



PLANNING COMMISSION

Mike Simone, Chairperson
Paul Witmer, Vice-Chairperson

Kathy Kvasnicka
Shannon Rhoda
Karina Gonzalez

Jimmy Dominguez
Shannon Wiens
Ashley Greene

Planning Commission Agenda
Regular Meeting
130 South McKinley Avenue
Thursday, April 10, 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 February 27, 2025 Meeting Minutes

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

Action Item(s)

a. PC Resolution P2025-004 Alpine Custom Concrete Special Use Permit

Discussion Items

Future Business

a. The next meeting is scheduled for April 24, 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 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
February 27, 2025**

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, February 27, 2025.

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

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Paul Witmer, Commissioners Kathy Kvasnicka, Shannon Rhoda, Shannon Wiens, Karina Gonzalez and Ashley Greene. Commissioner Jimmy Dominguez joined online via GoTo.

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

APPROVAL OF AGENDA

Commissioner Gonzalez moved to approve the agenda, Commissioner Greene seconded.

CONSENT AGENDA

Commissioner Greene moved to approve the consent agenda, Commissioner Wiens seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

Appointing Two Commissioners to the Planning Advisory Committee

Planner Magaly Morales gave a brief explanation of the Planning Advisory Committee, including its purpose and goals.

Commissioners Shannon Wiens and Ashley Greene were appointed to the Planning Advisory Committee.

Chair Simone opened the public comments at 6:07pm.

There were no public comments.

Chair Simone closed the public comments at 6:07pm.

After discussion Commissioner Rhoda moved to approve the item "Appointing Two Commissioners to the Planning Advisory Committee". Vice-Chair Witmer seconded.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 27, 2025

Motion passed unanimously on a roll call vote.

DISCUSSION ITEMS

Planner Zachary Mettler presented the Planning Commission Training discussion. He began by explaining the roles and responsibilities of an appointed official, emphasizing the importance of choice of words and the factors that should guide voting decisions. He clarified that meeting with the applicant or other decision-makers before the hearing date is not permitted. Additionally, he noted that any gathering of three or more commissioners requires a public notice and reminded commissioners that they represent the city at all times.

Chair Simone explained that commissioners must recuse themselves in cases of conflict of interest before the item is presented at the meeting. He provided an overview of a typical planning commission meeting, outlining that each action item begins with a brief staff presentation, followed by the applicant's presentation, commissioner questions, and public comments. The item is closed once commissioners deliberate, vote, and make a motion. He also explained that while commissioners should familiarize themselves with the presented information beforehand, they should not form an opinion prior to the meeting.

Commissioner Rhoda commented on the commission's decision-making authority. The discussion covered legal requirements and development code practices, with staff advising commissioners to consult them if they have concerns about a project that is based on as a use by right. Planning Director Todd Hodges outlined the project review process and explained when a project is deemed ready to be presented to Planning Commission and City Council.

Planner Mettler emphasized that commissioners should focus on key issues and relevant decision-making criteria, which include existing information rather than personal preferences or unrelated details. Commissioner Rhoda asked for clarification on when information is considered irrelevant. Commissioner Kvasnicka noted that staff reports are particularly helpful, as they typically address her initial questions.

Commissioner Gonzalez made a motion to reconsider the approval of the agenda. Vice-Chair Witmer seconded.

Commissioner Gonzalez made a motion to approve the agenda. Vice-Chair Witmer seconded.

Commissioner Gonzalez made a motion to reconsider the approval of the consent agenda. Vice-Chair Witmer seconded.

Commissioner Gonzalez made a motion to approve the consent agenda. Vice-Chair Witmer seconded.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 27, 2025**

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for March 13, 2025.

ADJOURNMENT

Commissioner Kvasnicka moved to adjourn the meeting. Vice-Chair Witmer seconded.

Chair Simone moved to adjourn the meeting at 7:18 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2025-004

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A BUSINESS TO STORE EQUIPMENT, FORMS, TRAILERS AND VEHICLES WITHIN TWO STORAGE BUILDINGS AND ITS OUTLYING AREAS, KNOWN AS THE ALPINE CUSTOM CONCRETE SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN A PART OF THE SOUTH WEST OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on April 10, 2025, for the purpose of reviewing the application from Alpine Custom Concrete for a special use permit to store equipment, forms, trailers, and vehicles on the property, associated with said business; 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 Alpine Custom Concrete Special Use Permit, conditional upon the following:

I. Prior to recording the Special Use Permit map:

- A. Any redline comments provided by City staff shall be made to the Special Use Permit map.
- B. Applicant shall adequately address all comments from the Fort Lupton Fire Protection District.
- C. Applicant shall adequately address all comments from the Department of Health and Environment.
- D. Applicant shall adequately address all comments from the Development Review Engineer.
- E. Applicant shall adequately address all comments from United Power.
- F. Applicant shall adequately acknowledge all comments from Xcel Energy.

