ■   | ■  | ■  |    | ■ | ■  | ■  | ■  | ■  | ■  |    |
| Commercial Uses                                                                                                                                                  |                  |    |     |    |    |    |   |    |    |    |    |    |    |
| Retail – Limited (<2K)                                                                                                                                           |                  |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  |    |
| Retail – Small (2K-10K)                                                                                                                                          |                  |    |     |    |    |    |   |    | ■  | ■  | ■  | ■  |    |
| Retail – General (10K-30K)                                                                                                                                       |                  |    |     |    |    |    |   |    | S  | ■  | S  | ■  |    |
| Retail – Large (> 30K)                                                                                                                                           |                  |    |     |    |    |    |   |    |    | ■  | S  | ■  |    |
| Retail – Outdoor Sales                                                                                                                                           |                  |    |     |    |    |    |   |    |    | S  |    | ■  | ■  |
| Animal Care – Limited (<5K / limited boarding)                                                                                                                   |                  |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  |    |
| Animal Care – Small (<5K)                                                                                                                                        |                  |    |     |    |    |    |   |    | S  | ■  |    | ■  |    |
| Animal Care – Large (5K +)                                                                                                                                       |                  |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| Car Wash                                                                                                                                                         |                  |    |     |    |    |    |   |    |    | S  |    | ■  | ■  |
| Child Care – In-home                                                                                                                                             | S                | S  | S   | S  | S  | S  |   | ■  | ■  | ■  | ■  |    |    |
| Child Care – Center / Small                                                                                                                                      |                  |    |     | S  | S  | S  |   | ■  | ■  | ■  | ■  | ■  |    |
| Child Care – Center / Large                                                                                                                                      |                  |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| Gas Station – Limited (1-8 pumps)                                                                                                                                |                  |    |     |    |    |    |   |    | ■  | ■  | S  | ■  | ■  |
| Gas Station – General (9-16 pumps)                                                                                                                               |                  |    |     |    |    |    |   |    |    | ■  |    | ■  | ■  |
| Gas Station – Large (17+ pumps)                                                                                                                                  |                  |    |     |    |    |    |   |    |    | S  |    | ■  | ■  |
| Lodging – Short Term Rental                                                                                                                                      | S                | S  | S   | S  | S  |    |   | S  | S  | S  | S  |    |    |
| Lodging – B&B (up to 5 rooms)                                                                                                                                    | S                | S  | S   | S  | S  |    |   | ■  | ■  | ■  | ■  |    |    |
| Lodging – Inn (6-40 rooms)                                                                                                                                       |                  |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  |    |
| Lodging – Motel / Hotel – Small (41 – 120 rooms)                                                                                                                 |                  |    |     |    |    |    |   |    | S  | ■  | S  | ■  |    |
| Lodging – Motel / Hotel – Large (120+ rooms)                                                                                                                     |                  |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| Marijuana – Medical Stores                                                                                                                                       |                  |    |     |    |    |    |   |    | ■  | ■  |    | ■  | ■  |
| Marijuana – Retail Stores                                                                                                                                        |                  |    |     |    |    |    |   |    | ■  | ■  |    | ■  | ■  |
| Medical Service – Limited (<5K)                                                                                                                                  |                  |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  |    |
| Medical Service – General (5K-15K)                                                                                                                               |                  |    |     |    |    |    |   |    | ■  | ■  |    | ■  |    |
| Medical Service – Large (> 15K)                                                                                                                                  |                  |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| Natural Medicine Business – Healing Center                                                                                                                       |                  |    |     |    |    |    |   | S  | ■  | ■  | ■  | ■  |    |
| Natural Medicine Business – Cultivation Facility                                                                                                                 |                  |    |     |    |    |    |   |    |    | S  |    | ■  | ■  |
| Natural Medicine Business – Product Manufacturer                                                                                                                 |                  |    |     |    |    |    |   |    |    | S  |    | ■  | ■  |
| Natural Medicine Business – Testing Facility                                                                                                                     |                  |    |     |    |    |    |   |    |    | ■  |    | ■  | ■  |
| Office – Small (<30K)                                                                                                                                            |                  |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  |    |
| Office – General (30K-60K)                                                                                                                                       |                  |    |     |    |    |    |   |    | ■  | ■  | ■  | ■  |    |

