



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 24, 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 April 10, 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 P2025-005 1.21 Comprehensive Plan Amendment

b. PC Resolution P2025-006 1.21 Annexation and Initial Zoning

Discussion Items

Future Business

a. The next meeting is scheduled for May 8th, 2025

Adjourn

Virtual Meeting Instructions

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

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

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 10, 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, April 10, 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.

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

APPROVAL OF AGENDA

Chair Simone added Civic Zone District to the agenda.

Vice-Chair Witmer moved to approve the agenda, Commissioner Kvasnicka seconded.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

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

Planner Sean McDermott presented the item submitted by Alpine Custom Concrete for a Special Use Permit allowing for storage of equipment, forms, trailers, and vehicles within two storage buildings and its outlying areas. The property is located east of County Road 19 and north of County Road 22, covering approximately 4.37 acres. It is surrounded by industrial, agricultural and rural residential land uses. Staff recommends approval with conditions as listed in the proposed resolution. A summary of the previously approved land use projects was given, including the Hagler Annexation and Special Use Permit, with the latter being revoked and rendered void as of April, 2025.

Planner McDermott continued by presenting elevations, addressing correspondence received from neighboring property owners who had questions about the project, and explaining that nearby land uses

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 10, 2025

are more intense than what is proposed. The comprehensive Plan designates this area as agriculture and rural residential, which aligns with the proposed project. All notifications have been met.

Mary Freske, the business owner, and Mike Freske, the vice-president, were in attendance to give a presentation. Mary started the presentation by explaining that they been renting yard spaces since they opened the business in 2002. She clarified that the property was acquired solely for storage and that no operations will be conducted on the site. She noted that the only anticipated traffic would be employees picking up trucks and equipment in the mornings. Elevations of the two buildings were shown, including one existing storage tent, one proposed metal building, as well as the proposed privacy fence. Mike added that no additional traffic is anticipated to the east of the property.

Chair Simone opened up for public comments at 6:10pm.

There were no public comments.

Chair Simone closed the public comments at 6:10pm.

Chair Simone opened up the hearing for commissioner comments.

Commissioners discussed:

- Location of the rental yard
- Why Fort Lupton was chosen
- Condition and costs of connecting to the sewer system

City Engineer, David Rausch, stated that he doesn't anticipate a high likelihood of the property needing to connect to the sewer system in the near future.

Chair Simone requested the addition of a condition to the resolution that requires the property owner to connect to the sewer system once service is accessible.

Planner McDermott proposed adding the following condition to the resolution "At such time the sewer service becomes available within 400 feet of the property, the property owner shall tie into the sewer at time of the existing septic system failing or within 10 years, whichever is first."

Chair Simone requested that staff present long-term plans for this general area as a discussion item at the next Planning Commission meeting.

After discussion and amendment Commissioner Gonzalez moved to approve 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). Vice Chair Witmer seconded.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 10, 2025

DISCUSSION ITEMS

Planner Sean McDermott presented the Civic Zone District discussion item. With the future City Hall currently being planned, staff has been discussing the idea of establishing a civic zone district for city owned properties and facilities that are open or semi open to the public.

Planner McDermott provided a list of site types that would fit within the new district and shared examples of existing public and semi-public land uses in the city. He explained that the purpose of creating a civic zone district is to ensure consistency among properties associated with the city and to protect and preserve historic properties and key public assets.

Chair Simone asked for a more detailed explanation of the district's intent, given that the city is generally exempt from zoning regulations. Planner McDermott clarified that, while the city is statutorily exempt, the goal is to establish a zoning designation specifically for civic land uses that is not constrained by the requirements of residential or commercial districts, but instead is tailored for public purposes.

Commissioner Rhoda questioned if the city would still have to meet development standards. Planner McDermott explained that development standards would still apply, but the aim is to create standards that are best suited to public uses.

Chair Simone requested that staff provide information on whether Special Districts are exempt from zoning requirements and city approvals for their projects.

Planner Morales commented further on the need for a Civic Zone District, explaining that current public and semi-public land uses are scattered across various zoning categories, leading to inconsistencies and gave the example that schools are zoned residential and if they were to sell the properties a future subdivision could be proposed for the property. Chair Simone pointed out that these properties might see a decrease in value if they had to change their zone to the civic zone district.

Chair Simone asked whether other municipalities have a civic zone district. Commissioner Kvasnicka responded that every municipality she has worked with had a civic zone district in place.

Planner McDermott proposed several potential dates during the first week of June for a field trip and noted that staff would follow up with commissioners to confirm a date.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for April 24, 2025.

ADJOURNMENT

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

Chair Simone moved to adjourn the meeting at 6:40 PM.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 10, 2025**

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

RESOLUTION NO. P2025-005

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

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

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

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

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

WHEREAS, an application for an Annexation with Initial Zoning to “I-1” Light Industrial has been submitted to the City at the property identified under Exhibit A of this Resolution; and

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

WHEREAS, an amendment to the Future Land Use Map re-designating the property to Light Industrial and Office is required in order for the property to be zoned to the I-1 Light Industrial Zone District with Light Industrial and Office land uses within the City of Fort Lupton; and

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

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

WHEREAS, the Planning Commission is required to hold a public hearing on any amendment to the 2018 Fort Lupton Comprehensive Plan as a requirement of State law, and said hearing was published in a paper of general circulation on March 27, 2025, and the official newspaper of the county affected on March 21, 2025; and

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

DONE THIS 24TH DAY OF APRIL, 2025 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET;

THENCE S80° 23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;

THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;

THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;

THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;

THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTION 21 AND THE SOUTH 1 /2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET; THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET; THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET; THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET; THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 /2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET; THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET; THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET; THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET; THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 /2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET:

THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;

THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;

THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;

THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;

THENCE S89° 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;

THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;

THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;

THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET;

THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1 /4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE

N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE

N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE

N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE

S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1 /4 CORNER OF SAID SECTION 22; THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1 /4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;

3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE S00° 32'09"E ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

1.21 COMPREHENSIVE PLAN AMENDMENT STAFF REPORT
PROJECT NO. CPA25-001

PROJECT DESCRIPTION

Project No.: CPA25-001

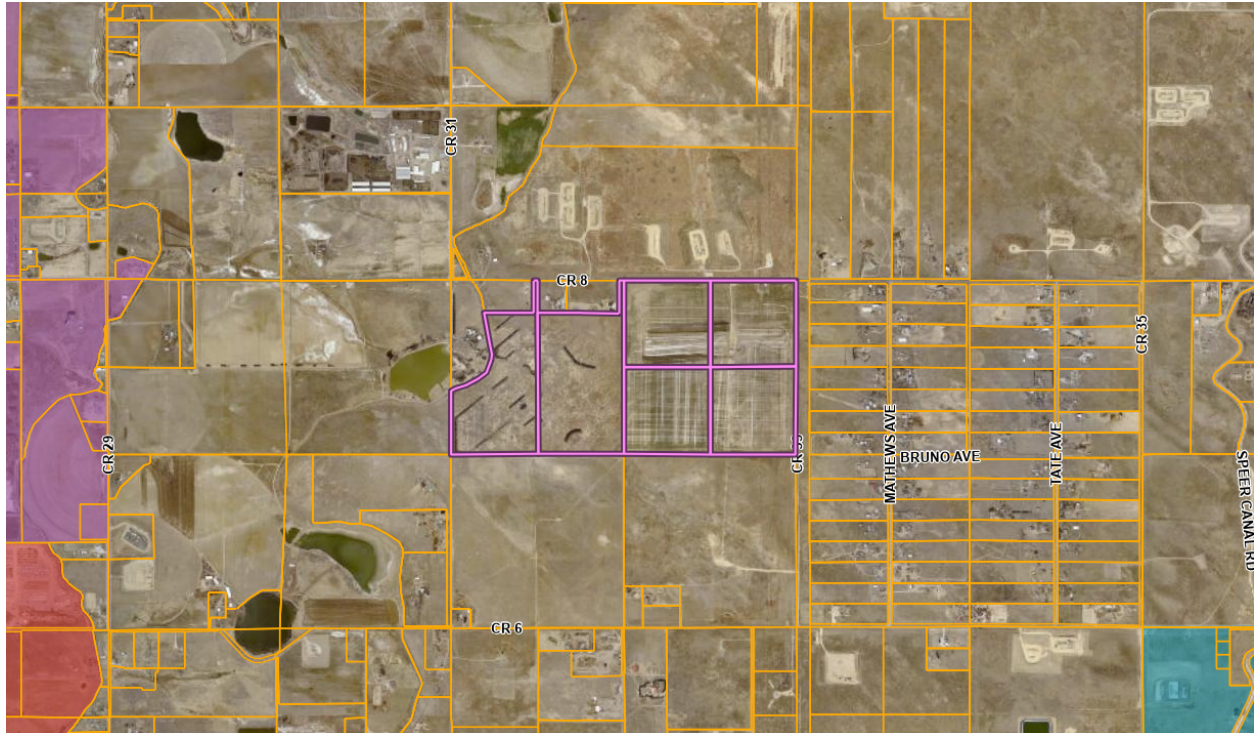
Project Name: 1.21 LLC Comprehensive Plan Amendment

Owner's Name: 1.21 LLC (Eastern Parcels) and Rancho De Los Tiempos Buenos Partnership LLC (Western Parcels)

Representative: Matt Hengel with Westside Property Investment Company, Inc. ("Applicant")

Location of Request:

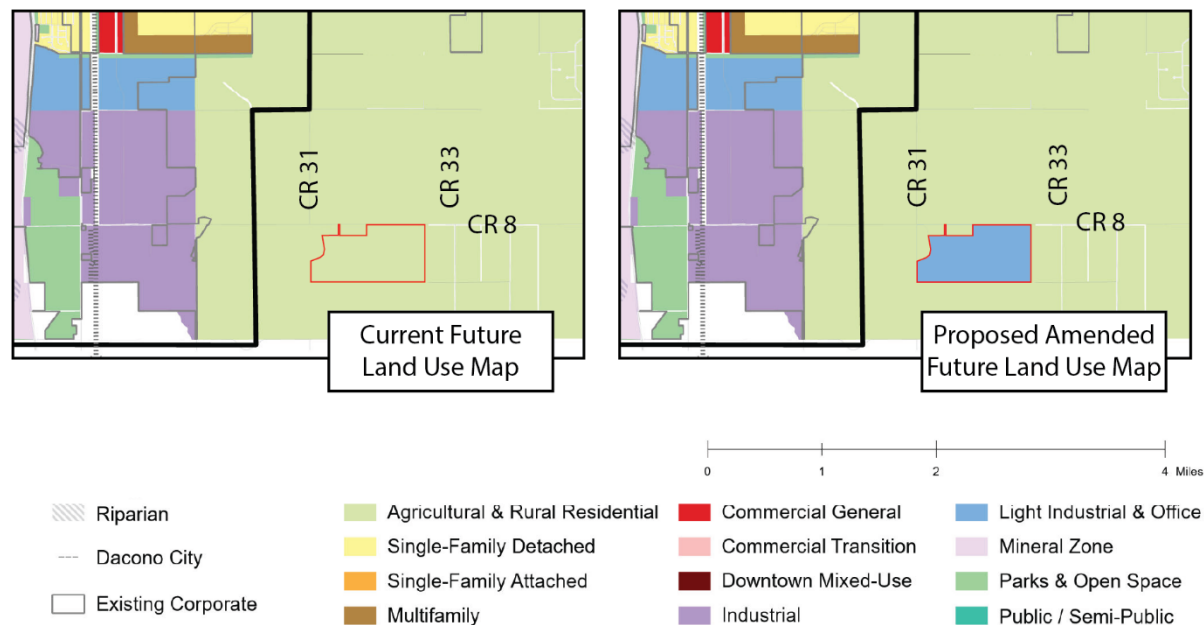
The site is located generally immediately south along County Road 8, between County Roads 31 and 33 (The Property). Parcel Nos. 147122200006, 147122200002, 147122000028, and 147122000027. The Property is located in the northern half of Section 22, Township 1 North, Range 66 West of the 6th PM, County of Weld, State of Colorado.



Purple: Fort Lupton City Limits. Red: Brighton City Limits. Cyan: Lochbuie City Limits.

Nature of Request:

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



The City is in receipt of a concurrent application for an Annexation from the Applicant, known as the 1.21 Annexation Nos. 1-7. This applications has been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the application to conform with the Fort Lupton Comprehensive Plan, with the applicant requesting a change from Agricultural & Rural Residential to Light Industrial and Office.

The future connectivity of County Road 8, from I-25 11.25 miles west, US-85 2.75 miles west, comparable industrial and light industrial & office desingations within City Limits along County Road 8, and I-76 4.25 miles east, heavily supports the amendment towards Light Industrial and Office for these properties.

Site Size: 290.55 acres, more or less.

Zone District (current): Ag (Agriculture in Weld County).

Proposed Zone District: I-1 Light Industrial & Office

Proposed Use: Conceptual land use plan affiliated with the annexation but does not create vesting. A future land use plan will require further review and go through relevant land use cases.

Existing Use: The Properties are currently vacant agricultural land.

Hearing Dates: Planning Commission – April 24, 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.

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for these properties through the City of Fort Lupton. There is a concurrent application for an Annexation of these properties.

APPLICATION PROCESS

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

NOTIFICATION REQUIREMENTS

The State Statute requires published notice of the hearings prior to the hearings in a newspaper of general circulation in the municipality and in the official newspaper of the county affected. The Planning Commission and City Council hearings were first published in the Fort Lupton Press on March 27, 2025 and the Greeley Tribune on March 21, 2025, both as part of a sequence of four notifications to be noticed at the same time as the Annexation.

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

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

EXISTING CONTEXT

Nearby uses include agricultural land with multiple oil and gas facilities on the north side of County Road 8, existing rural residences in all directions. The Brighton Lateral Ditch runs north/south along the western edge of the properties.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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

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

CURRENT ZONING

The Current Zoning of the property is Agriculture in Weld County. The Applicant is concurrently applying for Annexation with a proposed initial zoning of I-1, Light Industrial. This Comprehensive Plan Amendment supports the proposed initial zone district.

REFERRALS

City Administrator	Building Inspector	OMI
Economic Development Manager	City Attorney	City Clerk
Recreation Director	GIS Specialist	Development Review Engineer
Police Chief	Public Works Director	Finance Director
Fort Lupton Fire Protection District	CDOT	Colorado DRMS
Colorado Parks & Wildlife	Weld County GIS	Army Corps of Engineers
United Power	Comcast	CenturyLink
Xcel Energy	Hyper Fiber	Intrepid Fiber
Postmaster	Weld County Public Works	Weld County School District RE-8
Weld County Department of Planning	Northern Colorado Water Conservation District	Fulton Ditch Company
Division of Water Resources	City of Brighton	State Geologist
Weld County Department of Public Health & Environment		

Referrals were provided to the list above

STAFF RECOMMENDATION

Staff recommends approval of the Comprehensive Plan Amendment. Staff supports the change to align with current and proposed zoning, nearby uses, and logical light industrial and office growth within the community. The opportunity for a future build-out of County Road 8, extension of services to the overall area, and the opportunity for recreational amenities, such as open space dedication or a fee-in-lieu, align with greater goals of the Comprehensive Plan and would bring benefit to the City.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/939>

WESTSIDE PROPERTY INVESTMENT COMPANY, INC.

4100 East Mississippi Avenue, Suite 500 Denver, CO 80246 p 303.984.9800 f 303.984.9874

March 7, 2025

City of Fort Lupton
1200 Dexter St., Unit W13
Fort Lupton, CO 80621

RE: 1.21 Project Narrative

To the City of Fort Lupton,

1.21 LLC and Westside Property Investment Company, Inc. (the “Applicants”) have prepared this narrative to summarize the “1.21 Project” and its proposed annexation and zoning and Comprehensive Plan Amendment.

The Applicants wish to annex approximately 286.89 acres into the City of Fort Lupton. The property is in Section 14, 15, 16, 21, 22, and 23 Township 1 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located between Weld County Road 31 and Weld County Road 33 and directly south of Weld County Road 8 in unincorporated Weld County (the “Property”). There are four separate parcels and Weld County right-of-way included as part of the Property.

The Property is eligible for annexation and capable of integration into the City of Fort Lupton. The annexation area is less than three miles from the City of Fort Lupton’s municipal boundaries (7,800 feet). Annexation proceedings have not been commenced by another municipality. Additionally, a community of interest exists between the area proposed to be annexed and the City of Fort Lupton.

Applicant desires to annex the Property into the City of Fort Lupton with an I-1 (Light Industrial Zoning) to market the Property to warehousing, data centers, and manufacturing users. These tax positive, employment creating uses will help the City of Fort Lupton achieve its goal of achieving a strong tax base with ample employment opportunities for its residents.

We believe the following factors support this property being annexed and zoned into the City of Fort Lupton:

- While the Comprehensive Plan has this area as Agricultural & Rural Residential, the natural extension of the City’s industrial zoning in the southeast area of the City makes this area a natural extension of this zoning, providing industrial users seeking large acreages for high investment users.
- The nearest uses in the City of Fort Lupton to the west are I-2 uses, which tend to be compatible with I-1 uses. This I-1 zoning can provide a transition between the higher-

intensity I-2 uses and residential development. In addition, there is significant oil and gas development in this area. This zoning will facilitate the Comprehensive Plan's goal of attracting major employers and support economic development that will compliment residential growth within the community.

- This project will be designed to minimize negative appearance from the public right-of-way, including using landscaping, attractive fencing, and setbacks to minimize negative impacts.
- County Road 8 provides an excellent transportation connection to both I-76, where a future interchange is planned, and Highway 85, providing regional connectivity. In addition, County Road 8 is identified as a 4-lane arterial in the Comprehensive Plan.
- There are limited residences in the area and the potential uses we are targeting have limited amounts of noise, fumes, dust, vibrations, and traffic.
- The existing farm ground is not high producing.

To the north there are three large lot residences and vacant farm ground with significant oil and gas development, including 42 wells, tank batteries, and production facilities. To the east there are several high-pressure gas lines and several electric transmission lines followed by large lot residential homes. To the south is vacant farmland and to the west is a single residence on 19 acres and farm ground. All these properties are in unincorporated Weld County with Agricultural zoning.

There is currently no water and sewer service for the Property. If annexed and zoned the Applicant would connect to the City of Fort Lupton's water and sewer system which is less than two miles to the west.

District within the area to be annexed included:

- RE8 Fort Lupton School District
- Central Weld County Water District
- Fort Lupton Fire District
- AIMS Junior College
- High Plains Library District

The annexation and zoning are not expected to impact the school district governing the area to be annexed.

The proposed use will complement the surrounding land uses currently adjacent to the Property. The proposed uses are not expected to be detrimental to public health, safety, or general welfare as similar uses are located nearby and all efforts will be made to minimize any local impacts. The proposed annexation and zoning will conform to applicable City of Fort Lupton zoning regulations and standards.

In addition, based on all the above, we believe a Comprehensive Plan Amendment for the Property to Light Industrial & Office is appropriate.

Applicant has included the following as part of this annexation and zoning application:

1. Application Form

2. Fee Deposit Agreement and Fee Payment
3. Project Narrative
4. Concept Plan
5. Ownership Information
6. Word Format Legal Description
7. Annexation Petition
8. Annexation Agreement
9. Statement on Community Need
10. Annexation Map
11. Utility Plan
12. Utility Study
13. Drainage Narrative
14. Soils Description and Limitation
15. Affidavit Concerning the Amount and Historical Use of All Water Rights Owned
16. Statement of Any Known Hazards and Other Important Environmental Conditions Present on the Property

Respectfully,

A handwritten signature in black ink, appearing to read "Matt Hengel", is written over a horizontal line.

Matt Hengel
Westside Property Investment Company, Inc.

Zachary Mettler

From: Cicone - CDPHE, Brendan <brendan.cicone@state.co.us>
Sent: Wednesday, April 2, 2025 8:51 AM
To: Zachary Mettler
Subject: Re: Referral Response Request: 1.21 Annexation Nos. 1-7 with Initial Zoning, and a Comprehensive Plan Amendment (ANX25-001, CPA25-001)

Hi Zachary,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicone (*he/him*)
Air Quality and Transportation Planner



COLORADO
Air Pollution Control Division
Department of Public Health & Environment

4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicone@state.co.us
| <https://cdphe.colorado.gov/>

On Mon, Mar 31, 2025 at 10:19 AM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:
Hello,

Please see the email below. Please add comments by 4/7.

Thank you!

----- Forwarded message -----

From: Zachary Mettler <ZMettler@fortluptonco.gov>
Date: Wed, Mar 19, 2025 at 10:24 AM
Subject: Referral Response Request: 1.21 Annexation Nos. 1-7 with Initial Zoning, and a Comprehensive Plan Amendment (ANX25-001, CPA25-001)
To:
Cc: PlanningDept <PlanningDept@fortluptonco.gov>

Hello,

The documentation located at the following link is submitted to you for review and recommendation for an **Annexation and Initial Zoning**, and a **Comprehensive Plan Amendment**, being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/939>

Any comments you consider relevant to this request would be appreciated. Please reply by **April 9th, 2025**, 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

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

ZMettler@Fortluptonco.gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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COLORADO
Department of Public
Health & Environment

cdphe_localreferral@state.co.us | colorado.gov/cdphe



FROM: Zachary Mettler Planner 1
 DATE: 03/19/25
 PROJECT: 1.21 Annexation Nos. 1-7 and Initial Zoning, and Comprehensive Plan Amendment
 Project No. ANX25-001 and CPA25-001

INTERNAL DISTRIBUTION:

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

OUTSIDE DISTRIBUTION:

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

If you have comments, please respond by: **04/09/25**

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

AGENCY: Safebuilt, Inc. SIGNATURE: _____ DATE: 04/01/2025

COMMENTS: No concerns with concept. All work must comply with adopted
codes at the time of permit application submittal.

Zachary Mettler

From: Valdes - CDOT, Rose <rose.valdes@state.co.us>
Sent: Tuesday, April 1, 2025 1:44 PM
To: Zachary Mettler
Cc: PlanningDept; Timothy Bilobran - CDOT
Subject: Re: Referral Response Request: 1.21 Annexation Nos. 1-7 with Initial Zoning, and a Comprehensive Plan Amendment (ANX25-001, CPA25-001)

Good Afternoon Zachary,

Thank you for sending CDOT this referral.

Annexation. CDOT has no comments.

Planning. CDOT may require a highway impact traffic assessment of some level.

The site plan shows what appear to be 500 parking spaces (100 end of each at the north end of each of the vertical sections. It also appears there is truck parking along each vertical section...I am not entirely certain what is being depicted. This, in addition to large laydown yard areas for construction materials, prompts CDOT to suspect that the anticipated traffic will warrant a traffic impact study. CDOT requires more information to make this determination. At a minimum a Level; 2 Traffic Assessment may be needed.

Directional Skew. CDOT also requires a sense of the directional skew to determine what highway systems may need to be included. US-85: 3 miles west, Hwy 52: 2.64 miles north, I-76: 4-miles East.

SHAC (5) Traffic Impact Studies (b) In determining how large a study area to include, a general guideline is to carry the analysis out at least as far as those areas where newly generated site traffic represents 5 percent or more of roadway's peak hour capacity.

SHAC will require more information re: the development at the planning stage to may next-step determinations.

Kind Regards,

Rose Valdes

Assistant Access Manager



10601 West 10th Street, Greeley, CO 80634

Rose.Valdes@state.co.us | <http://codot.gov/> | www.cotrip.or

Office Phone (970) 939-2440

My working hours are Monday through Thursday 7am to 4:30pm and 7am to 11am on Fridays.

On Wed, Mar 19, 2025 at 10:24 AM Zachary Mettler <ZMettler@fortluptonco.gov> wrote:

Hello,

The documentation located at the following link is submitted to you for review and recommendation for an **Annexation and Initial Zoning**, and a **Comprehensive Plan Amendment**, being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/939>

Any comments you consider relevant to this request would be appreciated. Please reply by **April 9th, 2025**, 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

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

ZMettler@Fortluptonco.gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Zachary Mettler

From: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>
Sent: Wednesday, March 19, 2025 10:25 AM
To: Zachary Mettler
Subject: Re: Referral Response Request: 1.21 Annexation Nos. 1-7 with Initial Zoning, and a Comprehensive Plan Amendment (ANX25-001, CPA25-001)

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). CDPHE's general comments are available [here](#). CDPHE's oil and gas related comments are available [here](#). We will continue to review this referral to determine whether additional comments are necessary. If additional comments are necessary, we will submit them by the referral deadline.

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

Zachary Mettler

From: Priest - DNR, Erin <erin.priest@state.co.us>
Sent: Wednesday, April 2, 2025 1:49 PM
To: Zachary Mettler; PlanningDept
Cc: DNR_Area2_Landuse - DNR
Subject: Referral Response Request: 1.21 Annexation Nos. 1-7 with Initial Zoning, and a Comprehensive Plan Amendment (ANX25-001, CPA25-001)

Hello and thank you for including Colorado Parks and Wildlife in the project planning process. Since this is just an annexation request and zoning change we do not have any comments at this time. Once a project has been identified and proposed, we would appreciate the opportunity to review and comment on any possible wildlife concerns at that time.

Please do not hesitate to reach out with any questions or concerns.

Thank you,
Erin Priest

--

Erin Priest
District Wildlife Manager- Fort Lupton
C: 970-939-1214
4207 W. CR 16E Loveland, CO 80537



LIVE LIFE
OUTSIDE

erin.priest@state.co.us | cpw.state.co.us



Construction and Development Guide



About This Guide.....	3
Getting Started: Planning Approval and Building Permit Processes	3
What Plans are Reviewed by FLFPD	4
Development Design Requirements	5
Number of Fire Apparatus Access Roads Required	5
Surface and Load Capacities	6
Turning Radius	6
Dead End Roads	7
Access road width with a hydrant.....	7
Fire Apparatus Access Road Width	8
Aerial Fire Apparatus Access Roads	8
Fire Lane – “No Parking Signs” and/or Painted Curbs	8
Overhead Clearance.....	8
Fire Apparatus Access Roads Distance from Buildings	9
Gates	10
Bridges and Elevated Surfaces	10
Water Districts	10
Firefighting Water Supplies.....	11
Access and Firefighting Water Supply During Construction	11
Commercial and Multi-Family Building Fire Flow	11
One- and Two-Family Dwelling Fire Flow.....	11
Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings & townhouses.....	13
Fire Hydrants.....	13
Fire Hydrant Flow Testing	13
Areas without water supply systems.....	13
Required Fire Flow for Rural Facilities	14
Fire Department Connection (FDC).....	14
Fire Hydrant Spacing	14
Fire Hydrant Number and Distribution	15
Undeveloped Areas.....	15
Consideration for Locating Fire Hydrants	15

Addressing and Street Names.....	16
Building Identification.....	16
Address Numeral Size	16
Temporary Address Signs.....	17
Street or Road Signs.....	17
Key Boxes (KnoxBox).....	17
Contractor Licensing Program	17
Fire Alarm Permits	18
Fire Sprinkler Plan Review.....	18
Commercial Kitchen Hood and Exhaust Systems.....	18
Public Safety Radio Amplification System.....	19
Hazardous Materials Analysis	20
Plan Review Process.....	20
Requirements During Construction and/or Demolition	22
Vehicle Access and Water Supply	22
Temporary Address Signs.....	22
Annexation.....	23
Local Amendments to the 2018 International Fire Code.....	23

The Fort Lupton Fire Protection District will be adopting the 2024 International Fire Code (IFC) in 2025. Projects will be reviewed for compliance from the 2024 IFC once adopted.

Also, the Fort Lupton Fire Protection District will start collecting impact fees on all new construction projects beginning May 2025.

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

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

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) Planning and Building Departments 303-857-6694

Weld County (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,

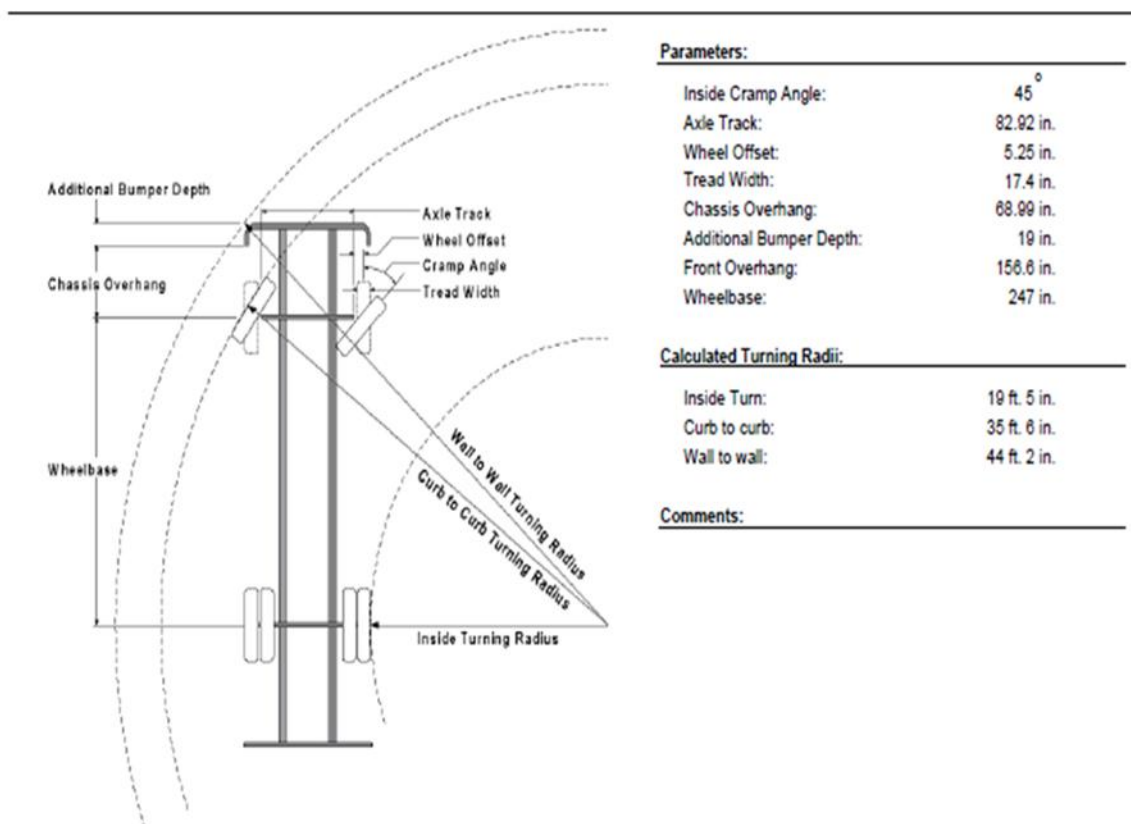
measured in a straight line between accesses. The proposed location of each entrance shall be approved by the fire code official.

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	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	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).

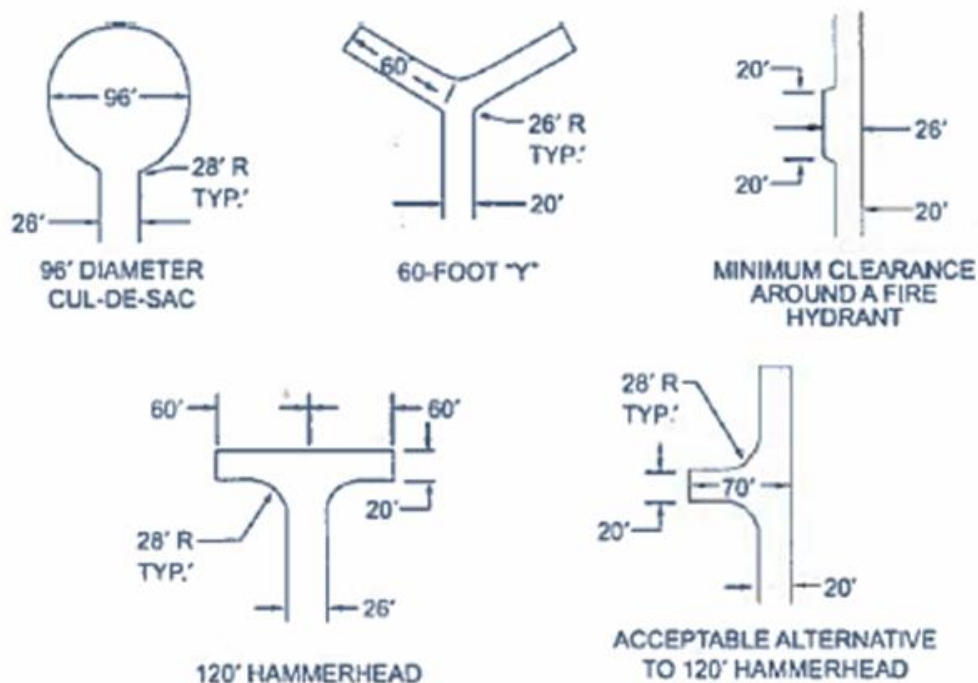


Figure 2: Turnarounds on Dead-End Access Roadways

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.