II. Prior to the release of building permits:

A. One printed set of the Special Use Permit map shall be submitted to the Community Development Office for Recording.

DONE THIS 10th DAY OF APRIL, 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

ALPINE CUSTOM CONCRETE SPECIAL USE PERMIT STAFF REPORT
PROJECT NO. SUP25-001

PROJECT DESCRIPTION

Project No.: SUP25-001

Project name: Alpine Custom Concrete

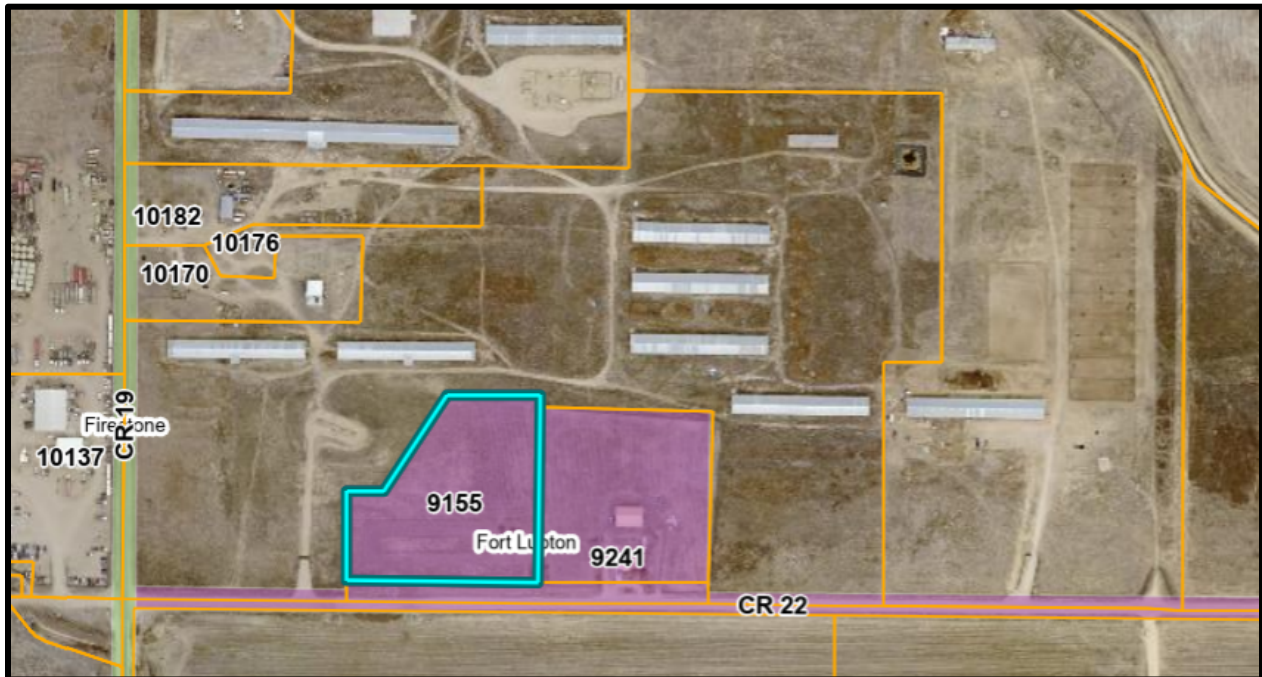
Owner's Name: Alpine Custom Concrete, Inc. ("Applicant")

Representative: Mary Freske – President of Alpine Custom Concrete, Inc.

Location of Request:

The site consists of one parcel (Parcel No. 131110300003) located generally 550 feet east of County Road 19, and along the north side of County Road 22.

The Property is directly surrounded by industrial, agricultural and rural residential land uses. The light green color along County Road 19 is Firestone City Limits, and the light pink color along County Road 22 and on the existing parcel is Fort Lupton City Limits.



Nature of Request:

The Applicants have submitted a request for a Special Use Permit application. The proposed Special Use Permit would allow the business to store equipment, forms, trailers, and vehicles within two storage buildings and its outlying areas, which is not a use by right in the Agriculture Zone District.

