



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, May 6, 2025
6:00 PM
130 South McKinley Avenue

Zo Hubbard, Mayor
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3
David Crespino, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

You may join in person or join remotely by clicking on:
<https://meet.goto.com/793699389>

Call to Order

Pledge of Allegiance

Roll Call

Proclamation

- a. 2025 Small Business Week Proclamation
- b. 2025 Economic Development Week Proclamation

Persons to Address Council - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up. Please limit the time of your comments to three (3) minutes - Mayor Hubbard

Approval of Agenda

Review of Accounts Payables

- a. May 6, 2025 Accounts Payable

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

- a. April 15, 2025 City Council Meeting Minutes
- b. Second Reading of Ordinance 2025-1185 Approving an Emergency Ordinance Authorizing Two Loan Agreements with the Colorado Water Resources and Power Development Authority (CWRPDA), for up to \$20,000,000 for the Installation of an Elevated Water Storage Tank, New Pump Station and Associated Pipelines
- c. AM 2025-058 Approving the Annual Maintenance Renewal of Tyler Technologies Incode Finance and Court Software for an Amount Not to Exceed \$54,255.93, Allocated from the IT Software Agreements Account
- d. AM 2025-062 Adoption of a Resolution in Support of the Community Heart & Soul Model for Community Outreach and Engagement to Support the Comprehensive Plan Update, and to Support a Grant Application
- e. AM 2025-064 Approving a Resolution Appointing Ginny White as a Regular Member of the Historic Preservation Board for a Three-year Term to Expire May 6, 2028
- f. AM 2025-063 Award of Contract to JR Engineering for an Amount Not to Exceed \$28,860.00 for Engineering Services for the Transportation Plan Update Project from the General Fund

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

- a. AM 2025-065 Approving a Resolution for an Application for a Special Use Permit for a Concrete and Excavation Service Company to Store Their Equipment On-site, Known as the Alpine Custom Concrete Special Use Permit.
- b. AM 2025-066 Approving a Resolution Accepting an Amendment to the Future Land Use Map of the Fort Lupton Comprehensive Plan Adopted in 2018, Known as the 1.21 Comprehensive Plan Amendment
- c. AM 2025-067 Adopting an Ordinance Accepting an Annexation Known as the 1.21 Annexation Nos. 1-7 and Approving the Annexation Agreement
- d. AM 2025-068 Adopting an Ordinance to Initially Zone Land Legally Described in Exhibit A of the Proposed Ordinance, and Known as the 1.21 Initial Zoning, to the 'I-1' Light Industrial Zone District

Action Memorandum

- a. AM 2025-059 Accepting a Proposal from Longview Heating & Air to Replace 2 Commercial HVAC units on the Recreation Center for an Amount Not to Exceed \$101,500.00 to be Paid from the Recreation and Community Center Capital Projects Account
- b. AM 2025-060 Reject All Bids Received for the Waste Water Treatment Plant Slurry Wall Project
- c. AM 2025-061 Approving a Resolution to Establish a Targeted Restaurant & Entertainment Activation Policy & Program
- d. AM 2025-069 Approval of the Agreement for an Economic Incentive via a Rebate on Personal Property Tax to Charm Industrial, Inc.

Staff Reports

Mayor/Council Reports

Future City Events

- a. May 7, 2026 SBDC Business Advising Services, Fort Lupton Library, 370 S. Rollie Ave., 4:30 p.m. - 7:30 p.m.
- May 14, 2025 Start Up Strong, Fort Lupton Library, 370 S. Rollie Ave, 3:30 p.m. - 7:30 p.m.
- May 26, 2025 Memorial Day Service, City Hall, 130 S. McKinley Ave., 8 a.m. - 10 a.m.
- June 14, 2025 Summer Sizzle 5K, Fort Lupton Recreation Center, 203 S. Harrison Ave. 8:00 a.m.

Upcoming Meetings

- a. May 13, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
- May 20, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
- May 27, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
- June 3, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

Adjourn

PROCLAMATION

A PROCLAMATION OF THE CITY COUNCIL OF FORT LUPTON DECLARING MAY 4-10, 2025 AS SMALL BUSINESS WEEK

WHEREAS, Small Business Week is supported and promoted by the U.S. Small Business Administration in its mission of empowering job creators, delivering disaster relief, and driving economic growth; and

WHEREAS, for more than 60 years, Small Business Week has honored the risk takers, innovators, and job creators who are the backbone of the American economy; and

WHEREAS, the City of Fort Lupton recognizes the importance of small businesses in sustaining the local economy and has partnered with the East Colorado Small Business Development Center and other organizations to provide the resources to empower businesses to thrive; and

WHEREAS, the City of Fort Lupton nurtures entrepreneurship that helps to secure the next generation of new businesses, working in partnership with industries, brokers, educators, and other key allies to foster an effective business climate and meet the increasingly critical need for a skilled and competitive workforce; and

WHEREAS, the City of Fort Lupton has committed to supporting the economic sustainability of the City by encouraging a deliberate economy that is sustainable and builds a long-lasting foundation for future prosperity within the community.

NOW THEREFORE, I, Zo Hubbard, Mayor, on behalf of the City council, do hereby proclaim the time period between May 4, 2025, and May 10, 2025, as Small Business Week in the City of Fort Lupton.

Signed this 6th day of May in the year of our Lord 2025

Zo A. Hubbard, Mayor
6 May 2025

Proclamation

A PROCLAMATION OF THE CITY COUNCIL OF FORT LUPTON DECLARING MAY 12-16, 2025 AS ECONOMIC DEVELOPMENT WEEK

WHEREAS, Economic Development Week is supported and promoted by the International Economic Development Council, the Colorado Office of Economic Development and International Trade, the Economic Development Council of Colorado, Upstate Colorado, and Downtown Colorado, Inc; and

WHEREAS, these organizations provide leadership and excellence in economic development for communities, members, and partners through dedicated support, conferences, training courses, advisory services, research, in-depth publications, public policy advocacy, and fostering the exchange of ideas, insights, and best practices for economic developers; and

WHEREAS, economic development is a process that is strengthened by the critical partnership between economic development professionals and local government leadership to promote a shared vision for developing resilient communities; and

WHEREAS, economic developers cultivate and nurture entrepreneurship that helps to secure the next generation of new businesses, working in partnership with industries, brokers, educators, and other key allies to foster an effective business climate and meet the increasingly critical need for a skilled and competitive workforce; and

WHEREAS, economic developers promote economic well-being and quality of life for their communities by supporting the creation, retention, and expansion of jobs that facilitate growth, enhance wealth, and provide a stable tax base; and

WHEREAS, the City of Fort Lupton has committed to supporting the economic sustainability of the City by encouraging a deliberate economy that is sustainable and builds a long-lasting foundation for future prosperity within the community.

NOW THEREFORE, I, Zo Hubbard, Mayor, on behalf of the City council, do hereby proclaim the time period between May 12, 2025, and May 16, 2025, as Economic Development Week in the City of Fort Lupton.

Signed this 6th day of May in the year of our Lord 2025

Zo A. Hubbard, Mayor
6 May 2025

Council Check Report

City of Fort Lupton

By Check Number

Date Range: 04/16/2025 - 05/06/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
000031	ADAMSON POLICE PRODUCTS	04/22/2025	Regular	0.00	1,005.35	104512
INV431982	Invoice	04/01/2025	GF-UNIFORMS FOR G GALLEGOS-PD	0.00	6.95	
INV432010	Invoice	04/01/2025	GF-UNIFORMS FOR GROSSMAN-PD	0.00	121.45	
INV432144	Invoice	04/03/2025	GF-UNIFORMS FOR W PARKER-PD	0.00	290.00	
INV432147	Invoice	04/03/2025	GF-UNIFORMS FOR O GUERRERO-CODE	0.00	290.00	
INV432150	Invoice	04/03/2025	GF-UNIFORMS D MALDONADO-CODE	0.00	290.00	
INV432153	Invoice	04/03/2025	GF-UNIFORMS FOR D MALDONADO-CODE	0.00	6.95	
002254	ADIDAS AMERICA INC	04/22/2025	Regular	0.00	3,075.20	104513
6163032383	Invoice	03/21/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	32.70	
6163032384	Invoice	03/21/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	47.40	
6163032385	Invoice	03/21/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	28.20	
6163062294	Invoice	03/26/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	1,322.00	
6163074070	Invoice	03/27/2025	GOLF-UNIFORMS-PRO SHOP	0.00	385.50	
6163100024	Invoice	03/31/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	282.00	
6163118943	Invoice	04/03/2025	GOLF-UNIFORMS-PRO SHOP	0.00	115.20	
6163118944	Invoice	04/03/2025	GOLF-UNIFORMS-PRO SHOP	0.00	32.70	
6163122983	Invoice	04/04/2025	GF-WELLNESS BENEFITS-HR	0.00	829.50	
003802	AMY BIONDO MUSIC	04/22/2025	Regular	0.00	1,300.00	104514
040725	Invoice	04/07/2025	CPR-DEPOSIT FOR TRAPPER'S DAY'S PERF...	0.00	1,300.00	
003388	ANDREA SANCHEZ	04/22/2025	Regular	0.00	60.00	104515
092323-1	Invoice	04/15/2025	GF-OUTSTANDING CK #101067-BABYSITTI...	0.00	60.00	
003693	ASMA BENMAJED	04/22/2025	Regular	0.00	90.04	104516
111824-1	Invoice	04/15/2025	UB-OUTSTANDING CK #703786-ACCT 66-0...	0.00	90.04	
000175	BSN SPORTS LLC	04/22/2025	Regular	0.00	254.00	104517
929431193	Invoice	04/02/2025	CPR-BATTING TEES-ATHL	0.00	254.00	
000183	CALLAWAY GOLF SALES COMPANY	04/22/2025	Regular	0.00	973.76	104518
939660186	Invoice	03/31/2025	GOLF=MERCHANDISE-PRO SHOP	0.00	255.18	
939894949	Invoice	03/19/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	231.70	
939934088	Invoice	03/24/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	255.18	
940001428	Invoice	03/31/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	231.70	
002000	CIT GROUP/COMMERCIAL SERVICES	04/22/2025	Regular	0.00	356.30	104519
71094777	Invoice	04/04/2025	GOLF-UNIFORMS-PRO SHOP	0.00	356.30	
000241	CITY OF FT LUPTON-UTIL INVOICE	04/22/2025	Regular	0.00	21,157.82	104520
110035001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
110036002 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	100.80	
110221001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
110222001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
11-02490-01 MA...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	238.33	
110251001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	79.75	
11-02520-01 MA...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	7,565.10	
11-02521-01 MA...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	92.65	
330025001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
330031001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
330045001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	151.80	
330092001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
330166001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	98.10	
330920000 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	34.65	