| Personal Service– Small (< 5K)                                                                                                                                   |                                                             |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----|-----|----|----|----|---|----|----|----|----|----|----|
| Personal Service– General (5K – 10K)                                                                                                                             |                                                             |    |     |    |    |    |   |    | ■  | ■  |    | ■  |    |
| Personal Service– Large (> 10K)                                                                                                                                  |                                                             |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| <b>Table 4-2: Allowed Uses</b>                                                                                                                                   |                                                             |    |     |    |    |    |   |    |    |    |    |    |    |
| Uses                                                                                                                                                             | Zoning Districts                                            |    |     |    |    |    |   |    |    |    |    |    |    |
| ■ = Permitted, subject to general district standards<br>S = Permitted, only by special use permit discretionary review<br>= Blank means the use is not permitted | A                                                           | R1 | R1A | R2 | R3 | MH | P | RO | C1 | C2 | DT | I1 | I2 |
| Office – Large (> 30K)                                                                                                                                           |                                                             |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| Recreation / Entertainment – Indoor / Limited (< 20K)                                                                                                            |                                                             |    |     |    |    |    |   |    | ■  | ■  | ■  | ■  |    |
| Recreation / Entertainment – Indoor / General (20K+)                                                                                                             |                                                             |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| Recreation / Entertainment– Outdoor / Limited (< 2 ac.)                                                                                                          | ■                                                           |    |     |    |    |    |   |    | S  | ■  |    | ■  |    |
| Recreation / Entertainment– Outdoor / General (2+ ac.)                                                                                                           | S                                                           |    |     |    |    |    |   |    |    | ■  |    | ■  |    |
| Recreation / Entertainment – Shooting Range (indoor or outdoor)                                                                                                  | S                                                           |    |     |    |    |    |   |    |    | S  |    | S  | S  |
| Restaurant – Small (< 2K)                                                                                                                                        |                                                             |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  |    |
| Restaurant – General (2K - 8K)                                                                                                                                   |                                                             |    |     |    |    |    |   |    | ■  | ■  | ■  | ■  |    |
| Restaurant – Large (> 8K)                                                                                                                                        |                                                             |    |     |    |    |    |   |    | S  | ■  | S  | ■  |    |
| Vehicle/Equipment Sales– Limited (<15K s.f. lot)                                                                                                                 |                                                             |    |     |    |    |    |   |    | S  | ■  |    | ■  | ■  |
| Vehicle/Equipment Sales - General (15K+ s.f. lot)                                                                                                                |                                                             |    |     |    |    |    |   |    |    | ■  |    | ■  | ■  |
| Vehicle/Equipment Services and Repair – Limited (1 - 4 bays)                                                                                                     |                                                             |    |     |    |    |    |   |    | S  | ■  | S  | ■  | ■  |
| Vehicle/Equipment Services and Repair – General (5+ bays)                                                                                                        |                                                             |    |     |    |    |    |   |    |    | ■  |    | ■  | ■  |
| <b>Industrial Uses</b>                                                                                                                                           |                                                             |    |     |    |    |    |   |    |    |    |    |    |    |
| Airport / Heliport                                                                                                                                               | S                                                           |    |     |    |    |    |   |    |    |    |    | S  | S  |
| Industrial Services – Limited (up to 10 vehicle fleet)                                                                                                           |                                                             |    |     |    |    |    |   |    |    | ■  |    | ■  | ■  |
| Industrial Services – General (11 to 25 vehicle fleet)                                                                                                           |                                                             |    |     |    |    |    |   |    |    |    |    | ■  | ■  |
| Industrial Services – Large (26+ vehicle fleet)                                                                                                                  |                                                             |    |     |    |    |    |   |    |    |    |    |    | ■  |
| Manufacturing – Limited/Artisan                                                                                                                                  |                                                             |    |     |    |    |    |   | ■  | ■  | ■  | ■  | ■  | ■  |
| Manufacturing – Light                                                                                                                                            |                                                             |    |     |    |    |    |   |    |    | ■  |    | ■  | ■  |
| Manufacturing – General                                                                                                                                          |                                                             |    |     |    |    |    |   |    |    |    |    |    | ■  |
| Manufacturing – Heavy                                                                                                                                            |                                                             |    |     |    |    |    |   |    |    |    |    |    | S  |
| Mining and Resource Extraction                                                                                                                                   | S                                                           |    |     |    |    |    |   |    |    |    |    |    |    |
| Oil & Gas Drilling & Exploration (See Section 4.04.I)                                                                                                            | S                                                           | S  | S   | S  | S  | S  | S | S  | S  | S  | S  | S  | S  |
| Storage and Warehousing - Indoor                                                                                                                                 |                                                             |    |     |    |    |    |   |    |    | S  |    | ■  | ■  |
| Storage and Warehousing - Outdoor                                                                                                                                |                                                             |    |     |    |    |    |   |    |    | S  |    | S  | ■  |
| Storage and Warehousing – Hazardous Materials                                                                                                                    |                                                             |    |     |    |    |    |   |    |    |    |    |    | S  |
| Utility - Limited                                                                                                                                                | ■                                                           | ■  | ■   | ■  | ■  | ■  | ■ | ■  | ■  | ■  | ■  | ■  | ■  |
| Utility - General                                                                                                                                                | S                                                           | S  | S   | S  | S  | S  | S | S  | ■  | ■  | S  | ■  | ■  |
| Utility - Heavy                                                                                                                                                  |                                                             |    |     |    |    |    |   |    |    |    |    | S  | S  |
| Utility - Pipeline                                                                                                                                               | S                                                           | S  | S   | S  | S  | S  | S | S  | S  | S  | S  | S  | S  |
| Waste Management & Processing – General                                                                                                                          |                                                             |    |     |    |    |    |   |    |    |    |    | S  | ■  |
| Waste Management & Processing – Heavy                                                                                                                            |                                                             |    |     |    |    |    |   |    |    |    |    |    | S  |
| Wireless Communication Facilities                                                                                                                                | See Chapter 5, Article VI of the Fort Lupton Municipal Code |    |     |    |    |    |   |    |    |    |    |    |    |