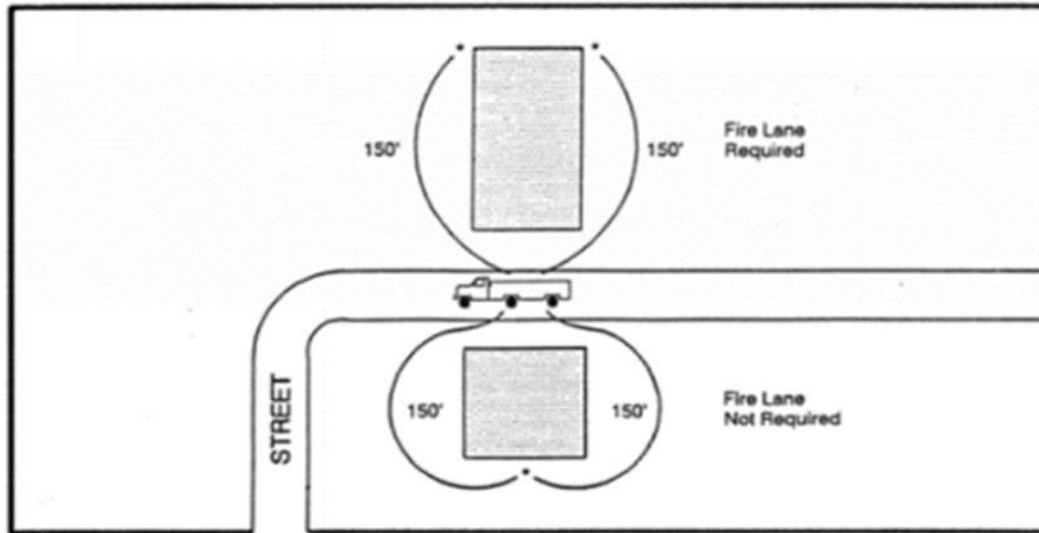


Figure 3: Fire Apparatus Access Road Distance from Buildings

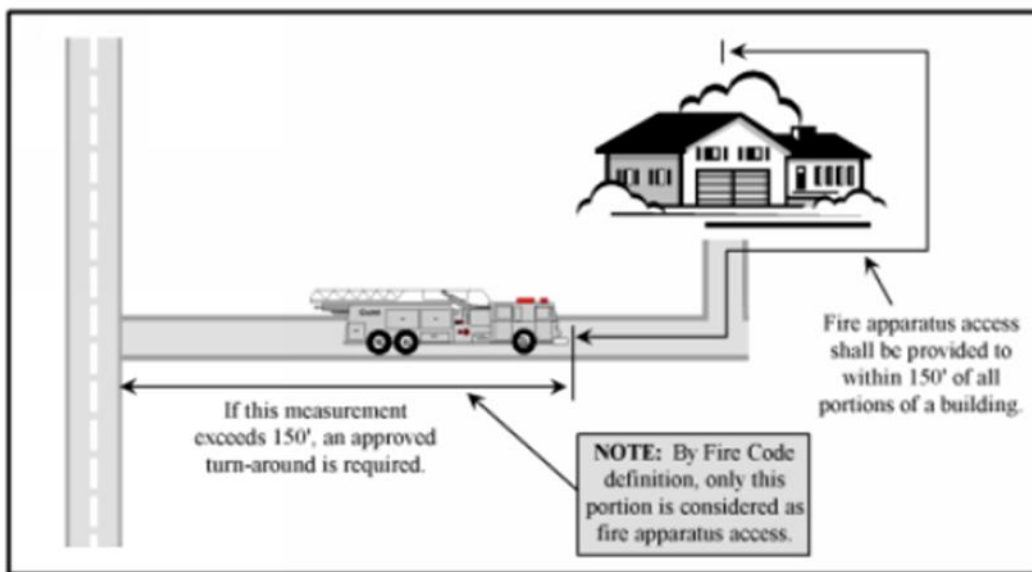


Figure 4: Dead-End Fire Apparatus Road

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

Central Weld County Water District 970-352-1284 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 CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0–3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0–3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	$\frac{1}{2}$
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	$\frac{1}{2}$ value in Table B105.1(2)	1

²
For SI: 1 square foot = 0.0929 m², 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 (gallons per minute) ^a	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
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 m², 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**

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the 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 (GPM)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
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

- 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

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:

1. **Section 101.1 Title.** These regulations shall be known as the Fire Code of the Fort Lupton Fire Protection District, 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.

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.

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 Fort Lupton Fire Protection District 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 Fire District, 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
Oil & Gas Energy Department
Referral Comments



Referring Agency: **City of Fort Lupton Planning & Building**
Reference Number: **SUB2025-00003 and SP2025-00004**
Associated Parcel: **Section 4, T1N R68W**
OGED Reviewer: **Tyler Seno**
Review Date: **3/21/2025**

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 multiple plugged and abandoned (PA) wells which have been identified through the Applicant's ALTA Survey.
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.
5. Typically, with intensive development, OGED would request the developer to complete an ALTA survey to identify existing oil and gas infrastructure. OGED appreciates the applicant completing an ALTA survey which identifies the PA wells on site and adhering to development setbacks.

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.



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Planning Department

From: David Rausch

Date: March 27, 2025

Subject: 1.21 LLC Weld County Road 8 Annexation
2nd Submittal

Public Works has reviewed the submitted preapplication information for the above referenced development project with the following comments for inclusion with the Development Plan submittal.

1. Annexation

- a. CR 8 has 60' of ROW in place. A ROW Reservation of 55' should be annotated along the adjacent property lines on the Plat. Future CR 33 ROW is 85' centered on the section line, half of which will be on this property.

2. Utility Study.

a. Water - Chapter 3

Costs associated with water service include:

Commercial 1-1/2"	Plant investment fee	\$101,200
Commercial 2"	Plant investment fee	\$184,000

This property would need to bring shares of Windy Gap free and clear to the City

- i. The proposed build-out demand of 6 MG exceeds the capacity of a 12" water line.
- ii. Provide water model of the proposed development and any necessary upgrades to the existing system in EPANet format.
- iii. Additional improvements to the existing system may be necessary for this development. A possible loop north along the CR33 alignment to CR 12.
- iv. City water system is located in CR 8 approximately 2 miles west, booster pumps may be needed. Please address in Study
- v. Future extensions to the City system to serve this property are contingent with meeting the requirements of *Municipal Code Chapter 13, Article V*. Infrastructure needed to serve the property is required to be constructed by the property owner.

- vi. This project will fall under RESOLUTION NO 2024R058.
- vii. This property is not included in the Northern Water District Annexation and inclusion into the Municipal District would be required.
- viii. A reimbursement agreement may be possible for any future connectors to the mains installed with this project.

b. Sanitary Sewer - Chapter 4

Costs associated with sewer service include:

Commercial 1-1/2" Plant investment fee \$129,800.00

Commercial 2" Plant investment fee \$236,000.00

- i. iii. Additional improvements to the existing system or upsizing may be necessary for this development.
- ii. The City's sanitary sewer main is located in CR 8 approximately 2.4 miles west of this property.
- iii. Future extensions to the City system to serve this property are contingent with meeting the requirements of *Municipal Code Chapter 13, Article I*. Infrastructure needed to serve the property is required to be constructed by the property owner.
- iv. Any future connection to the City sanitary sewer will require confirmation of discharge components. Pretreatment of discharge may be required.

c. Non-Potable Irrigation

- i. Non-potable irrigation system is not available or close to this location

d. Drainage Study

- i. The Brighton Lateral Ditch will not accept flows.
- ii. Offsite improvements downstream are necessary for the proposed development.
- iii. Downstream offsite flows may require participation with down gradient property owners.
- iv. Flows to the east would need to be determined and addressed

3. Transportation Traffic Study is required

a. Traffic Control - Chapter 8

- b. Additional ROW dedications for CR 8 and future CR 33 will be required as a reservation with the Plat.
 - i. The traffic study should be updated for the newly proposed density.
 - ii. Participation with offsite improvements to the road system may be required based on traffic study.

c. Roadway - Chapter 6

- i. A paved access (apron) to site will be required at time of development
- ii. The ultimate street section for CR 8 is an Urban Collector ROW of 110- feet centered on section line.

4. **Subdivision Improvement Agreement** – A Subdivision Improvements Agreement will be required for the construction of roadways, water, sewer and nonpotable water systems.

April 4, 2025

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

Re: ANX25-001, CPA25-001, 1.21 Annexation Nos. 1-7 with Initial Zoning, and a Comprehensive Plan Amendment

Dear Zachary:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Annexation, Initial Zoning, and Comprehensive Plan Amendment referral. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews.

- United Power has no concern with the annexation. United Power will need to be notified when the annexation has been finalized to allow our mapping department to make the necessary updates to our mapping system.
- United Power has no concern with the change in zoning from Agricultural to Light Industrial.
- United Power has electrical distribution in the area. You will need to work with United Power to have the service relocated, removed, and/or abandoned. Please know this will be at the expense of the applicant.
- Please reach out to United Power for large load inquiries and information.

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



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 1, 2025

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

Attn: Zachary Mettler

Re: 1.21 Annexation Nos. 1-7 with Initial Zoning, and a Comprehensive Plan Amendment
Case # ANX25-001, CPA25-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **the above-mentioned Annexation and Zoning**.

Please be advised that Public Service Company has existing high-pressure natural gas transmission line and natural gas distribution facilities within the areas indicated in this proposed rezone and annexation. Public Service Company has no objection to this project, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Fort Lupton must send us the notification after approval of the proposed annexation has been finalized. This notification should be sent to Hans Rodvik at Hans.Rodvik@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

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

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

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

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

Zachary Mettler

From: Zachary Mettler
Sent: Wednesday, March 19, 2025 8:38 AM
Cc: PlanningDept
Subject: Notice of Proposed Comprehensive Plan Amendment - Fort Lupton
Attachments: Comprehensive Plan Amendment Notice to Municipalities.pdf

Good Morning,

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

Thank you,



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.



Planning & Building Department

1200 Dexter St W13

Phone: 720.928.4003

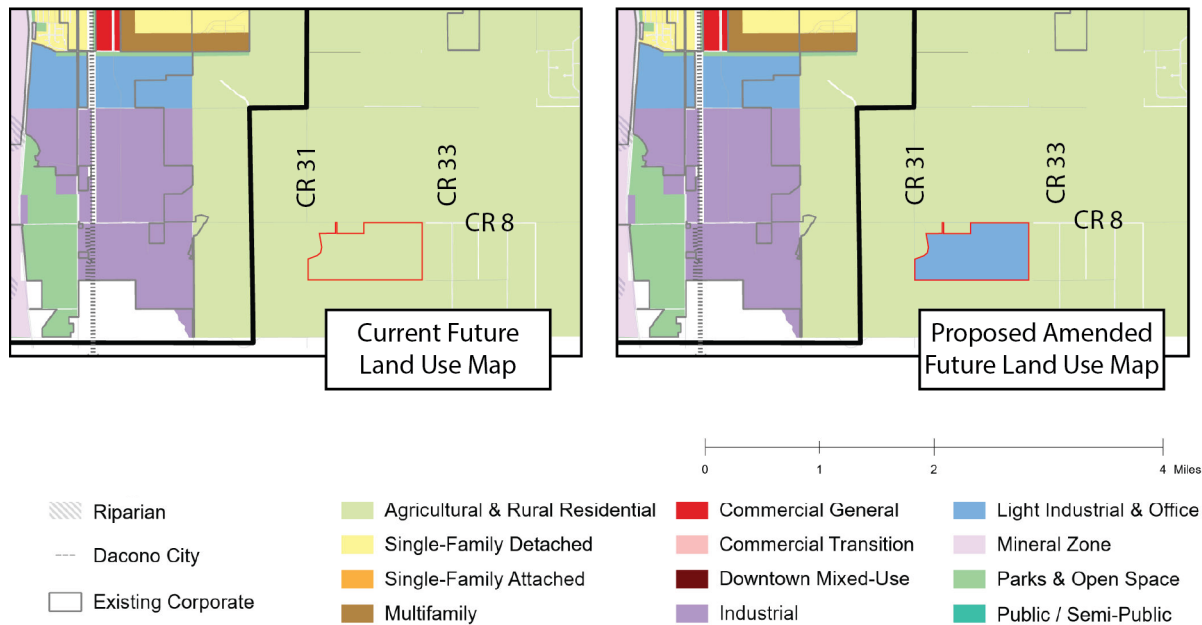
Fort Lupton, CO 80621

Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements and Colorado State Statute Notice Requirements for a Master Plan Amendment. The proposed change is for Parcel Nos. 147122000027, 147122000028, 147122200002, and 147122200006. These parcels are currently identified for Agricultural & Rural Residential Land Uses on the Future Land Use Map. The proposed amendment would change it to Light Industrial and Office Uses.



The public hearings are to be held before the Planning Commission on April 24th, 2025 at 6:00 P.M., and before the City Council on May 6th, 2025 at 6:00 P.M. or as soon as possible thereafter.

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



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the **19th day of March, 2025**, a true and correct copy of the foregoing flagpole notification letter for the **1.21 Annexation**, with annexation map and legal description, was sent via U.S. Mail, postage pre-paid, to the following addresses:

PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979	MASSEY DEBORAH D 3981 COUNTY ROAD 31 FORT LUPTON, CO 80621
MASSEY DOUGLAS R 3982 COUNTY ROAD 31 FORT LUPTON 806218212	BALDERAS MANUEL 2732 COUNTY ROAD 27 FORT LUPTON 806218363
OJB FAMILY ENTERPRISE LLLP 4266 REDWOOD CT BOULDER, CO 803011636	STAMM ROBERT L 11076 COUNTY ROAD 18 FORT LUPTON, CO 806218827
STAMM LARRY JAMES, STAMM JOHN J JR, BELAIR LAURA LEE, STAMM THOMAS JOHN, STAMM MARY ELLEN 14647 COUNTY ROAD 8 FORT LUPTON, CO 80621	SHEETS CYNTHIA B 12440 TUCSON ST HENDERSON, CO 806409445
BURROUGH KEN 13767 COUNTY ROAD 8 FORT LUPTON, CO 806218344	LEON ROCCO J SR 14652 COUNTY ROAD 8 FORT LUPTON, CO 80621
C & J SUTTON LLC 931 BUNKER VIEW DR APOLLO BEACH, FL 335722817	DIAMOND S RANCH LLC 11076 COUNTY ROAD 18 FORT LUPTON, CO 806218827
HENRY PENNY M 14181 COUNTY ROAD 8 FORT LUPTON CO, 80621	RAMIREZ LOSE LUIS OLMOS 14176 COUNTY ROAD 8 FORT LUPTON, CO 806218220
HENRY ROBERT M 14180 COUNTY ROAD 8 FORT LUPTON, CO 806218220	DEL-VAL RICARDO ANTONIO LOERA 15310 COUNTY ROAD 8 FORT LUPTON, CO 806218222

SERNA MARICELA LARA 14175 COUNTY ROAD 8 FORT LUPTON, CO 80621	MUSSER LORIN J 15408 COUNTY ROAD 8 FORT LUPTON, CO 806218222
SANCHEZ EDMUNDO QUEZADA 16891 E 160TH AVE BRIGHTON, CO 806012731	BEINEKE RANDALL M TRUST 15000 COUNTY ROAD 8 FORT LUPTON, CO 806218222



 City Official



Planning & Building Department

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003

Fax: 303.857.0351

www.fortluptonco.gov

March 19, 2025

Via U.S. Mail

**PUBLIC SERVICE CO OF COLO
TAX SERVICE DEPARTMENT
PO BOX 1979 DENVER, CO 802011979**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 720.928.4003.

Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**MASSEY DOUGLAS R
3982 COUNTY ROAD 31
FORT LUPTON 806218212**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**OJB FAMILY ENTERPRISE LLLP
4266 REDWOOD CT
BOULDER, CO 803011636**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**STAMM LARRY JAMES, STAMM JOHN J JR, BELAIR LAURA LEE, STAMM THOMAS JOHN, STAMM
MARY ELLEN
14647 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**SHEETS CYNTHIA B
12440 TUCSON ST
HENDERSON, CO 806409445**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**BURROUGH KEN
13767 COUNTY ROAD 8
FORT LUPTON, CO 806218344**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**HENRY PENNY M
14181 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**RAMIREZ LOSE LUIS OLMOS
14176 COUNTY ROAD 8
FORT LUPTON, CO 806218220**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**DEL-VAL RICARDO ANTONIO LOERA
15310 COUNTY ROAD 8
FORT LUPTON, CO 806218222**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**MUSSER LORIN J
15408 COUNTY ROAD 8
FORT LUPTON, CO 806218222**

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**SANCHEZ EDMUNDO QUEZADA
16891 E 160TH AVE
BRIGHTON, CO 806012731**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**MASSEY DEBORAH D
3981 COUNTY ROAD 31
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**BALDERAS MANUEL
2732 COUNTY ROAD 27
FORT LUPTON 806218363**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**STAMM ROBERT L
11076 COUNTY ROAD 18
FORT LUPTON, CO 806218827**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**LEON ROCCO J SR
14652 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**DIAMOND S RANCH LLC
11076 COUNTY ROAD 18
FORT LUPTON, CO 806218827**

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**C & J SUTTON LLC
931 BUNKER VIEW DR
APOLLO BEACH, FL 335722817**

Re: 1.21 Annexation Nos. 1-7

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Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**HENRY ROBERT M
14180 COUNTY ROAD 8
FORT LUPTON, CO 806218220**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado, and online, 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.

- **Planning Commission: Thursday, April 24, 2025 at 6:00 PM**
- **City Council: Tuesday, May 6, 2025 at 6:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the 1.21 Annexation Nos. 1-7. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 720.928.4003.

Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**SERNA MARICELA LARA
14175 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**BEINEKE RANDALL M TRUST
15000 COUNTY ROAD 8
FORT LUPTON, CO 806218222**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION
CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO
THE ROW TITLED: 1.21 Annexation Nos. 1–7

1.21 ANNEXATION NO. 1

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 21 AND THE SW 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

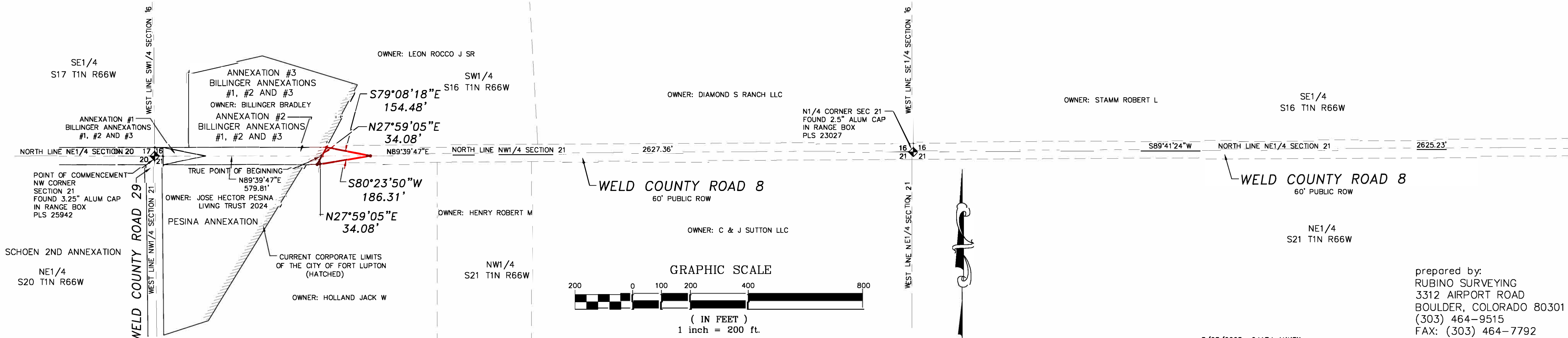
THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;
THENCE S79°08'18"E, A DISTANCE OF 154.48 FEET;
THENCE S80°23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;
THENCE N27°59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	68.16
TOTAL BOUNDARY PERIMETER (L.F.)	408.95
1/6 OF PERIMETER (L.F.)	68.16
ANNEXATION RATIO (1 TO X)	1:6
TOTAL LAND AREA (ACRES)	0.1155

- LEGEND**
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

1.21 ANNEXATION NO. 3
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

PROPERTY DESCRIPTION:

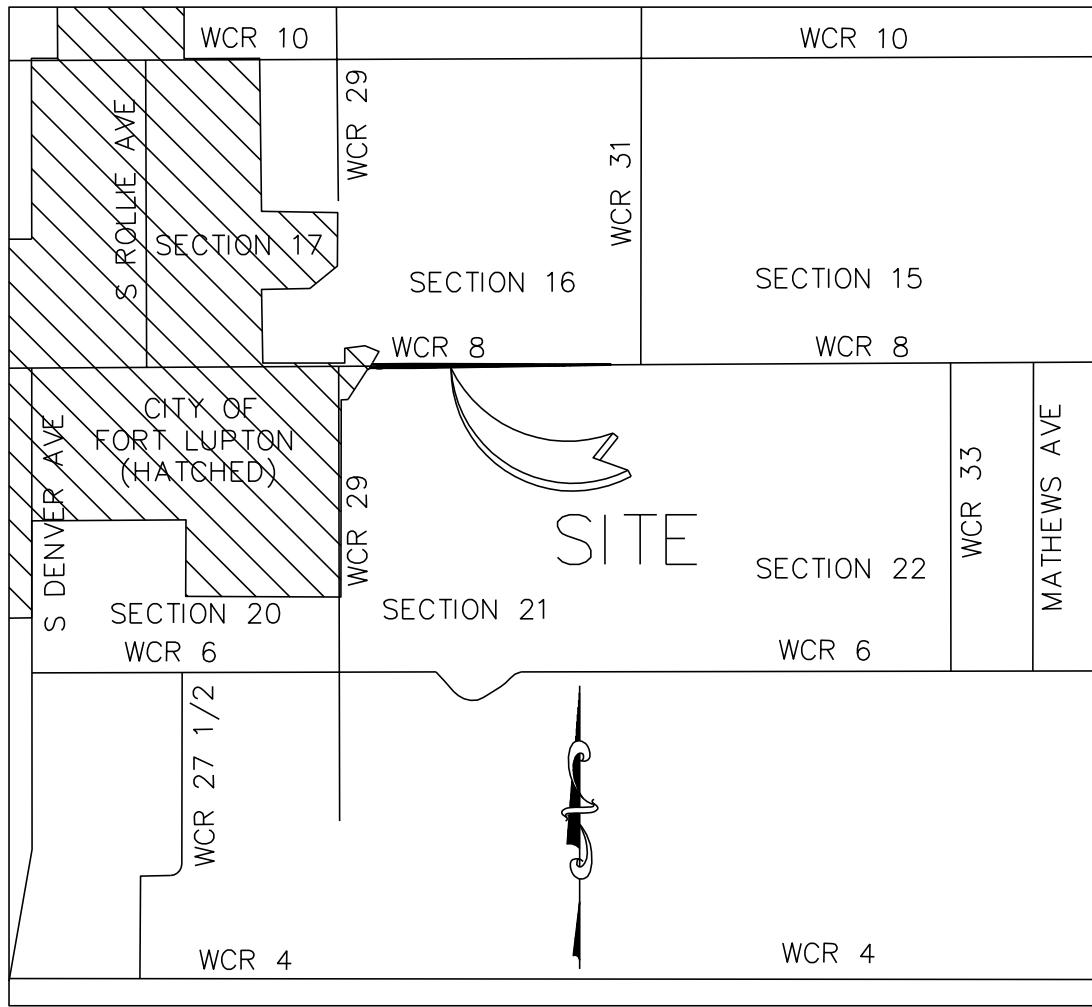
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE S89°47'03"E, A DISTANCE OF 3199.04 FEET;
THENCE S89°08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE N87°24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88°04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.



PROJECT CONTACTS:

LAND OWNER:
RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC
15000 COUNTY ROAD 8
FORT LUPTON, CO 80621

LAND OWNER:
1.21 LLC
4100 EAST MISSISSIPPI AVE, SUITE 500
DENVER, CO 80246

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

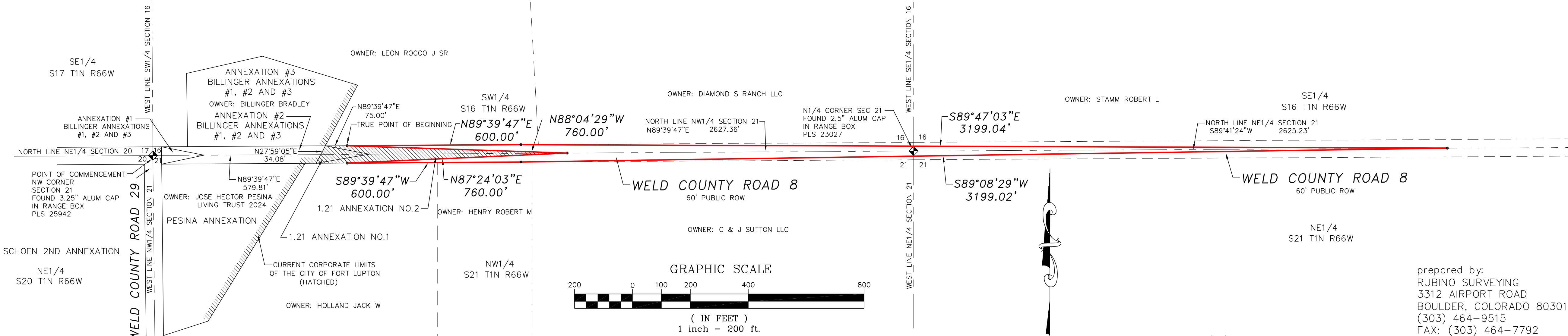
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 4
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

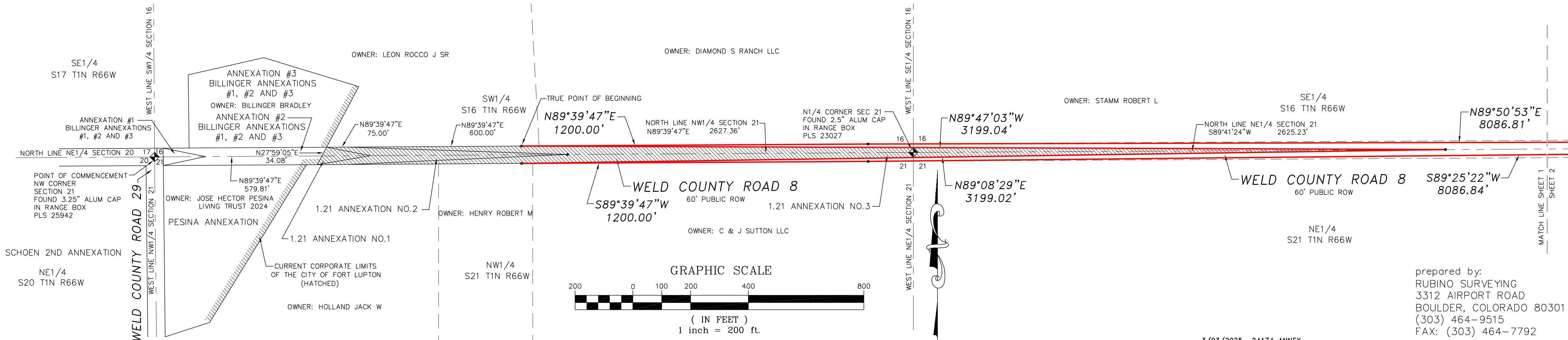
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89°25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89°47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
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 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
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 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
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SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

SHEET 1 OF 2

1.21 ANNEXATION NO. 4

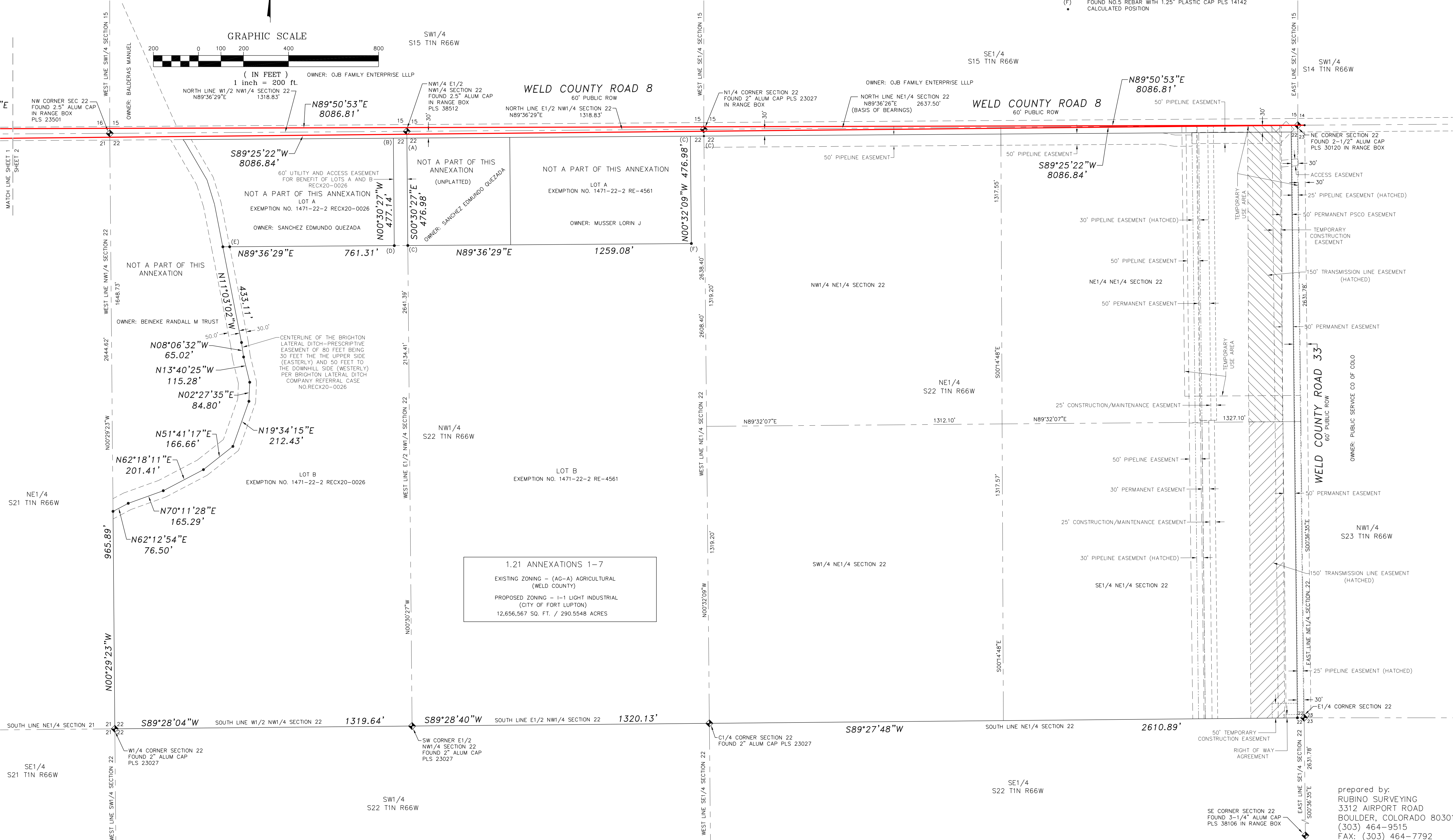
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NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



3/05/2024 24174 ANNEX

SHEET 2 OF 2

1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

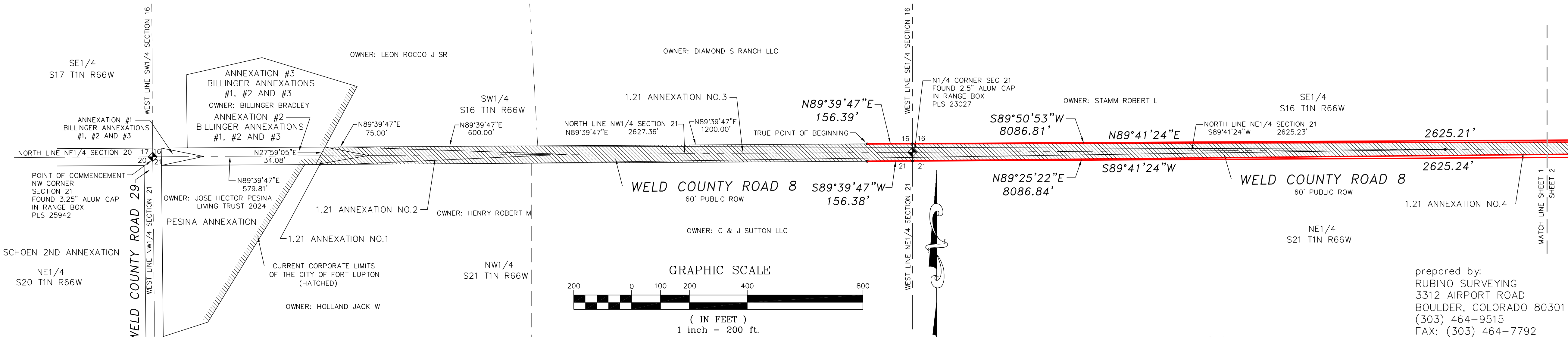
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;
THENCE N89°41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;
THENCE N89°36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;
THENCE N89°36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;
THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;
THENCE S89°36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;
THENCE S89°41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;
THENCE N89°25'22"E, A DISTANCE OF 8086.84 FEET;
THENCE S89°50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

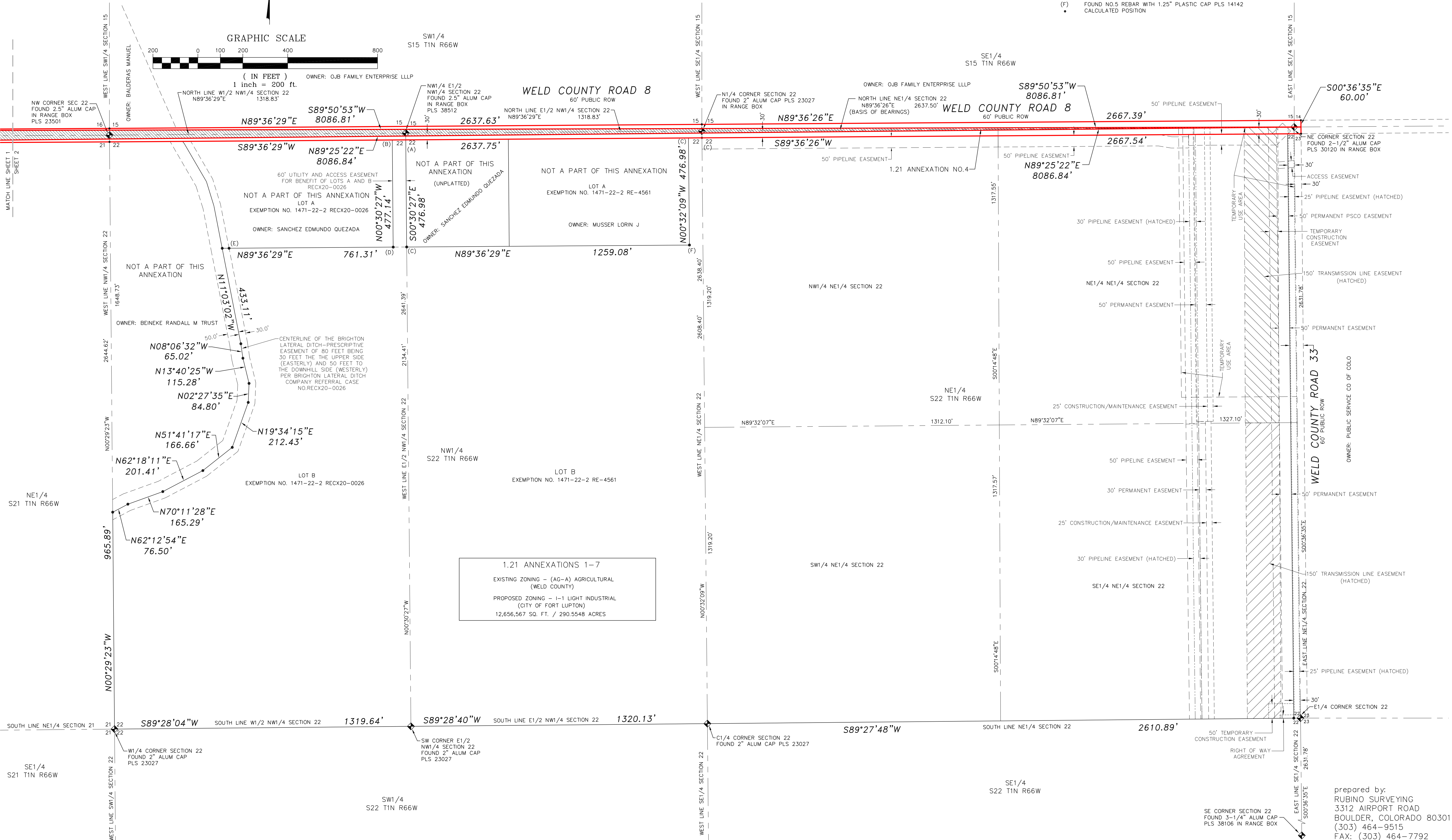


1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



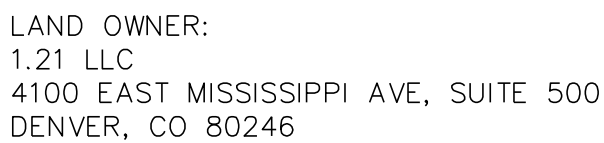
prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.