Council Check Report

Date Range: 04/16/2025 - 05/06/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
550055501 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	170.45	
550057001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	697.99	
550057601 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	1,785.04	
550057701 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	311.75	
660092001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
770109501 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	34.80	
770116501 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	34.81	
77-02145-01 MA...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	38.45	
770229001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
770229501 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	601.75	
770229601 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	36.60	
770231101 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	34.65	
990004001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	145.00	
990004101 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	92.65	
990005001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	286.06	
990006001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	34.81	
990007001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	34.80	
990008001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	34.80	
990132001 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	7,165.78	
999910000 MAR...	Invoice	03/01/2025	Water/Sewer Bill-City	0.00	96.45	
	Void	04/22/2025	Regular	0.00	0.00	104521
	Void	04/22/2025	Regular	0.00	0.00	104522
003810	CMC DESIGN LLC	04/22/2025	Regular	0.00	268.89	104523
CMC124437	Invoice	04/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	268.89	
000269	COLORADO ASPHALT SVCS	04/22/2025	Regular	0.00	2,005.95	104524
0067172	Invoice	04/03/2025	GF-TONS OF EZ ST COLD ASPHALT-STREETS	0.00	2,005.95	
000256	COLORADO DEPT OF EARLY CHILDHOOD	04/22/2025	Regular	0.00	235.00	104525
060121-1	Invoice	04/15/2025	REC-OUTSTANDING CK #103768-SACC 202...	0.00	235.00	
000256	COLORADO DEPT OF EARLY CHILDHOOD	04/22/2025	Regular	0.00	35.00	104526
DILLER-1	Invoice	04/15/2025	REC-OUTSTANDING CK #103769-J.DILLER ...	0.00	35.00	
000307	COMCAST CABLE COMM, LLC	04/22/2025	Regular	0.00	483.41	104527
0120790 APR25	Invoice	04/01/2025	GOLF-APRIL 2025 INTERNET SERVICE-PRO ...	0.00	222.89	
0208785 APRIL25	Invoice	04/04/2025	GF-APRIL 2025 INTERNET SERVICE-PLANN...	0.00	260.52	
001517	CORE&MAIN LP	04/22/2025	Regular	0.00	2,211.27	104528
W690245	Invoice	03/28/2025	UF-PARTS/SUPPLIES-W LINES	0.00	2,211.27	
001320	DAPHNE'S HEADCOVERS	04/22/2025	Regular	0.00	944.42	104529
0350836-IN	Invoice	04/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	944.42	
003807	DENNIS STELK JR.	04/22/2025	Regular	0.00	294.10	104530
102924-1	Invoice	04/15/2025	UF-OUTSTANDING CK #103624-ACCT 66-0...	0.00	294.10	
003806	DEVON VAN ZYL & NATALIE RIPSAM	04/22/2025	Regular	0.00	108.22	104531
050724-1	Invoice	04/15/2025	UF-OUTSTANDING CK #102290-ACCT 77-0...	0.00	108.22	
003559	DRAKE DUO PRINTS LTD	04/22/2025	Regular	0.00	1,192.89	104532
1224	Invoice	04/12/2025	REC-VOLUNTEER SHIRTS FOR VOL APPREC...	0.00	1,192.89	
003689	ELIZABETH MARTIN	04/22/2025	Regular	0.00	273.51	104533
111824-1	Invoice	04/15/2025	UB-OUTSTANDING CK #103774-ACCT 88-0...	0.00	273.51	
003808	ERIN MADIGAN	04/22/2025	Regular	0.00	101.13	104534
111824-1	Invoice	04/15/2025	UB-OUTSTANDING CK #103805-ACCT 33-0...	0.00	101.13	
000445	EWING IRRIGATION PRODUCTS INC	04/22/2025	Regular	0.00	1,460.00	104535
25421079	Invoice	04/03/2025	GF-CONIFER PLAYGROUND MULCH-PARKS	0.00	1,460.00	
000461	FERRELLGAS LP	04/22/2025	Regular	0.00	1,996.06	104536

Council Check Report

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1129904854	Invoice	03/03/2025	GOLF-PROPANE-MAINT	0.00	1,154.85	
1130161451	Invoice	03/26/2025	GOLF-PROPANE-MAINT	0.00	841.21	
002569	FLETCHER HARLAN	04/22/2025	Regular	0.00	496.80	104537
111824-1	Invoice	04/15/2025	GF-OUTSTANDING CK #103775-02/25/22 ...	0.00	496.80	
003812	FREEDOM FUEL COLORADO LLC	04/22/2025	Regular	0.00	104.27	104538
0000136-IN	Invoice	03/31/2025	GF-NATURAL GAS FUEL FOR VEHICLES-STR...	0.00	104.27	
003226	GEORGE TAYLOR	04/22/2025	Regular	0.00	128.38	104539
022423-1	Invoice	04/15/2025	GF-OUTSTANDING CK #73249-PROJECT LU...	0.00	128.38	
003805	GERALD & SARAH FRANK	04/22/2025	Regular	0.00	108.10	104540
110223-1	Invoice	04/15/2025	UF-OUTSTANDING CK #101301-ACCT 22-0...	0.00	108.10	
002143	GREEN CO2 SYSTEMS	04/22/2025	Regular	0.00	241.94	104541
00376106	Invoice	04/04/2025	REC-CO2 REFILL-REC CENTER	0.00	241.94	
003241	HENSUL DEVELOPMENT LLC	04/22/2025	Regular	0.00	2,294.02	104542
022423-1	Invoice	04/15/2025	GF-OUTSTANDING CK #73252-LUP2020-0...	0.00	2,294.02	
000567	HIGH COUNTRY BEVERAGE CORP	04/22/2025	Regular	0.00	1,353.30	104543
W-7071165	Invoice	04/14/2025	GOLF-BEVERAGES-PRO SHOP	0.00	1,353.30	
000588	ID EDGE INC	04/22/2025	Regular	0.00	168.20	104544
104446	Invoice	04/02/2025	REC-CARDS FOR CARDPRINTER-REC CENTER	0.00	168.20	
003620	ILIANA ROCHA	04/22/2025	Regular	0.00	90.00	104545
2007547.001-1	Invoice	04/15/2025	REC-OUTSTANDING CK #103090-BASEBALL...	0.00	90.00	
003702	JASMINE BEAMAN	04/22/2025	Regular	0.00	424.23	104546
111924-3	Invoice	04/15/2025	REC-OUTSTANDING CK #103780-5/6/22 P...	0.00	5.27	
111924-4	Invoice	04/15/2025	REC-OUTSTANDING CK #103780-07/01/22...	0.00	418.96	
000636	JC GOLF ACCESSORIES	04/22/2025	Regular	0.00	324.05	104547
204656	Invoice	03/24/2025	GOLF-SUPPLIES-PRO SHOP	0.00	324.05	
003794	JONES GLOBAL SPORTS LLC	04/22/2025	Regular	0.00	2,024.00	104548
24016990	Invoice	03/21/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	2,024.00	
003324	KATIE TOWERY	04/22/2025	Regular	0.00	69.00	104549
2007209.001-1	Invoice	04/15/2025	REC-OUTSTANDING CK #100546-PROGRA...	0.00	69.00	
002663	LANDMARK MONUMENTS LLC	04/22/2025	Regular	0.00	125.00	104550
12301	Invoice	04/14/2025	CEM-REPAIRS FOR DAMAGE TO HEADSTO...	0.00	125.00	
003606	LESLIE MERAZ RODRIGUEZ	04/22/2025	Regular	0.00	55.00	104551
2007530.001-1	Invoice	04/15/2025	REC-OUTSTANDING CK #102983-MEMBER...	0.00	55.00	
000735	LL JOHNSON DISTRIBUTING	04/22/2025	Regular	0.00	179.20	104552
1951053-00	Invoice	03/28/2025	GOLF-BRAIDED ROPE-MAINT	0.00	179.20	
001913	LUXOTTICA OF AMERICA, INC	04/22/2025	Regular	0.00	92.51	104553
6921333426	Invoice	04/02/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	92.51	
002255	MARIELA MATA	04/22/2025	Regular	0.00	130.00	104554
2007703.001	Invoice	04/09/2025	REC-SHELTER RENTAL REFUND-	0.00	130.00	
003394	MARISA BRANDT	04/22/2025	Regular	0.00	33.94	104555
092223-1	Invoice	04/15/2025	GF-OUTSTANDING CK #101126-09/22/23 ...	0.00	33.94	
003681	MARISOL ZITO	04/22/2025	Regular	0.00	30.00	104556
111524-1	Invoice	04/15/2025	CPR-OUTSTANDING CK #103788-REF PAY...	0.00	30.00	
003795	MELISSA A. MARCUM	04/22/2025	Regular	0.00	132.72	104557
011123-1	Invoice	04/15/2025	UF-OUTSTANDING CK #72902-ACCT 10-00...	0.00	132.72	

Council Check Report

Date Range: 04/16/2025 - 05/06/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
003741	MEMBERSPORTS INC	04/22/2025	Regular	0.00	1,500.00	104558
MS-3674-18002	Invoice	04/14/2025	GOLF-MONTHLY SUBSCRIPTIONS APRIL/...	0.00	1,500.00	
000865	OFFICE DEPOT	04/22/2025	Regular	0.00	8.53	104559
409905103001	Credit Memo	03/14/2025	GF-CREDIT FOR LOST ITEMS-COURT/ADMIN	0.00	-141.89	
413991177001	Credit Memo	03/14/2025	GF-CREDIT FOR LOST ITEMS-ADMIN	0.00	-1.29	
416622038001	Invoice	03/25/2025	GF-CREAMER, SUGAR, BATTERIES-ADMIN	0.00	52.34	
417163048001	Invoice	04/03/2025	GF-NAPKINS, PURELL-ADMIN	0.00	31.12	
417164002001	Invoice	04/03/2025	GF-PLASTIC SPOONS-ADMIN	0.00	35.07	
417164004001	Invoice	04/03/2025	GF-PAPER CUPS-ADMIN	0.00	33.18	
003288	PATRICIA SALAZAR	04/22/2025	Regular	0.00	50.00	104560
2007178.001-1	Invoice	04/15/2025	REC-OUTSTANDING CK #100253-BASEBALL...	0.00	50.00	
003044	PEAK FORM, LLC	04/22/2025	Regular	0.00	317.00	104561
5397K25213	Invoice	04/01/2025	GF/REC-DOT/NON DOT DRUG TESTING SE...	0.00	317.00	
003809	RAMPART SEARCH AND RESCUE INC	04/22/2025	Regular	0.00	10,000.00	104562
040425	Invoice	04/04/2025	CPR-BENEFICIARY FOR F.O.H. EVENT-FIELD...	0.00	10,000.00	
003765	RED ROCKS COMMUNITY COLLEGE	04/22/2025	Regular	0.00	9,409.10	104563
S02350142 VALE...	Invoice	04/03/2025	VALENZUELA POST ACADEMY	0.00	9,409.10	
003698	ROBERT PAYNE	04/22/2025	Regular	0.00	51.49	104564
111824-1	Invoice	04/15/2025	UF-OUTSTANDING CK #103794-ACCT 44-0...	0.00	51.49	
003804	ROLAND PURIFOY	04/22/2025	Regular	0.00	519.97	104565
022823-1	Invoice	04/15/2025	UF-OUTSTANDING CK #73182-ACCT 44-01...	0.00	154.92	
022823-2	Invoice	04/15/2025	UF-OUTSTANDING CK #73181-ACCT 44-01...	0.00	128.62	
022823-3	Invoice	04/15/2025	UF-OUTSTANDING CK #73180-ACCT 44-01...	0.00	130.91	
022823-4	Invoice	04/15/2025	UF-OUTSTANDING CK #73174-ACCT 22-01...	0.00	105.52	
000976	SAFEWAY	04/22/2025	Regular	0.00	200.00	104566
080522-1	Invoice	04/15/2025	GF-OUTSTANDING CK #103796- CASE E00...	0.00	200.00	
003801	SARAH MCLAFFERTY	04/22/2025	Regular	0.00	208.60	104567
011123-1	Invoice	04/15/2025	UF-OUTSTANDING CK #72943-ACCT 22-00...	0.00	208.60	
003257	SEAN MCDERMOTT	04/22/2025	Regular	0.00	235.48	104568
040725	Invoice	04/07/2025	GF-REIMBURSE FOR FLIGHT TO CONFERE...	0.00	235.48	
003813	SELECT ENERGY SERVICES	04/22/2025	Regular	0.00	2,212.35	104569
022423-1	Invoice	04/15/2025	GF-OUTSTANDING CK #73237-PROJECT LU...	0.00	2,212.35	
002881	SHANE LEFFORGE	04/22/2025	Regular	0.00	21.99	104570
030724-1	Invoice	04/15/2025	GF-OUTSTANDING CK #102035-REIMBURS...	0.00	21.99	
003239	SHERYL BEEN	04/22/2025	Regular	0.00	901.06	104571
022423-1	Invoice	04/15/2025	GF-OUTSTANDING CK #73271-PROJECT LU...	0.00	901.06	
003697	SHIRLEY MARTIN	04/22/2025	Regular	0.00	112.75	104572
111824-1	Invoice	04/15/2025	UB-OUTSTANDING CK #103797-ACCT 44-0...	0.00	112.75	
003155	SHIRTS BY CHA LLC	04/22/2025	Regular	0.00	520.00	104573
3014	Invoice	03/25/2025	GF-BANNERS-	0.00	380.00	
3047	Invoice	04/09/2025	CPR-F.O.H. SPONSOR BANNERS-FIELD OF ...	0.00	140.00	
001011	SIGNS BY TOMORROW	04/22/2025	Regular	0.00	1,490.00	104574
I-11099-1	Invoice	04/15/2025	REC-OUTSTANDING CK #103189-FITNESS ...	0.00	1,490.00	
003431	STANBERK GROUP LLC	04/22/2025	Regular	0.00	932.50	104575
1261-1	Invoice	04/15/2025	GF-OUTSTANDING CK #102935-APR24 CAR...	0.00	227.00	
1293-1	Invoice	04/15/2025	GF-OUTSTANDING CK #102935-MAY24 CA...	0.00	345.50	
1325-1	Invoice	04/15/2025	GF-OUTSTANDING CK #102935-JUN24 CAR...	0.00	360.00	
003803	STREAMLINE HEALTH SERVICES	04/22/2025	Regular	0.00	510.84	104576