Site Size: Subject Property: 4.375 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Existing Use: The property is vacant land and is currently being used by the business to store equipment.

Hearing Dates: Planning Commission – April 10, 2025 at 6:00 PM; and
City Council – May 6, 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

Hagler Annexation and Hagler Special Use Permit (LUP2021-0027, ANX2021-0004, COZ2022-0001, SUP2021-0005).

For the SUP, Planning Commission recommended approval on February 24, 2022 via Resolution No. P2022-008, and City Council approved the SUP on March 15, 2022 via Resolution No. 2022R024

As of note, the Hagler Special Use Permit will be revoked and void as of April 23rd, 2025, per a letter sent to the prior owner of the property and applicant of the Special Use Permit following standards of Chapter 16 Development Code.

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 March 20, 2025.

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

Notice was mailed to neighbors within three-hundred (300) feet of the Property on March 26, 2025.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Comment: The 3-Mile Plan points out that much of this region is compiled of rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II. Fort Lupton's 2025 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/937>

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

RECOMMENDATION

Staff recommends conditional approval of the Alpine Custom Concrete 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.



13241 Pearl Street
Thornton, CO 80241

Phone: (720) 977-7600
Email: mary@alpinecustomconcrete.com
Website: www.alpinecustomconcrete.com

◆ DBE/SBE/MWBE/ESB Certified ◆

Special Use Permit Application

December 20, 2024

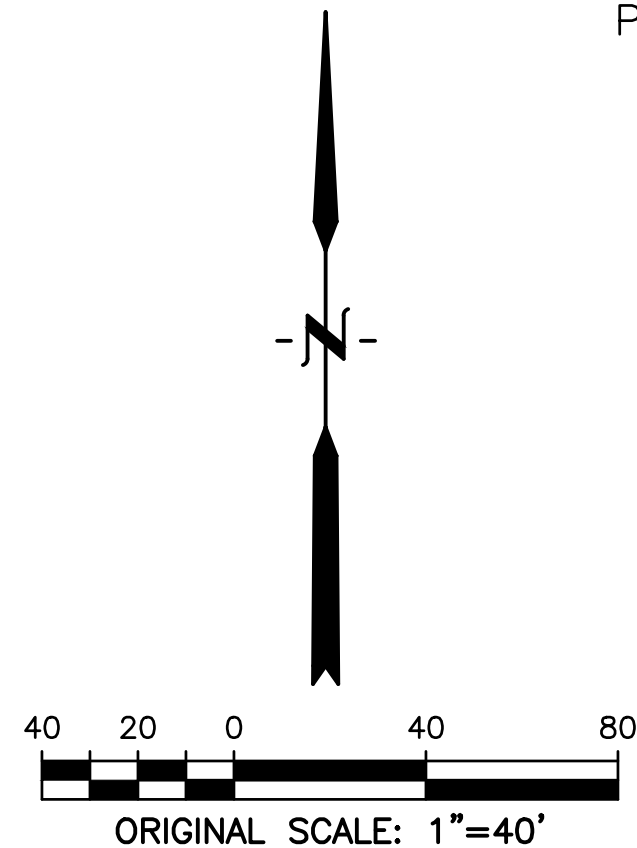
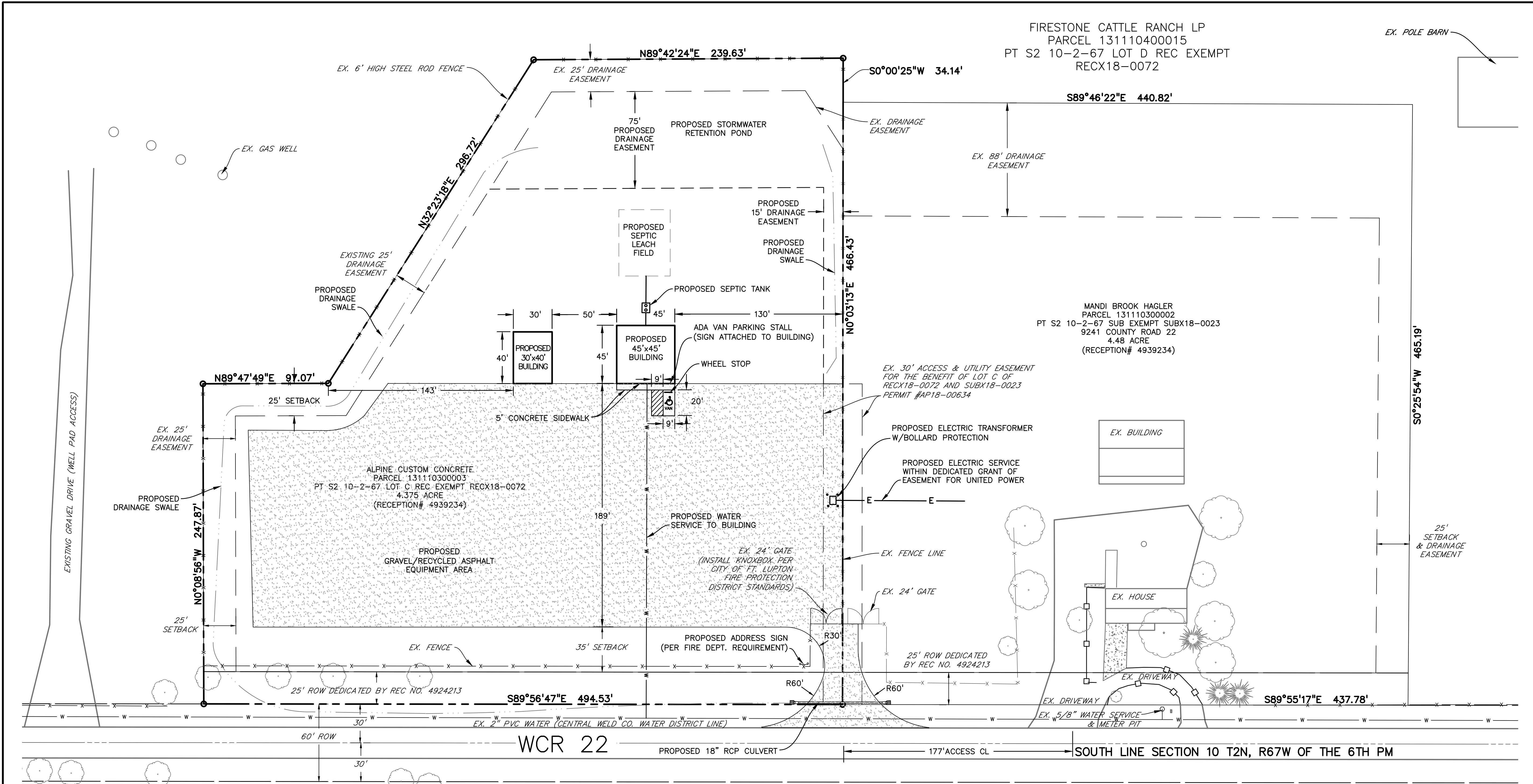
Location: TBD WCR22 Fort Lupton
Parcel 131110300003-CR 22