**Marijuana – Retail Store.** An entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and sell marijuana and marijuana products to consumers.

**Medical Care.** A commercial service use providing medical, dental, or physical health or wellness care to the public. This use type is further categorized by the following formats:

**Medical Care – Limited (< 5K).** A medical care use offering routine outpatient services, that occupies less than 5,000 square feet of diagnostic or treatment area, includes no surgical or in-patient facilities, and operates in normal business hours. Examples include a small doctor or dentist office, eye-care center, or urgent care center that is accessory to a larger retail or pharmacy use.

**Medical Care – General (5K – 15K).** A medical care use offering routine outpatient services, that occupies between 5,000 and 15,000 square feet for diagnostic or treatment areas, includes no inpatient facilities, and operates in normal business hours. Examples include a larger doctor or dentist group practice, small clinic or analytical lab, or small outpatient urgent care or surgical center.

**Medical Care – Large (> 15K).** A medical care use offering a full range of services, that occupies more than 15,000 square feet for diagnostic or treatment areas, and may include emergency care, surgical services or other inpatient treatment. The use may include accessory retail, food service, pharmacy or wellness/fitness uses; and also includes accessory emergency heliport or helipad facilities as part of the permitted use. Examples include small hospital, remote surgical centers, large clinic or analytical labs, or larger hospitals or regional medical centers. Facilities that include multiple buildings or occupy lots or campuses of more than 5 acres are difficult to integrate into the surrounding block structure, are disruptive to connected development patterns, and require special siting and civic design considerations.

**Natural Medicine Business.** A Healing Center, Natural Medicine Cultivation Facility, Natural Medicine Products Manufacturer, or Natural Medicine Testing Facility licensed pursuant to the Natural Medicine Code, and as further defined in Colorado Revised Statutes, (C.R.S. §§ 44-50-101 et seq.), and set forth below:

**Healing Center.** A facility licensed by the State Licensing Authority pursuant to article 50 of title 44, C.R.S. that permits a Facilitator to provide and supervise Natural Medicine Services for a Participant.

**Cultivation Facility.** A location where Regulated Natural Medicine is grown, harvested, and prepared in order to be transferred and distributed to either a Healing Center, Facilitator, a Natural Medicine Products Manufacturer, or to another Natural Medicine Cultivation Facility.

**Product Manufacturer.** A person who manufactures Regulated Natural Medicine Products for transfer to a Healing Center, Facilitator, or to another Natural Medicine Products Manufacturer.

**Testing Facility.** A public or private laboratory licensed, or approved by the Division, to perform testing and research on Regulated Natural Medicine and Regulated Natural Medicine Product.

**Office.** A commercial use focused on employment and engaged in the administrative, technical, or management aspects of business or professional services that typically do not have frequent or unscheduled on premise interaction with the public or clients. Office uses are further refined by the scale and format of buildings based on the following:

**Office – Small (< 30K).** An office use less than 30,000 square feet of commercial area, within a small building or occupying a portion of a mixed-use building.

**Office – General (30K – 60K).** An office use between 30,001 and 60,000 square feet of