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ATTENDEE #7248	Invoice	03/20/2025	REC-AUBREY'S LGI CLASS-REC CENTER	0.00	510.84	
003266	SUSIE COVARRUBIAS	04/22/2025	Regular	0.00	45.00	104577
2007152-1	Invoice	04/15/2025	REC-OUTSTANDING CK #100075-SOCCER ...	0.00	45.00	
003297	SWEET PEA CLEANING, LLC	04/22/2025	Regular	0.00	1,925.00	104578
9282	Invoice	04/01/2025	REC-APRIL 2025 LOCKER ROOM CLEANING...	0.00	1,925.00	
002967	SYNERGETIC STAFFING LLC	04/22/2025	Regular	0.00	1,404.45	104579
21012047	Invoice	03/31/2025	GF-TEMP WAGES, MARCH 24-28, 2025-FIN	0.00	1,404.45	
003235	TILLEY PRESSURE TEST	04/22/2025	Regular	0.00	465.00	104580
022423-1	Invoice	04/15/2025	GF-OUTSTANDING CK #73280-PROJECT LU...	0.00	465.00	
003781	TITAN MACHINERY INC	04/22/2025	Regular	0.00	65,500.00	104581
ES0039908	Invoice	04/01/2025	GF-SKID STEER & ATTACHMENTS-PARKS	0.00	65,500.00	
001137	UNITED POWER	04/22/2025	Regular	0.00	194.42	104582
10213507 MAR25	Invoice	03/01/2025	GF-ELECTRIC SERVICE FOR MARCH 2025-F...	0.00	194.42	
001212	WILLIAMS AND WEISS CONSULTING LLC	04/22/2025	Regular	0.00	3,995.00	104583
2064-1	Invoice	04/15/2025	UF-OUTSTANDING CK #103904-2024 DEC...	0.00	3,995.00	
003715	WYOMING BEARING & SUPPLY LLC	04/22/2025	Regular	0.00	333.53	104584
7016255	Invoice	04/01/2025	UF-PARTS/SUPPLIES-W LINES	0.00	333.53	
000896	PETTY CASH-FINANCE	04/18/2025	Regular	0.00	418.34	104585
041725	Invoice	04/17/2025	GF-PETTY CASH REIMBURSEMENT-FIN	0.00	418.34	
003574	THE BUFFALO SOLDIERS OF THE AMERICAN WE	04/25/2025	Regular	0.00	200.00	104586
042525	Invoice	04/25/2025	CPR-FIELD OF HONOR PROGRAM-EVENTS	0.00	200.00	
003816	2 AMIGOS TIRE SHOP	04/29/2025	Regular	0.00	382.50	104587
042225	Invoice	04/22/2025	GF-REFUND DEVELOPER DEPOSIT-ADM20...	0.00	382.50	
001317	A-1 SEPTIC SERVICE INC	04/29/2025	Regular	0.00	5,000.00	104588
1311	Invoice	04/17/2025	CPR-PEARSON SEPTIC PUMP-COM CENTER	0.00	5,000.00	
000028	ACUSHNET COMPANY	04/29/2025	Regular	0.00	878.82	104589
920276542	Invoice	04/04/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	878.82	
000031	ADAMSON POLICE PRODUCTS	04/29/2025	Regular	0.00	290.00	104590
INV432447	Invoice	04/09/2025	GF-UNIFORMS FOR C MARTINEZ-PD	0.00	290.00	
002254	ADIDAS AMERICA INC	04/29/2025	Regular	0.00	1,074.30	104591
6163186515	Invoice	04/24/2025	GOLF-SUPPLIES-PRO SHOP	0.00	12.30	
6163191579	Invoice	04/24/2025	GOLF-SUPPLIES-PRO SHOP	0.00	612.00	
6163200307	Invoice	04/18/2025	GOLF-SUPPLIES-PRO SHOP	0.00	450.00	
000040	AFLAC	04/29/2025	Regular	0.00	2,467.46	104592
699145	Invoice	04/11/2025	GF-SUPPLEMENTAL INS FOR APRIL 2025-HR	0.00	2,467.46	
000044	AGFINITY INC	04/29/2025	Regular	0.00	250.00	104593
H86100	Invoice	04/15/2025	GF-CHEMICALS-PARKS	0.00	250.00	
002941	AMERITAS LIFE INSURANCE CORP	04/29/2025	Regular	0.00	10,512.24	104594
010-57637-01 D...	Invoice	05/01/2025	GF-DENTAL INS FOR MAY 2025-HR	0.00	9,411.16	
010-57637-02 VIS...	Invoice	05/01/2025	GF-VISION INS FOR MAY 2025-HR	0.00	1,101.08	
002646	BAESSLER RESIDENTIAL COLORADO, LLC	04/29/2025	Regular	0.00	2,667.47	104595
042325	Invoice	04/23/2025	GF-DEV DEP REFUND LUP2022-0006 FLATS...	0.00	2,667.47	
003190	BERMUDA SANDS APPAREL	04/29/2025	Regular	0.00	1,909.90	104596
124123	Invoice	04/16/2025	GOLF-SUPPLIES-PRO SHOP	0.00	1,909.90	
000136	BG'S JAPANESE DESIGNS	04/29/2025	Regular	0.00	360.00	104597

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7035	Invoice	04/18/2025	GF-WELLNESS LOGOS-HR	0.00	360.00	
000160	BREAKTHRU BEVERAGE COLORADO	04/29/2025	Regular	0.00	555.31	104598
121029842	Invoice	04/24/2025	GOLF-SUPPLIES-PROSHOP	0.00	131.00	
121030441	Invoice	04/24/2025	GOLF-SUPPLIES-PROSHOP	0.00	424.31	
000175	BSN SPORTS LLC	04/29/2025	Regular	0.00	1,947.14	104599
929367657	Invoice	04/01/2025	CPR-BASEBALL BAGS AND BALLS-ATHL	0.00	708.24	
929377544	Invoice	04/01/2025	CPR-BASEBALL PANTS-ATHL	0.00	1,094.90	
929540114	Invoice	04/01/2025	CPR-BASEBALL PANTS-ATHL	0.00	144.00	
001715	BUFFALO BRAND SEED	04/29/2025	Regular	0.00	5,343.50	104600
25-01351-OP	Invoice	04/08/2025	GOLF-GRASS SEED-MAINT	0.00	2,299.00	
25-01352-OP	Invoice	04/08/2025	GOLF-GROW MIX, STRAW BLANKET, STR...	0.00	3,044.50	
000183	CALLAWAY GOLF SALES COMPANY	04/29/2025	Regular	0.00	498.86	104601
939977787	Invoice	04/01/2025	GOLF-MERCHADISE-PRO SHOP	0.00	231.04	
940082485	Invoice	04/24/2025	GOLF-PROSHOP SUPPLIES-PROSHOP	0.00	267.82	
003825	CARMAX AUTO SUPERSTORES INC	04/29/2025	Regular	0.00	1,564.00	104602
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND SPR2023-001 SI...	0.00	1,564.00	
003815	CIRCLE K	04/29/2025	Regular	0.00	16.99	104603
CIT #133461	Invoice	04/18/2025	GF-CITATION #133461-C. CAMACHO-COU...	0.00	16.99	
002000	CIT GROUP/COMMERCIAL SERVICES	04/29/2025	Regular	0.00	71.33	104604
71096628	Invoice	04/08/2025	GF-UNIFORMS-PW SHOP	0.00	71.33	
000239	CITY OF FORT LUPTON	04/29/2025	Regular	0.00	50.00	104605
CIT#132624-1B	Invoice	04/10/2025	GF-CITATION #132624-1, RESTITUTION-	0.00	50.00	
003810	CMC DESIGN LLC	04/29/2025	Regular	0.00	23.64	104606
CMC124629	Invoice	04/07/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	23.64	
000268	COLORADO ANALYTICAL LAB	04/29/2025	Regular	0.00	48.00	104607
250331098	Invoice	04/01/2025	UF-DRINKING WATER TESTING-W LINES	0.00	48.00	
002968	COLORADO DEPARTMENT OF REVENUE	04/29/2025	Regular	0.00	274.86	104608
CM0000043-1	Invoice	07/26/2024	GF-REVERSE GARNISHMENT CK FOR D. LEF...	0.00	274.86	
000256	COLORADO DEPT OF EARLY CHILDHOOD	04/29/2025	Regular	0.00	200.00	104609
060121-2	Invoice	04/22/2025	REC-OUTSTANDING CK #103768-2021 LIC...	0.00	200.00	
003585	COLORADO WATER WELL PM LLC	04/29/2025	Regular	0.00	480.00	104610
876	Invoice	04/09/2025	UF-REPAIRS/MAINTENANCE-NON POT	0.00	480.00	
000307	COMCAST CABLE COMM, LLC	04/29/2025	Regular	0.00	467.87	104611
0164533 MAY25	Invoice	05/01/2025	GF-INTERNET/PHONE SERV MAY 2025-PW...	0.00	220.02	
0215335 APR25	Invoice	04/15/2025	GF-INTERNET SERVICE APR25-CODE	0.00	247.85	
003790	CRISPY COCKTAILS	04/29/2025	Regular	0.00	192.00	104612
1607	Invoice	04/01/2025	GOLF-BEVERAGES-PRO SHOP	0.00	96.00	
1662	Invoice	04/17/2025	GOLF-SUPPLIES-PRO SHOP	0.00	96.00	
003828	DERRICK MERCHANT VIA REAL ESTATE LLC	04/29/2025	Regular	0.00	1,715.26	104613
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2022-0007 ...	0.00	1,715.26	
003799	ELITE BRANDS OF COLORADO, INC.	04/29/2025	Regular	0.00	200.00	104614
W-1721853	Invoice	04/04/2025	GOLF-UNIFORMS-PRO SHOP	0.00	200.00	
000431	EMPLOYERS COUNCIL SERVICES INC	04/29/2025	Regular	0.00	8,350.00	104615
0000544211	Invoice	04/02/2025	GF-ENTERPRISE MEMBERSHIP DUES, REF ...	0.00	8,350.00	
003713	EPS GROUP, INC	04/29/2025	Regular	0.00	5,900.00	104616
25-0193-1	Invoice	04/14/2025	SD-9TH ST PROJECT SURVEYING SERVICES-...	0.00	5,900.00	