Project Narrative

Alpine Custom Concrete, Inc. has purchased the referenced 4.46 acre property for the purpose of storing equipment, forms, trailers and vehicles within 2 storage buildings and the outlying areas. The south side of the lot will have gravel or recycled asphalt installed. The north corner of the property will have a retention pond constructed. See Site Plan development provided.

There will be minimal impact on traffic as evidenced by the traffic analysis provided

The drainage study provided will detail the steps to be taken for proper drainage.



STEAR PROPERTIES-WILDCAT BASIN LLC
PARCEL 131115200033
PT N2 15-2-67 LOT C REC EXEMPT
RE-4069 (2.82R)

LEGEND	
PROPERTY LINE	---
ROAD R-O-W	---
SECTION LINE	---
EASEMENT LINE	---
SETBACK LINE	---
EX. EDGE OF GRAVEL	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. STEEL ROD FENCE	---
EX. WOOD RAIL FENCE	---
EX. TREE	---
PROPOSED DRAINAGE EASEMENT	---
PROPOSED STORM SEWER	---
PROPOSED GRAVEL/RECYCLED ASPHALT	---
PROPOSED CONCRETE	---

- NOTES:
1. ZONING AGRICULTURAL WITH SPECIAL USE PERMIT.
 2. THE PROPERTY SHALL BE MAINTAINED TO THE CURB, OR ROADWAY IF NO CURB EXISTS.
 3. DEAD AND DYING LANDSCAPE MATERIAL SHALL BE REPLACED AT THE EARLIEST REASONABLE DATE.
 4. LIGHTING ON THE SITE SHALL BE MAINTAINED SO THAT LIGHT IS DIRECTED DOWNWARD AND SHALL NOT SPILL ONTO ADJACENT PROPERTIES.
 5. ANY CHANGE OF USE, OR CONTINUED USE IF THERE IS A CHANGE OF OWNERSHIP, SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO THE START OF OPERATIONS.
 6. ANY FUTURE STRUCTURES OR SIGNAGE MUST BE SUBMITTED TO THE CITY FOR A SEPARATE REVIEW AND ANY REQUIRED PERMITS.
 7. THE SITE SHALL MAINTAIN COMPLIANCE WITH STATE RESIDENTIAL NOISE STANDARDS.