MAYOR

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

5. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

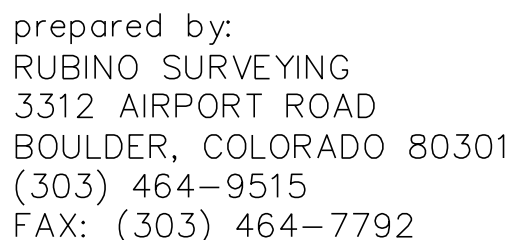
LEGEND

— ANNEXATION BOUNDARY LINE
— ROW LINE
— PARCEL LINE
— LOT LINE
— EASEMENT LINE
— SECTION LINE

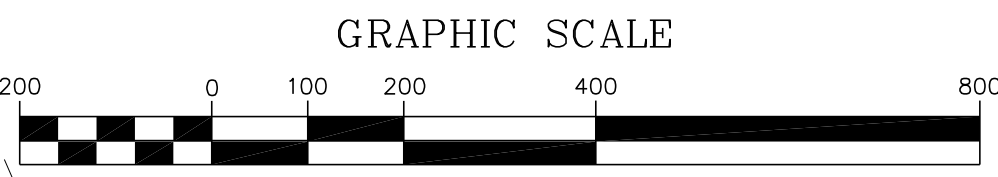
EXISTING CORPORATE LIMITS
FOUND NO.5 REBAR NO CAP
FOUND NO4 REBAR WITH 1" PLASTIC CAP PLS 38353
FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
FOUND NO4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT
ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER
NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
CALCULATED POSITION

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____



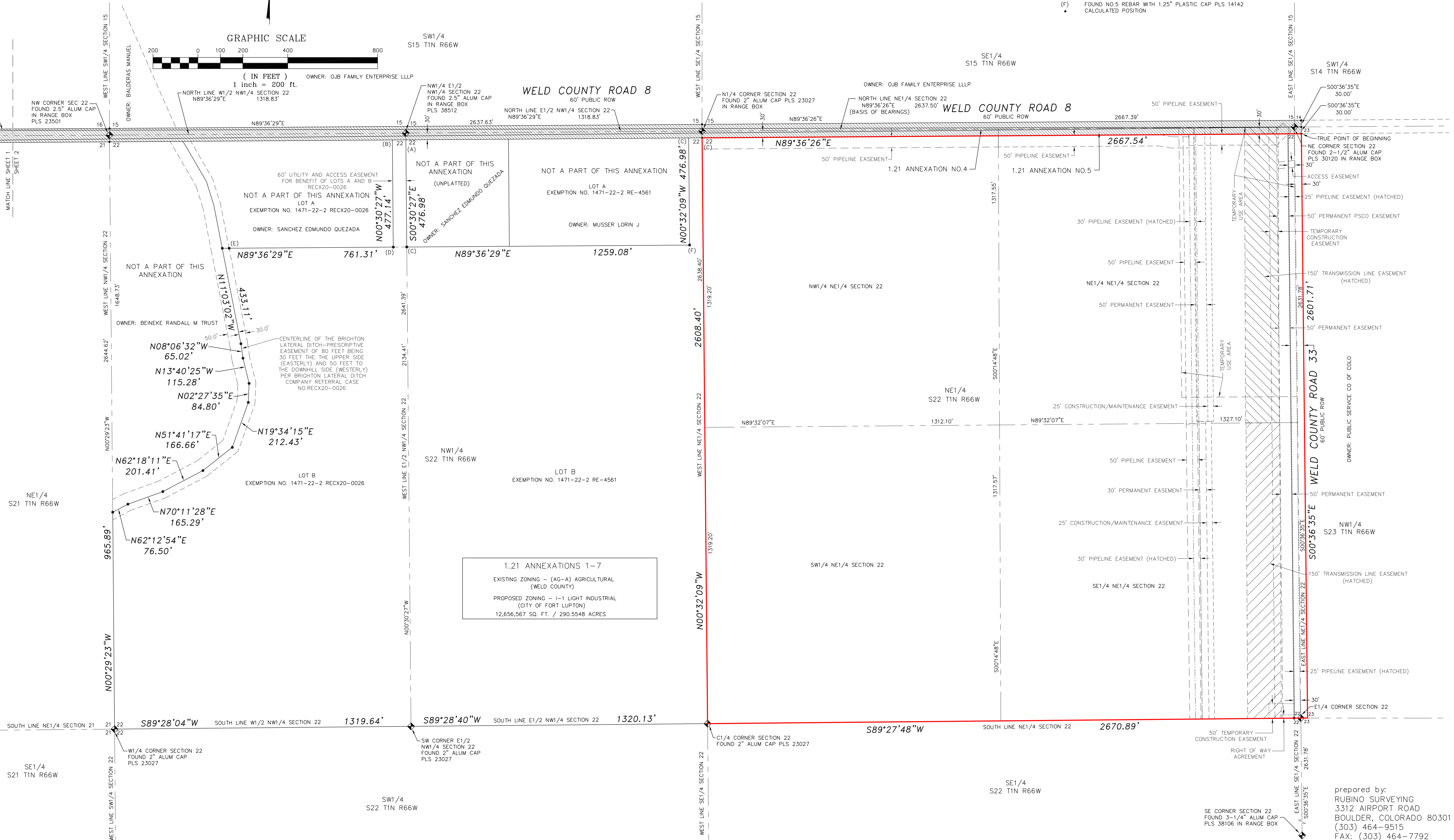
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289



1.21 ANNEXATION NO. 6
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 7
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

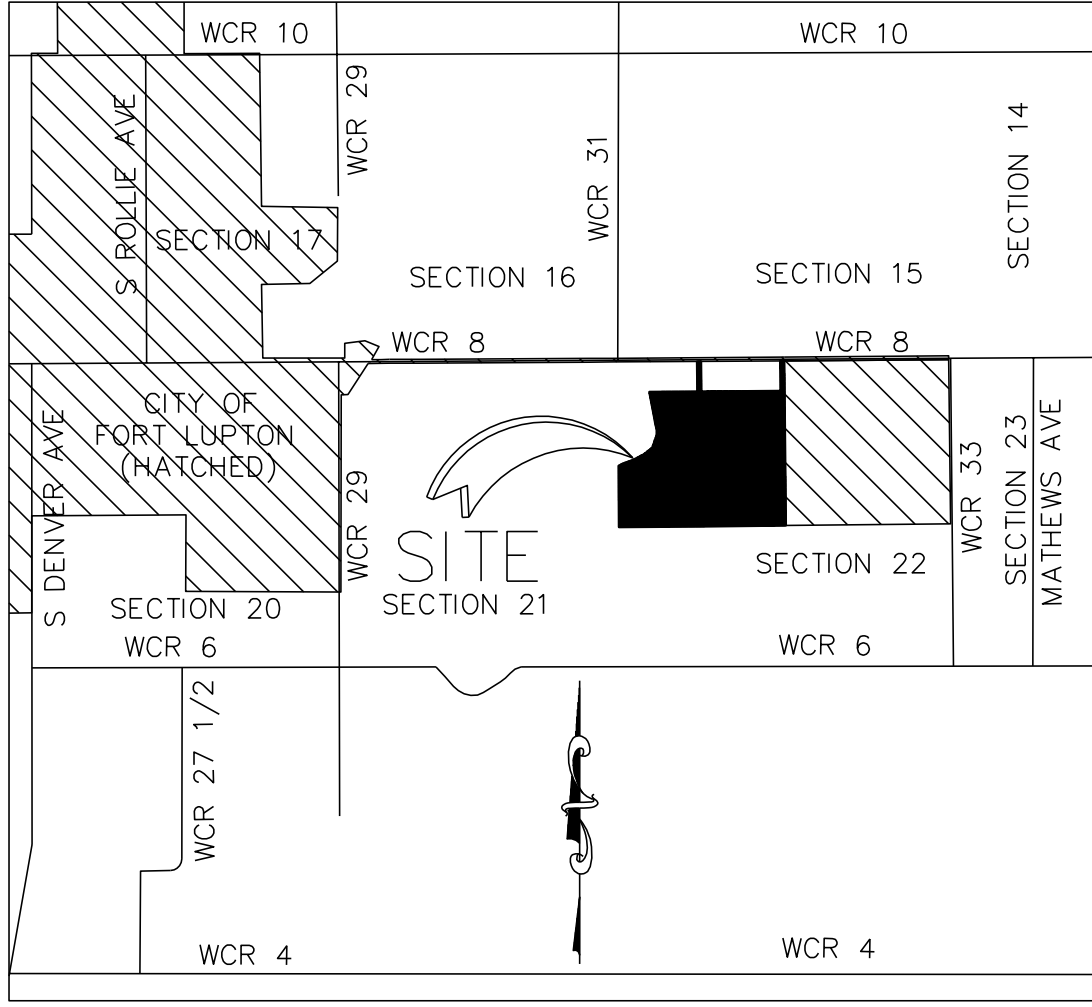
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89°41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89°36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89°36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00°36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S89°27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89°28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026 RECORDED UNDER 4612745; THENCE S89°28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B; THENCE N00°29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES
1. THENCE N62°12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70°11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62°18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51°41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19°34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02°27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13°40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08°06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11°03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026;
THENCE N89°36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE N00°30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;
THENCE N89°36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 RECX20-0026;
THENCE S00°30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;
THENCE N89°36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;
THENCE N00°32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;
THENCE N89°36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;
THENCE S00°32'09"E ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

SHEET 1 OF 2



VICINITY MAP
1"=3000'

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC, OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF 1.21 ANNEXATION NO. 7.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS _____ DAY OF _____, 20____.

STATE OF _____ }
s.s.

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____

(NAME) (TITLE)

OF RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC,

BY _____ WITNESS MY HAND

NOTARY PUBLIC

AND SEAL

MY COMMISSION EXPIRES: _____

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT 1.21 LLC, OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF 1.21 ANNEXATION NO. 7.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS _____ DAY OF _____, 20____.

STATE OF _____ }
s.s.

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____

(NAME) (TITLE)

OF 1.21 LLC,

BY _____ WITNESS MY HAND

NOTARY PUBLIC

AND SEAL

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

2. THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.

4. ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

5. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAY BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

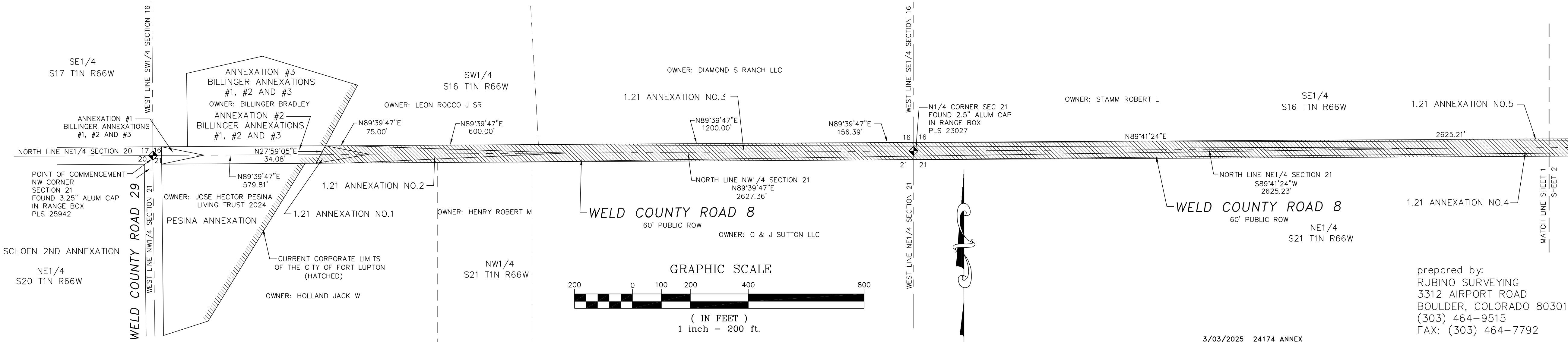
SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION

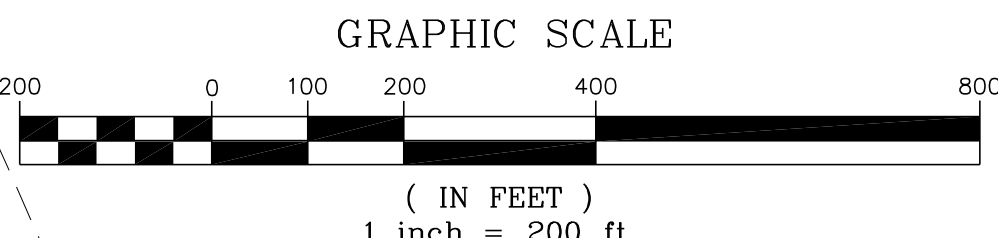


prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

SHEET 1 OF 2

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822

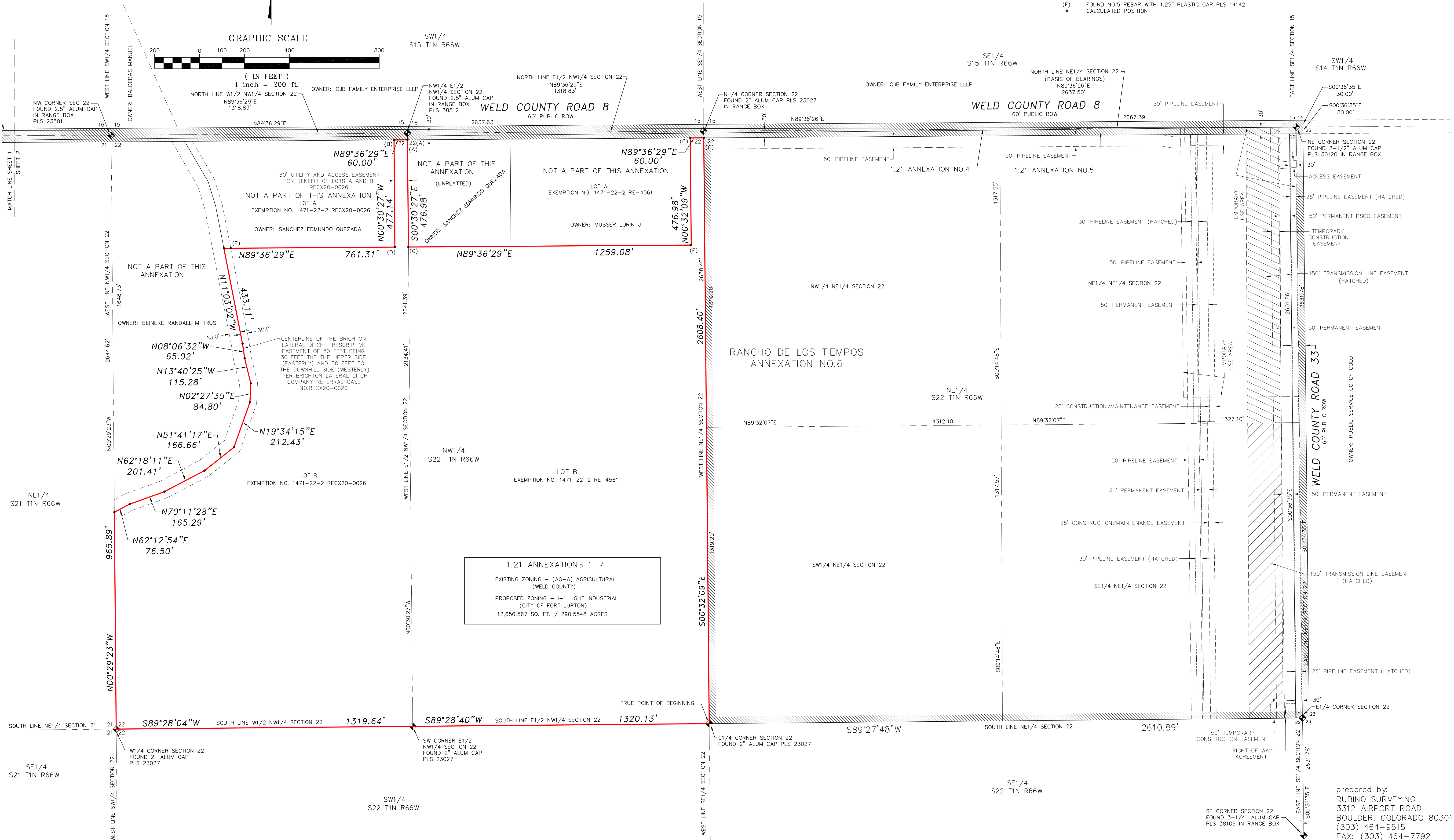


1.21 ANNEXATION NO. 7

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 19th day of March, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **1.21 Annexation** was sent via United States Mail, postage pre-paid, to the following addresses:

PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979	MARTINEZ DANIEL 16075 COUNTY ROAD 8 FORT LUPTON, CO 806217719	OJB FAMILY ENTERPRISE LLP 4266 REDWOOD CT BOULDER, CO 803011636
MASSEY HOWARD A HEIRS OF 3982 COUNTY ROAD 31 FORT LUPTON, CO 806218212	GRASSHOPPER HILL LLC 5124 DVORAK CIR FREDERICK, CO 805043400	HERRERA FREDERICO 2929 MATHEWS AVE FORT LUPTON, CO 806217727
MARY L DAIGLE ADMINISTRATIVE TRUST 1457 Q 150 TH PL BROOMFIELD, CO 800238715	DE GRAFF GERALD L 2809 MATHEWS AVE FORT LUPTON, CO 806217726	MILLER JAMES B 2749 MATHEWS AVE FORT LUPTON, CO 806217725
HENDERSON CARL 2689 MATHEWS AVE FORT LUPTON, CO 806217711	HOFF DANNY L 2629 MATHEWS AVE FORT LUPTON, CO 806217711	MUSSER LORIN J 15408 COUNTY ROAD 8 FORT LUPTON, CO 806218222
SANCHEZ EDMUNDO QUEZADA 16891 E 160 TH AVE BRIGHTON, CO 806012731	DEL-VAL RICARDO ANTONIO LOERA 15310 COUNTY ROAD 8 FORT LUPTON, CO 806218222	C&J SUTTON LLC 931 BUNKER VIEW DR APOLLO BEACH, FL 335722817
KOMLEV LEV 14995 COUNTY ROAD 6 FORT LUPTON, CO 806218215	BEINEKE RANDALL M TRUST 15000 COUNTY ROAD 8 FORT LUPTON, CO 806218222	



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 an **Annexation with Initial Zoning**, and a **Comprehensive Plan Amendment**, referred to as the **1.21 Annexation Nos. 1-7** located **south and immediately adjacent along County Road 8, between County Road 31 and 33** 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 24th, 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: 1.21 Annexation Nos. 1-7

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

Annexation No. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET;

THENCE S80° 23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;

THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;

THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;

THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET:

THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 3

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTION 21 AND THE SOUTH 1 /2 OF SECTION 16, TOWNSHIP 1 NORTH. RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET;
THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 4

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 5

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER

RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET:

THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;

THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;

THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;

THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;

THENCE S89° 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;

THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;

THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;

THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET;

THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE

N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE

N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE

N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE

S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Annexation No. 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE

N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE

N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE

S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1 /4 CORNER OF SAID SECTION 22; THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE

EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1 /4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE S00° 32'09"E ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION
CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO
THE ROW TITLED: 1.21 Annexation Nos. 1–7

1.21 ANNEXATION NO. 1

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 21 AND THE SW 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

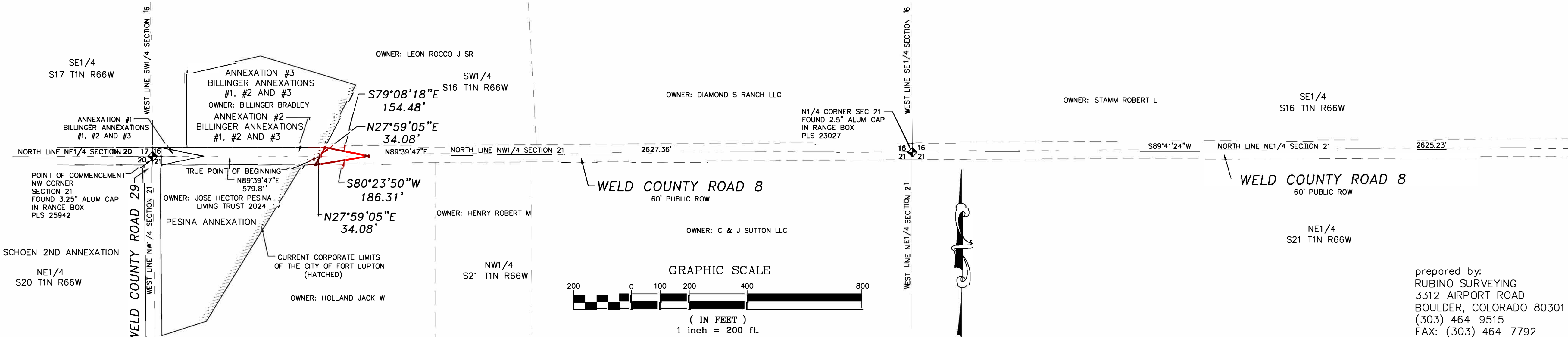
THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;
THENCE S79°08'18"E, A DISTANCE OF 154.48 FEET;
THENCE S80°23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;
THENCE N27°59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	68.16
TOTAL BOUNDARY PERIMETER (L.F.)	408.95
1/6 OF PERIMETER (L.F.)	68.16
ANNEXATION RATIO (1 TO X)	1:6
TOTAL LAND AREA (ACRES)	0.1155

- LEGEND**
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 2
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 21 AND THE SW 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

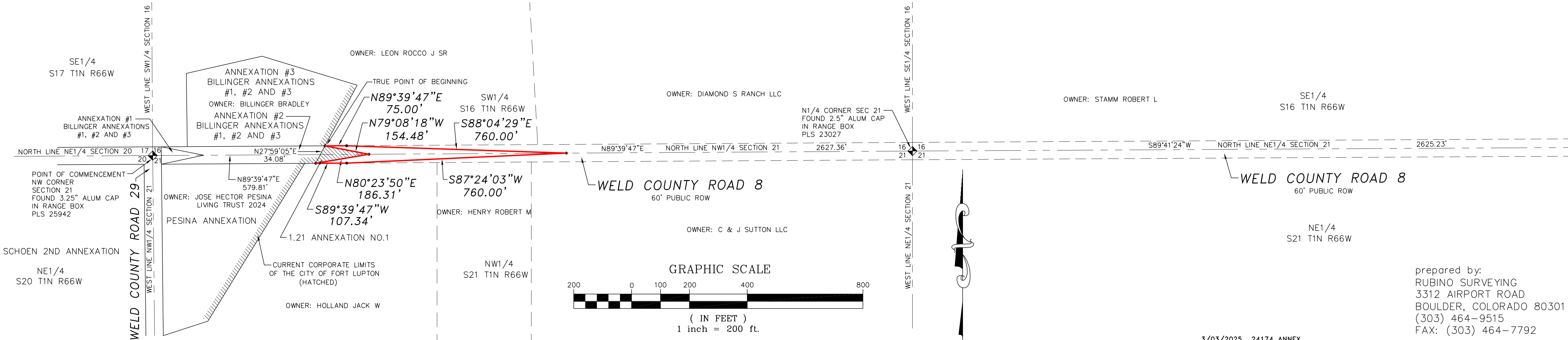
THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;
THENCE S88°04'29"E, A DISTANCE OF 760.00 FEET;
THENCE S87°24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;
THENCE N80°23'50"E, A DISTANCE OF 186.31 FEET;
THENCE N79°08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	340.79
TOTAL BOUNDARY PERIMETER (L.F.)	2043.13
1/6 OF PERIMETER (L.F.)	340.79
ANNEXATION RATIO (1 TO X)	1:6
TOTAL LAND AREA (ACRES)	0.5331

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

OWNER: STAMM ROBERT L

SE1/4
S16 T1N R66W

NE1/4
S21 T1N R66W

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 3
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

PROPERTY DESCRIPTION:

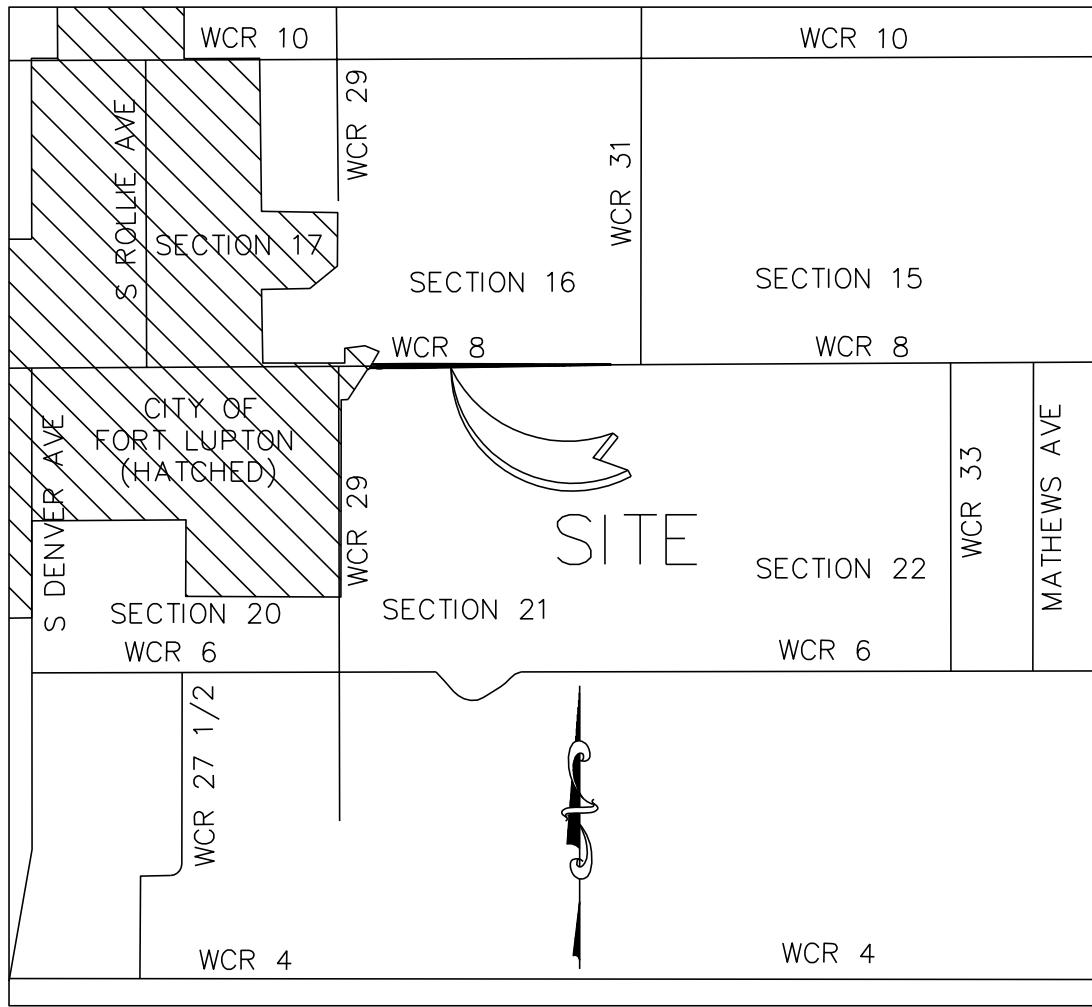
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE S89°47'03"E, A DISTANCE OF 3199.04 FEET;
THENCE S89°08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE N87°24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88°04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.