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003827	EQUIPMENT SHARE	04/29/2025	Regular	0.00	2,617.69	104617
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2021-0030 S...	0.00	2,617.69	
001977	FL MOUNTAIN SKY LLC	04/29/2025	Regular	0.00	456.00	104618
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LLA24-003 MTN...	0.00	456.00	
003820	FR PROPERTIES LTD	04/29/2025	Regular	0.00	365.42	104619
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2020-0030 ...	0.00	365.42	
003831	FRED CROCI	04/29/2025	Regular	0.00	1,462.50	104620
042425	Invoice	04/24/2025	GF-DEV DEPOSIT REFUND LUP2022-0017 ...	0.00	1,462.50	
002011	FRONT RANGE LUMBER COMPANY	04/29/2025	Regular	0.00	6.33	104621
44790/2	Invoice	04/14/2025	GOLF-PARTS/SUPPLIES-MAINT	0.00	6.33	
000512	FUZION FIELD SERVICES LLC	04/29/2025	Regular	0.00	233.20	104622
379091	Invoice	04/07/2025	GOLF-PORTABLE TOILET SERVICES-PRO S...	0.00	233.20	
002804	GEP INVESTMENTS	04/29/2025	Regular	0.00	2,650.05	104623
042225	Invoice	04/22/2025	REFUND DEVELOPERS DEPOSIT-ADM24-0...	0.00	406.00	
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2021-0009 ...	0.00	2,244.05	
002169	GH PHIPPS CONSTRUCTION COMPANIES	04/29/2025	Regular	0.00	78,000.00	104624
2A	Invoice	04/23/2025	Pre Construction fee	0.00	3,000.00	
2B	Invoice	04/23/2025	GF-CITY HALL DESIGN-MISC	0.00	75,000.00	
002851	GHA TECHNOLOGIES	04/29/2025	Regular	0.00	4,192.52	104625
1146714	Invoice	04/11/2025	3 Dell Precision 3280 SFF	0.00	4,192.52	
003256	GLENN DUNLEAVY	04/29/2025	Regular	0.00	1,697.05	104626
GD23560(2)	Invoice	04/15/2025	GOLF-SUPPLIES-PRO SHOP	0.00	1,697.05	
000567	HIGH COUNTRY BEVERAGE CORP	04/29/2025	Regular	0.00	1,772.05	104627
W-7076545	Invoice	04/22/2025	GOLF-BEVERAGES-PRO SHOP	0.00	1,772.05	
003120	HUDSON LOCKERS, INC	04/29/2025	Regular	0.00	270.00	104628
520	Invoice	04/15/2025	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	270.00	
003822	INTERMOUNTAIN TRAILER SALES AND SERVICE	04/29/2025	Regular	0.00	1,453.50	104629
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2022-0028	0.00	1,453.50	
003817	JJ KANE ASSOCIATES INC	04/29/2025	Regular	0.00	1,672.00	104630
042225	Invoice	04/22/2025	REFUND DEVELOPER DEPOSIT-SPR24-004-J..	0.00	1,672.00	
000655	JOHN DEERE FINANCIAL	04/29/2025	Regular	0.00	169.16	104631
76236 APRIL25	Invoice	04/16/2025	GF-V BELT-PARKS	0.00	169.16	
003830	JORGE CORRAL & REFUGIO GUTIERREZ	04/29/2025	Regular	0.00	884.04	104632
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2022-0015 ...	0.00	884.04	
001795	KERR-MCGEE OIL & GAS ONSHORE LP	04/29/2025	Regular	0.00	905.88	104633
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2022-0025 ...	0.00	905.88	
003224	LAND 5 INVESTMENTS, LLC	04/29/2025	Regular	0.00	2,444.50	104634
042225	Invoice	04/22/2025	REFUND DEVELOPER DEPOSIT-FPL2023-002	0.00	2,444.50	
003311	LINKSOUL, LLC	04/29/2025	Regular	0.00	1,119.00	104635
386119	Invoice	04/17/2025	GOLF-SUPPLIES- PRO SHOP	0.00	1,119.00	
001913	LUXOTTICA OF AMERICA, INC	04/29/2025	Regular	0.00	92.51	104636
66921400897	Invoice	04/09/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	92.51	
000795	MILE HIGH TURFGRASS, LLC	04/29/2025	Regular	0.00	3,884.50	104637
12295	Invoice	04/07/2025	GOLF-CHEMICALS/FERTILIZER-MAINT	0.00	3,884.50	
003819	MILLER REAL ESTATE	04/29/2025	Regular	0.00	1,247.50	104638

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042225	Invoice	04/22/2025	REFUND DEVELOPER DEPOSIT -CO=PL2023...	0.00	1,247.50	
003821	NATURES HERBS AND WELLNESS	04/29/2025	Regular	0.00	84.75	104639
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2022-0014 ...	0.00	84.75	
003826	OCTAVIO SANDOVAL	04/29/2025	Regular	0.00	319.75	104640
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND VAC24-001 VAC...	0.00	319.75	
003832	PAMELA BARTOLO	04/29/2025	Regular	0.00	484.75	104641
042425	Invoice	04/24/2025	GF-DEV DEPOSIT REFUND LUP2022-0023 ...	0.00	484.75	
003829	PAMELA MILLER CHAVEZ	04/29/2025	Regular	0.00	661.76	104642
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND LUP2022-0009 ...	0.00	661.76	
003433	RN CIVIL CONSTRUCTION, LLC	04/29/2025	Regular	0.00	168,156.80	104643
09	Invoice	04/18/2025	UF-PLANT EXPANSION PROJECT-WATER	0.00	10,331.25	
10	Invoice	04/18/2025	UF-PLANT EXPANSION PROJECT-WATER	0.00	157,825.55	
003768	SALINAS TRUCKING	04/29/2025	Regular	0.00	3,664.16	104644
042225	Invoice	04/22/2025	REFUND DEVELOPER DEPOSIT-SPR2014-0...	0.00	3,664.16	
000991	SCNS SPORTS FOODS INC	04/29/2025	Regular	0.00	94.40	104645
225424	Invoice	04/14/2025	GOLF-SUPPLIES-PROSHOP	0.00	94.40	
003814	SENTRY AQUATIC INNOVATIONS	04/29/2025	Regular	0.00	563.20	104646
126	Invoice	04/02/2025	REC-POOL HEATER WATER REFILL-REC CE...	0.00	281.60	
128	Invoice	04/15/2025	REC-POOL HEATER WATER SOLUTION-REC...	0.00	281.60	
001016	SMASH ATHLETICS INC	04/29/2025	Regular	0.00	5,600.40	104647
19865	Invoice	04/21/2025	CPR-BASEBALL JERSEYS-ATHL	0.00	2,856.30	
19868	Invoice	04/21/2025	CPR-BASEBALL HATS-ATHL	0.00	2,744.10	
001022	SOUTHERN GLAZER'S OF CO	04/29/2025	Regular	0.00	596.50	104648
3722500	Invoice	04/24/2025	GOLF-SUPPLIES-PROSHOP	0.00	596.50	
000246	SRIXON/CLEVELAND GOLF/XX10	04/29/2025	Regular	0.00	999.07	104649
8327343 SO	Invoice	04/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	781.92	
8350978 SO	Invoice	04/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	107.25	
8360047 SO	Invoice	04/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	109.90	
001035	STANDARD INSURANCE CO.	04/29/2025	Regular	0.00	6,128.94	104650
00 759761 0001...	Invoice	05/01/2025	LI, AD&D, LTD, STD Ins Prem	0.00	6,128.94	
001040	STERICYCLE	04/29/2025	Regular	0.00	66.00	104651
8010423061	Invoice	04/01/2025	GF-SHREDDING BINS @ CITY HALL-CITY CL	0.00	66.00	
003818	SUN WILLOW BEND LLC	04/29/2025	Regular	0.00	291.00	104652
042225	Invoice	04/22/2025	REFUND DEVELOPER DEPOSIT-APC2023-0...	0.00	291.00	
003200	SUNICE	04/29/2025	Regular	0.00	220.42	104653
U5520620	Invoice	04/17/2025	GOLF-SUPPLIES-PRO SHOP	0.00	220.42	
001052	SWIRE COCA-COLA, USA	04/29/2025	Regular	0.00	926.00	104654
46585247007	Invoice	04/18/2025	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	926.00	
002694	SYMMETRY ENERGY SOLUTIONS LLC	04/29/2025	Regular	0.00	3,577.82	104655
20013314	Invoice	04/22/2025	REC-NATURAL GAS SERVICE FOR MARCH 2...	0.00	3,577.82	
002967	SYNERGETIC STAFFING LLC	04/29/2025	Regular	0.00	2,678.49	104656
21012053	Invoice	04/07/2025	GF-TEMP WAGES, MARCH 31-APRIL 4, 202...	0.00	1,398.41	
21012057	Invoice	04/14/2025	GF-TEMP WAGES, APRIL 7-11, 2025-FIN	0.00	1,280.08	
001064	TAYLORMADE GOLF COMPANY INC	04/29/2025	Regular	0.00	961.68	104657
38182206	Credit Memo	04/01/2025	GOLF-CREDIT FOR FREIGHT CHARGE-PRO ...	0.00	-14.00	
38204491	Invoice	04/01/2025	GOLF-MERCHNDISE-PRO SHOP	0.00	126.71	
38220675	Invoice	04/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	282.50	