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
1376 MINERS DR., SUITE 107
LAFAYETTE, COLORADO 80026
CONTACT: CAMERON KNAPP, P.E.
(303) 442-4338
LAFAYETTE •
COLORADO SPRINGS

PREPARED FOR:
ALPINE CUSTOM
CONCRETE, INC.
P.O. BOX 33531
DENVER, CO 80233

CONTACT: MARY FRESKE
(720)-977-7600

ALPINE CUSTOM CONCRETE
SPECIAL USE PERMIT
PROJECT NO: XXX-XXX
PARCEL 13111030003
WCR 22, FORT LUPTON COLORADO

ISSUE	DATE

DESIGNED BY: MAB

DRAWN BY: MAB

CHECKED BY: CWK

FILE NAME: SP01

DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

SPECIAL USE
PERMIT
SITE PLAN

PROJECT NO. 21431-01GRCV

C2.0

Zachary Mettler

From: Zachary Mettler
Sent: Wednesday, April 2, 2025 2:22 PM
To: Scooter Rainy Stabe
Cc: PlanningDept
Subject: SUP25-001 Alpine Custom Concrete LLC

Hello Loraine and Allen,

Firstly, thank you both for reaching out and asking about this project, we like to hear folks are engaged and have questions.

Staff always puts use and performance standards on recorded and approved sheets for projects such as Special Use Permits and Site Plans that state if the project balloons past what was approved/reviewed, it can always be brought back and re-evaluated. That includes things like un-anticipated road impacts, use of the site for excessive storage and structures, for example.

Additionally, staff does make somewhat routine visits and routes around town checking on properties and taking in the state of things, including our satellite city limits along some of the County Roads. We also do encourage residents and neighbors to hold each other accountable and to contact the City if they feel things are going unnoticed.

Thank you both,



Zachary Mettler
Planner I

Main 303.857.6694 | **Direct** (720) 466-6128

Mobile (303) 304-4498 | **Fax** (303) 857-0351

ZMettler@Fortluptonco.gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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

From: Scooter Rainy Stabe <scooter.rainy@gmail.com>
Sent: Thursday, March 27, 2025 11:02 AM
To: PlanningDept <PlanningDept@Fortluptonco.gov>
Cc: Scooter Rainy Stabe <scooter.rainy@gmail.com>
Subject: SUP25-001 Alpine Custom Concrete LLC

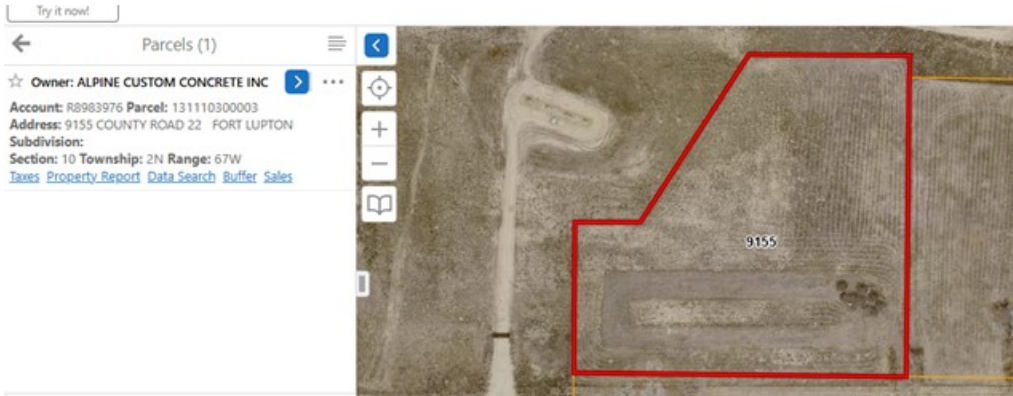
Planning Department,

We live east of 9155 County Road 22, Fort Lupton. I saw the SUP25-001 sign on CR22.

I have read the SUP narrative where it indicates no impact to traffic on CR22. How will Fort Lupton monitor the number of employees/contractors going to/from this address, the company could easily add more workers (employees and/or contractors). It will also be easy for drivers to go east on CR 22 instead of using CR19.