PROJECT CONTACTS:

LAND OWNER:
RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC
15000 COUNTY ROAD 8
FORT LUPTON, CO 80621

LAND OWNER:
1.21 LLC
4100 EAST MISSISSIPPI AVE, SUITE 500
DENVER, CO 80246

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

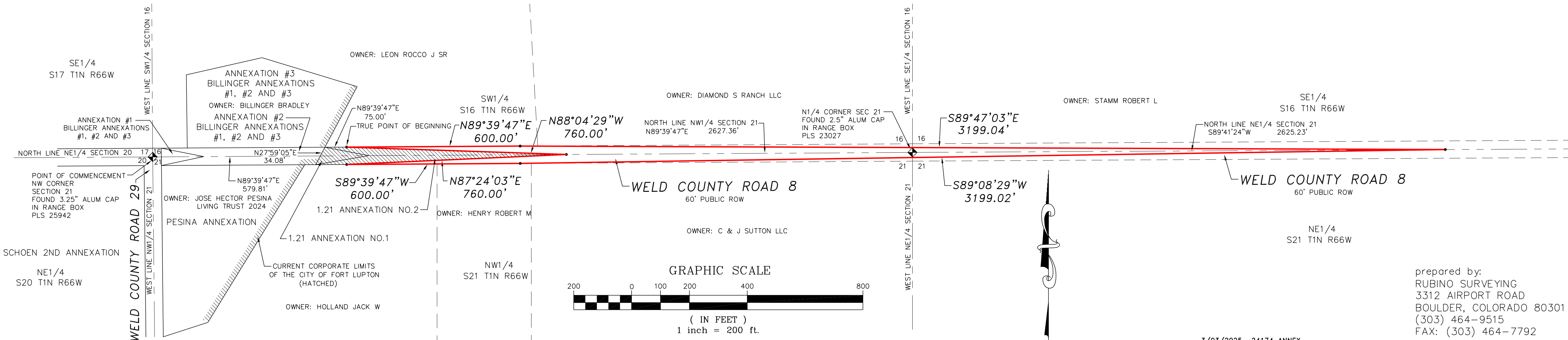
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

1.21 ANNEXATION NO. 4
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

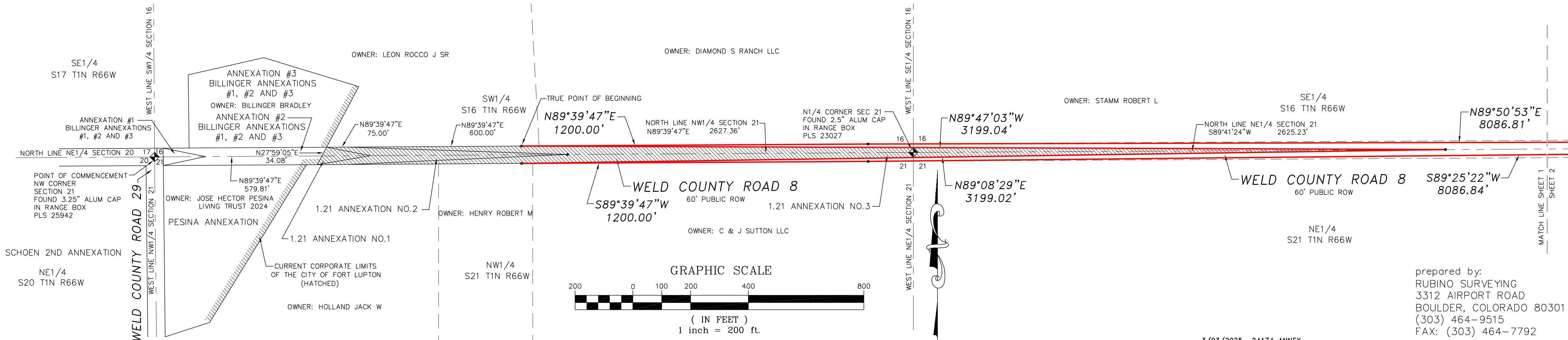
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89°25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89°47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

1.21 ANNEXATION NO. 4

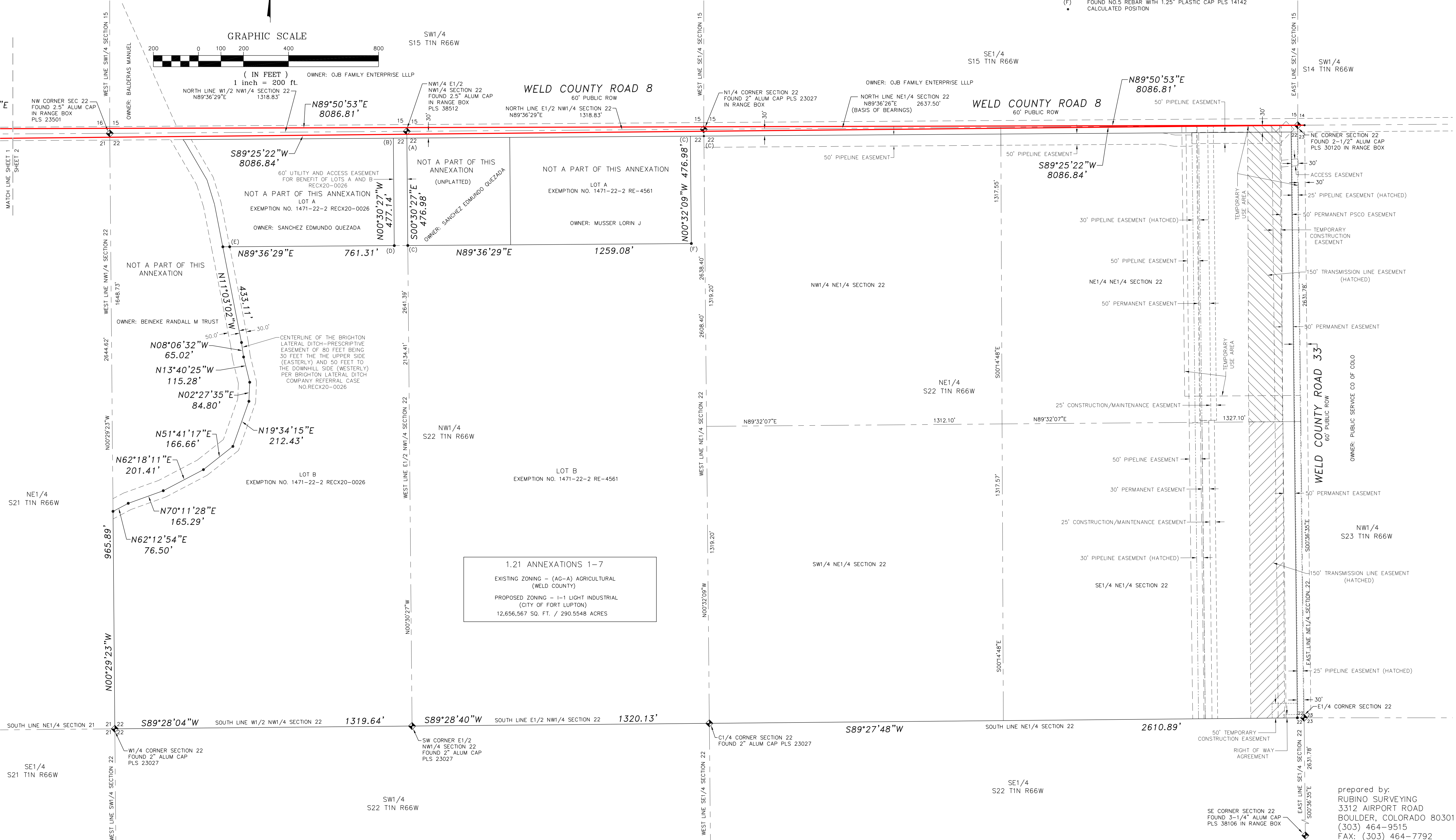
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



SHEET 2 OF 2

1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

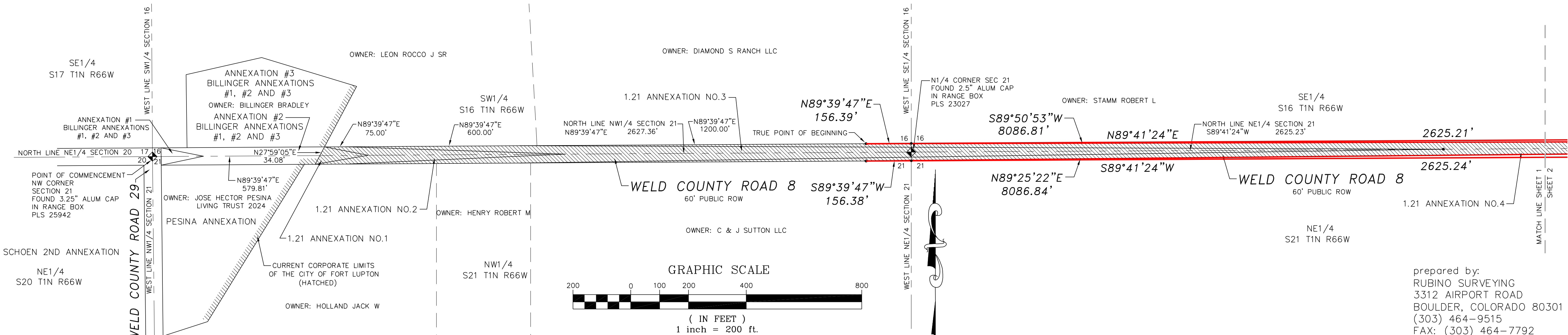
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;
THENCE N89°41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;
THENCE N89°36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;
THENCE N89°36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;
THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;
THENCE S89°36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;
THENCE S89°41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;
THENCE N89°25'22"E, A DISTANCE OF 8086.84 FEET;
THENCE S89°50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

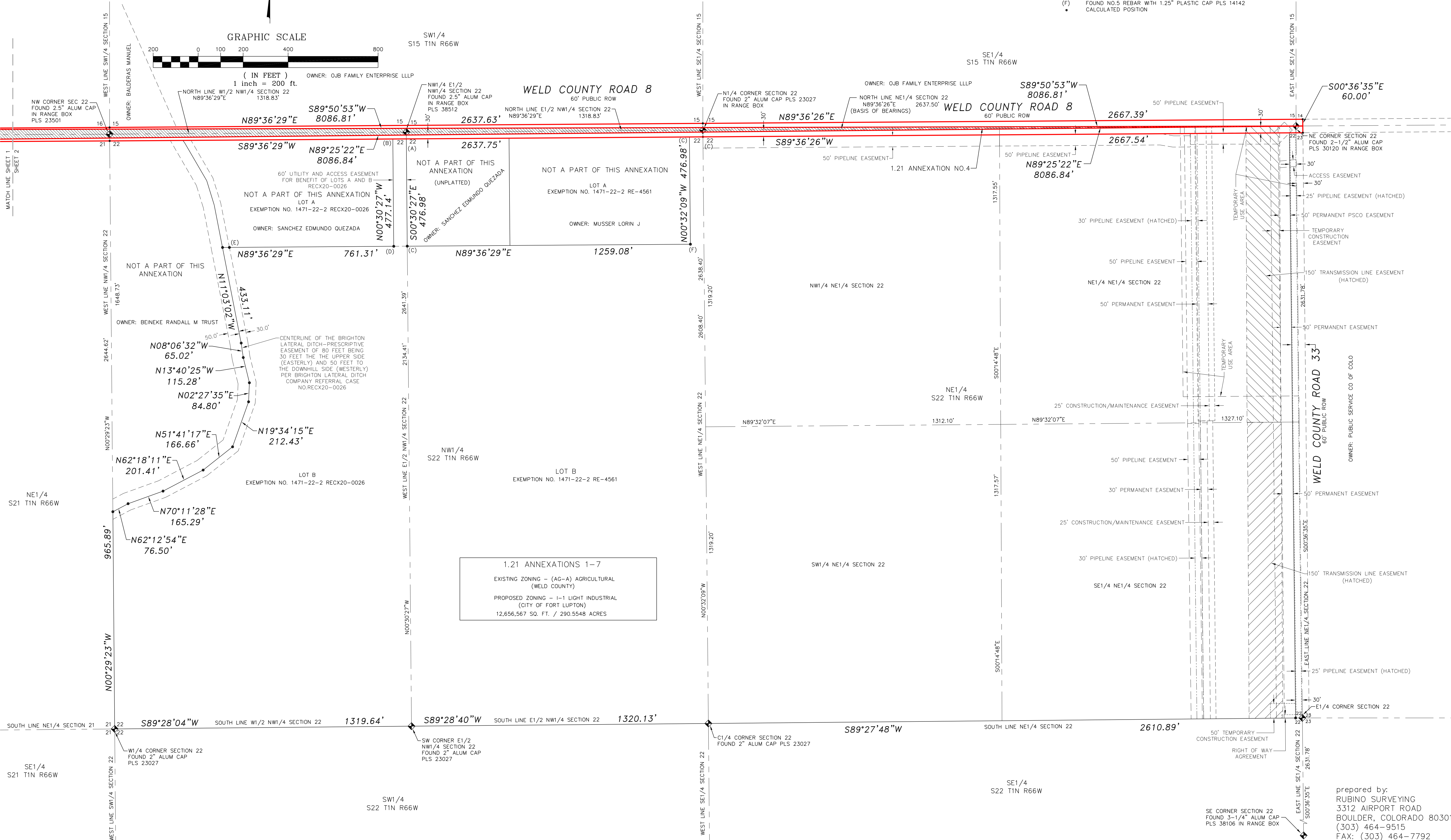
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694



1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



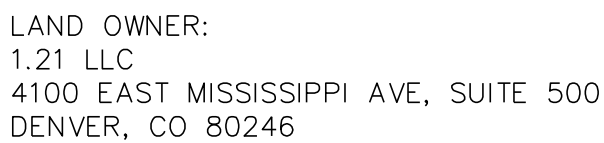
prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.



MAYOR

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

5. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

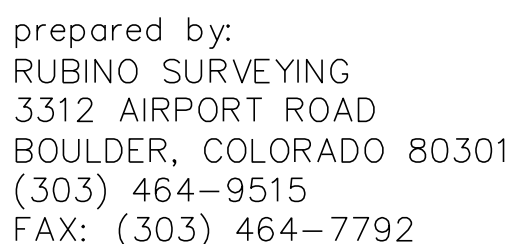
LEGEND

— ANNEXATION BOUNDARY LINE
— ROW LINE
— PARCEL LINE
— LOT LINE
— EASEMENT LINE
— SECTION LINE

EXISTING CORPORATE LIMITS
FOUND NO.5 REBAR NO CAP
FOUND NO4 REBAR WITH 1" PLASTIC CAP PLS 38353
FOUND NO5 REBAR WITH 1.25" PLASTIC CAP PLS 38273
FOUND NO4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT
ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER
NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
CALCULATED POSITION

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____



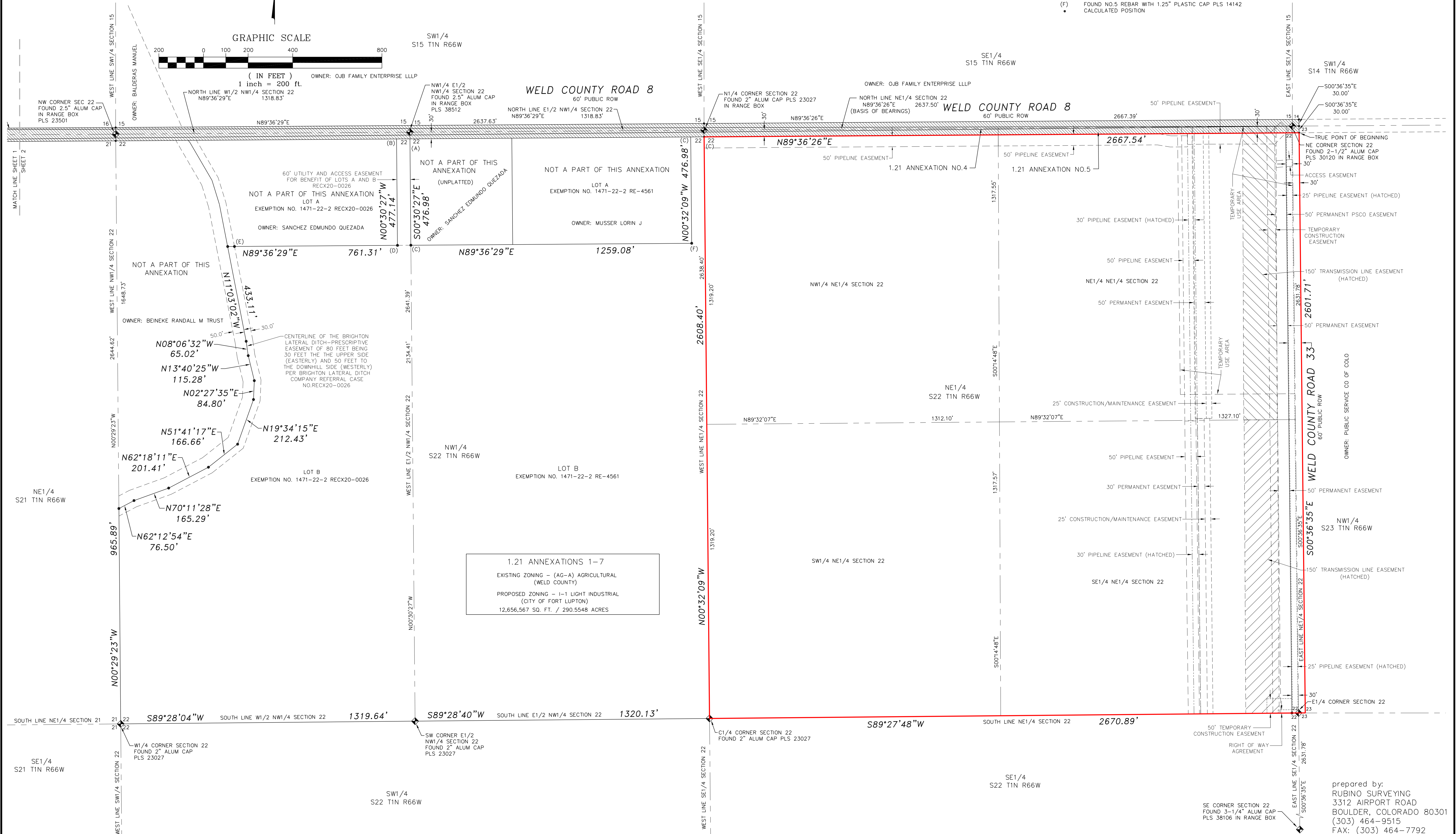
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289



1.21 ANNEXATION NO. 6
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



3/03/2025 24174 ANNEX

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822

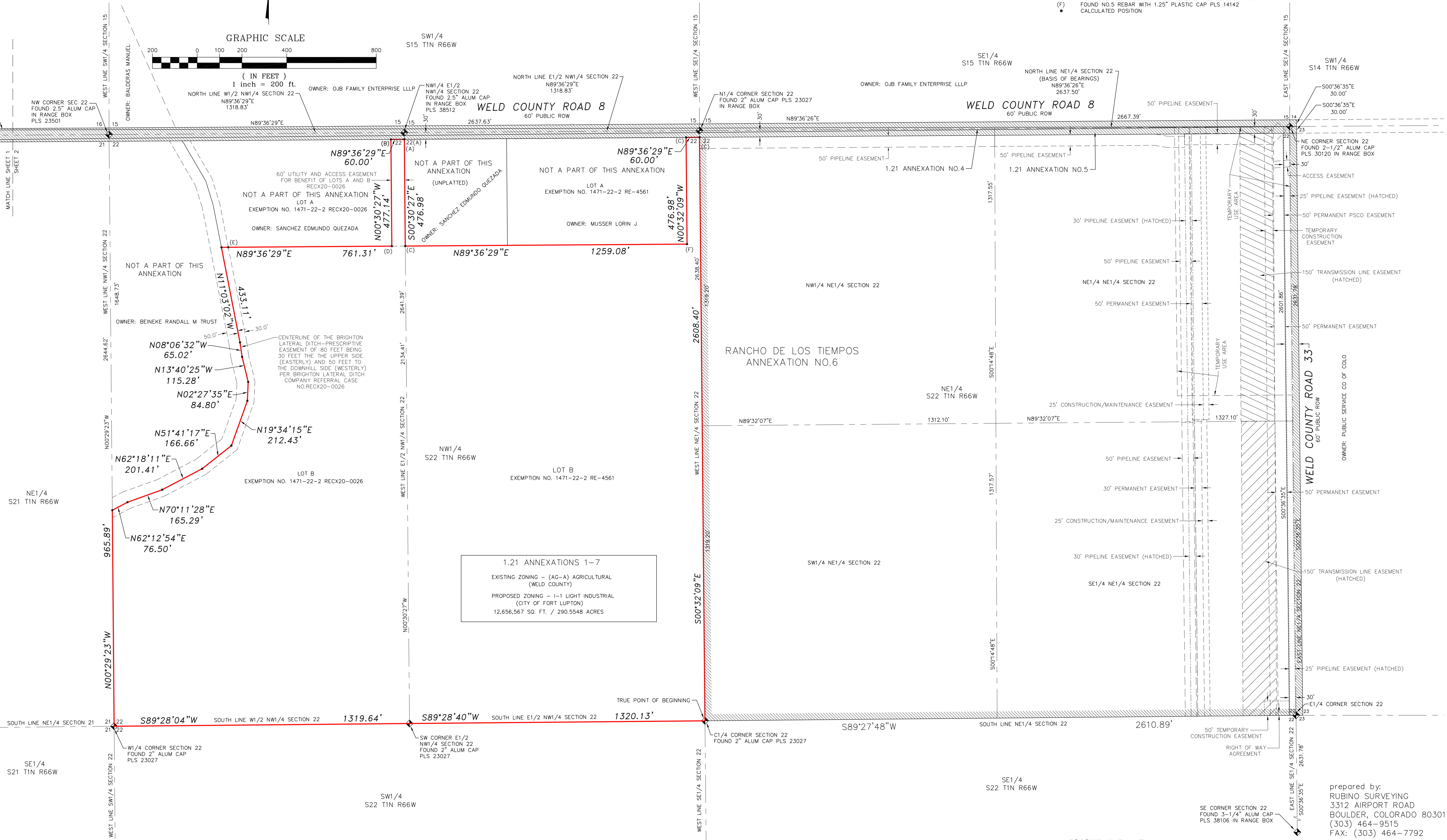


1.21 ANNEXATION NO. 7
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



3/03/2025 24174 ANNEX

SHEET 2 OF 2



Planning & Building Department
130 S. McKinley Avenue Phone: 720.928.4003
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortluptonco.gov

Affidavit of Mineral Notice
CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103
1.21 Annexation
Project No. ANX25-001

The undersigned applicant, **Matt Hengel**, hereby certifies:

- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.

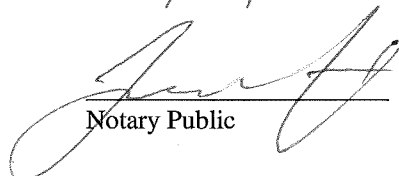


Signature of Owner or Owner's Representative

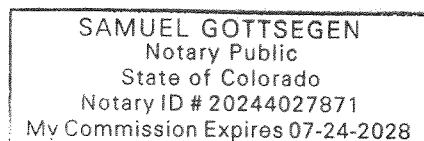
The foregoing instrument was acknowledged before me by Matt Hengel, this 19th day of March, 2025. Witness my hand and seal.

My commission expires 7/24/28.

(SEAL)



Notary Public



Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/Wattenberg
1099 18th Street, #1500
Denver, CO 80202

William T. Matlock
8601 WCR 8
Brighton, CO 80601

Fifth Natural Resources, LLC
16400 Dallas Parkway, Suite 305
Dallas, TX 75248

Wolf Resources, LLC
621 17th Street, Suite 1601
Denver, CO 80293

ACM Fund II LLC
2777 Allen Parkway, Suite 1185
Houston, TX 77019

Incline Minerals, LLC
5019 N. Central Expressway, Suite B
Dallas, TX 75205

Bronco Mineral Partners, LLC
P.O. Box 4631
Englewood, CO 80155

Marie D. Luevano
6246 W. 35th Ave.
Wheat Ridge, CO 80033

George G. Vaught, Jr.
P.O. Box 13557
Denver, CO 80201



CERTIFICATE OF MAILING

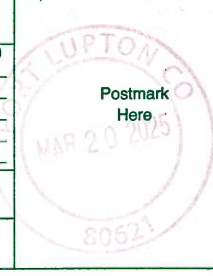
I, the undersigned, hereby certify that on **the 20th day of March, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **1.21 Annexation** was sent via United States Mail, postage pre-paid with return receipt requested to the following addresses:

Aims Junior College PO Box 69 Greeley, CO 80631	West Adams Conservation 57 Bromley Ln Brighton, CO 80601	School District RE8-Fort Lupton 301 Reynolds St Fort Lupton, CO 80621
Weld County 1150 O St Greeley, CO 80631	High Plains Library 2650 W 29 th St Greeley, CO 80631	Central Colorado Water (ccw) 3209 W 28 th St Greeley, CO 80634
Fort Lupton Fire Protection District 1121 Denver Avenue Fort Lupton, CO 80621		



City Official

7202 1290 0000 0719 3553

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Harris Junior College</u> Street and Apt. No., or PO Box No. <u>PO Box 69</u> City, State, ZIP+4® <u>Greeley CO 80631</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7202 1290 0000 0719 3508

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>West Adams Conservation</u> Street and Apt. No., or PO Box No. <u>57 Bromley Ln</u> City, State, ZIP+4® <u>Brighton CO 80601</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7202 1290 0000 0719 3522

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>School District RE8-Fort Lupton</u> Street and Apt. No., or PO Box No. <u>301 Reynolds Street</u> City, State, ZIP+4® <u>Fort Lupton, CO 80621</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7202 1290 0000 0719 3515

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Weid County</u> Street and Apt. No., or PO Box No. <u>1150 O Street</u> City, State, ZIP+4® <u>Greeley, CO 80631</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7202 1290 0000 0719 3539

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>High Plains Library</u> Street and Apt. No., or PO Box No. <u>7650 W. 29th St</u> City, State, ZIP+4® <u>Greeley, CO 80631</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7202 1290 0000 0719 3546

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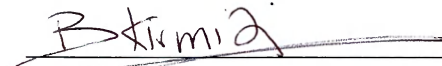




CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 7th day of April, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **1.21 Annexation** was sent via United States Mail, postage pre-paid with return receipt requested, to the following addresses:

Weld County Attn: Commissioners 1150 O Street Greeley, CO 80631	Weld County Attn: Attorney 1150 O Street Greeley, CO 80631
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City Official

7019 2970 0001 1472 1809

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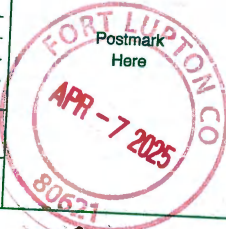
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OFFICIAL USE

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☒ Return Receipt (hardcopy)	\$ 4.10
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1150 O Street
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Greeley, CO 80631

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Greeley, CO 80631

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**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 an **Annexation with Initial Zoning, Comprehensive Plan Amendment** referred to as the **1.21 Annexation Nos. 1-7**, located **south and immediately adjacent along County Road 8, between County Road 31 and 33** 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 24, 2025, at 6:00 P.M.**, and before the **City Council on Tuesday, May 6, 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

Annexation No. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET;

THENCE S80° 23'58"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;

THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;

THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;

THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;

THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 3

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTION 21 AND THE SOUTH 1 / 2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;

THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET;

THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;

THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET;

THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 4

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;

THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET;

THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;

THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET;

THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 5

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;

THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;

THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;

THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;

THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;

THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;

THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;

THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET;

THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Annexation No. 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

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THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 REC X20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND THE WEST LINE OF THE EAST 1/2 OF SAID LOT B THE FOLLOWING NINE COURSES:

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;

2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;

3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;

4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;

5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;

6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;

7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;

8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;

9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A OF SAID RECORDED EXEMPTION NO. 1471-22-2 REC X20-0026; THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 REC X20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHWEST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE S00° 32'09" ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Legal Notice No. FLP1244

First Published April 17, 2025

Last Publication April 17, 2025

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PUBLISHER'S AFFIDAVIT

County of Weld
State of Colorado

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

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

ALL INTERESTED PERSONS MAY ATTEND.
LEGAL DESCRIPTION

Annexation No. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET; THENCE S80° 23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;

THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;

THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;

THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;

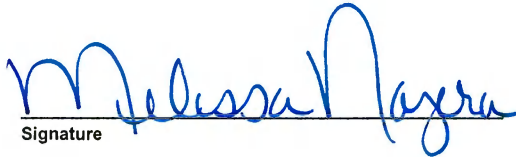
THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

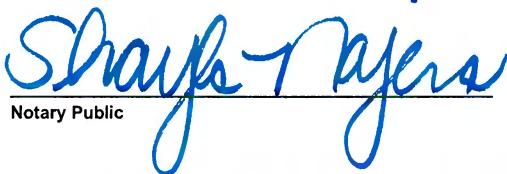
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Mar 21, 28 and Apr 4, 11, 2025


Signature

Subscribed and sworn to me before me this

1st day of April, 2025


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1102365
Ad Number: 2105208
Fee: \$1,193.28

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.
ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.
Annexation No. 3

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTION 21 AND THE SOUTH 1 / 2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET; THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET; THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;

THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 4

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET; THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET; THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;

THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 5

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE

OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW
 LINE, A DISTANCE OF 156.39 FEET;
 THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DIS-
 TANCE OF 2625.21 FEET;
 THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DIS-
 TANCE OF 2637.63 FEET;
 THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DIS-
 TANCE OF 2667.39 FEET;
 THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH
 ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89°
 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54
 FEET;
 THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DIS-
 TANCE OF 2637.75 FEET;
 THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DIS-
 TANCE OF 2625.24 FEET;
 THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DIS-
 TANCE OF 156.38 FEET;
 THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET;
 THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE
 TRUE POINT OF BEGINNING.
 CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL
 LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22
 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRIN-
 CIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DE-
 SCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21,
 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
 MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF
 THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE
 NORTH LINE OF THE NORTHEAST 1 /4 OF SAID SECTION 22 AS-
 SUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED
 HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO
 THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3
 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°
 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET
 TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8
 BEING 30.00 FEET NORTH OF SAID SECTION LINE;
 THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE,
 A DISTANCE OF 2031.39 FEET; THENCE
 N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DIS-
 TANCE OF 2625.21 FEET; THENCE
 N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DIS-
 TANCE OF 2637.63 FEET THENCE
 N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DIS-
 TANCE OF 2667.39 FEET; THENCE
 S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT
 OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST
 RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE
 POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF
 SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF
 THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A
 DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTH-
 EAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND
 BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SEC-
 TION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF
 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE
 SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-
 22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B
 AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22,
 A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE
 OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG
 SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET
 TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.
 ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Annexation No. 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SEC-
 TION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO,
 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21,
 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
 MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF
 THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE

NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1 /4 CORNER OF SAID SECTION 22; THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 REC20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1 /4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 REC20-0026;

THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 REC20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561

AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION
22;
THENCE S00° 32'09"E ALONG THE EAST LINE OF SAID LOT B AND
THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.
40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS.
ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Published: Greeley Tribune March 21, 28, April 4, 11, 2025-
2105208



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

1.21 Annexation

Project No. ANX25-001



Facing County Road 8



Facing County Road 8

I, Matt Hengel hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 8th day of April, 2025.

Matt Hengel
Signature of Owner or Owner's Representative

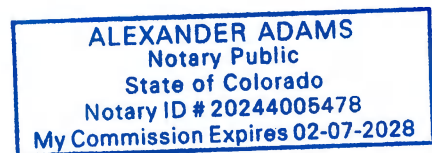
The foregoing instrument was acknowledged before me by Matt Hengel, this 18th day of April, 2025. Witness my hand and seal.

My commission expires 02/07/2028.

Alex Adams

Notary Public

(SEAL)



RESOLUTION NO. P2025-006

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE 1.21 ANNEXATION NOS. 1-7 AND INITIAL ZONING TO THE 'I-1' LIGHT INDUSTRIAL ZONE DISTRICT FOR LAND LEGALLY DESCRIBED IN EXHIBIT A.

WHEREAS, the Planning Commission held a public hearing on April 24, 2025, for the purpose of reviewing an application submitted by Matt Hengel with Westside Property Investment Company, Inc. as the representative of 1.21 LLC and Rancho De Los Tiempos Buenos Partnership, LLC (the "Applicants"), for an annexation, known as the 1.21 Annexation Nos. 1-7 and Initial Zoning to the 'I-1' Light Industrial Zone District; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the annexation and initial zoning 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 500 feet, and posting of the hearing on the site.

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 annexation known as the 1.21 Annexation Nos. 1-7 and Initial Zoning to the 'I-1' Light Industrial Zone District, conditional upon the following:

- I. Prior to recording the annexation map:
 - A. Any redline comments provided by City Staff shall be made to the annexation map, including but not limited to:
 - 1) Add Project Number to sheets: ANX25-001
 - 2) Include Reservation of ROW for County Road 8 and County Road 33 onto Annexation sheets per the Public Works Memo. ROW to be dedicated through a future separate land use case.

DONE THIS 24th DAY OF APRIL, 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

Annexation No. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;
THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;
THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET;
THENCE S80° 23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;
THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.
ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;
THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;
THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;
THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;
THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;
THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.
ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 3

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTION 21 AND THE SOUTH 1 /2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;
THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET;
THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 4

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 /2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 5

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 /2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET; THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET; THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET; THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET; THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET; THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1 /4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE

S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Annexation No. 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 REC20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1 /4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 REC20-0026;

THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 REC20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE S00° 32'09"E ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

1.21 ANNEXATION NOS. 1-7 STAFF REPORT
PROJECT NO. ANX25-001

PROJECT DESCRIPTION

Project No.: ANX25-001

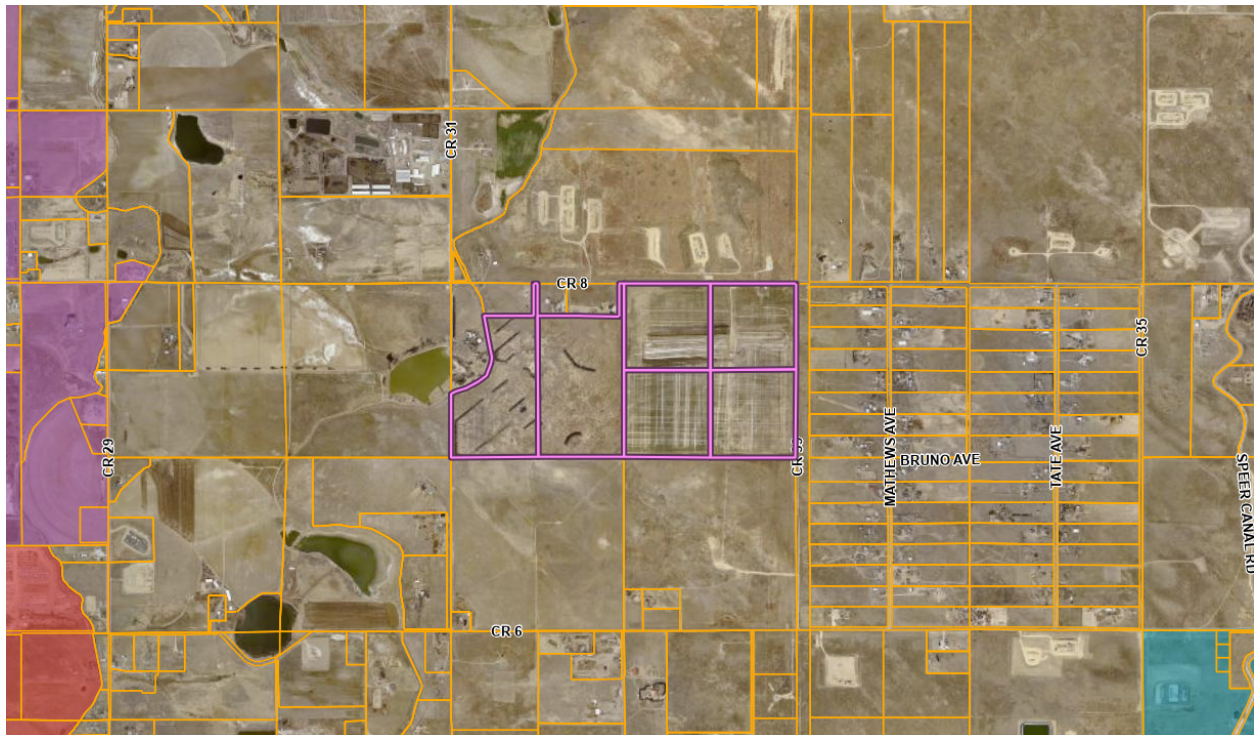
Project name: 1.21 Annexation Nos. 1-7 and Initial Zoning

Owner's Name: 1.21 LLC, and Ranch De Los Tiempos Buenos Partnership LLC ("Applicants")

Representative: Matt Hengel with Westside Property Investment Company, Inc.