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38267483	Invoice	04/24/2025	GOLF-RETAIL SUPPLIES-PROSHOP	0.00	566.47	
003823	TIM BUSCHAR COLA, LLC	04/29/2025	Regular	0.00	508.29	104658
042325	Invoice	04/23/2025	GF-DEV DEPOSIT REFUND PPL2023-003 M...	0.00	508.29	
001104	TOSHIBA BUSINESS SOLUTIONS	04/29/2025	Regular	0.00	175.90	104659
2319460	Invoice	04/09/2025	GF-MAP PRINTING-PARKS	0.00	175.90	
001746	TRANSUNION RISK AND ALTERNATIVE DATA SO	04/29/2025	Regular	0.00	75.00	104660
812682-202503-1	Invoice	04/01/2025	GF-DATA RESEARCH FEE MARCH 2025-PD	0.00	75.00	
001115	TRAVIS MATTHEW,LLC	04/29/2025	Regular	0.00	153.60	104661
92749642	Invoice	04/08/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	153.60	
003398	UNIVERSITY AUTO PARTS	04/29/2025	Regular	0.00	6.29	104662
229884	Invoice	04/01/2025	UF-PARTS-W LINES	0.00	6.29	
002132	VECTOR DISEASE CONTROL	04/29/2025	Regular	0.00	3,518.74	104663
PI-A00016123	Invoice	04/01/2025		0.00	3,518.74	
001199	WELD COUNTY PUBLIC SAFETY IT	04/29/2025	Regular	0.00	256.48	104664
FORTLUPTONPD-...	Invoice	04/08/2025	GF-RSA TOKENS-PD	0.00	256.48	
001207	WESTERN DISTRIBUTING INC	04/29/2025	Regular	0.00	616.16	104665
840595	Invoice	04/11/2025	GOLF-BEVERAGES-PRO SHOP	0.00	361.36	
842113	Invoice	04/18/2025	GOLF-BEVERAGES-PRO SHOP	0.00	254.80	
002660	WHITESIDE'S BOOTS AND CLOTHING	04/29/2025	Regular	0.00	454.96	104666
470823	Invoice	04/01/2025	GF-UNIFORMS, D MENDOZA-FAC	0.00	200.00	
470824	Invoice	04/01/2025	GF-UNIFORMS, D. MENDOZA-FAC	0.00	134.98	
470903	Invoice	04/01/2025	GF-UNIFORMS, C. RIVERA-FAC	0.00	119.98	
001224	XCEL ENERGY-GAS	04/29/2025	Regular	0.00	588.22	104667
923942688	Invoice	04/21/2025	Xcel Gas Bill- Account 53-2035238-1	0.00	588.22	
001225	YAMAHA MOTOR CORP	04/29/2025	Regular	0.00	17,416.35	104668
MAN 219300	Invoice	04/01/2025	GOLF-LEASE PAYMENT-PRO SHOP	0.00	17,416.35	
003833	MICHAEL MEANEY	04/25/2025	Regular	0.00	400.00	104669
042425	Invoice	04/25/2025	CPR-FOH WOOD SPONSOR FLAGS-EVENTS	0.00	400.00	
003612	JOHNSON MARK LLC	05/02/2025	Regular	0.00	439.00	104670
INV0001753	Invoice	05/02/2025	Brian Oswalt-Case #2024C042153	0.00	439.00	
003835	ACCENT ELECTRICAL SERVICES	05/06/2025	Regular	0.00	1,912.68	104671
25012A04	Invoice	04/17/2025	REC-PANIC BUTTONS FOR FRONT DESK-RE...	0.00	1,912.68	
003766	BIG WILLY MEAT COMPANY	05/06/2025	Regular	0.00	106.40	104672
0000516	Invoice	04/28/2025	GOLF-PREPACKAGED GOOD-PRO SHOP	0.00	106.40	
000182	CEM SALES & SERVICE INC	05/06/2025	Regular	0.00	2,767.00	104673
2500050	Invoice	04/15/2025	REC-POOL CHLORINE/ACID CHEMICALS-RE...	0.00	2,767.00	
001949	CIVIL RESOURCES LLC	05/06/2025	Regular	0.00	22,573.50	104674
19-305.02.02	Invoice	04/25/2025	UF-LAGOON SLURRY WALL PROJECT-WAT...	0.00	6,650.00	
19-305.02.02A	Invoice	04/25/2025	UF-LAGOON STORAGE PROJECT 50% DESI...	0.00	15,923.50	
000247	CLIFTONLARSONALLEN LLP	05/06/2025	Regular	0.00	7,350.00	104675
L251242629	Invoice	04/28/2025	Gf-2024 Audit-Finance	0.00	7,350.00	
000267	COLONIAL LIFE	05/06/2025	Regular	0.00	105.96	104676
78168200501822	Invoice	05/01/2025	GF-SUPPLEMENTAL INS FOR MAY 2025-HR	0.00	105.96	
000268	COLORADO ANALYTICAL LAB	05/06/2025	Regular	0.00	48.00	104677
250411112	Invoice	04/14/2025	UF-DRINKING WATER TESTING-W LINES	0.00	48.00	
002651	COLORADO COMMUNITY MEDIA	05/06/2025	Regular	0.00	883.00	104678

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134456	Invoice	04/18/2025	GF-LEGAL NOTICES-DEV DEP	0.00	883.00	
000306	COMCAST BUSINESS	05/06/2025	Regular	0.00	2,659.61	104679
238502828	Invoice	04/01/2025	Comcast Phones	0.00	2,659.61	
000307	COMCAST CABLE COMM, LLC	05/06/2025	Regular	0.00	251.91	104680
0025494 MAY20..	Invoice	04/18/2025	GOLF-MAY 2025 CABLE SERVICE-PRO SHOP	0.00	48.40	
0147405 MAY25	Invoice	05/01/2025	CPR-MAY 2025 PHONE/INTERNET-MUSE...	0.00	203.51	
001517	CORE&MAIN LP	05/06/2025	Regular	0.00	322.92	104681
W800873	Invoice	04/21/2025	UF-PARTS/SUPPLIES-W LINES	0.00	322.92	
003559	DRAKE DUO PRINTS LTD	05/06/2025	Regular	0.00	1,055.81	104682
1232	Invoice	04/28/2025	GF-T-SHIRTS-PARKS	0.00	1,055.81	
003631	EVERON, LLC	05/06/2025	Regular	0.00	164.37	104683
50576495 MAY25	Invoice	05/01/2025	GF/REC-ALARM, SECURITY MONITORING-	0.00	164.37	
000567	HIGH COUNTRY BEVERAGE CORP	05/06/2025	Regular	0.00	1,199.55	104684
W-7081876	Invoice	04/28/2025	GOLF-BEVERAGES-PRO SHOP	0.00	1,199.55	
003794	JONES GLOBAL SPORTS LLC	05/06/2025	Regular	0.00	464.00	104685
24016990/1	Invoice	04/08/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	464.00	
003824	NEW WEST PAVING, INC.	05/06/2025	Regular	0.00	13,470.00	104686
5757	Invoice	04/28/2025	GOLF-CART PATH ON NO. 5 HOLE-MAINT	0.00	13,470.00	
000865	OFFICE DEPOT	05/06/2025	Regular	0.00	73.60	104687
419415555001	Invoice	04/17/2025	GF-KLEENEX, DECANTER-ADMIN	0.00	73.60	
003213	OLD TOWN PEST CONTROL	05/06/2025	Regular	0.00	600.00	104688
11278	Invoice	04/23/2025	GF-PEST CONTROL-SHOP	0.00	600.00	
003545	POINT AND PAY, LLC	05/06/2025	Regular	0.00	50.00	104689
042425	Invoice	04/24/2025	GF-MONTHLY USER FEE FOR MARCH 2025...	0.00	50.00	
003490	SARAH ROGERS	05/06/2025	Regular	0.00	1,350.00	104690
2007712.001	Invoice	04/24/2025	REC-SUMMER CAMP WITHDRAWAL, REF...	0.00	1,350.00	
003467	SCHILZ MARTIAL ARTS & KICKBOXING	05/06/2025	Regular	0.00	190.40	104691
APRIL 25 MARTIA..	Invoice	04/14/2025	REC-APRIL 2025 MARTIAL ARTS-REC CENT...	0.00	190.40	
001016	SMASH ATHLETICS INC	05/06/2025	Regular	0.00	1,608.43	104692
19896	Invoice	04/25/2025	CPR-TEE BALL UNIFORMS-ATHL	0.00	1,608.43	
003834	STATE OF COLORADO SCHOOL OF MINES	05/06/2025	Regular	0.00	341.70	104693
25-026	Invoice	05/01/2025	GF-BAESSLER LANCASTER CROSSING CGS ...	0.00	341.70	
001052	SWIRE COCA-COLA, USA	05/06/2025	Regular	0.00	491.75	104694
46698318054	Invoice	04/25/2025	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	491.75	
002967	SYNERGETIC STAFFING LLC	05/06/2025	Regular	0.00	2,109.00	104695
21012064	Invoice	04/21/2025	GF-TEMP WAGES FOR APRIL 14-18, 2025-F...	0.00	1,382.87	
21012073	Invoice	04/28/2025	GF-TEMP WAGES APRIL 21-23, 2025-FIN	0.00	726.13	
001075	THE CONSOLIDATED MUTUAL	05/06/2025	Regular	0.00	307,300.22	104696
042424	Invoice	04/24/2025	UF-2025 Perry Pit Lease-Water	0.00	307,300.22	
001104	TOSHIBA BUSINESS SOLUTIONS	05/06/2025	Regular	0.00	105.00	104697
2321967	Invoice	04/23/2025	REC-STAPLES FOR COPIER-REC CENTER	0.00	105.00	
001105	TOSHIBA FINANCIAL SERVICES	05/06/2025	Regular	0.00	3,517.64	104698
553971920	Invoice	04/14/2025	GOLF-MAY 2025 COPIER LEASE-	0.00	283.52	
553972506	Invoice	05/01/2025	Copier Lease	0.00	3,234.12	
003398	UNIVERSITY AUTO PARTS	05/06/2025	Regular	0.00	301.02	104699
230876	Invoice	04/10/2025	GF-PARTS-PW SHOP	0.00	10.99	

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232137	Invoice	04/22/2025	UF-HYD HOSE FITTING-W LINES	0.00	78.38	
232544	Invoice	04/25/2025	GF-BATTERY-PARKS	0.00	211.65	
001174	WAGNER EQUIPMENT CO.	05/06/2025	Regular	0.00	137.98	104700
P00C2795845	Invoice	04/19/2025	GF-PARTS/SUPPLIES-STREETS	0.00	137.98	
001203	WELD COUNTY SHERIFF'S OFFICE	05/06/2025	Regular	0.00	77.16	104701
FLPD22025	Invoice	04/01/2025	GF-JAIL SERVICES-COURT	0.00	38.58	
flpd32025	Invoice	04/17/2025	GF-JAIL FEES-COURT	0.00	38.58	
001207	WESTERN DISTRIBUTING INC	05/06/2025	Regular	0.00	105.00	104702
842345	Invoice	04/25/2025	GOLF-BEVERAGES-PRO SHOP	0.00	105.00	
000048	AIRGAS USA LLC	04/22/2025	EFT	0.00	23.39	9002162
5515571011	Invoice	03/31/2025	GOLF-LARGE ACETYLENE & LARGE OXYGEN..	0.00	23.39	
001327	ALTA PEAK ROLLOFFS LLC	04/22/2025	EFT	0.00	480.64	9002163
4559	Invoice	03/07/2025	GF-ROLLAWAYS @ WWTP FOR FEBRUARY ...	0.00	480.64	
001918	AXON ENTERPRISES INC	04/22/2025	EFT	0.00	8,570.73	9002164
INUS335303	Invoice	04/09/2025	GF-5 YEAR CONTRACT FOR AXON AIR-PD	0.00	8,570.73	
002853	BUCKEYE CLEANING CENTER	04/22/2025	EFT	0.00	1,479.20	9002165
90660235	Invoice	03/31/2025	GF-JANITORIAL SUPPLIES-FAC	0.00	37.70	
90660278	Invoice	03/31/2025	REC-JANITORIAL SUPPLIES-REC CENTER	0.00	1,182.88	
90660986	Invoice	04/02/2025	GF-JANITORIAL SUPPLIES-FAC	0.00	258.62	
000361	DBC IRRIGATION SUPPLY	04/22/2025	EFT	0.00	889.10	9002166
55814242.001	Invoice	04/04/2025	GOLF-IRRIGATION SUPPLIES/PARTS-MAINT	0.00	889.10	
003532	DLT SOLUTIONS, LLC	04/22/2025	EFT	0.00	9,823.00	9002167
5303803A	Invoice	04/02/2025	GF-2025 INFOWATER PRO RENEWAL-ENG	0.00	9,823.00	
000691	KONE INC	04/22/2025	EFT	0.00	140.80	9002168
871648804	Invoice	03/31/2025	REC-ELEVATOR MAINTENANCE-REC CENT...	0.00	140.80	
000783	MEANDERING WITH MARY	04/22/2025	EFT	0.00	350.00	9002169
041425	Invoice	04/14/2025	CPR-APRIL 2025 CASINO TRIP-SENIORS	0.00	350.00	
000869	OPERATIONS MANAGEMENT INT	04/22/2025	EFT	0.00	146,600.09	9002170
351230-26-05	Invoice	05/01/2025	OMI Monthly Allocations	0.00	146,600.09	
000862	O'REILLY AUTO PARTS	04/22/2025	EFT	0.00	28.50	9002171
4489-210287	Invoice	04/03/2025	GF-WIPER FLUID, PARTS-PARKS	0.00	28.50	
000939	RECREATION SUPPLY COMPANY	04/22/2025	EFT	0.00	576.88	9002172
532399	Invoice	04/04/2025	REC-POOL REAGENTS-REC CENTER	0.00	576.88	
000999	SHAMROCK FOODS COMPANY	04/22/2025	EFT	0.00	1,327.56	9002173
33379992	Invoice	04/09/2025	GOLF-FOOD-PRO SHOP	0.00	63.57	
33394472	Invoice	04/14/2025	GOLF-FOOD/PRE PACKAGED FOODS-PRO ...	0.00	231.16	
33394473	Invoice	04/14/2025	GOLF-FOOD/PRE PACKAGED FOODS-PRO ...	0.00	1,032.83	
002158	WW BACKHOE & DOZER SERVICES INC	04/22/2025	EFT	0.00	1,925.00	9002174
27930	Invoice	04/05/2025	SST-2025 ON CALL GRADING SERVICES-SST	0.00	1,925.00	
000024	ACE HARDWARE OF FORT LUPTON	04/29/2025	EFT	0.00	335.68	9002175
107779/1	Invoice	04/02/2025	GOLF-PARTS/SUPPLIES-MAINT	0.00	214.44	
107813/1	Invoice	04/04/2025	GOLF-ELBOW-MAINT	0.00	31.99	
107886/1	Invoice	04/10/2025	GOLF-WOOD GRADE STAKES-MAINT	0.00	33.80	
107920/1	Invoice	04/14/2025	GOLF-TWINE,WOOD GRADE STAKE-MAINT	0.00	49.87	
107942/1	Invoice	04/15/2025	GOLF-PARTS/SUPPLIES-PRO SHOP	0.00	37.57	
108022/1	Credit Memo	04/21/2025	GOLF-CREDIT FOR RETURN-MAINT	0.00	-31.99	
003355	ADOLFSON & PETERSON CONSTRUCTION	04/29/2025	EFT	0.00	43,384.38	9002176