The owner plans to store trucks, forms, trailers and other large items. If the SUP is approved, what is the plan to monitor/limit the growth of their operations to stay within the initial SUP description?

Sincerely,
Loraine & Allen Stabe
10103 Co Rd 22, Fort Lupton, CO 80621



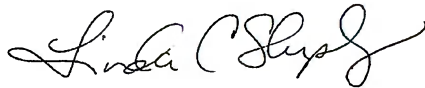
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

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 3/20/2025, 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 3/20/2025. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-234624

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 **Alpine Custom Concrete Special Use Permit**, located at **9155 County Road 22** 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, April 10th, 2025, at 6:00 P.M.**, and before **the City Council on Tuesday, May 6th, 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.

Further information is available through the City Planning and Building Department at (720) 928-4003.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

PT S2 10-2-67 LOT C REC EXEMPT
RECX18-0072 EXC THAT PT DESC AS
BEG SW COR SEC TH S89D56E 572.07
TO TPOB TH N0D08W 55 S89D56E 932.56
S0D25W 55 N89D56W 932 TO TPOB

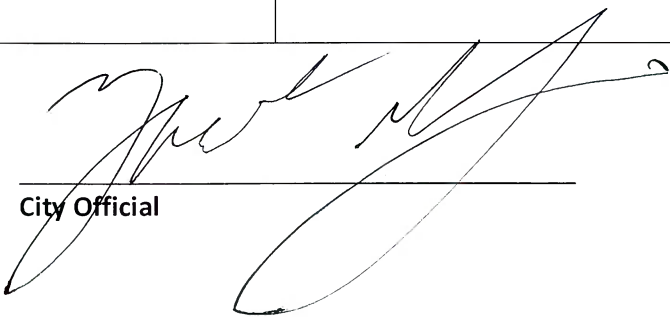
Legal Notice No. FLP1238
First Publication: March 20, 2025
Last Publication: March 20, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 25th day of March, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **Alpine Custom Concrete Special Use Permit** was sent via United States Mail, postage pre-paid, to the following addresses:

HAGLER MANDI BROOK 9875 COUNTY ROAD 24 FORT LUPTON, CO 806219723	FIRESTONE CATTLE RANCH LP PO BOX 517 EATON, SO 802411744	FT LUPTON PARCEL 14 LLC 301 S HOWES ST UNIT 547 FORT COLLINS, CO 80522021
STREAR PROPERTIES – WILDCAT BASIN LLC 3200 E CHERRY CREEK S DR STE 380 DENVER, CO 802093245		



City Official



Planning & Building

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

Phone: 720.928.4003
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Special Use Permit**, referred to as the **Alpine Custom Concrete SUP25-001** located at **9155 County Road 22** 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, **April 10th, 2025** at 6:00 P.M., and before the City Council on Tuesday, **May 6th, 2025** at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that City Hall is closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (720) 928 4003.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Alpine Custom Concrete SUP25-001**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072 EXC THAT PT DESC AS BEG SW COR SEC TH S89D56E 572.07 TO TPOB TH N0D08W 55 S89D56E 932.56 S0D25W 55 N89D56W 932 TO TPOB

	DREXEL, BARRELL & CO. Engineers-Surveyors 10760 E. ALPINE DR., SUITE 800 DENVER, CO 80231 CONTACT: CAMERON SNAPP, P.E. (303) 442-4338 LAFAYETTE • 001.980.400 SPAINOS	PREPARED BY:
		PREPARED FOR: ALPINE CUSTOM CONCRETE, INC. P.O. BOX 33531 DENVER, CO 80233 CONTACT: MARY FRESKE (720)-977-7600
ALPINE CUSTOM CONCRETE SPECIAL USE PERMIT PROJECT NO: XXXX-XXX PARCEL 13111030003 WCR 22, FORT LUPTON COLORADO		
	ISSUE	DATE
DESIGNED BY:	MAB	
DRAWN BY:	MAB	
CHECKED BY:	CMK	
FILE NAME:	SPO1	
DRAWING SCALE: HORIZONTAL: 1"=40' VERTICAL: N/A		
SPECIAL USE PERMIT SITE PLAN		
PROJECT NO. 21431-01RGCV		
C2.0		



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Alpine Custom Concrete
Project No. SUP25-001



Facing: County Road 22

I, Mary Freske hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 25th day of March, 2025.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Mary Freske, this 25th day of March, 2025. Witness my hand and seal.

My commission expires 03-10-2027.

Notary Public