Location of Request:

The site is located generally immediately south along County Road 8, between County Roads 31 and 33 (The Property). Parcel Nos. 147122200006, 147122200002, 147122200028, and 147122200027. The Property is located in the northern half of Section 22, Township 1 North, Range 66 West of the 6th PM, County of Weld, State of Colorado. The Property is directly surrounded by agricultural and rural residential land uses.



Purple: Fort Lupton City Limits. Red: Brighton City Limits. Cyan: Lochbuie City Limits.

Nature of Request:

The Applicants has submitted a request for annexation of four parcels with initial designation to the 'I-1' Light Industrial Zone District. A Comprehensive Plan Amendment application has been submitted concurrently with this annexation request. The proposed Comprehensive Plan Amendment looks to change the Future Land Use designation from Agricultural and Rural Residential to Light Industrial and Office.

Site Size: Subject Property: 290.55 acres, more or less;

Proposed Zone District: 'I-1' Light Industrial

Concept Land Use Plan: Conceptual land use plan affiliated with the annexation but does not create vesting. A future land use plan will require further review and go through relevant land use cases.

Existing Use: The properties are currently vacant agricultural land.

Hearing Dates: Planning Commission – April 24, 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

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

APPLICATION PROCESS

The Applicant is requesting approval of an annexation and initial zoning to the 'I-1' Light Industrial Zone District.

An annexation is processed under [Chapter 15: Annexation](#) of the Fort Lupton Municipal Code ("Code").

After required public notice of annexation and initial zoning, the Planning Commission shall review the annexation map, the concept land use plan and the zoning request at a public hearing, and shall submit a written recommendation to City Council.

The City Council shall then conduct a public hearing and consider the approval of an ordinance annexing the property to the City without election if it finds that the annexation is in compliance with the requirements of the Colorado Municipal Annexation Act of 1965, as amended, and the Fort Lupton Municipal Code. The City Council shall then either:

1. Approve, or approve with conditions, the ordinances for annexation and initial zoning. Approval may be contingent upon specific changes to the zoning or to the annexation agreement provided to the City Council prior to the public hearing.
2. Disapprove the ordinances to annex and initially zone the Property. If the City Council disapproves annexation, no similar request may be heard for a period of one year from the date of denial.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site and to all property owners along the “flagpole” extension, and the publishing notice of the hearing in the Fort Lupton Press and the Greeley Tribune for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

In addition, notice of the public hearings, as well as the resolution and petition, was sent to all special districts on March 19, 2025 by certified mail, return-receipt requested. The annexation impact report was sent on April 7, 2025 to the Weld County Commissioners and Weld County Attorney by certified mail, return-receipt requested.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

This annexation meets the requirements set forth by the Municipal Annexation Act of 1965, as amended and by [Chapter 15 of the Municipal Code](#) relating to Annexation. The Planning Department staff has determined that the applicant has submitted all required documents pursuant to the Code.

Section 15-3 of the Municipal Code outlines the Annexation Policy, which is:

- a) The City Council shall have the sole discretion in the annexation of territory proposed for annexation to the City, and the City is under no obligation to approve any annexation petition.

Staff Comment: On March 18, 2025, the City Council accepted the annexation petition and set the public hearing date for this matter for May 6, 2025.

- b) Land to be annexed shall conform to the goals, policies and strategies of the City.

Staff Comment: The Planning Department finds that the annexation meets the goals, policies and strategies of the City, specifically in relation to the Comprehensive Plan, which is further explained later in this Staff Report.

- c) The petitioner for annexation of land to the City shall be responsible for paying all required fees and for all related costs and overhead incurred by the City in reviewing and processing the annexation petition.

Staff Comment: The Applicant has paid all required land use fees, and has a fee deposit established to cover any costs related to the project.

- d) Annexation shall not divide tracts of land in such a way as to prevent annexation of adjoining land.

Staff Comment: The proposed annexation will not prevent future annexation of adjoining land.

- e) All annexations shall be accompanied by an annexation agreement between the petitioner and the City, stating conditions related to municipal services or other terms of annexation that are not specifically provided for in the Code.

Staff Comment: The Applicant and City Attorney are working in good faith to finalize an annexation agreement. A draft will be provided to the Fort Lupton City Council for consideration prior to the public hearing.

- f) Unless specifically deferred by the City Council, zoning of the property shall occur concurrently with the annexation. Proposed zoning shall conform to a concept land use plan submitted with the annexation petition. In the event that sufficient planning has not been done to define zoning boundaries at the time of annexation, the City may zone the property “A,” Agricultural, as an interim zoning classification.

Staff Comment: The Applicant is requesting zoning to the ‘I-1’ Light Industrial Zone District, and staff supports this request.

- g) Required contiguity of noncontiguous parcels proposed for annexation may be achieved by annexation of one (1) or more portions of street right-of-way or other public way, a process commonly referred to as “flagpole” annexation.

Staff Comment: The proposed annexation meets the required contiguity.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Agricultural & Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character.

The proposed zoning to the ‘I-1’ Light Industrial Zone District is submitted concurrently with a Comprehensive Plan Amendment to the Future Land Use Map from Agriculture and Rural Residential to Light Industrial and Office.

REFERRALS

Referrals were provided to the list below.

Any comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/939>

City Administrator	Building Inspector	OMI
Economic Development Manager	City Attorney	City Clerk
Recreation Director	GIS Specialist	Development Review Engineer
Police Chief	Public Works Director	Finance Director
Fort Lupton Fire Protection District	CDOT	Colorado DRMS
Colorado Parks & Wildlife	Weld County GIS	Army Corps of Engineers
United Power	Comcast	CenturyLink
Xcel Energy	Hyper Fiber	Intrepid Fiber
Postmaster	Weld County Public Works	Weld County School District RE-8
Weld County Department of Planning	Northern Colorado Water Conservation District	Fulton Ditch Company
Division of Water Resources	City of Brighton	State Geologist
Weld County Department of Public Health & Environment		

RECOMMENDATION

Staff recommends conditional approval of the 1.21 Annexation and Initial Zoning to ‘I-1’ Light Industrial. 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.
Additional documents can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/939>.*

WESTSIDE PROPERTY INVESTMENT COMPANY, INC.

4100 East Mississippi Avenue, Suite 500 Denver, CO 80246 p 303.984.9800 f 303.984.9874

March 7, 2025

City of Fort Lupton
1200 Dexter St., Unit W13
Fort Lupton, CO 80621

RE: 1.21 Project Narrative

To the City of Fort Lupton,

1.21 LLC and Westside Property Investment Company, Inc. (the “Applicants”) have prepared this narrative to summarize the “1.21 Project” and its proposed annexation and zoning and Comprehensive Plan Amendment.

The Applicants wish to annex approximately 286.89 acres into the City of Fort Lupton. The property is in Section 14, 15, 16, 21, 22, and 23 Township 1 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located between Weld County Road 31 and Weld County Road 33 and directly south of Weld County Road 8 in unincorporated Weld County (the “Property”). There are four separate parcels and Weld County right-of-way included as part of the Property.

The Property is eligible for annexation and capable of integration into the City of Fort Lupton. The annexation area is less than three miles from the City of Fort Lupton’s municipal boundaries (7,800 feet). Annexation proceedings have not been commenced by another municipality. Additionally, a community of interest exists between the area proposed to be annexed and the City of Fort Lupton.

Applicant desires to annex the Property into the City of Fort Lupton with an I-1 (Light Industrial Zoning) to market the Property to warehousing, data centers, and manufacturing users. These tax positive, employment creating uses will help the City of Fort Lupton achieve its goal of achieving a strong tax base with ample employment opportunities for its residents.

We believe the following factors support this property being annexed and zoned into the City of Fort Lupton:

- While the Comprehensive Plan has this area as Agricultural & Rural Residential, the natural extension of the City’s industrial zoning in the southeast area of the City makes this area a natural extension of this zoning, providing industrial users seeking large acreages for high investment users.
- The nearest uses in the City of Fort Lupton to the west are I-2 uses, which tend to be compatible with I-1 uses. This I-1 zoning can provide a transition between the higher-

intensity I-2 uses and residential development. In addition, there is significant oil and gas development in this area. This zoning will facilitate the Comprehensive Plan's goal of attracting major employers and support economic development that will compliment residential growth within the community.

- This project will be designed to minimize negative appearance from the public right-of-way, including using landscaping, attractive fencing, and setbacks to minimize negative impacts.
- County Road 8 provides an excellent transportation connection to both I-76, where a future interchange is planned, and Highway 85, providing regional connectivity. In addition, County Road 8 is identified as a 4-lane arterial in the Comprehensive Plan.
- There are limited residences in the area and the potential uses we are targeting have limited amounts of noise, fumes, dust, vibrations, and traffic.
- The existing farm ground is not high producing.

To the north there are three large lot residences and vacant farm ground with significant oil and gas development, including 42 wells, tank batteries, and production facilities. To the east there are several high-pressure gas lines and several electric transmission lines followed by large lot residential homes. To the south is vacant farmland and to the west is a single residence on 19 acres and farm ground. All these properties are in unincorporated Weld County with Agricultural zoning.

There is currently no water and sewer service for the Property. If annexed and zoned the Applicant would connect to the City of Fort Lupton's water and sewer system which is less than two miles to the west.

District within the area to be annexed included:

- RE8 Fort Lupton School District
- Central Weld County Water District
- Fort Lupton Fire District
- AIMS Junior College
- High Plains Library District

The annexation and zoning are not expected to impact the school district governing the area to be annexed.

The proposed use will complement the surrounding land uses currently adjacent to the Property. The proposed uses are not expected to be detrimental to public health, safety, or general welfare as similar uses are located nearby and all efforts will be made to minimize any local impacts. The proposed annexation and zoning will conform to applicable City of Fort Lupton zoning regulations and standards.

In addition, based on all the above, we believe a Comprehensive Plan Amendment for the Property to Light Industrial & Office is appropriate.

Applicant has included the following as part of this annexation and zoning application:

1. Application Form

2. Fee Deposit Agreement and Fee Payment
3. Project Narrative
4. Concept Plan
5. Ownership Information
6. Word Format Legal Description
7. Annexation Petition
8. Annexation Agreement
9. Statement on Community Need
10. Annexation Map
11. Utility Plan
12. Utility Study
13. Drainage Narrative
14. Soils Description and Limitation
15. Affidavit Concerning the Amount and Historical Use of All Water Rights Owned
16. Statement of Any Known Hazards and Other Important Environmental Conditions Present on the Property

Respectfully,

A handwritten signature in black ink, appearing to read "Matt Hengel", is written over a horizontal line.

Matt Hengel
Westside Property Investment Company, Inc.

1.21 ANNEXATION NO. 2
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 21 AND THE SW 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

PROPERTY DESCRIPTION:

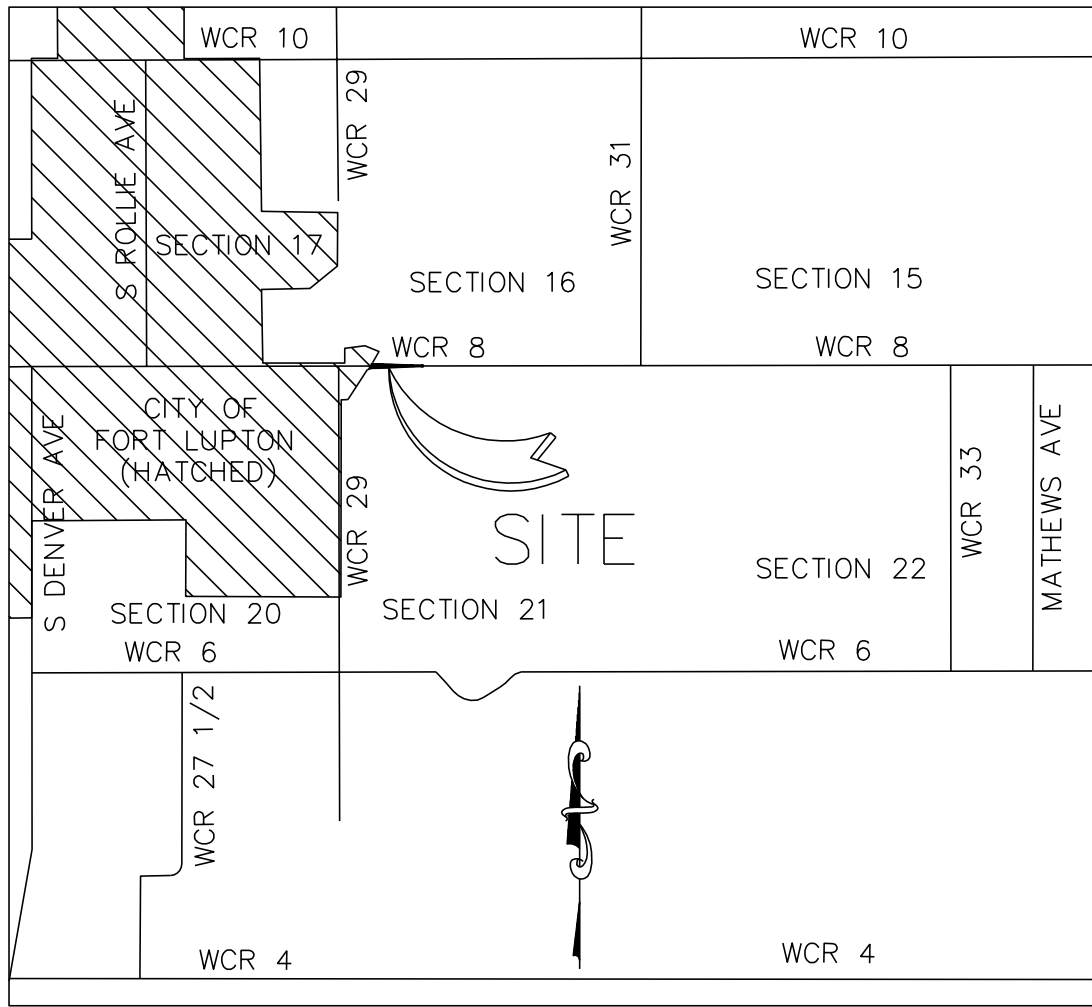
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;
THENCE S88°04'29"E, A DISTANCE OF 760.00 FEET;
THENCE S87°24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;
THENCE N80°23'50"E, A DISTANCE OF 186.31 FEET;
THENCE N79°08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.



VICINITY MAP
1"=3000'

PROJECT CONTACTS:

LAND OWNER:
RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC
15000 COUNTY ROAD 8
FORT LUPTON, CO 80621

LAND OWNER:
1.21 LLC
4100 EAST MISSISSIPPI AVE, SUITE 500
DENVER, CO 80246

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	340.79
TOTAL BOUNDARY PERIMETER (L.F.)	2043.13
1/6 OF PERIMETER (L.F.)	340.79
ANNEXATION RATIO (1 TO X)	1:6
TOTAL LAND AREA (ACRES)	0.5331

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC, OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF 1.21 ANNEXATION NO. 2.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS _____ DAY OF _____, 20____.

STATE OF _____ }
COUNTY OF _____ } s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____
(NAME) (TITLE)

OF RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC,

BY _____ WITNESS MY HAND
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT 1.21 LLC, OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF 1.21 ANNEXATION NO. 2.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS _____ DAY OF _____, 20____.

STATE OF _____ }
COUNTY OF _____ } s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., 20____.

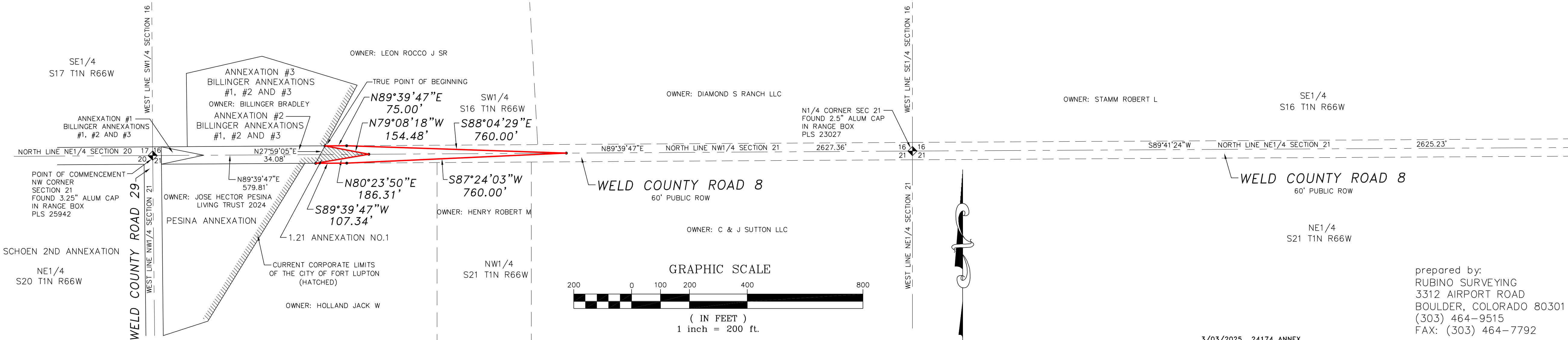
BY _____ AS _____
(NAME) (TITLE)

OF 1.21 LLC,

BY _____ WITNESS MY HAND
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



1.21 ANNEXATION NO. 3
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

PROPERTY DESCRIPTION:

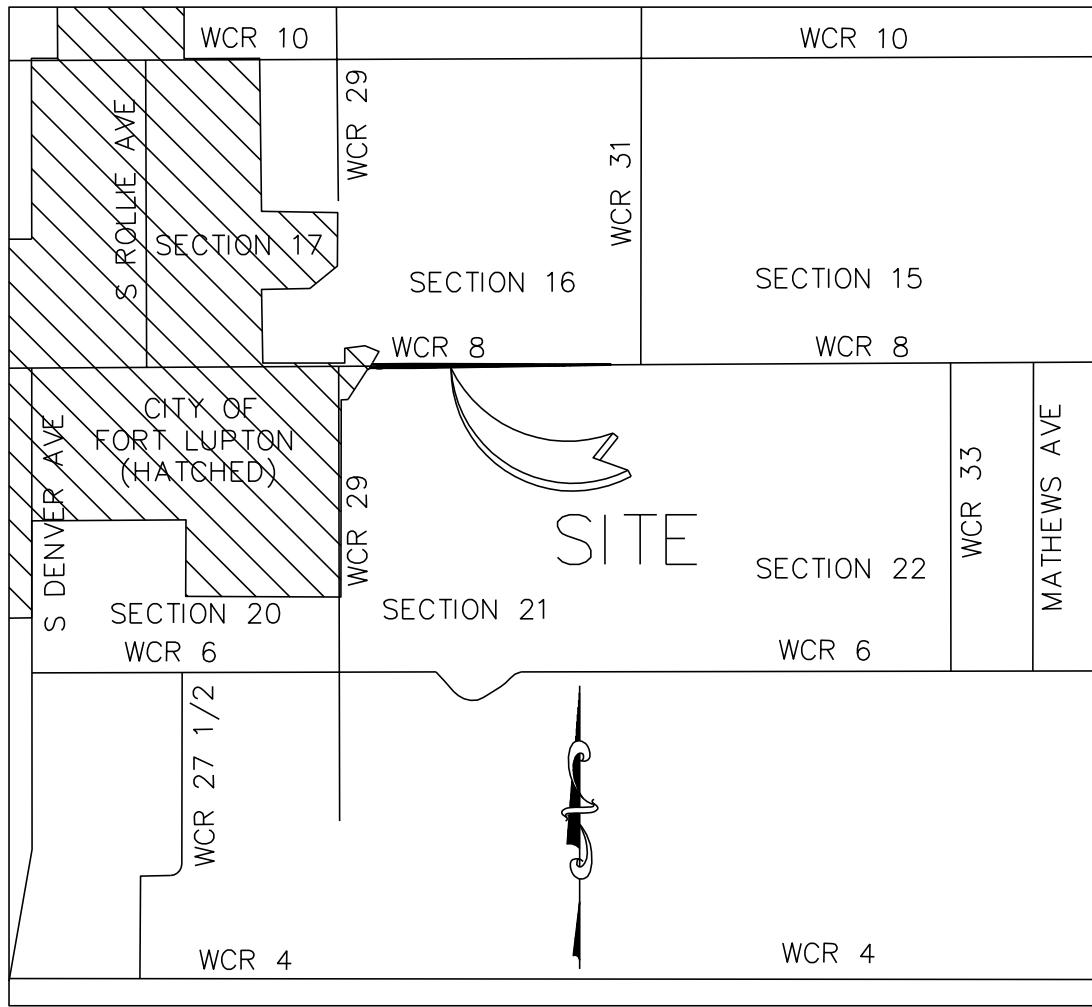
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE S89°47'03"E, A DISTANCE OF 3199.04 FEET;
THENCE S89°08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE N87°24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88°04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.



PROJECT CONTACTS:

LAND OWNER:
RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC
15000 COUNTY ROAD 8
FORT LUPTON, CO 80621

LAND OWNER:
1.21 LLC
4100 EAST MISSISSIPPI AVE, SUITE 500
DENVER, CO 80246

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

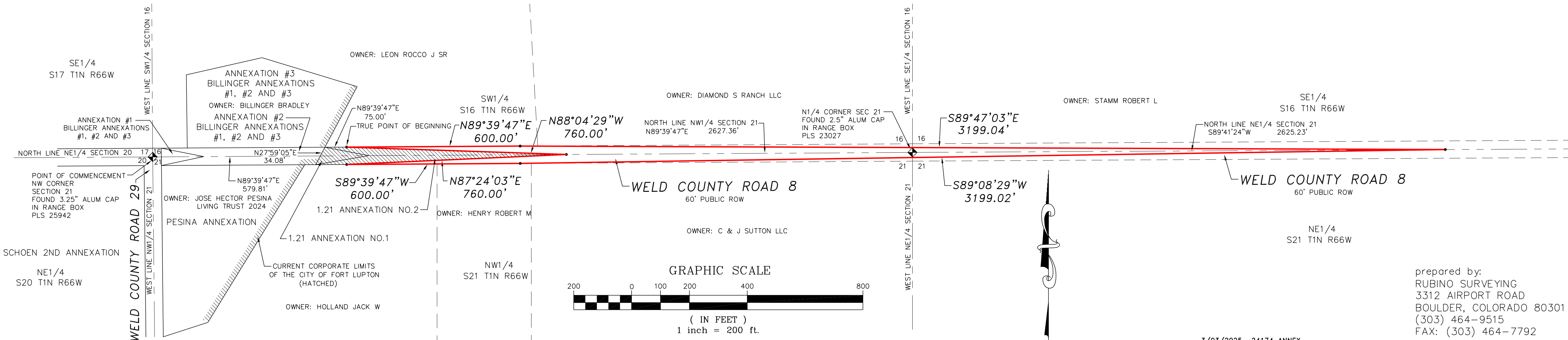
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

1.21 ANNEXATION NO. 4
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

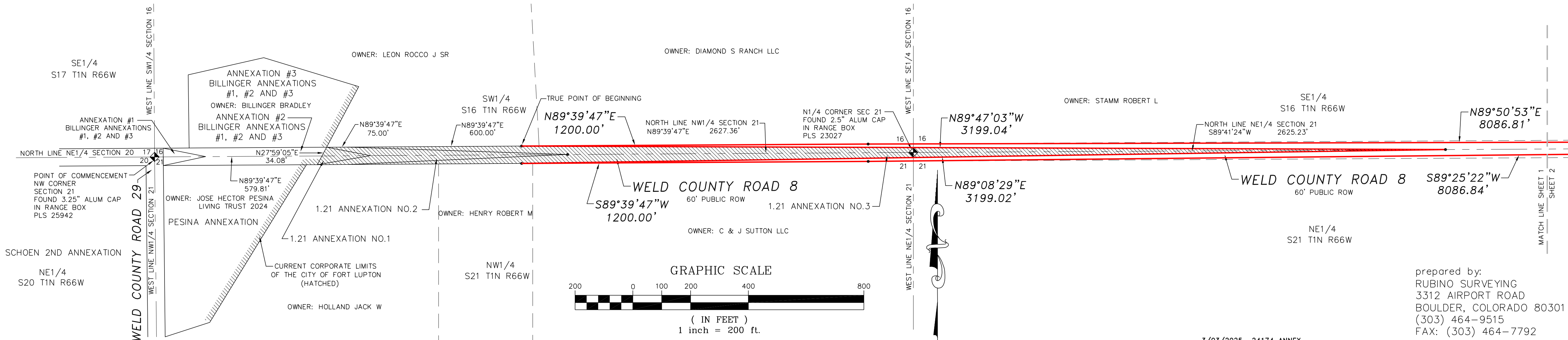
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89°25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89°47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 4

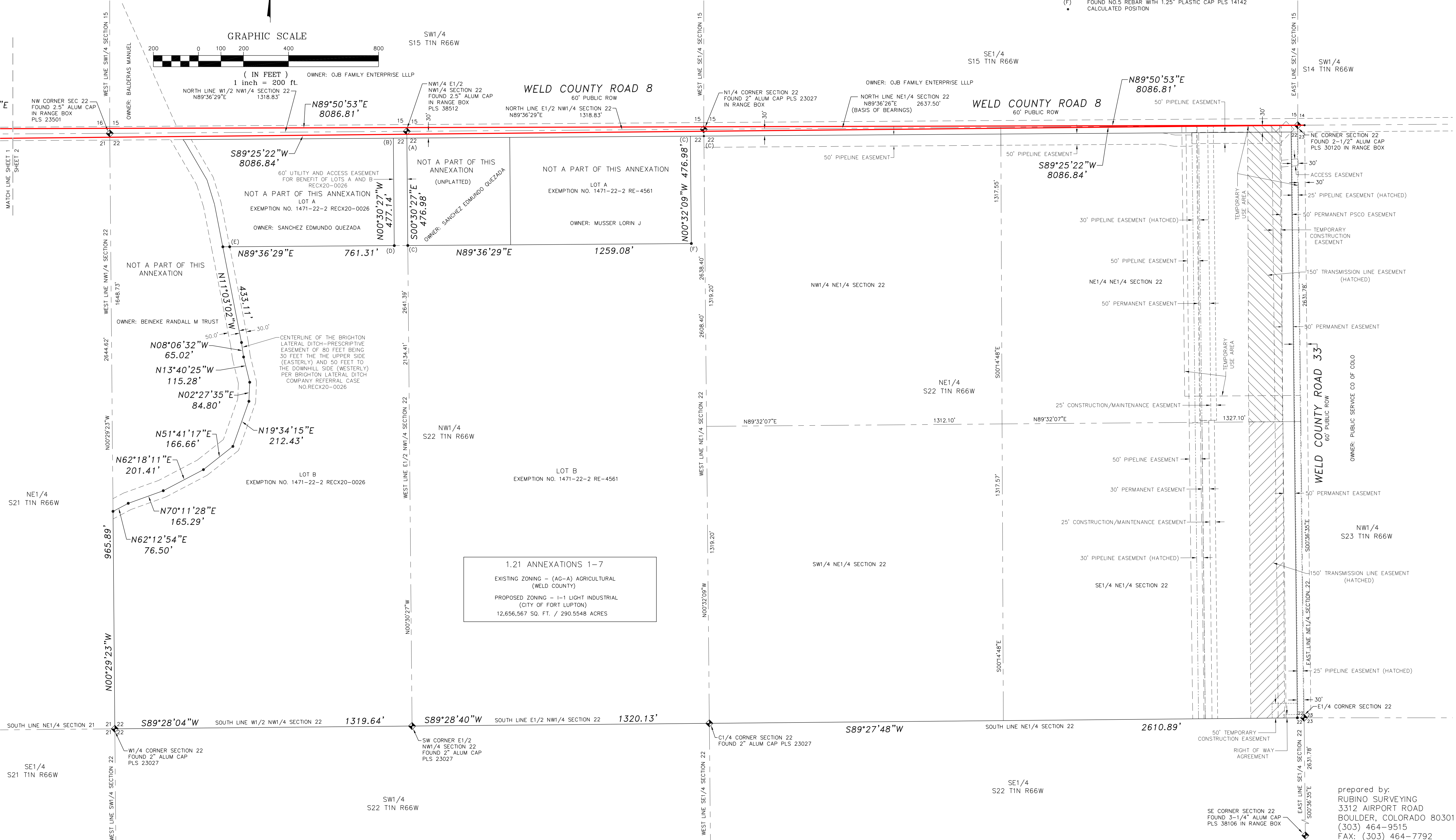
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



3/05/2024 24174 ANNEX

SHEET 2 OF 2

1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

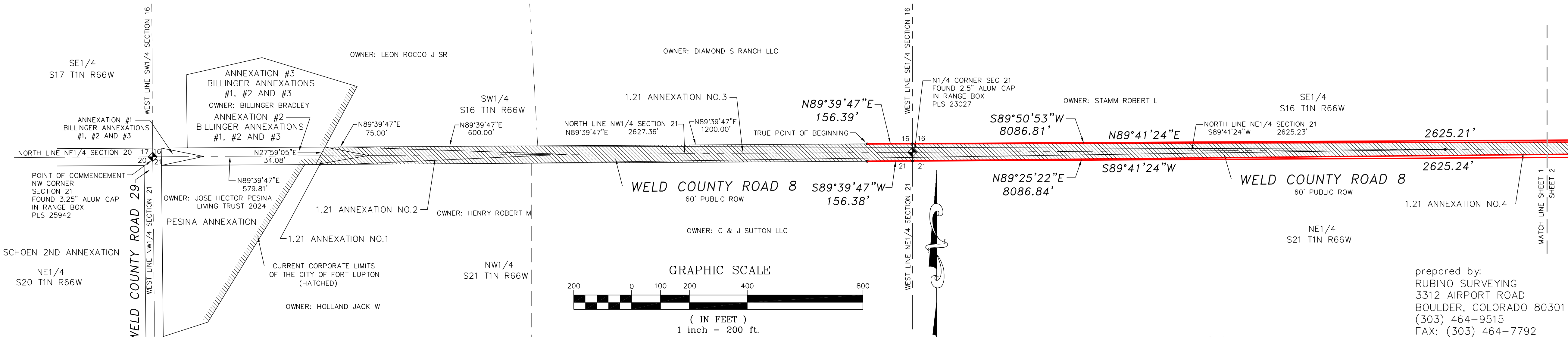
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;
THENCE N89°41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;
THENCE N89°36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;
THENCE N89°36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;
THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;
THENCE S89°36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;
THENCE S89°41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;
THENCE N89°25'22"E, A DISTANCE OF 8086.84 FEET;
THENCE S89°50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