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15	Invoice	04/01/2025	REC-REC EXPANSION CONSTRUCTION	0.00	43,384.38	
001293	AMAZON.COM	04/29/2025	EFT	0.00	7,120.45	9002177
199N-99XH-GT7Y	Invoice	04/05/2025	GF-SUPPLIES, PARTS-	0.00	580.40	
19PH-WG6T-GQ...	Invoice	04/10/2025	Amazon Orders - IT	0.00	2,196.60	
1D6Q-4RJX-GRTW	Invoice	04/05/2025	GF-GENERAL SUPPLIES-PD	0.00	1,942.22	
1PHY-HV3F-H1YP	Invoice	04/05/2025	CPR-SUPPLIES-	0.00	707.06	
1W6K-M6HW-GT...	Invoice	04/05/2025	GF-GENERAL SUPPLIES/WELLNESS BENEFI...	0.00	578.02	
1WJT-MKKR-H9X1	Invoice	04/05/2025	GOLF-GENERAL SUPPLIES/PARTS/MISC-MA...	0.00	1,116.15	
003524	BEST CLEANER DISPOSAL	04/29/2025	EFT	0.00	1,671.00	9002178
10060	Invoice	04/01/2025	GF-AUGUST 2024 TRASH SERVICE-PARKS	0.00	72.00	
12612	Invoice	04/01/2025	GF-SEPTEMBER 2024 TRASH SERVICE-PAR...	0.00	72.00	
13718	Invoice	04/01/2025	GF-OCTOBER 2024 TRASH SERVICE-PARKS	0.00	72.00	
144737	Invoice	04/01/2025	GF-NOVEMBER 2024 TRASH SERVICE-PAR...	0.00	72.00	
15341	Invoice	04/01/2025	GF-DECEMBER 2024 TRASH SERVICE-PARKS	0.00	72.00	
17716	Invoice	04/01/2025	GF-JANUARY 2025 TRASH SERVICE-PARKS	0.00	72.00	
17717	Invoice	04/01/2025	GF-FEBRUARY 2025 TRASH SERVICE-PARKS	0.00	72.00	
17990	Invoice	04/01/2025	GF-MARCH 2025 TRASH SERVICE-PARKS	0.00	72.00	
18674	Invoice	04/01/2025	GF-APRIL 2025 TRASH SERVICE-PARKS	0.00	72.00	
19667	Invoice	05/01/2025	GF-MAY 2025 TRASH SERVICE-FAC	0.00	135.00	
19668	Invoice	05/01/2025	CPR-MAY 2025 TRASH SERVICE-COM CEN...	0.00	85.00	
19670	Invoice	05/01/2025	GF-MAY 2025 TRASH SERVICE-PW SHOP	0.00	129.00	
19671	Invoice	05/01/2025	GF-MAY 2025 TRASH SERVICE-PARKS	0.00	72.00	
19672	Invoice	05/01/2025	CEM-MAY 2025 TRASH SERVICE-CEMETERY	0.00	72.00	
19673	Invoice	05/01/2025	GOLF-MAY 2025 TRASH SERVICE-MAINT	0.00	135.00	
19674	Invoice	05/01/2025	GF-MAY 2025 TRASH SERVICE-PARKS	0.00	85.00	
19720	Invoice	05/01/2025	GF-MAY 2025 TRASH SERVICE (VET OFFICE...	0.00	40.00	
9737	Invoice	04/01/2025	GF-APRIL 2024 TRASH SERVICE-PARKS	0.00	54.00	
9738	Invoice	04/01/2025	GF-MAY 2024TRASH SERVICE-PARKS	0.00	72.00	
9739	Invoice	04/01/2025	GF-JUNE 2024 TRASH SERVICE-PARKS	0.00	72.00	
9740	Invoice	04/01/2025	GF-JULY 2024 TRASH SERVICE-PARKS	0.00	72.00	
	Void	04/29/2025	EFT	0.00	0.00	9002179
002835	BRANDING BY BRE	04/29/2025	EFT	0.00	2,000.00	9002180
1329	Invoice	04/17/2025	REC/CPR-REC SUMMER BROCHURES-REC/...	0.00	2,000.00	
002122	BURNS & MCDONNELL ENGINEERING CO INC	04/29/2025	EFT	0.00	30,138.78	9002181
160868-21	Invoice	04/18/2025	UF- WATER TOWER DESIGN CO #1-WATER	0.00	30,138.78	
000211	CH2M	04/29/2025	EFT	0.00	33,736.50	9002182
D3410908-014	Invoice	04/19/2025	UF-Construction Management WTP Expant..	0.00	33,736.50	
003417	DATA CENTER WAREHOUSE, LLC	04/29/2025	EFT	0.00	7,980.39	9002183
INVD227467	Invoice	04/10/2025	MDT replacement for PW trucks	0.00	1,450.17	
INVD228557	Invoice	04/21/2025	MDT replacement for PW trucks	0.00	6,530.22	
000372	DELL MARKETING LP	04/29/2025	EFT	0.00	443.77	9002184
10810223629	Invoice	04/15/2025	Dell Latitude 520 Upgrades and Extensions	0.00	443.77	
002723	EAGLE ROCK COMPANY OF COLO	04/29/2025	EFT	0.00	1,074.81	9002185
13837573	Invoice	04/22/2025	GOLF-BEVERAGES-PRO SHOP	0.00	327.60	
13837574	Invoice	04/22/2025	GOLF-BEVERAGES-PRO SHOP	0.00	665.01	
13840294	Invoice	04/22/2025	GOLF-BEVERAGES-PRO SHOP	0.00	82.20	
000455	FASTENAL COMPANY 01COFTL	04/29/2025	EFT	0.00	138.50	9002186
COFTL202617	Invoice	04/01/2025	UF-PARTS/SUPPLIES-W LINES	0.00	138.50	
000536	GOLF AND SPORT SOLUTIONS LLC	04/29/2025	EFT	0.00	1,011.19	9002187
50366	Invoice	04/01/2025	GOLF-TONS OF ATHLETIC SAND-MAINT	0.00	1,011.19	
002778	KASEYA US LLC	04/29/2025	EFT	0.00	9,591.60	9002188
2464553496225	Invoice	04/08/2025	Annual Renewal - VulScan PenTesting	0.00	9,591.60	

Council Check Report

Date Range: 04/16/2025 - 05/06/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
003480	NOCO HUMANE	04/29/2025	EFT	0.00	1,300.00	9002189
1025	Invoice	04/11/2025	GF-ANIMAL SERVICES FOR JAN-MARCH 20...	0.00	1,300.00	
000862	O'REILLY AUTO PARTS	04/29/2025	EFT	0.00	464.75	9002190
042225	Invoice	04/22/2025	REFUND DEVELOPER DEPOSIT -=ADM2023...	0.00	464.75	
000862	O'REILLY AUTO PARTS	04/29/2025	EFT	0.00	272.90	9002191
4489-210255	Invoice	04/03/2025	GF-BATTERY-STREETS	0.00	272.90	
000931	R & L TIRES	04/29/2025	EFT	0.00	172.00	9002192
56894	Invoice	04/07/2025	GF-TIRE DISPOSAL FOR CLEAN UP DAYS-LE...	0.00	172.00	
000932	R & M SERVICES	04/29/2025	EFT	0.00	734.56	9002193
10872	Invoice	04/01/2025	GF-VEHICLE MAINTENANCE-PD	0.00	160.10	
10873	Invoice	04/02/2025	GF-VEHICLE MAINTENANCE-PD	0.00	506.58	
10881	Invoice	04/21/2025	GF-OIL CHANGE ON FORD EDGE-CITY ADM	0.00	67.88	
000999	SHAMROCK FOODS COMPANY	04/29/2025	EFT	0.00	1,095.10	9002194
33405177	Invoice	04/17/2025	GOLF-FOOD, BEVERAGES, PREPACKAGED ...	0.00	1,095.10	
002725	TIRES TO GREEN RECYCLING COLORADO LLC	04/29/2025	EFT	0.00	724.75	9002195
5336	Invoice	04/16/2025	GF-TIRE RECYCLING FOR CLEAN UP DAYS-L...	0.00	724.75	
001101	TODD HODGES DESIGN, LLC	04/29/2025	EFT	0.00	6,905.60	9002196
3685	Invoice	04/21/2025	GF-PLANINNG SERVICES APRIL 7-20, 2025-...	0.00	6,905.60	
003160	UNITEDHEALTHCARE INSURANCE COMPANY	04/29/2025	EFT	0.00	120,939.88	9002197
259039445683	Invoice	05/01/2025	GF-HEALTH INS FOR MAY 2025-HR	0.00	120,939.88	
000024	ACE HARDWARE OF FORT LUPTON	05/06/2025	EFT	0.00	24.17	9002198
108108/1	Invoice	04/28/2025	GOLF-FASTENERS-MAINT	0.00	24.17	
000048	AIRGAS USA LLC	05/06/2025	EFT	0.00	274.35	9002199
9160317110	Invoice	04/18/2025	GF-OXYGEN, ACETYLENE-PW SHOP	0.00	274.35	
001327	ALTA PEAK ROLLOFFS LLC	05/06/2025	EFT	0.00	14,756.68	9002200
4581	Invoice	04/29/2025	2025 Cleanup Day	0.00	14,756.68	
002835	BRANDING BY BRE	05/06/2025	EFT	0.00	3,500.00	9002201
1331	Invoice	05/01/2025	GF-SOCIAL MEDIA COMMUNICATION MAY...	0.00	3,500.00	
003166	CODE RED AUDITS, LLC	05/06/2025	EFT	0.00	13,374.00	9002202
INV-FTLP-Gcam-2...	Invoice	04/22/2025	Verkada Cameras Golf Course	0.00	10,030.50	
INV-FTLP-Gmin-2...	Invoice	04/22/2025	Cameras for Clubhouse	0.00	3,343.50	
003417	DATA CENTER WAREHOUSE, LLC	05/06/2025	EFT	0.00	37,879.65	9002203
INVD228954	Invoice	04/24/2025	MDT replacement for PW trucks	0.00	37,879.65	
000361	DBC IRRIGATION SUPPLY	05/06/2025	EFT	0.00	2,227.39	9002204
S5820085.001	Invoice	04/08/2025	CEM-IRRIGATION SUPPLIES-CEMETERY	0.00	1,857.15	
S5827525.001	Invoice	04/17/2025	GOLF-IRRIGATION SUPPLIES-MAINIT	0.00	370.24	
002723	EAGLE ROCK COMPANY OF COLO	05/06/2025	EFT	0.00	1,471.71	9002205
13811488	Invoice	04/14/2025	GOLF-BEVERAGES-PRO SHOP	0.00	416.01	
13811489	Invoice	04/14/2025	GOLF-BEVERAGES-PRO SHOP	0.00	412.70	
13862001	Invoice	04/28/2025	GOLF-BEVERAGES-PRO SHOP	0.00	643.00	
001712	ENVIRONMENTAL PRODUCTS & ACCCESS LLC	05/06/2025	EFT	0.00	397.77	9002206
278597	Invoice	04/04/2025	SF-PARTS/SUPPLIES- S LINES	0.00	397.77	
003720	FREDERICK M GOODBEE	05/06/2025	EFT	0.00	1,600.00	9002207
APRIL 2025	Invoice	04/23/2025	GF-JUDGE SERVICES FOR APRIL 2025-COU...	0.00	1,600.00	
000597	INSIGHT PUBLIC SECTOR INC	05/06/2025	EFT	0.00	35,730.40	9002208
1101266763	Invoice	04/18/2025	Annual Renewal of Exclaimer (150 Liicense...	0.00	2,488.50	

Council Check Report

Date Range: 04/16/2025 - 05/06/2025

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
1101267899	Invoice	04/23/2025	M\$ DC25+200UserCals		0.00	33,241.90	
000862 4489-214919	O'REILLY AUTO PARTS Invoice	04/23/2025	05/06/2025 EFT GF-BLUEDEF DRUM, OIL, GLOVES-PW SHOP		0.00	546.16	9002209
000931 56915 57178	R & L TIRES Invoice Invoice	04/07/2025 04/29/2025	05/06/2025 EFT UF-REPAIRS TO BACKHOE TIRE-W LINES GF-TIRE DISPOSAL FOR CLEAN UP DAYS-LE...		0.00 0.00 0.00	240.64 156.64 84.00	9002210
000999 33424834	SHAMROCK FOODS COMPANY Invoice	04/24/2025	05/06/2025 EFT GOLF-FOOD, BEVERAGES, PREPACKAGED ...		0.00 0.00	1,661.73 1,661.73	9002211
001343 INV00412953	TIME CLOCK PLUS Invoice	04/29/2025	05/06/2025 EFT TIMECLOCK PLUS SUBSCRIPTION		0.00 0.00	14,403.60 14,403.60	9002212
002158 27933	WW BACKHOE & DOZER SERVICES INC Invoice	04/24/2025	05/06/2025 EFT SST-2025 ON CALL GRADING SERVICES-SST		0.00 0.00	1,925.00 1,925.00	9002213
000119 INV0001739	BANK OF COLORADO Invoice	04/18/2025	04/18/2025 Bank Draft HSA DISTRIBUTION		0.00 0.00	7,880.27 7,880.27	DFT0002570
000119 INV0001740	BANK OF COLORADO Invoice	04/18/2025	04/18/2025 Bank Draft HSA DISTRIBUTION		0.00 0.00	1,214.99 1,214.99	DFT0002571
001416 INV0001741	VALIC_1 Invoice	04/18/2025	04/18/2025 Bank Draft VALIC - 457(b) \$ Contributions		0.00 0.00	53,889.21 53,889.21	DFT0002572
001265 INV0001742	IRS Invoice	04/18/2025	04/18/2025 Bank Draft Federal Withholding		0.00 0.00	94,812.65 94,812.65	DFT0002573
001418 INV0001743	CO DEPARTMENT OF REVENUE Invoice	04/18/2025	04/18/2025 Bank Draft CO Withholding		0.00 0.00	15,988.00 15,988.00	DFT0002574
001416 INV0001744	VALIC_1 Invoice	04/18/2025	04/18/2025 Bank Draft VALIC - Regular Plan Retirement Contribut...		0.00 0.00	384.54 384.54	DFT0002575
001265 INV0001745	IRS Invoice	04/18/2025	04/18/2025 Bank Draft Federal Withholding		0.00 0.00	944.65 944.65	DFT0002576
001418 INV0001746	CO DEPARTMENT OF REVENUE Invoice	04/18/2025	04/18/2025 Bank Draft CO Withholding		0.00 0.00	171.00 171.00	DFT0002577
001416 INV0001747	VALIC_1 Invoice	04/24/2025	04/24/2025 Bank Draft VALIC - Regular Plan Retirement Contribut...		0.00 0.00	343.90 343.90	DFT0002578
001265 INV0001748	IRS Invoice	04/24/2025	04/24/2025 Bank Draft Federal Withholding		0.00 0.00	788.81 788.81	DFT0002579
001418 INV0001749	CO DEPARTMENT OF REVENUE Invoice	04/24/2025	04/24/2025 Bank Draft CO Withholding		0.00 0.00	144.00 144.00	DFT0002580
000119 INV0001750	BANK OF COLORADO Invoice	05/02/2025	05/02/2025 Bank Draft HSA DISTRIBUTION		0.00 0.00	7,813.60 7,813.60	DFT0002581
000119 INV0001751	BANK OF COLORADO Invoice	05/02/2025	05/02/2025 Bank Draft HSA DISTRIBUTION		0.00 0.00	1,114.99 1,114.99	DFT0002582
001416 INV0001752	VALIC_1 Invoice	05/02/2025	05/02/2025 Bank Draft VALIC - 457(b) \$ Contributions		0.00 0.00	52,432.11 52,432.11	DFT0002583
001265 INV0001754	IRS Invoice	05/02/2025	05/02/2025 Bank Draft Federal Withholding		0.00 0.00	96,044.35 96,044.35	DFT0002584
001418	CO DEPARTMENT OF REVENUE		05/02/2025 Bank Draft		0.00	16,119.00	DFT0002585

Council Check Report

Date Range: 04/16/2025 - 05/06/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001755	Invoice	05/02/2025	CO Withholding	0.00	16,119.00	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	283	189	0.00	907,834.72
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	16	16	0.00	350,086.07
EFT's	96	52	0.00	573,464.73
	395	259	0.00	1,831,385.52

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	283	189	0.00	907,834.72
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	16	16	0.00	350,086.07
EFT's	96	52	0.00	573,464.73
	395	259	0.00	1,831,385.52

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH/CONSOLIDATED CASH	4/2025	1,153,715.61
999	POOLED CASH/CONSOLIDATED CASH	5/2025	677,669.91
			1,831,385.52

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
April 15, 2025**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, April 15, 2025. Mayor Zo Hubbard called the meeting to order at 6:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

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

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Finance Director, Leann Perino, Planning Director, Todd Hodges and

PROCLAMATION

Mayor Hubbard read the Mental Health Month Proclamation and proclaimed the month of May as Mental Health Month in the City of Fort Lupton.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Mayor or Council.

APPROVAL OF AGENDA

Staff requested to add an updated Ordinance to item a under Action Memorandum. It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to approve the agenda as amended. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the April 15, 2025, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

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

- April 1, 2025 City Council Meeting Minutes
- Approving the Renewal Subscription of Esri GIS Software and Enter into a Three-Year Contract for an Amount Not to Exceed \$20,600.00 Annually, Allocated from the General Fund, Community Development Software Budget (AM 2025-056)

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
April 15, 2025**

- Authorize Funding for a Clean in Place Pump for an Amount Not to Exceed \$71,340.50, Allocated from the Utility Water Fund (AM 2025-057)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2025-055 Approving an Emergency Ordinance Authorizing Two Loan Agreements with the Colorado Water Resources and Power Development Authority (CWRPDA), for up to \$20,000,000 for the Installation of an Elevated Water Storage Tank, New Pump Station and Associated Pipelines

The City applied for and was awarded four loans from the Colorado Water Resources and Power Development Authority (CWRPDA) to finance the installation of an elevated water storage tank, new pump station and associated pipelines. The project is intended to reduce operational complexity and provide system redundancy in the event of a line break or pump station outage. The cost of the project is estimated to be \$24,216,256, including contingencies. The CWRPDA will loan the City \$19,000,000 plus loan issuance costs for the project.

The loans from CWRPDA consist of: a \$13,000,000 leveraged loan (plus costs of issuance for all four loans), an approximately \$1,344,609 Base direct loan to be repaid, an approximately \$1,655,391 Bipartisan Infrastructure Law (BIL) General Supplemental loan to be re-paid, and a \$3,000,000 BIL General Supplemental Principal Forgiveness Loan. The Base and BIL direct loan are for a term of up to 30 years at an interest rate of 1.75%, and the leveraged loan is for a term of up to 30 years at 85% of the interest rate on the CWRPDA's State Revolving Fund Revenue Bonds 2025 Series A.

The CWRPDA loans are being paid out of the Utility Enterprise Fund and are on a parity with the Utility Enterprise's outstanding 2017 Bonds, and its outstanding loans from the Colorado Water Conservation Board and CWRPDA. In the Loan Agreements with CWRPDA, the city will be covenanting to maintain rates sufficient to cover 110% of annual debt service on all outstanding parity loans payable from the Utility Enterprise Fund.

It was moved by Michael Sanchez and seconded by Bruce Fitzgerald to approve Emergency Ordinance 2025-1185 Authorizing Two Loan Agreements with the Colorado Water Resources and Power Development Authority (CWRPDA), for up to \$20,000,000 for the Installation of an Elevated Water Storage Tank, New Pump Station and Associated Pipelines. Motion passed unanimously on roll call vote.

STAFF REPORTS

William Carnes, Chief of Police, announced Lieutenant Kaitlynn Walker resigned last week and he is in the process of finding someone to fill her position.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
April 15, 2025**

Chris Cross, City Administrator, reported the Easter Egg hunt and City clean-up day on Saturday April 12th went really well.

Roy Vestal, Public Works Director, reported he does not have an exact count on how many loads were received on clean-up day yet, but the line was stretched from all along main to 14th street all day long.

MAYOR/COUNCIL REPORTS

Councilmember Valerie Blackston, commended City staff and the Police Department in response to a death that occurred in the community. She shared appreciation for living in a small community that cares for one another.

FUTURE CITY EVENTS

April 16, 2025 Annual Spaghetti Dinner, Recreation Center, 203 S. Harrison Ave., 5-6 p.m.
April 21-25, 2025 Hillside Cemetery Annual Clean-up Days
April 23-26, 2025 Field of Honor, Pearson Park
April 26, 2025 Arbor Day Tree Sale, Recreation Center, 203 S. Harrison Ave., 8-11 a.m.
April 28, 2025 Shredding Day, City Hall, 130 S. McKinley Ave., 8 -10 a.m.