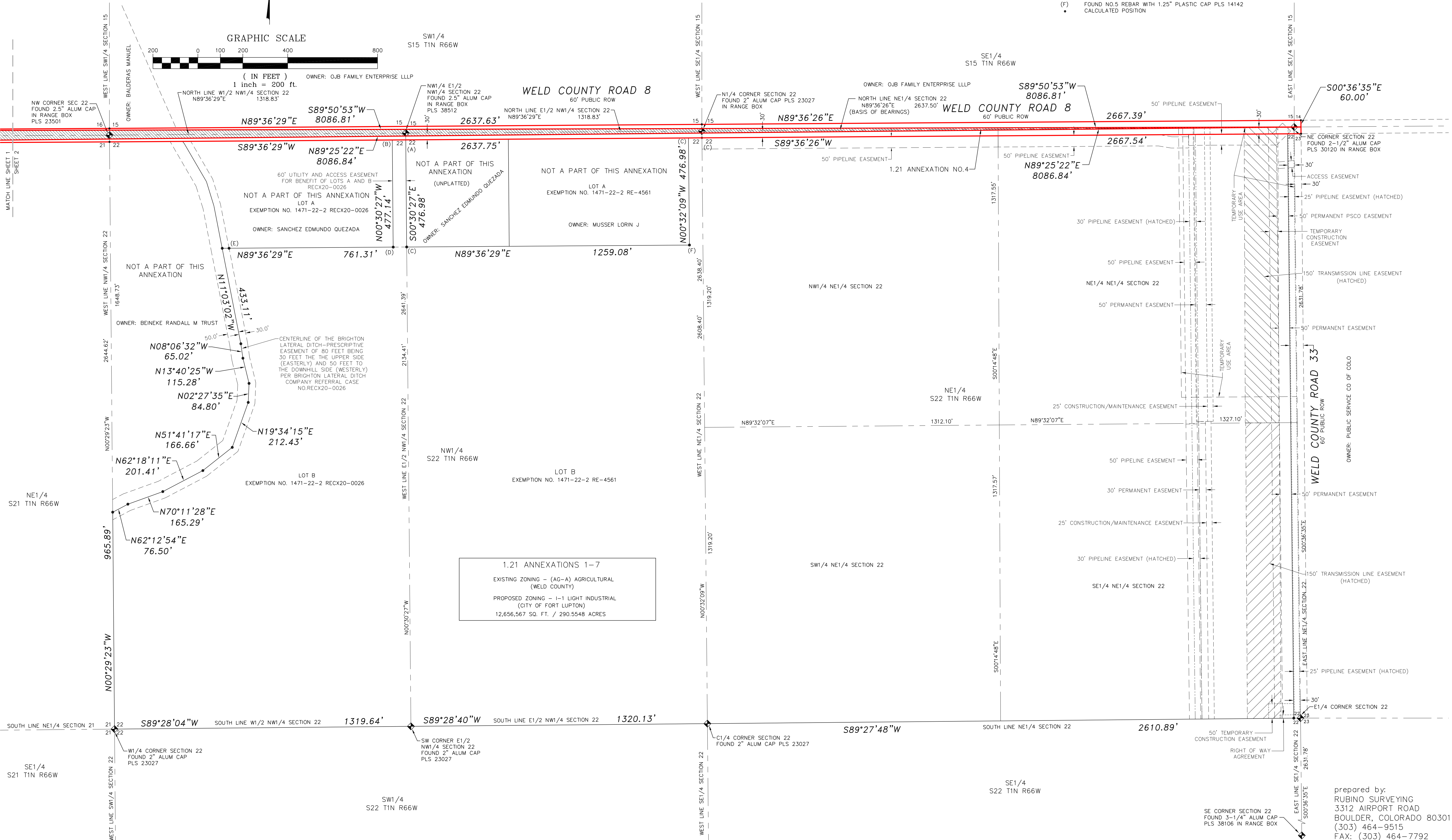


1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- (G) CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 6
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89°41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89°36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89°36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

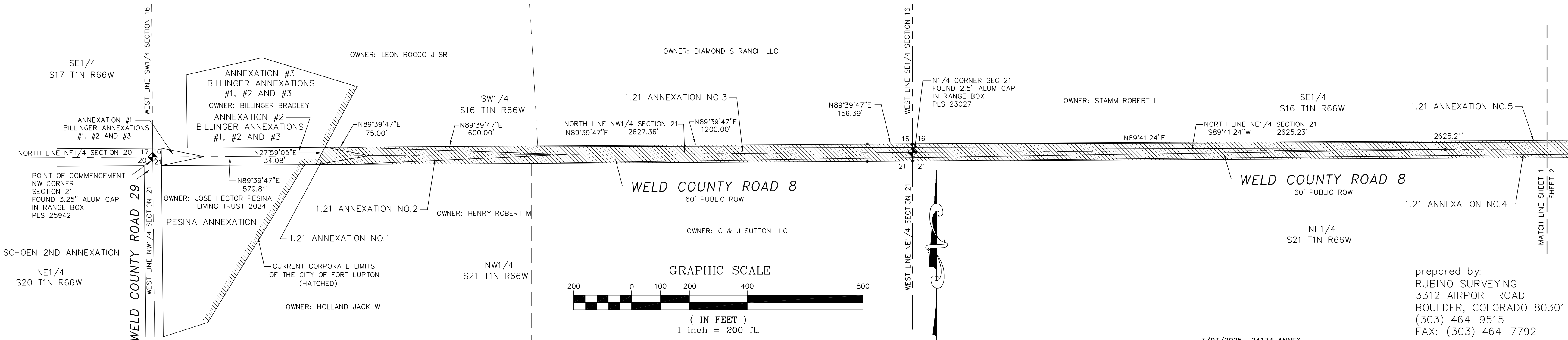
THENCE S00°36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S89°27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704; THENCE N00°32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89°36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
(B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
(C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
(D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
(E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
(F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
• CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

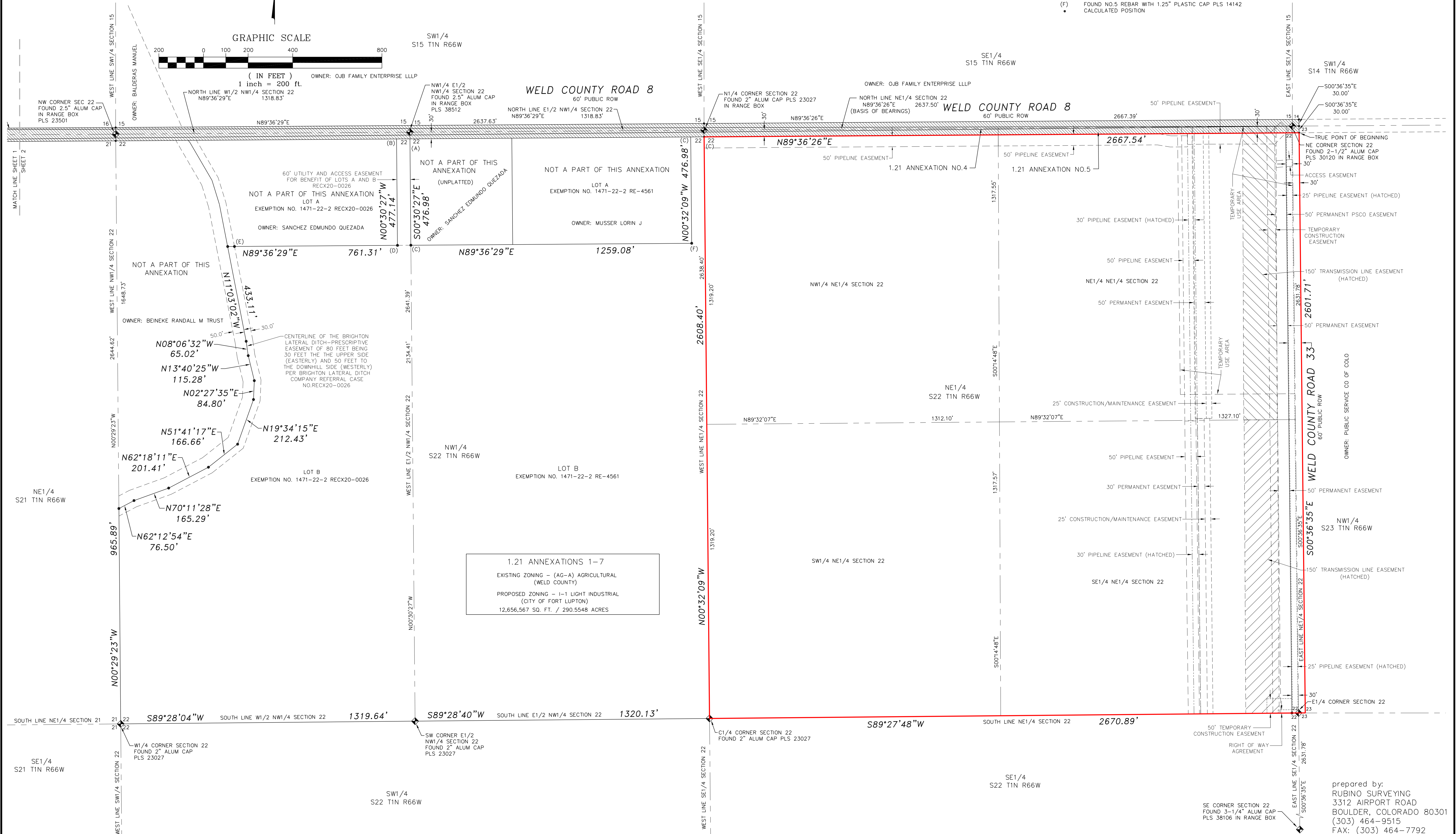
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289



1.21 ANNEXATION NO. 6
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

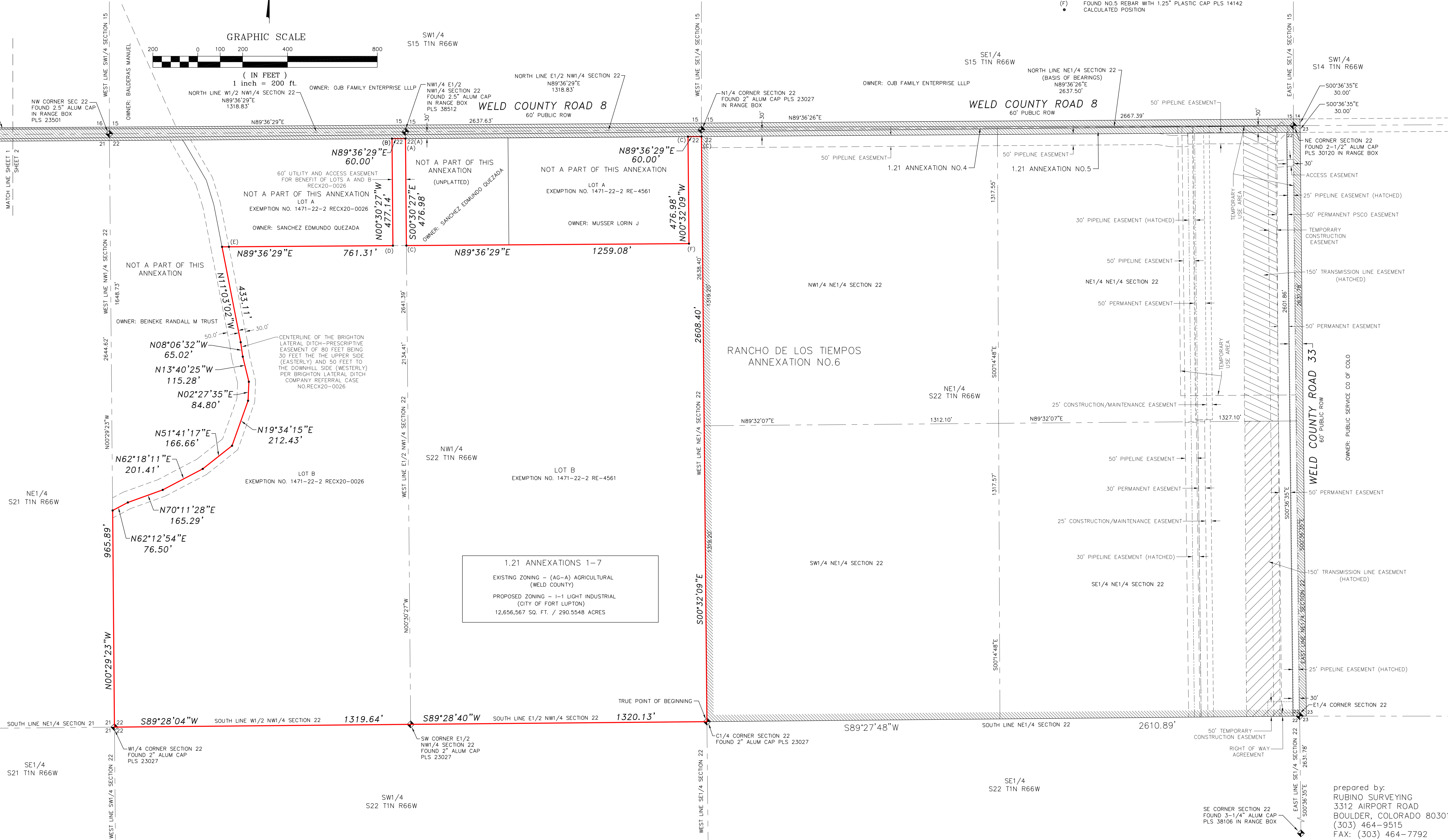
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822



1.21 ANNEXATION NO. 7
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
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 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION





CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the **19th day of March, 2025**, a true and correct copy of the foregoing flagpole notification letter for the **1.21 Annexation**, with annexation map and legal description, was sent via U.S. Mail, postage pre-paid, to the following addresses:

PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979	MASSEY DEBORAH D 3981 COUNTY ROAD 31 FORT LUPTON, CO 80621
MASSEY DOUGLAS R 3982 COUNTY ROAD 31 FORT LUPTON 806218212	BALDERAS MANUEL 2732 COUNTY ROAD 27 FORT LUPTON 806218363
OJB FAMILY ENTERPRISE LLLP 4266 REDWOOD CT BOULDER, CO 803011636	STAMM ROBERT L 11076 COUNTY ROAD 18 FORT LUPTON, CO 806218827
STAMM LARRY JAMES, STAMM JOHN J JR, BELAIR LAURA LEE, STAMM THOMAS JOHN, STAMM MARY ELLEN 14647 COUNTY ROAD 8 FORT LUPTON, CO 80621	SHEETS CYNTHIA B 12440 TUCSON ST HENDERSON, CO 806409445
BURROUGH KEN 13767 COUNTY ROAD 8 FORT LUPTON, CO 806218344	LEON ROCCO J SR 14652 COUNTY ROAD 8 FORT LUPTON, CO 80621
C & J SUTTON LLC 931 BUNKER VIEW DR APOLLO BEACH, FL 335722817	DIAMOND S RANCH LLC 11076 COUNTY ROAD 18 FORT LUPTON, CO 806218827
HENRY PENNY M 14181 COUNTY ROAD 8 FORT LUPTON CO, 80621	RAMIREZ LOSE LUIS OLMOS 14176 COUNTY ROAD 8 FORT LUPTON, CO 806218220
HENRY ROBERT M 14180 COUNTY ROAD 8 FORT LUPTON, CO 806218220	DEL-VAL RICARDO ANTONIO LOERA 15310 COUNTY ROAD 8 FORT LUPTON, CO 806218222

SERNA MARICELA LARA 14175 COUNTY ROAD 8 FORT LUPTON, CO 80621	MUSSER LORIN J 15408 COUNTY ROAD 8 FORT LUPTON, CO 806218222
SANCHEZ EDMUNDO QUEZADA 16891 E 160TH AVE BRIGHTON, CO 806012731	BEINEKE RANDALL M TRUST 15000 COUNTY ROAD 8 FORT LUPTON, CO 806218222



 City Official



Planning & Building Department

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003

Fax: 303.857.0351

www.fortluptonco.gov

March 19, 2025

Via U.S. Mail

**PUBLIC SERVICE CO OF COLO
TAX SERVICE DEPARTMENT
PO BOX 1979 DENVER, CO 802011979**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado, and online, 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.

- **Planning Commission: Thursday, April 24, 2025 at 6:00 PM**
- **City Council: Tuesday, May 6, 2025 at 6:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the 1.21 Annexation Nos. 1-7. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 720.928.4003.

Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**MASSEY DOUGLAS R
3982 COUNTY ROAD 31
FORT LUPTON 806218212**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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If you have any further questions, please do not hesitate to contact me at 720.928.4003.

Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**OJB FAMILY ENTERPRISE LLLP
4266 REDWOOD CT
BOULDER, CO 803011636**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 720.928.4003.

Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**STAMM LARRY JAMES, STAMM JOHN J JR, BELAIR LAURA LEE, STAMM THOMAS JOHN, STAMM
MARY ELLEN
14647 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**SHEETS CYNTHIA B
12440 TUCSON ST
HENDERSON, CO 806409445**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**BURROUGH KEN
13767 COUNTY ROAD 8
FORT LUPTON, CO 806218344**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**HENRY PENNY M
14181 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**RAMIREZ LOSE LUIS OLMOS
14176 COUNTY ROAD 8
FORT LUPTON, CO 806218220**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**DEL-VAL RICARDO ANTONIO LOERA
15310 COUNTY ROAD 8
FORT LUPTON, CO 806218222**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**MUSSER LORIN J
15408 COUNTY ROAD 8
FORT LUPTON, CO 806218222**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**SANCHEZ EDMUNDO QUEZADA
16891 E 160TH AVE
BRIGHTON, CO 806012731**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**MASSEY DEBORAH D
3981 COUNTY ROAD 31
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**BALDERAS MANUEL
2732 COUNTY ROAD 27
FORT LUPTON 806218363**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**STAMM ROBERT L
11076 COUNTY ROAD 18
FORT LUPTON, CO 806218827**

Re: 1.21 Annexation Nos. 1-7

Dear Landowner:

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Sincerely,

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Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**LEON ROCCO J SR
14652 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**DIAMOND S RANCH LLC
11076 COUNTY ROAD 18
FORT LUPTON, CO 806218827**

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**C & J SUTTON LLC
931 BUNKER VIEW DR
APOLLO BEACH, FL 335722817**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**HENRY ROBERT M
14180 COUNTY ROAD 8
FORT LUPTON, CO 806218220**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**SERNA MARICELA LARA
14175 COUNTY ROAD 8
FORT LUPTON, CO 80621**

Re: 1.21 Annexation Nos. 1-7

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Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Via U.S. Mail

**BEINEKE RANDALL M TRUST
15000 COUNTY ROAD 8
FORT LUPTON, CO 806218222**

Re: 1.21 Annexation Nos. 1-7

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The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the 1.21 Annexation Nos. 1-7, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado, and online, 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.

- **Planning Commission: Thursday, April 24, 2025 at 6:00 PM**
- **City Council: Tuesday, May 6, 2025 at 6:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the 1.21 Annexation Nos. 1-7. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 720.928.4003.

Sincerely,

Zachary Mettler
Zachary Mettler
Planner 1
City of Fort Lupton

Page 177 of 220

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 21 AND THE SW 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

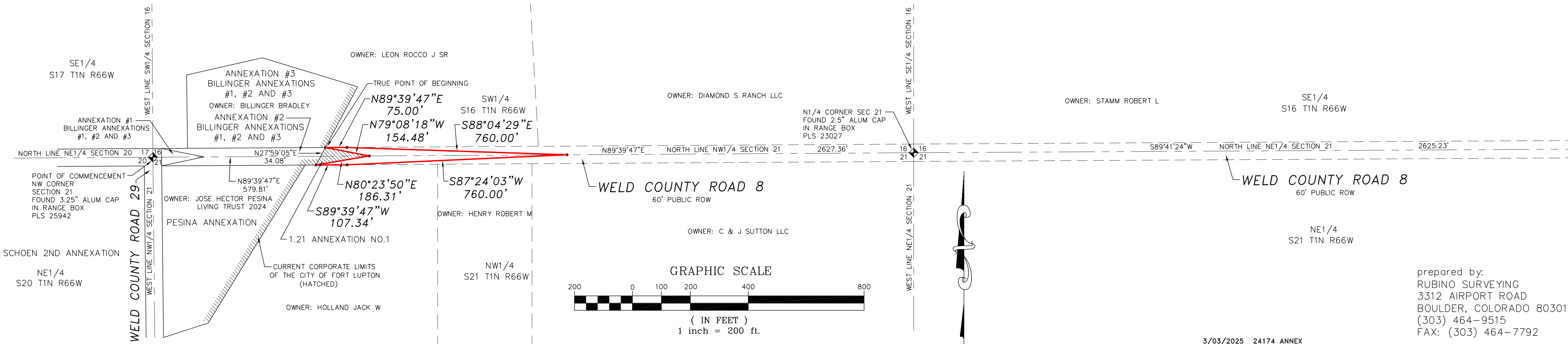
The map shows a grid of sections with the following details:

- Section 16:** Contains the 'CITY OF FORT LUPTON (HATCHED)' area, a creek, and a bridge. It is bounded by S. Polite Ave to the north and S. Denver Ave to the west.
- Section 15:** Located to the northeast of Section 16.
- Section 17:** Located to the northwest of Section 16, containing S. Polite Ave.
- Section 20:** Located to the southwest of Section 16, containing S. Denver Ave.
- Section 21:** Located to the south of Section 16, containing the 'SITE' label.
- Section 22:** Located to the southeast of Section 16.
- Section 27 1/2:** Located to the southwest of Section 20.
- Section 29:** Located to the north of Section 16.
- Section 31:** Located to the northeast of Section 29.
- Streets:** S. Polite Ave, S. Denver Ave, and Mathews Ave.
- Landmarks:** City of Fort Lupton (hatched), a creek, and a bridge.
- WCR Numbers:** WCR 10, WCR 29, WCR 31, WCR 8, WCR 6, WCR 33, WCR 4, WCR 27 1/2.

SHEET 1 OF 1

ANNEXATION BOUNDARY LINE
 ROW LINE
 PARCEL LINE
 LOT LINE
 EASEMENT LINE
 SECTION LINE
 EXISTING CORPORATE LIMITS
 (A) FOUND NO.5 REBAR NO CAP
 (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38453
 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER
 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 (F) FOUND NO.4 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 * CALCULATED POSITION

MY COMMISSION EXPIRES: _____



1.21 ANNEXATION NO. 3
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

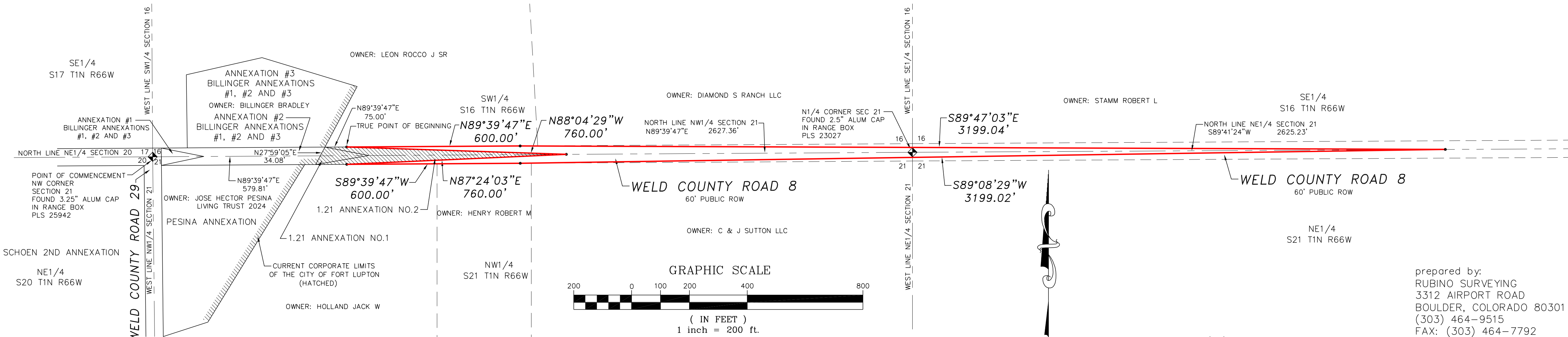
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE S89°47'03"E, A DISTANCE OF 3199.04 FEET;
THENCE S89°08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE N87°24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88°04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	1,520.00
TOTAL BOUNDARY PERIMETER (L.F.)	9,118.00
1/6 OF PERIMETER (L.F.)	1,519.67
ANNEXATION RATIO (1 TO X)	1:6
TOTAL LAND AREA (ACRES)	2.5065

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

1.21 ANNEXATION NO. 4
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

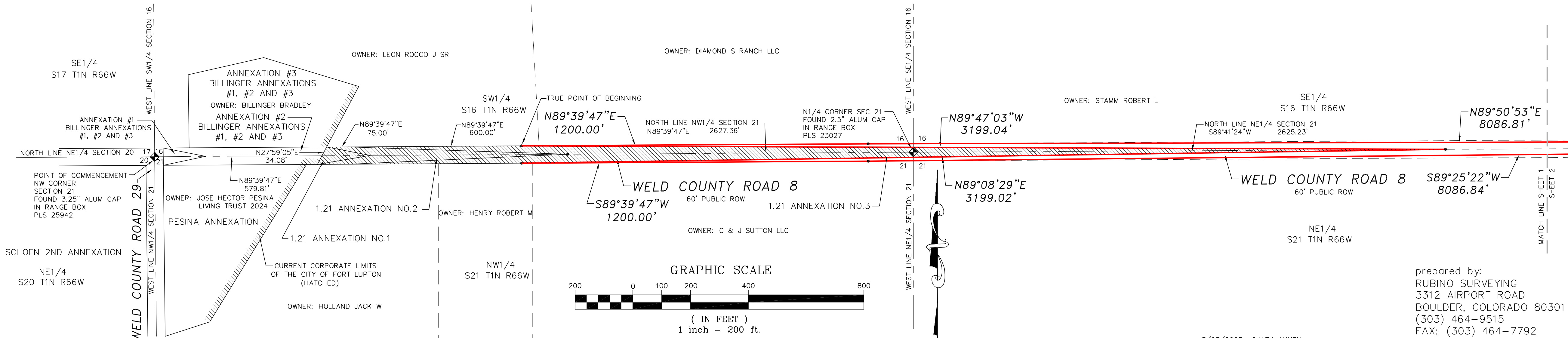
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89°25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89°47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 4

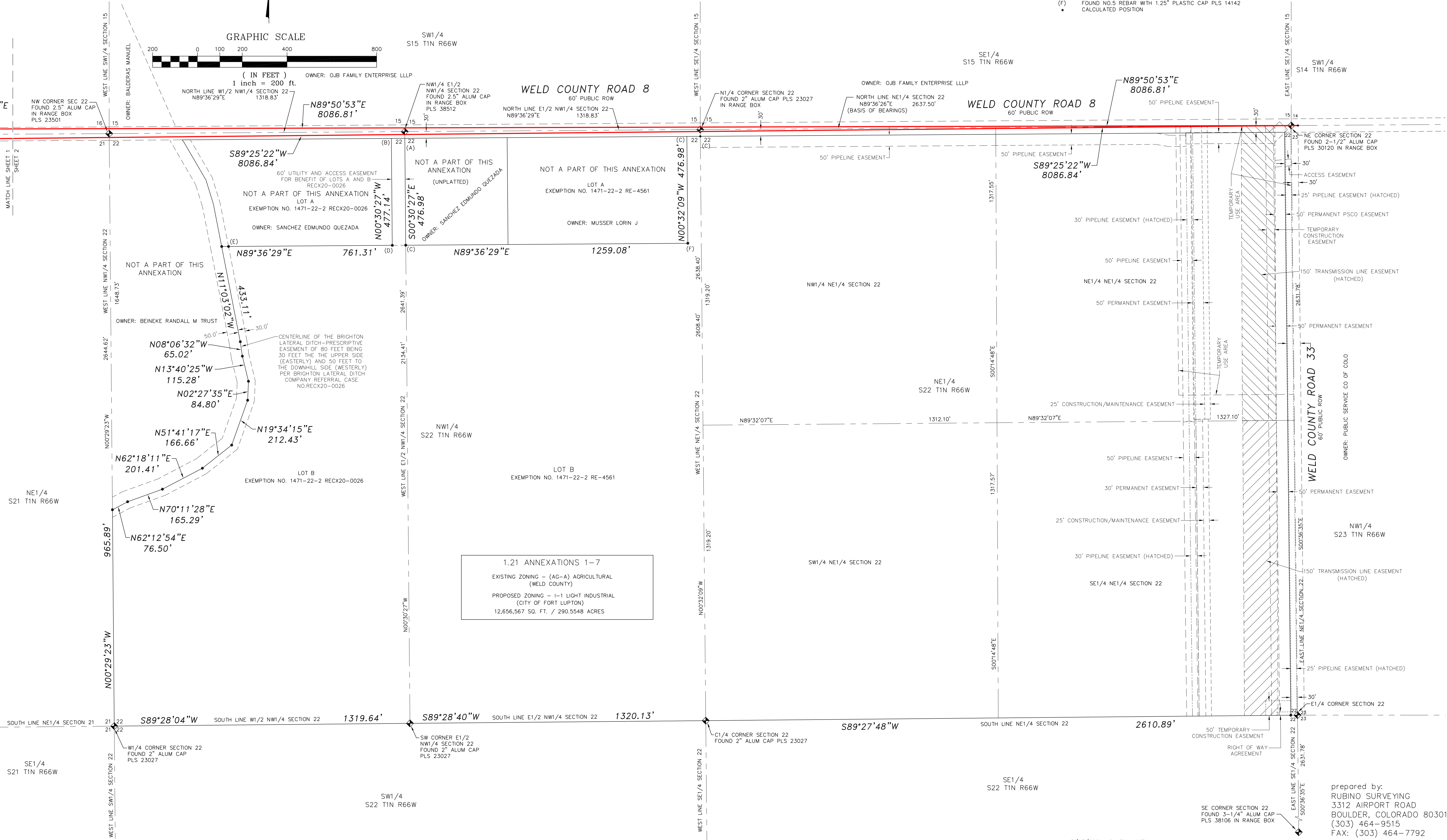
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



3/05/2024 24174 ANNEX

SHEET 2 OF 2

1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

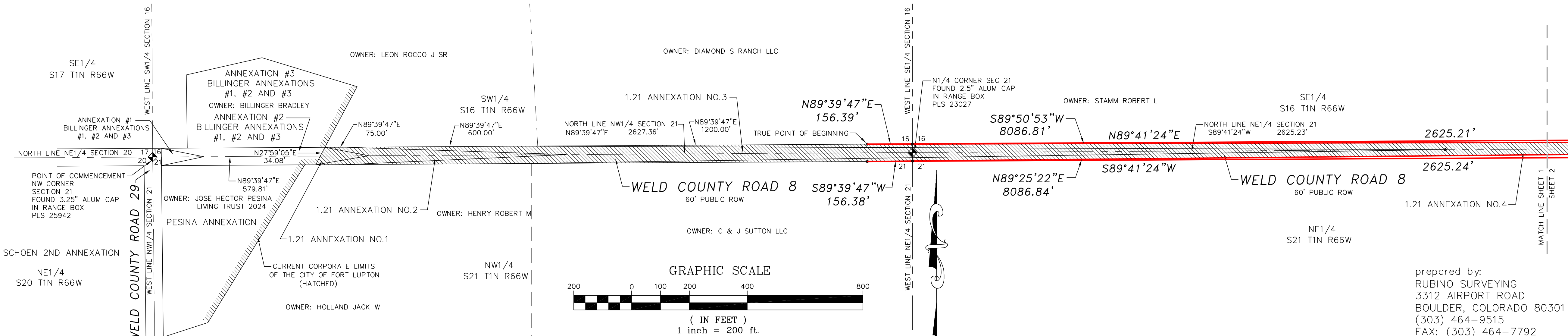
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;
THENCE N89°41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;
THENCE N89°36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;
THENCE N89°36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;
THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;
THENCE S89°36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;
THENCE S89°41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;
THENCE N89°25'22"E, A DISTANCE OF 8086.84 FEET;
THENCE S89°50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
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- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
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SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

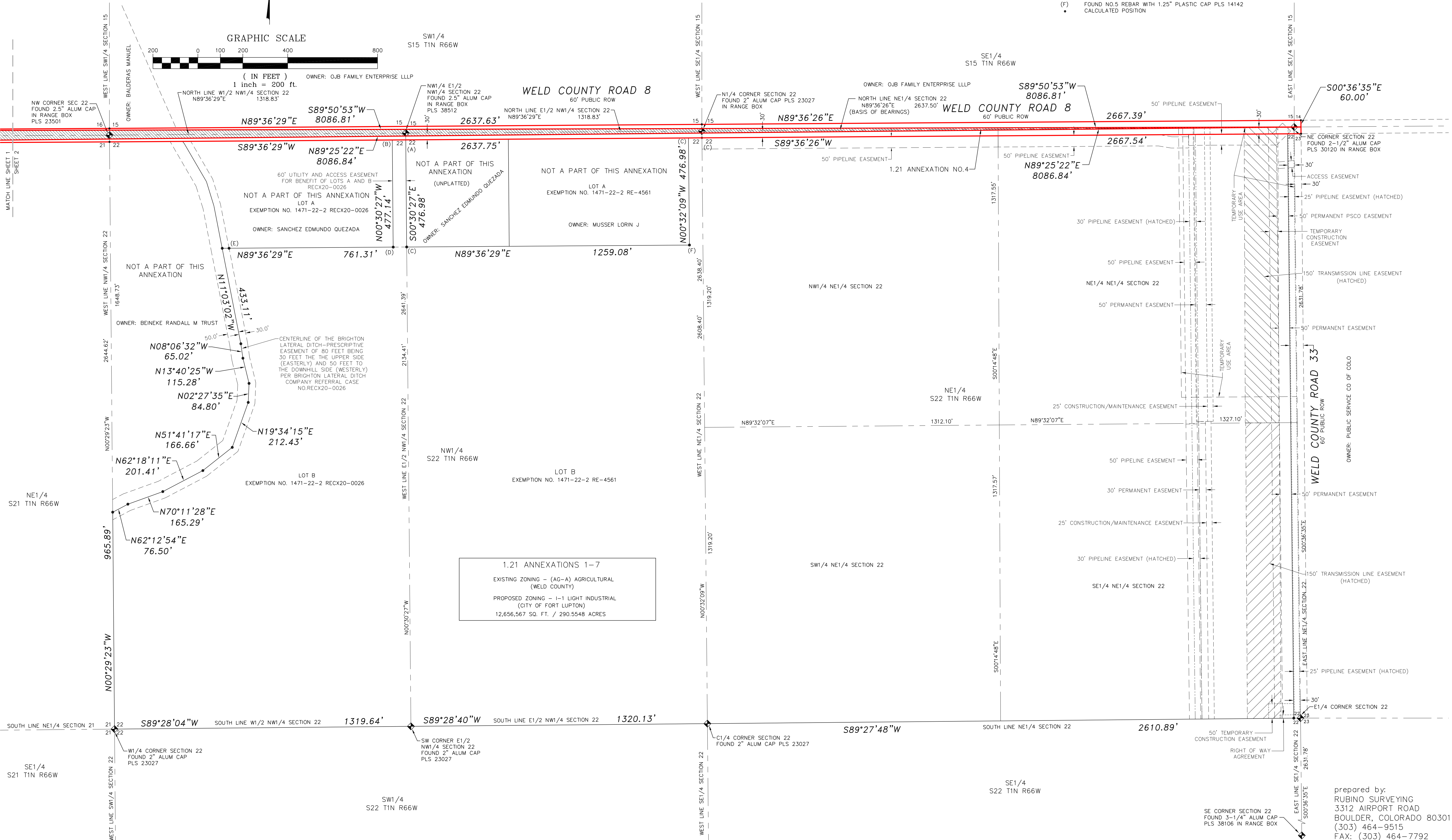


1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



3/03/2025 24174 ANNEX

SHEET 2 OF 2

1.21 ANNEXATION NO. 6
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89°41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89°36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89°36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

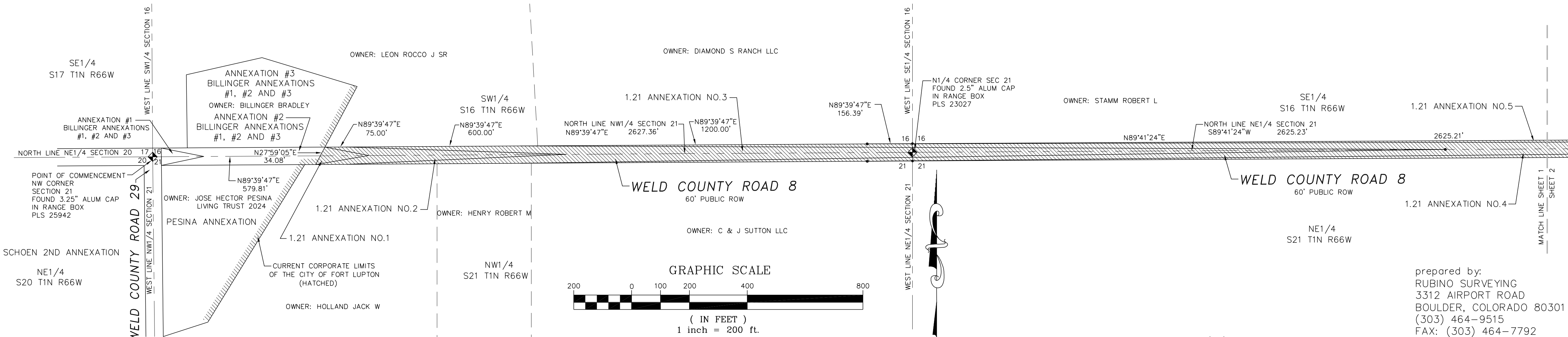
THENCE S00°36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S89°27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704; THENCE N00°32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89°36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

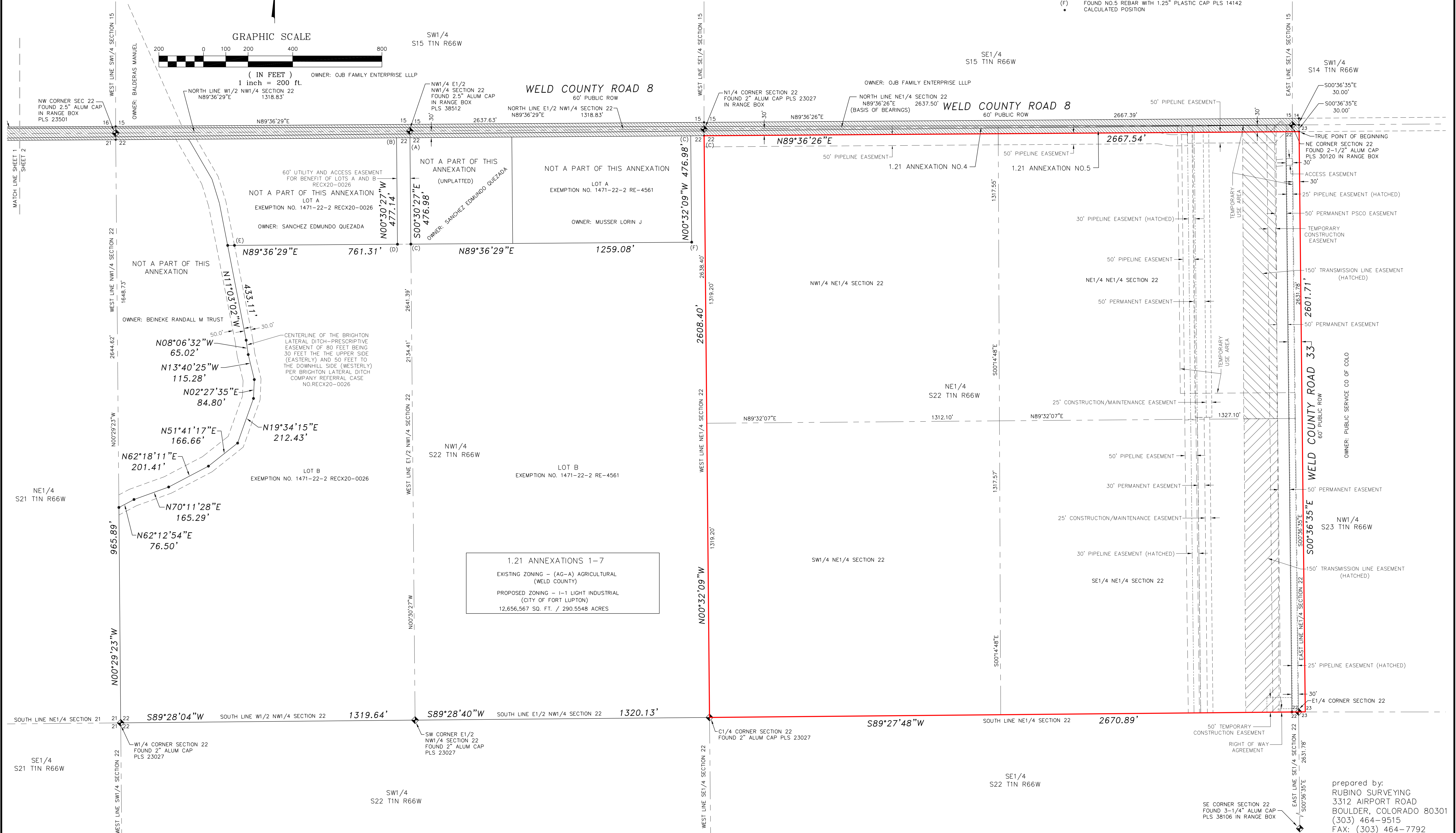
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289



1.21 ANNEXATION NO. 6
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



1.21 ANNEXATION NO. 7

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

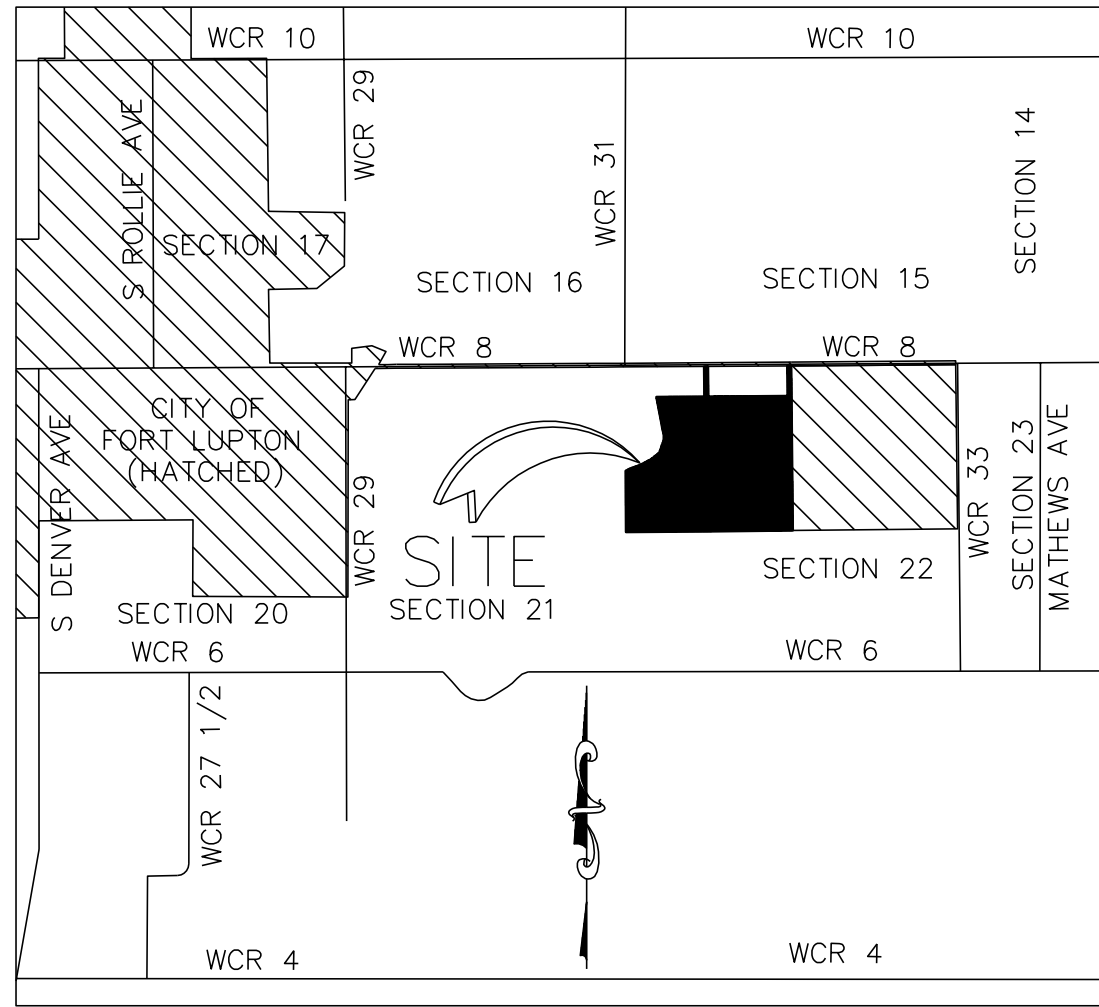
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89°41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89°36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89°36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00°36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S89°27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89°28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026 RECORDED UNDER 4612745; THENCE S89°28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B; THENCE N00°29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES
1. THENCE N62°12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70°11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62°18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51°41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19°34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02°27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13°40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08°06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11°03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026;
THENCE N89°36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE N00°30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;
THENCE N89°36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 RECX20-0026;
THENCE S00°30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;
THENCE N89°36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;
THENCE N00°32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;
THENCE N89°36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;
THENCE S00°32'09"E ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

SHEET 1 OF 2



PROJECT CONTACTS:

LAND OWNER:
RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC
15000 COUNTY ROAD 8
FORT LUPTON, CO 80621

LAND OWNER:
1.21 LLC
4100 EAST MISSISSIPPI AVE, SUITE 500
DENVER, CO 80246

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAY BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

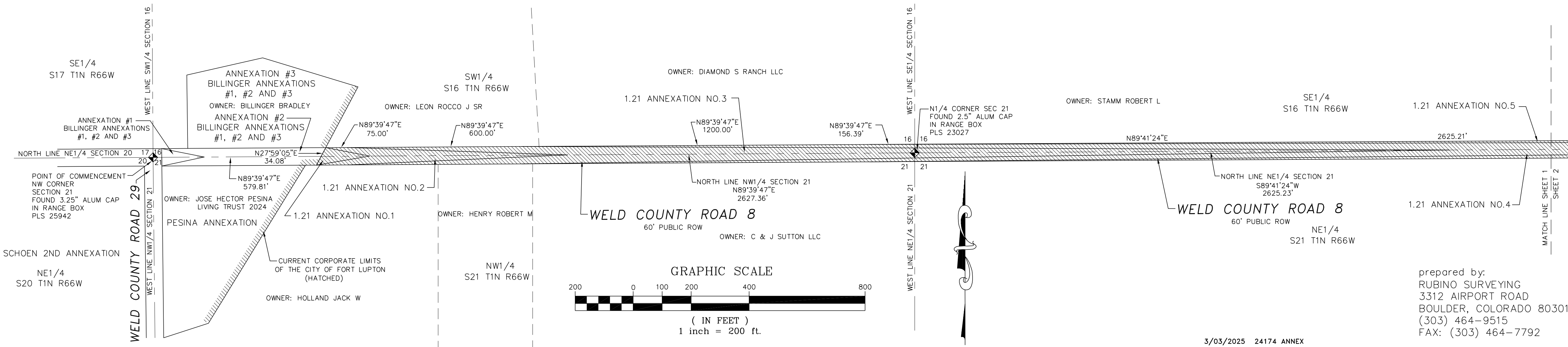
SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION

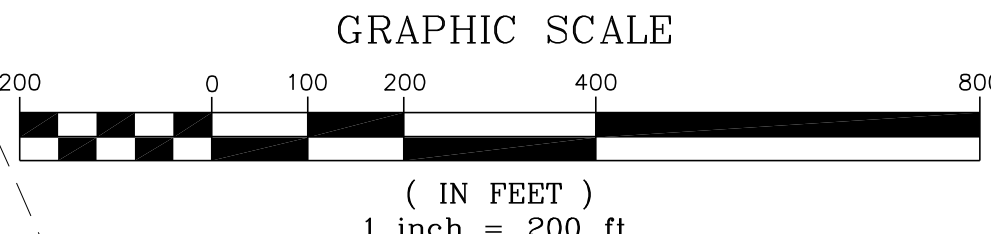


prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

SHEET 1 OF 2

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822

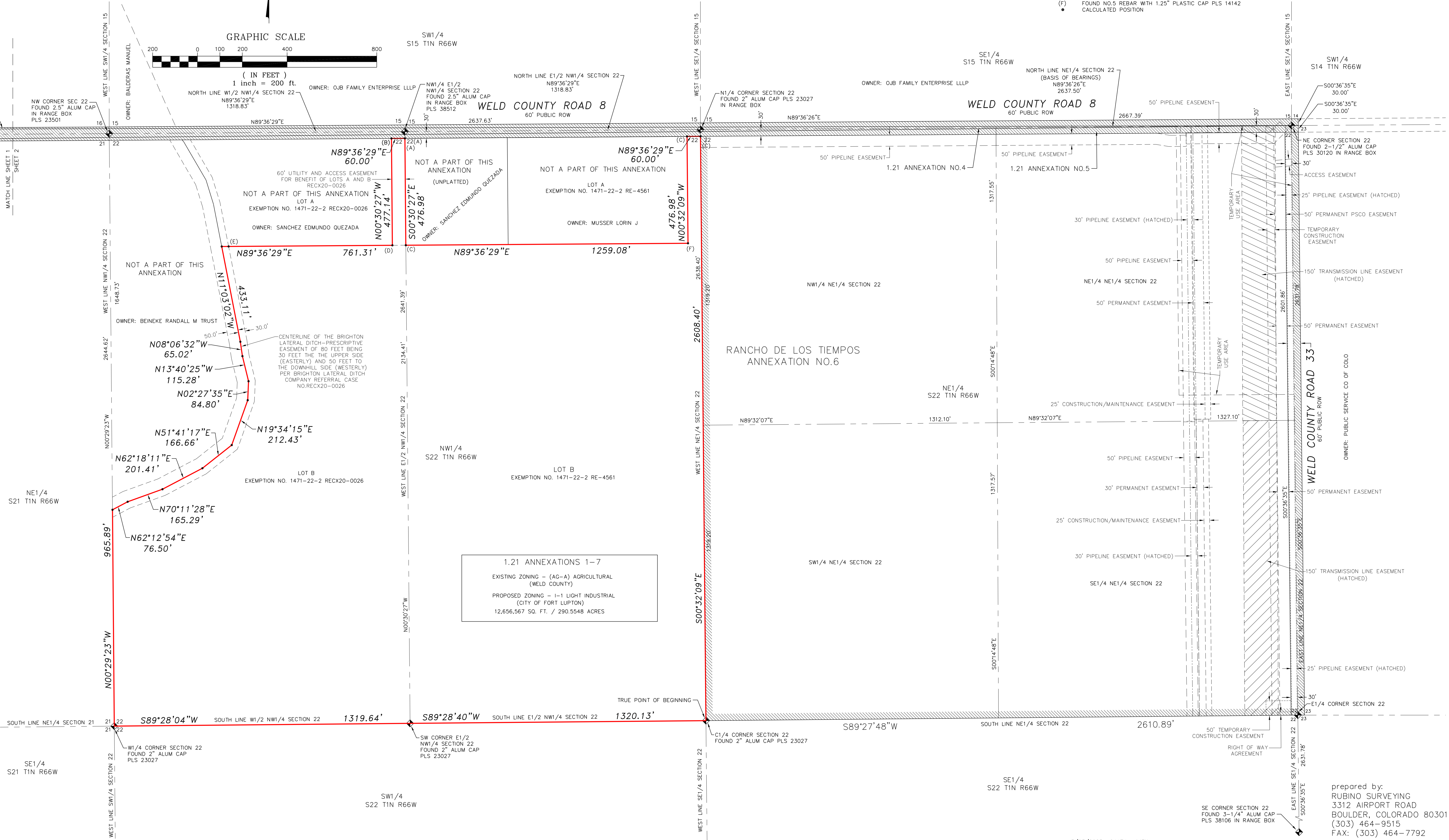


1.21 ANNEXATION NO. 7

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 19th day of March, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **1.21 Annexation** was sent via United States Mail, postage pre-paid, to the following addresses:

PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979	MARTINEZ DANIEL 16075 COUNTY ROAD 8 FORT LUPTON, CO 806217719	OJB FAMILY ENTERPRISE LLP 4266 REDWOOD CT BOULDER, CO 803011636
MASSEY HOWARD A HEIRS OF 3982 COUNTY ROAD 31 FORT LUPTON, CO 806218212	GRASSHOPPER HILL LLC 5124 DVORAK CIR FREDERICK, CO 805043400	HERRERA FREDERICO 2929 MATHEWS AVE FORT LUPTON, CO 806217727
MARY L DAIGLE ADMINISTRATIVE TRUST 1457 Q 150 TH PL BROOMFIELD, CO 800238715	DE GRAFF GERALD L 2809 MATHEWS AVE FORT LUPTON, CO 806217726	MILLER JAMES B 2749 MATHEWS AVE FORT LUPTON, CO 806217725
HENDERSON CARL 2689 MATHEWS AVE FORT LUPTON, CO 806217711	HOFF DANNY L 2629 MATHEWS AVE FORT LUPTON, CO 806217711	MUSSER LORIN J 15408 COUNTY ROAD 8 FORT LUPTON, CO 806218222
SANCHEZ EDMUNDO QUEZADA 16891 E 160 TH AVE BRIGHTON, CO 806012731	DEL-VAL RICARDO ANTONIO LOERA 15310 COUNTY ROAD 8 FORT LUPTON, CO 806218222	C&J SUTTON LLC 931 BUNKER VIEW DR APOLLO BEACH, FL 335722817
KOMLEV LEV 14995 COUNTY ROAD 6 FORT LUPTON, CO 806218215	BEINEKE RANDALL M TRUST 15000 COUNTY ROAD 8 FORT LUPTON, CO 806218222	



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 an **Annexation with Initial Zoning**, and a **Comprehensive Plan Amendment**, referred to as the **1.21 Annexation Nos. 1-7** located **south and immediately adjacent along County Road 8, between County Road 31 and 33** 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 24th, 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: 1.21 Annexation Nos. 1-7

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

Annexation No. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET;

THENCE S80° 23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;

THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;

THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;

THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET:

THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 3

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTION 21 AND THE SOUTH 1 /2 OF SECTION 16, TOWNSHIP 1 NORTH. RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET;
THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;
THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 4

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 5

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER

RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET:

THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;

THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;

THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;

THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;

THENCE S89° 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;

THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;

THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;

THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET;

THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE

N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE

N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE

N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE

S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Annexation No. 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE

N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE

N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE

S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1 /4 CORNER OF SAID SECTION 22; THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE

EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1 /4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE S00° 32'09"E ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION
CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO
THE ROW TITLED: 1.21 Annexation Nos. 1–7

1.21 ANNEXATION NO. 1
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 21 AND THE SW 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

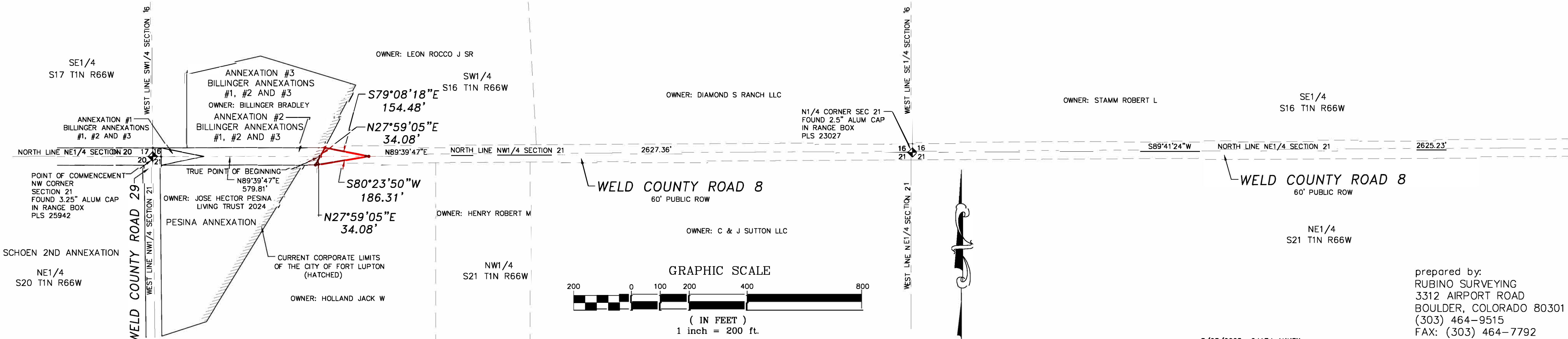
THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;
THENCE S79°08'18"E, A DISTANCE OF 154.48 FEET;
THENCE S80°23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;
THENCE N27°59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	68.16
TOTAL BOUNDARY PERIMETER (L.F.)	408.95
1/6 OF PERIMETER (L.F.)	68.16
ANNEXATION RATIO (1 TO X)	1:6
TOTAL LAND AREA (ACRES)	0.1155

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

1.21 ANNEXATION NO. 4
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

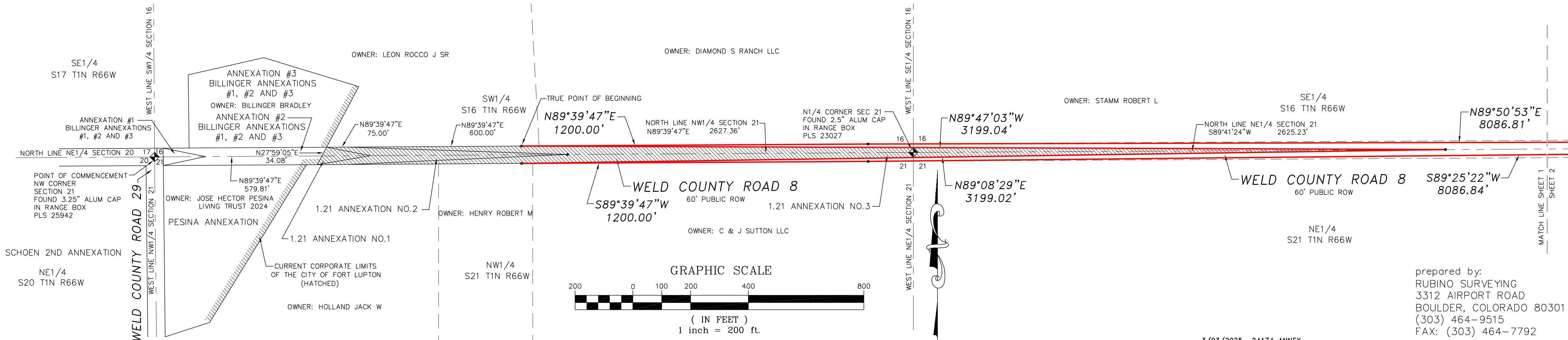
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89°25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89°47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

SHEET 1 OF 2

1.21 ANNEXATION NO. 4

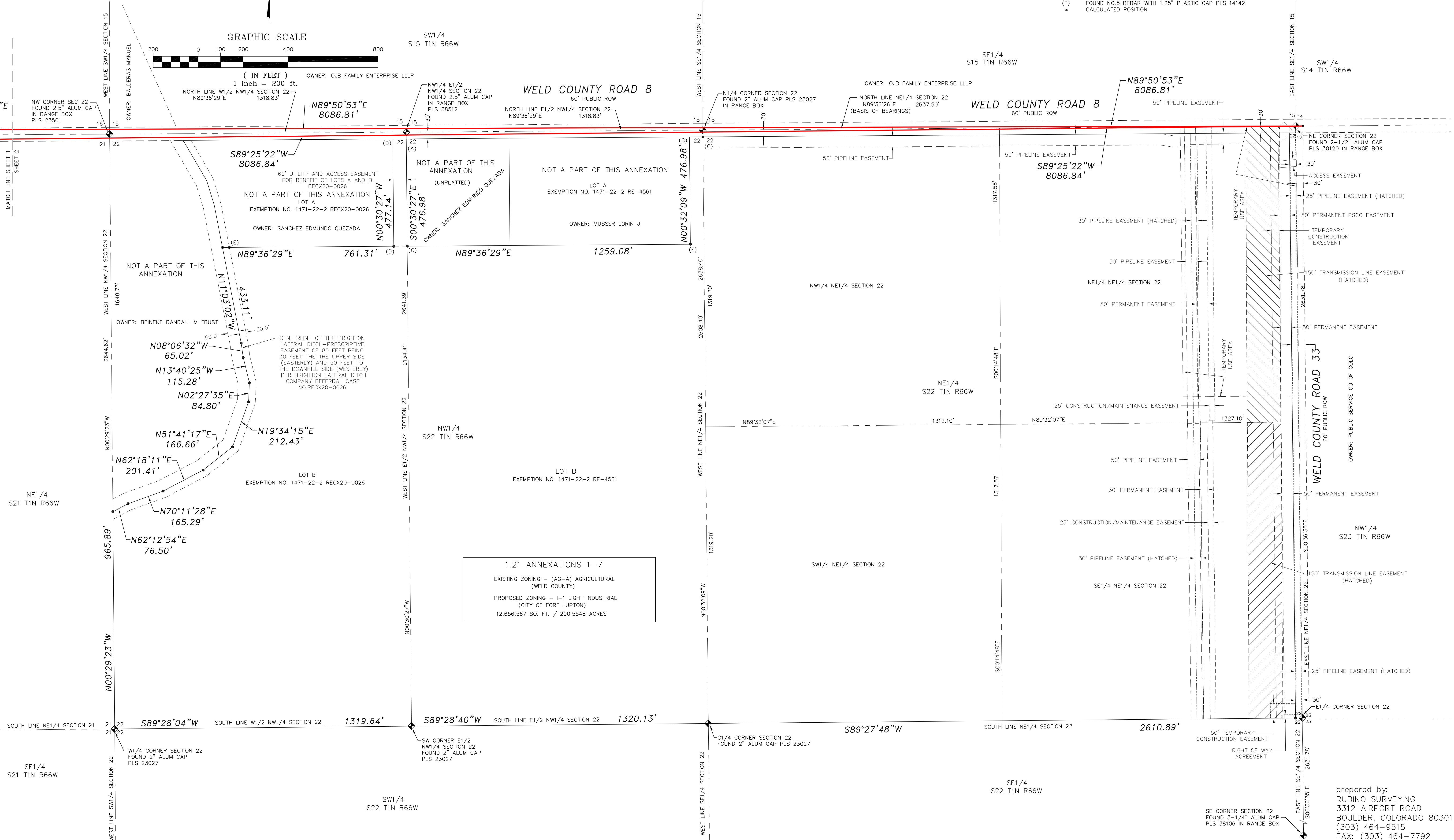
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	6,398.06
TOTAL BOUNDARY PERIMETER (L.F.)	24,971.71
1/6 OF PERIMETER (L.F.)	4,161.95
ANNEXATION RATIO (1 TO X)	1:3.9030
TOTAL LAND AREA (ACRES)	5.0192

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



3/05/2024 24174 ANNEX

SHEET 2 OF 2

1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

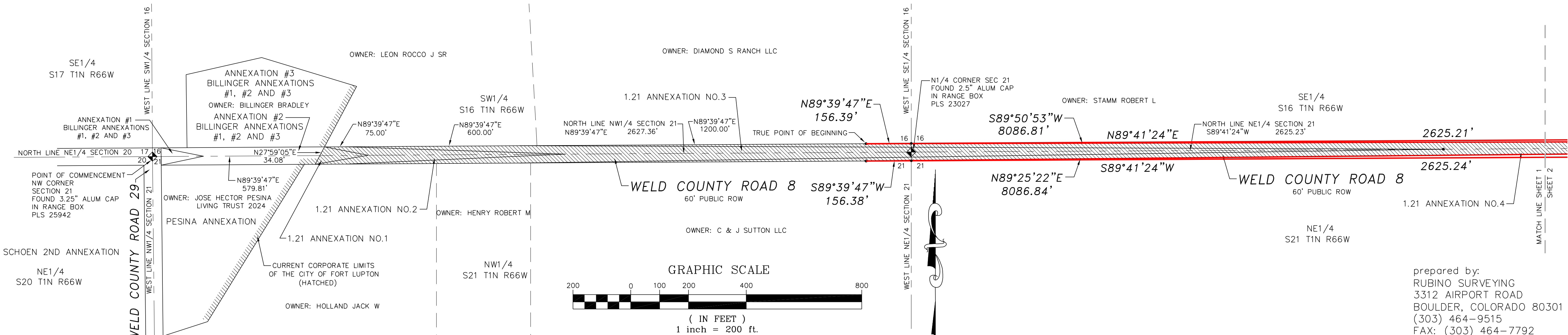
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;
THENCE N89°41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;
THENCE N89°36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;
THENCE N89°36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;
THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;
THENCE S89°36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;
THENCE S89°41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;
THENCE N89°25'22"E, A DISTANCE OF 8086.84 FEET;
THENCE S89°50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	16,173.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2.0037
TOTAL LAND AREA (ACRES)	5.5694

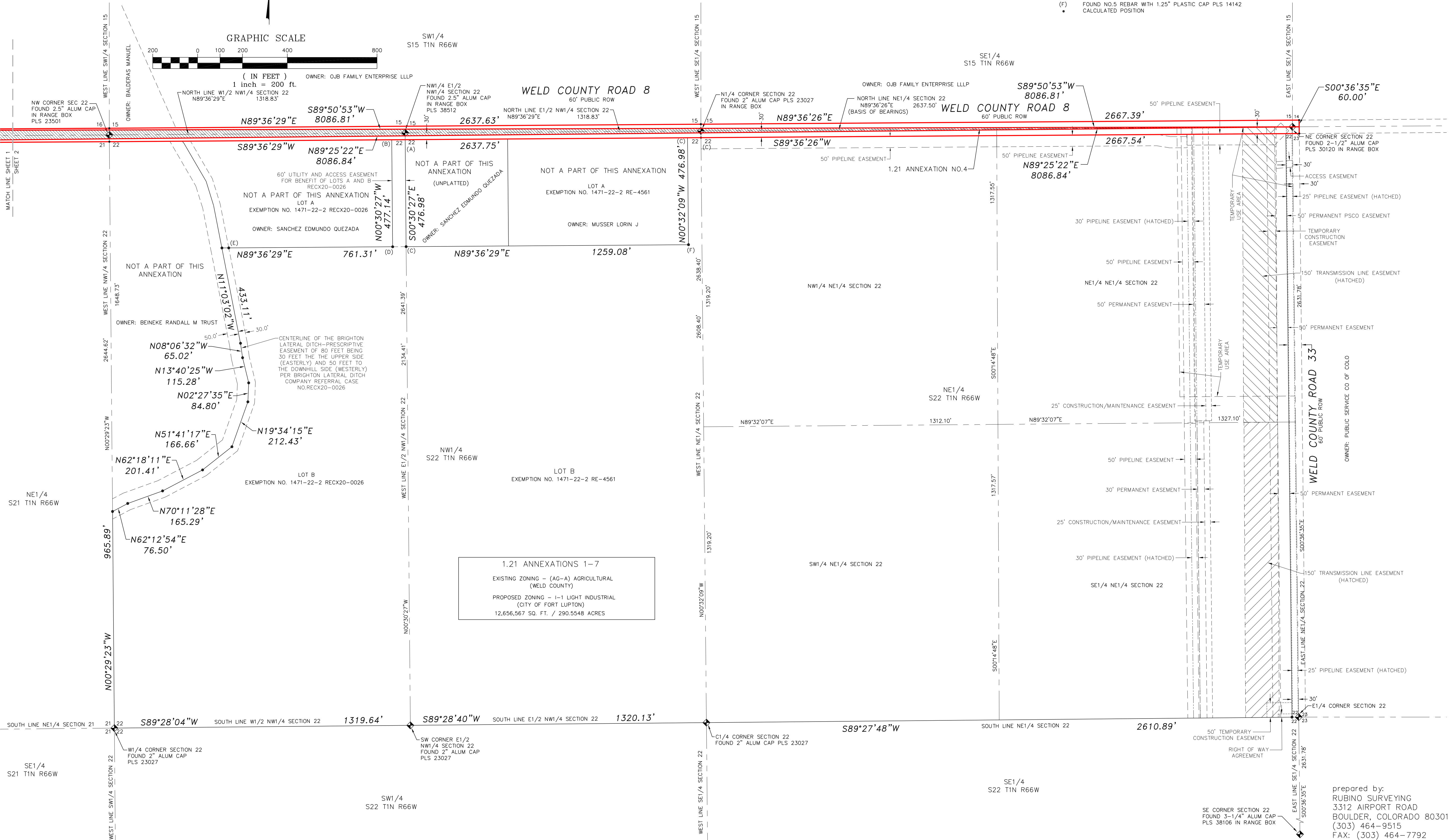


1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION

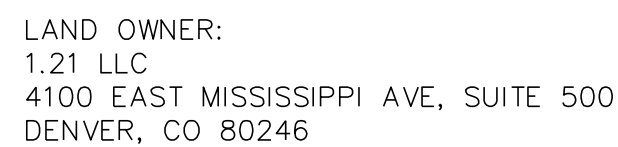


3/03/2025 24174 ANNEX

TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.



MAYOR

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. AB225211080, DATED 6/04/2024

5. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

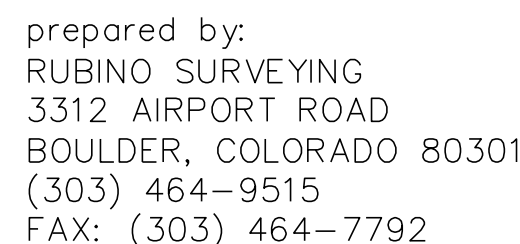
LEGEND

— ANNEXATION BOUNDARY LINE
— ROW LINE
— PARCEL LINE
— LOT LINE
— EASEMENT LINE
— SECTION LINE

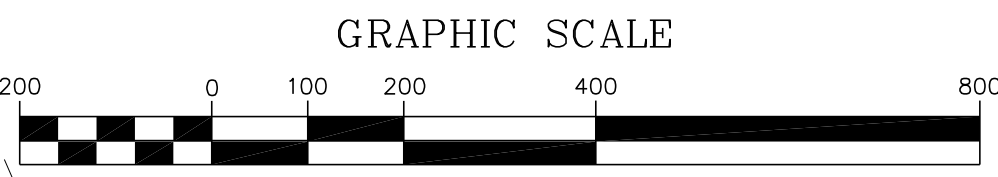
EXISTING CORPORATE LIMITS
FOUND N0.5 REBAR NO CAP
FOUND N04 REBAR WITH 1" PLASTIC CAP PLS 38353
FOUND N04 REBAR WITH 1.25" PLASTIC CAP PLS 28273
FOUND N04 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT
ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
FOUND N0.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER
NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
FOUND N0.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
CALCULATED POSITION

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____



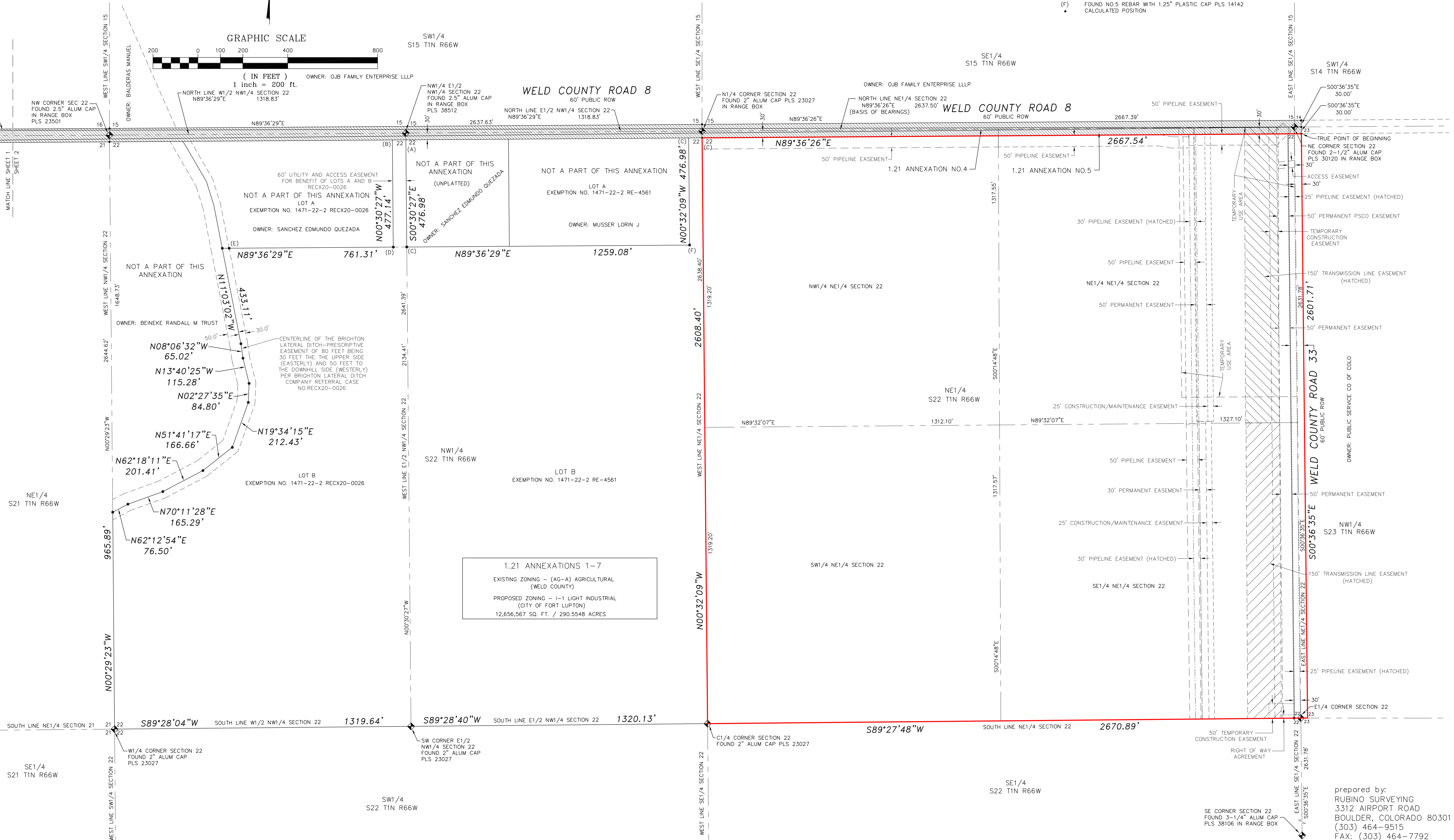
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289



1.21 ANNEXATION NO. 6
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792

1.21 ANNEXATION NO. 7
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89°41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89°36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89°36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00°36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00°36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S89°27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89°28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026 RECORDED UNDER 4612745;

THENCE S89°28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00°29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES

1. THENCE N62°12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70°11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62°18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51°41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19°34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02°27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13°40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08°06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11°03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE N89°36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00°30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;

THENCE N89°36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 RECX20-0026;

THENCE S00°30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89°36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00°32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

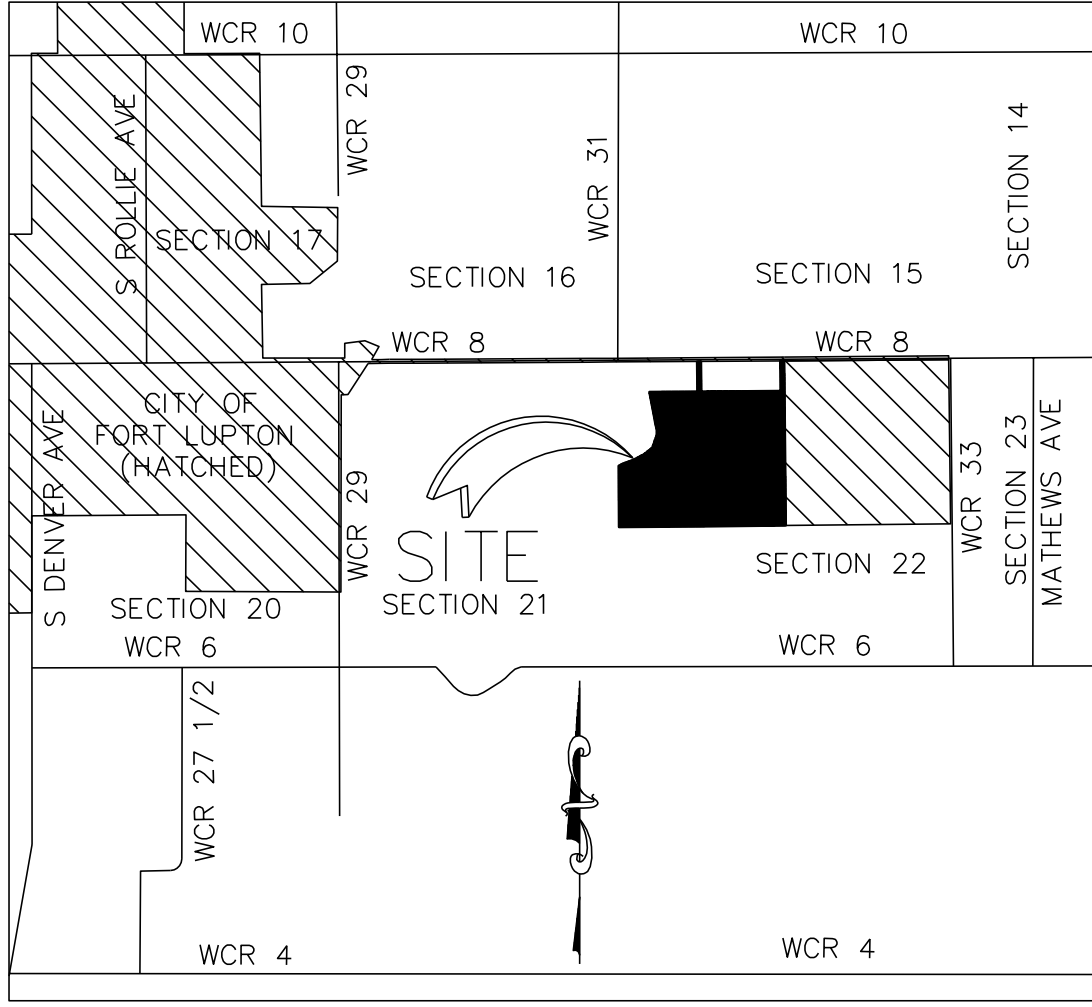
THENCE N89°36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE S00°32'09"E ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

SHEET 1 OF 2



VICINITY MAP
1"=3000'

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC, OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF 1.21 ANNEXATION NO. 7.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS _____ DAY OF _____, 20____.

STATE OF _____ } s.s.

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____

(NAME) (TITLE)

OF RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC,

BY _____ WITNESS MY HAND

NOTARY PUBLIC

AND SEAL

MY COMMISSION EXPIRES: _____

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT 1.21 LLC, OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF 1.21 ANNEXATION NO. 7.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS _____ DAY OF _____, 20____.

STATE OF _____ } s.s.

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____

(NAME) (TITLE)

OF 1.21 LLC,

BY _____ WITNESS MY HAND

NOTARY PUBLIC

AND SEAL

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HEREON DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK

MAYOR

SEAL:

TITLE COMMITMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5523-4203301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABZ25211080, DATED 6/04/2024

SURVEYOR'S NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

2. THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.

4. ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

5. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAY BY RUBINO SURVEYING, IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

SURVEYOR'S STATEMENT:

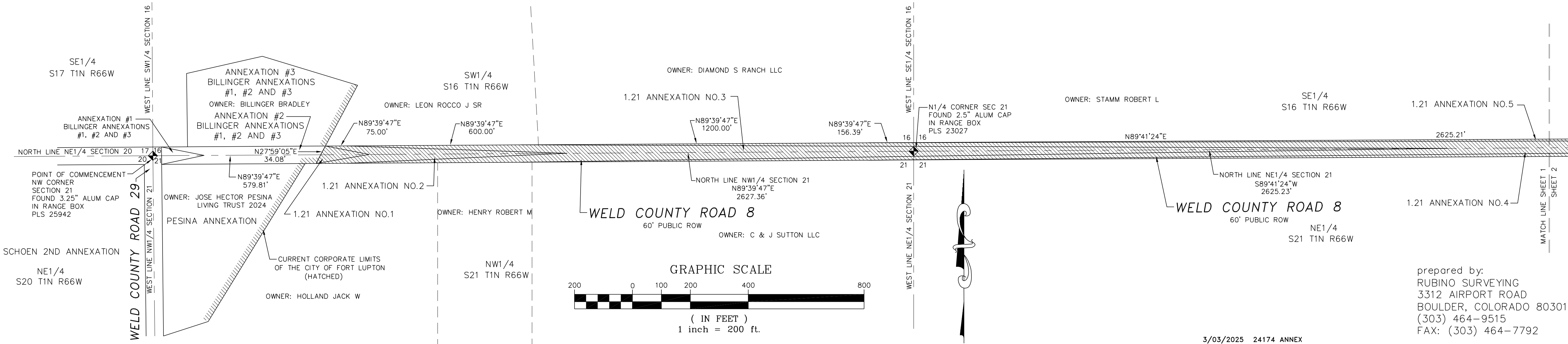
I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROBERT J. RUBINO
COLORADO PLS 14142

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.5 REBAR NO CAP
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
- (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
- CALCULATED POSITION



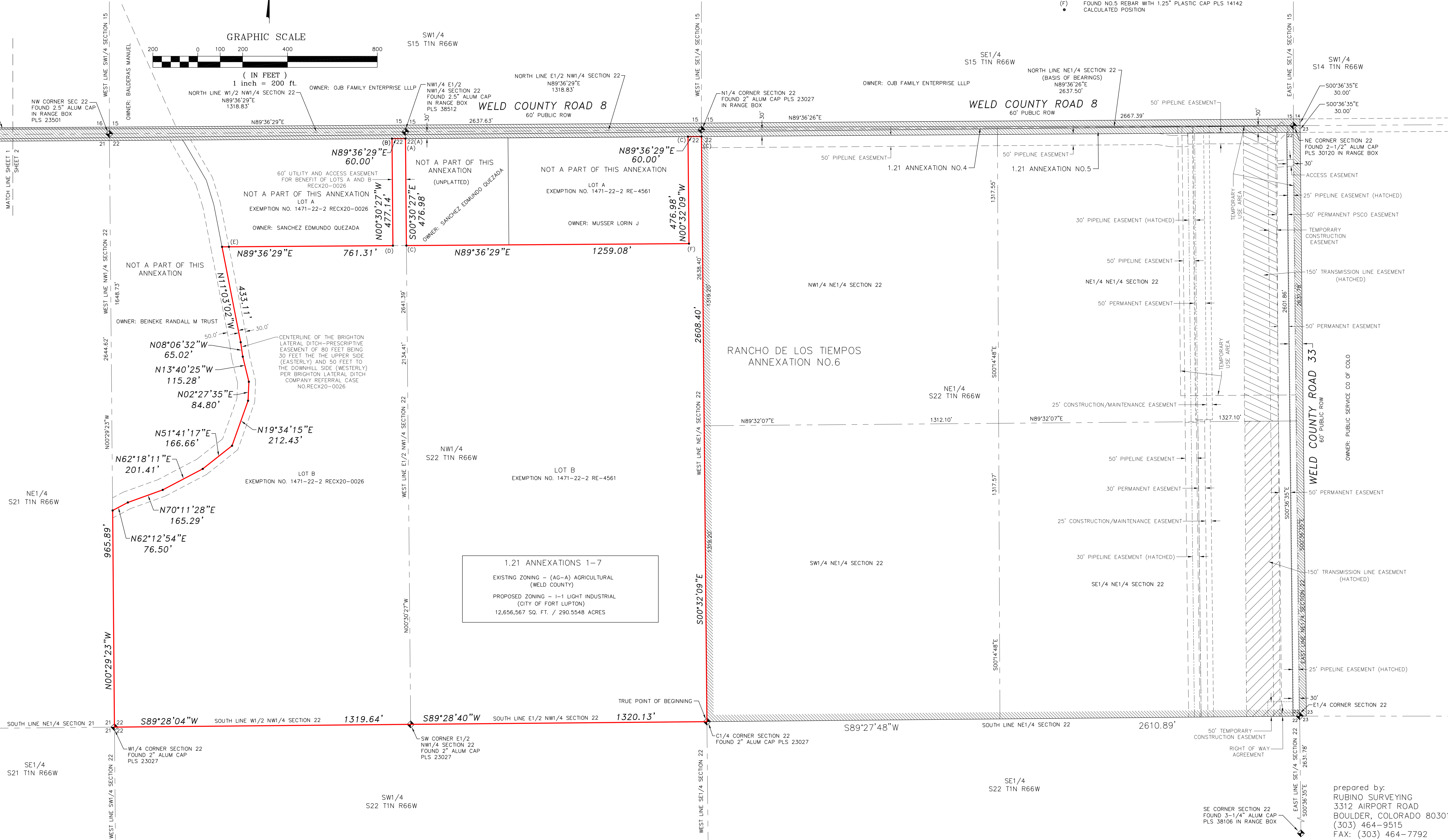
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,728.40'
TOTAL BOUNDARY PERIMETER (L.F.)	11,306.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822



1.21 ANNEXATION NO. 7
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
 - (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353
 - (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (E) FOUND NO.4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER NOT ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
 - (F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
 - CALCULATED POSITION



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515
FAX: (303) 464-7792



Planning & Building Department
130 S. McKinley Avenue Phone: 720.928.4003
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortluptonco.gov

Affidavit of Mineral Notice
CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103
1.21 Annexation
Project No. ANX25-001

The undersigned applicant, **Matt Hengel**, hereby certifies:

- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.

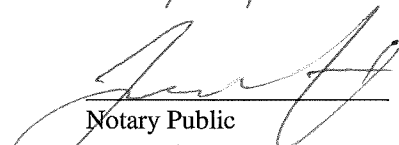


Signature of Owner or Owner's Representative

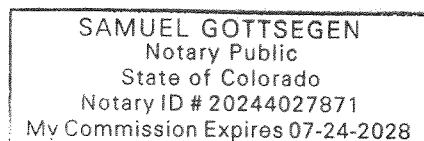
The foregoing instrument was acknowledged before me by Matt Hengel, this 19th day of March, 2025. Witness my hand and seal.

My commission expires 7/24/28.

(SEAL)



Notary Public



Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/Wattenberg
1099 18th Street, #1500
Denver, CO 80202

William T. Matlock
8601 WCR 8
Brighton, CO 80601

Fifth Natural Resources, LLC
16400 Dallas Parkway, Suite 305
Dallas, TX 75248

Wolf Resources, LLC
621 17th Street, Suite 1601
Denver, CO 80293

ACM Fund II LLC
2777 Allen Parkway, Suite 1185
Houston, TX 77019

Incline Minerals, LLC
5019 N. Central Expressway, Suite B
Dallas, TX 75205

Bronco Mineral Partners, LLC
P.O. Box 4631
Englewood, CO 80155

Marie D. Luevano
6246 W. 35th Ave.
Wheat Ridge, CO 80033

George G. Vaught, Jr.
P.O. Box 13557
Denver, CO 80201



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 20th day of March, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **1.21 Annexation** was sent via United States Mail, postage pre-paid with return receipt requested to the following addresses:

Aims Junior College PO Box 69 Greeley, CO 80631	West Adams Conservation 57 Bromley Ln Brighton, CO 80601	School District RE8-Fort Lupton 301 Reynolds St Fort Lupton, CO 80621
Weld County 1150 O St Greeley, CO 80631	High Plains Library 2650 W 29 th St Greeley, CO 80631	Central Colorado Water (ccw) 3209 W 28 th St Greeley, CO 80634
Fort Lupton Fire Protection District 1121 Denver Avenue Fort Lupton, CO 80621		

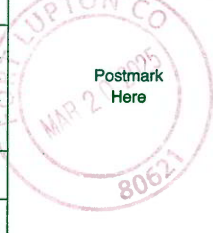


City Official

7202 1290 0000 0719 3553

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Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Harris Junior College</u> Street and Apt. No., or PO Box No. <u>PO Box 69</u> City, State, ZIP+4® <u>Greeley CO 80631</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7202 1290 0000 0719 3508

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Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>West Adams Conservation</u> Street and Apt. No., or PO Box No. <u>57 Bromley Ln</u> City, State, ZIP+4® <u>Brighton CO 80601</u>	
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Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>School District RE8-Fort Lupton</u> Street and Apt. No., or PO Box No. <u>301 Reynolds Street</u> City, State, ZIP+4® <u>Fort Lupton, CO 80621</u>	
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Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Weid County</u> Street and Apt. No., or PO Box No. <u>1150 O Street</u> City, State, ZIP+4® <u>Greeley, CO 80631</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>High Plains Library</u> Street and Apt. No., or PO Box No. <u>7650 W. 29th St</u> City, State, ZIP+4® <u>Greeley, CO 80631</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.69</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>Central Colorado Water (CCW)</u> Street and Apt. No., or PO Box No. <u>3209 West 28th St</u> City, State, ZIP+4® <u>Greeley, CO 80634</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0000 0719 3560

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.00
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	0.69
Total Postage and Fees	
\$	9.64
Sent To	
Fort Lupton Fire Protection District	
Street and Apt. No., or PO Box No.	
1121 Denver Avenue	
City, State, ZIP+4 [®]	
Fort Lupton, CO 80621	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

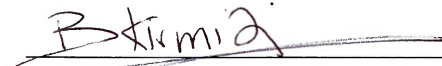




CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 7th day of April, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **1.21 Annexation** was sent via United States Mail, postage pre-paid with return receipt requested, to the following addresses:

Weld County Attn: Commissioners 1150 O Street Greeley, CO 80631	Weld County Attn: Attorney 1150 O Street Greeley, CO 80631
--	---



City Official

7019 2970 0001 1472 1809

U.S. Postal Service™
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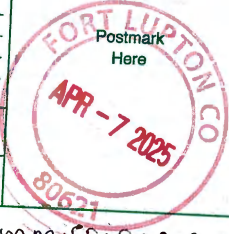
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.69
Total Postage and Fees	\$ 9.64

Sent To
Weld County, Attn: Commissioners
Street and Apt. No., or PO Box No.
1150 O Street
City, State, ZIP+4®
Greeley, CO 80631

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7019 2970 0001 1472 1816

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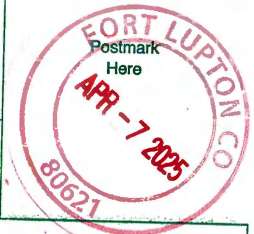
For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.69
Total Postage and Fees	\$ 9.64

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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 an **Annexation with Initial Zoning, Comprehensive Plan Amendment** referred to as the **1.21 Annexation Nos. 1-7**, located **south and immediately adjacent along County Road 8, between County Road 31 and 33** 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 24, 2025, at 6:00 P.M.**, and before the **City Council on Tuesday, May 6, 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

Annexation No. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET;

THENCE S80° 23'58"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;

THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;

THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;

THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;

THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 3

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTION 21 AND THE SOUTH 1 / 2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET;

THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET;

THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;

THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET;

THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 4

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;

THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET;

THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;

THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET;

THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 5

A PARCEL OF LAND LOCATED IN THE NORTH 1 / 2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 / 2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;

THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;

THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;

THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;

THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54 FEET;

THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2637.75 FEET;

THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2625.24 FEET;

THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 156.38 FEET;

THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET;

THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1 / 4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SECTION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.

ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Annexation No. 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1 / 4 CORNER OF SAID SECTION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 REC X20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES:

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;

2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;

3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;

4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;

5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;

6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;

7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;

8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;

9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 REC X20-0026; THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 REC X20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHWEST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22;

THENCE S00° 32'09" ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Legal Notice No. FLP1244

First Published: April 17, 2025

Publication: April 17, 2025

Page 4 of 4

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Weld
State of Colorado

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

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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

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A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897 AND THE TRUE POINT OF BEGINNING;

THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE;

THENCE S79° 08'18"E, A DISTANCE OF 154.48 FEET;
THENCE S80° 23'50"W, A DISTANCE OF 186.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8;
THENCE N27° 59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,031 SQ. FT. / 0.1155 ACRES, MORE OR LESS.
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Annexation No. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE AND THE TRUE POINT OF BEGINNING;

THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;

THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;

THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;

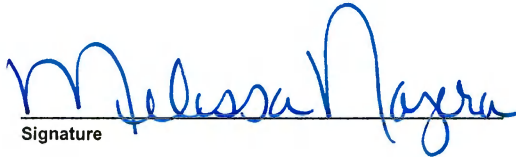
THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

THENCE N79° 08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING.

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

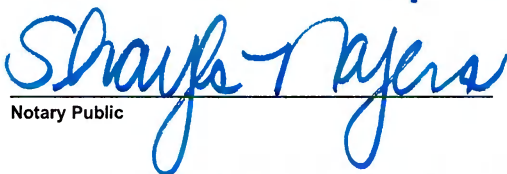
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Mar 21, 28 and Apr 4, 11, 2025


Signature

Subscribed and sworn to me before me this

1st day of April, 2025


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1102365
Ad Number: 2105208
Fee: \$1,193.28

CONTAINING 23,221 SQ. FT. / 0.5331 ACRES, MORE OR LESS.
ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.
Annexation No. 3

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTION 21 AND THE SOUTH 1 /2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 600.00 FEET; THENCE S89° 47'03"E, A DISTANCE OF 3199.04 FEET; THENCE S89° 08'29"W, A DISTANCE OF 3199.02 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 600.00 FEET;

THENCE N87° 24'03"E, A DISTANCE OF 760.00 FEET;
THENCE N88° 04'29"W, A DISTANCE OF 760.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 109,184 SQ. FT. / 2.5065 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 4

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 /2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 675.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET; THENCE N89° 50'53"E, A DISTANCE OF 8086.81 FEET; THENCE S89° 25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;

THENCE N89° 08'29"E, A DISTANCE OF 3199.02 FEET;
THENCE N89° 47'03"W, A DISTANCE OF 3199.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 5

A PARCEL OF LAND LOCATED IN THE NORTH 1 /2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1 /2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89° 39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE

OF 1875.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING N89° 39'47"E ALONG SAID NORTH ROW
 LINE, A DISTANCE OF 156.39 FEET;
 THENCE N89° 41'24"E ALONG SAID NORTH ROW LINE, A DIS-
 TANCE OF 2625.21 FEET;
 THENCE N89° 36'29"E ALONG SAID NORTH ROW LINE, A DIS-
 TANCE OF 2637.63 FEET;
 THENCE N89° 36'26"E ALONG SAID NORTH ROW LINE, A DIS-
 TANCE OF 2667.39 FEET;
 THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH
 ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89°
 36'26"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 2667.54
 FEET;
 THENCE S89° 36'29"W ALONG SAID SOUTH ROW LINE, A DIS-
 TANCE OF 2637.75 FEET;
 THENCE S89° 41'24"W ALONG SAID SOUTH ROW LINE, A DIS-
 TANCE OF 2625.24 FEET;
 THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DIS-
 TANCE OF 156.38 FEET;
 THENCE N89° 25'22"E, A DISTANCE OF 8086.84 FEET;
 THENCE S89° 50'53"W, A DISTANCE OF 8086.81 FEET TO THE
 TRUE POINT OF BEGINNING.
 CONTAINING 242,605 SQ. FT. / 5.5694 ACRES, MORE OR LESS. ALL
 LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

Annexation No. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 22
 AND 23, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRIN-
 CIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DE-
 SCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21,
 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
 MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF
 THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE
 NORTH LINE OF THE NORTHEAST 1 /4 OF SAID SECTION 22 AS-
 SUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED
 HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO
 THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3
 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27°
 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET
 TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8
 BEING 30.00 FEET NORTH OF SAID SECTION LINE;
 THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE,
 A DISTANCE OF 2031.39 FEET; THENCE
 N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DIS-
 TANCE OF 2625.21 FEET; THENCE
 N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DIS-
 TANCE OF 2637.63 FEET THENCE
 N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DIS-
 TANCE OF 2667.39 FEET; THENCE
 S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT
 OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST
 RIGHT OF WAY LINE OF WELD COUNTY ROAD 33 AND THE TRUE
 POINT OF BEGINNING;

THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF
 SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF
 THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A
 DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTH-
 EAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND
 BEING 30.00 FEET EAST OF THE EAST 1/4 CORNER OF SAID SEC-
 TION 22;

THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF
 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE
 SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-
 22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT B
 AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22,
 A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE
 OF SAID WELD COUNTY ROAD 8; THENCE N89° 36'26"E ALONG
 SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.54 FEET
 TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,953,435 SQ. FT. / 159.6289 ACRES, MORE OR LESS.
 ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

Annexation No. 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SEC-
 TION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO,
 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21,
 TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
 MERIDIAN; THENCE N89° 39'47"E ALONG THE NORTH LINE OF
 THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE

NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89° 36'26"E WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERLY LINE OF BILLINGER ANNEXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 4520897; THENCE N27° 59'05"E ALONG SAID EASTERLY LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION LINE; THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2031.39 FEET; THENCE N89° 41'24"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2625.21 FEET; THENCE N89° 36'29"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2637.63 FEET THENCE N89° 36'26"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2667.39 FEET; THENCE S00° 36'35"E, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8 AND THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33; THENCE S00° 36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST OF THE EAST 1 /4 CORNER OF SAID SECTION 22; THENCE S89° 27'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,670.89 FEET TO THE CENTER OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE POINT OF BEGINNING;

THENCE S89° 28'40"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE SAID LOT B, A DISTANCE OF 1,320.13 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTHEAST CORNER LOT B RECORDED EXEMPTION NO. 1471-22-2 REC20-0026 RECORDED UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1,319.64 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 22 AND THE SOUTHWEST CORNER OF SAID LOT B;

THENCE N00° 29'23"W ALONG THE WEST LINE OF THE NORTHWEST 1 /4 OF SAID SECTION 22 AND ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 965.89 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH; THENCE ALONG SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID LOT B THE FOLLOWING NINE COURSES

1. THENCE N62° 12'54"E, A DISTANCE OF 76.50 FEET;
2. THENCE N70° 11'28"E, A DISTANCE OF 165.29 FEET;
3. THENCE N62° 18'11"E, A DISTANCE OF 201.41 FEET;
4. THENCE N51° 41'17"E, A DISTANCE OF 166.66 FEET;
5. THENCE N19° 34'15"E, A DISTANCE OF 212.43 FEET;
6. THENCE N02° 27'35"E, A DISTANCE OF 84.80 FEET;
7. THENCE N13° 40'25"W, A DISTANCE OF 115.28 FEET;
8. THENCE N08° 06'32"W, A DISTANCE OF 65.02 FEET;
9. THENCE N11° 03'02"W, A DISTANCE OF 433.11 FEET TO THE SOUTHWEST CORNER LOT A SAID RECORDED EXEMPTION NO. 1471-22-2 REC20-0026;

THENCE N89° 36'29"E ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 761.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N00° 30'27"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 477.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LOT B OF SAID EXEMPTION NO. 1471-22-2 REC20-0026;

THENCE S00° 30'27"E ALONG SAID EAST LINE OF SAID LOT B, A DISTANCE OF 476.98 FEET TO THE NORTHWEST CORNER LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N89° 36'29"E ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1,259.08 FEET TO THE SOUTHEAST CORNER LOT A OF SAID EXEMPTION NO. 1471-22-2 RE-4561;

THENCE N00° 32'09"W ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 476.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD B BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1 / 4 OF SAID SECTION 22;

THENCE N89° 36'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B OF SAID RECORDED EXEMPTION NO. 1471-22-2 RE-4561

AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION
22;
THENCE S00° 32'09"E ALONG THE EAST LINE OF SAID LOT B AND
THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2608.
40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,104,457 SQ. FT. / 117.1822 ACRES, MORE OR LESS.
ALL LINEAL DISTANCE ARE REPRESENTED IN US SURVEY FEET.

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Planning & Building

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Sign Posting Affidavit

1.21 Annexation

Project No. ANX25-001



Facing County Road 8



Facing County Road 8

I, Matt Hengel hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 8th day of April, 2025.

Matt Hengel
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Matt Hengel, this 18th day of April, 2025. Witness my hand and seal.

My commission expires 02/07/2028.

Alex Adams

Notary Public

(SEAL)