UPCOMING MEETINGS

April 29, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
May 6, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
May 13, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
May 20, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:09 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council,

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
April 15, 2025**

Zo Hubbard, Mayor

DRAFT

ORDINANCE NO. 2025-1185

INTRODUCED BY:

AN ORDINANCE AUTHORIZING TWO LOAN AGREEMENTS BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE CITY OF FORT LUPTON, COLORADO ACTING BY AND THROUGH ITS UTILITY ENTERPRISE, AND LOANS (LEVERAGED AND DIRECT LOANS) TO BE MADE IN CONNECTION THEREWITH IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$20,000,000, APPROVING THE FORM AND TERMS THEREOF, MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING INCIDENTAL ACTIONS IN CONNECTION THEREWITH AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, ACTING IN THE CAPACITY OF THE GOVERNING BODY OF THE CITY'S

INTRODUCED, READ AND ADOPTED ON FIRST READING AS AN EMERGENCY ORDINANCE AND ORDERED PUBLISHED this 15th day of April, 2025.

Published in: Fort Lupton Press

Publication date: April 24, 2025

FINALLY ADOPTED ON SECOND READING AS AN EMERGENCY ORDINANCE AND ORDERED PUBLISHED BY TITLE, this 6th day of May, 2025.

Published in: Fort Lupton Press

Publication date: May 15, 2025

[CITY SEAL]

By _____
Mayor

Attest:

By _____
City Clerk

APPROVED AS TO FORM:

City Attorney



SUBJECT FOR DISCUSSION

Approving the Annual Maintenance Renewal of Tyler Technologies Incode Finance and Court Software for an Amount Not to Exceed \$54,255.93, Allocated from the IT Software Agreements Account.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The City of Fort Lupton uses Tyler Technologies software for Court and Finance software(s). The annual renewal with Tyler Technologies allows the City to continue to receive software updates, support and maintenance.

The cost of the support, maintenance, and updates is in the amount not to exceed \$54,255.93, which will cover between June 1, 2025 through May 31, 2025.

FINANCIAL CONSIDERATIONS

This is budgeted in the General Fund, IT Department's Software Agreements account.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

- 1) Approve the renewal
- 2) Do not approve the renewal

STAFF RECOMMENDATIONS

Staff recommend approving the renewal of the annual maintenance cost

Attachments: a. Incode Finance & Court Renewal.pdf

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

**Remittance:**

Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No 025-506846	Date 05/01/2025	Page 1 of 3
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Questions:

Tyler Technologies- Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com



Bill To CITY OF FORT LUPTON
130 SOUTH MCKINLEY AVENUE
FORT LUPTON, CO 80621

Ship To CITY OF FORT LUPTON
130 SOUTH MCKINLEY AVENUE
FORT LUPTON, CO 80621

Cust No.-BillTo-ShipTo 50360 - MAIN - MAIN	Ord No 209501	PO Number	Currency USD	Terms NET30	Due Date 05/31/2025
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Contract Date	Description	Units	Rate	Extended Price
Contract No.: Fort Lupton, CO City of				
09/May/2016	INCODE Court Online Component - Annual Fee Cycle: Start: 01/Jun/2025, End: 31/May/2026	1	1,200.00	1,200.00
22/Sep/2020	Virtual Court Cycle: Start: 01/Jun/2025, End: 31/May/2026	1	2,807.83	2,807.83
31/May/2016	Content Manager Annual Fees Tyler Content Manager Standard Edition (TCM SE) - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026	1		\$3,313.83
20/Dec/2016	ERP Pro Document Management Annual Fees Incode Third Party Printing Interface - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026	1		\$1,505.61
25/May/2016	ERP Pro Financials Annual Fees Core Financials - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026	1		\$23,205.79
25/May/2016	Purchasing - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
25/May/2016	Fixed Assets - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
31/May/2016	Project Accounting - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
31/May/2016	Personnel Management - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
31/May/2016	Electronic Time Clock Interface (Generic - Import Only) - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
31/May/2016	Miscellaneous Accounts Receivable - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
31/May/2016	Secure Signatures - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
31/May/2016	ERP Pro Utilities Annual Fees Utility CIS System - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026	1		\$7,152.93
31/May/2016	AMR/AMI Interface - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
31/May/2016	Tyler Cashiering - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/Sep/2020	Additional Utility Meter-Reader Interface Cycle: Start: 01/Jun/2025, End: 31/May/2026			



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
025-506846	05/01/2025	2 of 3

Questions:

Tyler Technologies- Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com

Bill To: CITY OF FORT LUPTON
130 SOUTH MCKINLEY AVENUE
FORT LUPTON, CO 80621

Ship To: CITY OF FORT LUPTON
130 SOUTH MCKINLEY AVENUE
FORT LUPTON, CO 80621

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
50360 - MAIN - MAIN	209501		USD	NET30	05/31/2025

Contract Date	Description	Units	Rate	Extended Price
09/May/2018	Hardware Annual Fees Zebra GK420T Label Printer - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026	1		\$594.29
09/May/2018	Symbol LS2208 Bar Code Scanner w/intellistand - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2018	Trancite Scene PD (1-9 Licenses) - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
10/Jul/2020	Topaz Signature Pad T-L462 - USB On-Premise Court Sites - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	Municipal Justice Annual Fees Incode Court Case Management Suite Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026	1		\$11,746.59
09/May/2018	Brazos Technology Citation Interface - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2018	Tyler Court Case Management Interface (Citations & Warrants) - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	DataXChange - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	Tyler Jury Module - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	Brazos Citation Issuing Device Interface - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	Criminal Court Case Management - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	Colorado Driving History from DMV Interface - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	Colorado Vehicle Owner Parking Interface - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2016	GL Interface to Tyler Incode Financials - Maintenance Cycle: Start: 01/Jun/2025, End: 31/May/2026			
28/Sep/2021	Defense Attorney Portal - Annual Fee Cycle: Start: 01/Jun/2025, End: 31/May/2026			
28/Sep/2021	Incode Online Record Search - Annual Fee Cycle: Start: 01/Jun/2025, End: 31/May/2026			
09/May/2018	Technical Services Annual Fees Basic Network Support Service	1		\$1,229.06



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No 025-506846	Date 05/01/2025	Page 3 of 3
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Ship To: CITY OF FORT LUPTON
130 SOUTH MCKINLEY AVENUE
FORT LUPTON, CO 80621

Cust No.-BillTo-ShipTo 50360 - MAIN - MAIN	Ord No 209501	PO Number	Currency USD	Terms NET30	Due Date 05/31/2025
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Contract Date	Description	Units	Rate	Extended Price
	Cycle: Start: 01/Jun/2025, End: 31/May/2026			
Tyler University 25/May/2016	Tyler U Cycle: Start: 01/Jun/2025, End: 31/May/2026	1		\$1,500.00

****ATTENTION****
Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	54,255.93
Sales Tax	\$0.00
Invoice Total	54,255.93



SUBJECT FOR DISCUSSION

Adoption of a Resolution in Support of the Community Heart & Soul Model for Community Outreach and Engagement to Support the Comprehensive Plan Update, and to Support a Grant Application

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Community Heart & Soul model is not an advisory committee. It is a community outreach and engagement process that will be used to support the Comprehensive Plan update in conjunction with the Planning Advisory Committee. Ideally, the information gathered through this process will also support other city plan updates.

Community engagement is an integral part of the city planning and update process. The industry standard is to invite the community to attend a meeting where information is presented, and they are asked to respond. While this method will be used throughout the Comprehensive Plan update process, the Community Heart & Soul model will also be used.

The Community Heart & Soul model takes a different approach that staff believe will enhance the process. The Community Heart & Soul model was built on the idea that “Every town has a heart and soul that reflects what residents love about their community and why they choose to live there.” It is a resident-driven process, designed to engage the entire population in identifying what they love most about their community, what future they want for it, and how to achieve it. The City will act as the funding/sponsoring partner. A designated staff member will act as the project coordinator and liaison. The information gathered through the process may then be used by the City Council and staff to support plan updates and to influence future city plans and programs.

FINANCIAL CONSIDERATIONS

The process may take two years to complete. The estimated cost is \$45,000 over the estimated two years. The funds needed to support community outreach for the Comprehensive Plan update were included in the 2025 Community Development Plans and Studies budget. The resolution will support a grant application to offset some of the anticipated cost:

- A \$10,000 Seed Grant.
 - The Community Heart & Soul Seed Grant Program provides start-up funding to implement the Community Heart & Soul model. Grant funding requires a 1:1 match.
 - The match will be comprised of City support, included in the 2025 budget.
 - The City will be the fiscal sponsor for the grant application and will receive and administer the grant funds.
- The Community Heart & Soul organization has indicated its intent to provide for the trained program coach to two (2) Colorado communities; a \$20,000 value. If Fort Lupton is awarded the free coaching services, the organization will contract directly with the trained coach for the benefit of the City of Fort Lupton.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

LEGAL/POLITICAL CONSIDERATIONS

The City Attorney has reviewed the Seed Grant agreement in anticipation of being awarded the \$10,000 Seed Grant. The City Attorney will review and approve the coaching agreement, if needed.

ALTERNATIVES/OPTIONS

- Approve the Resolution in support of the Community Heart & Soul model for community outreach and engagement and the Seed Grant application.
- Do not approve the proposed resolution.

STAFF RECOMMENDATIONS

Approve the proposed resolution in support of the Community Heart & Soul model for community outreach and engagement to support the Comprehensive Plan update, and to support a Seed Grant application.

Attachments: a) Proposed Resolution

RESOLUTION NO. 2025RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON IN SUPPORT OF THE COMMUNITY HEART & SOUL MODEL FOR COMMUNITY OUTREACH AND ENGAGEMENT TO SUPPORT THE COMPREHENSIVE PLAN UPDATE

WHEREAS, the City Council of Fort Lupton ("City") sees an opportunity for a stronger future for its culture, economy, and residents through participation in a Community Heart & Soul model for community outreach and engagement, and;

WHEREAS, Community Heart & Soul is a resident-driven process that strives to engage the entire population of a town in identifying what they love most about their community, what future they want for it, and how to achieve it, and;

WHEREAS, the three guiding principles of Community Heart & Soul mirror the desires of City leadership when considering future initiatives: Involve Everyone, Focus on What Matters, Play the Long Game, and;

WHEREAS, after determining what matters most to residents, Community Heart & Soul distills this down into Heart & Soul Statements that may guide future decisions, and;

WHEREAS, the City is in the process of revising the Comprehensive Plan and other plans, and City leaders value involvement from a broad cross-section of residents that will contribute to a better blueprint for the City, and;

NOW THEREFORE BE IT RESOLVED that the City will provide support to the Community Heart & Soul outreach model valued at not less than \$10,000, including but not limited to: a dedicated staff member to act as the project coordinator and City representative, office space and access to office equipment and supplies, meeting space, and assistance disseminating information about the project via the City website, social media outlets and other means of communication.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 6th DAY OF MAY 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



SUBJECT FOR DISCUSSION

Approving a Resolution Appointing Ginny White as a Regular Member of the Historic Preservation Board for a Three-year Term to Expire May 6, 2028.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Historic Preservation Board has a member whose term has expired and has expressed interest in continuing to serve the board. Ginny White is seeking reappointment to the Historic Preservation Board. Ginny White has been an active member of the board throughout her term. Her experience will prove valuable to the tasks encountered in historical designation and preservation which will be valuable to the Historic Preservation Board's mission.

FINANCIAL CONSIDERATIONS

None.

LEGAL/POLITICAL CONSIDERATIONS

None.

ALTERNATIVES/OPTIONS

- 1) Approve the Resolution
- 2) Deny the Proposed Resolution

STAFF RECOMMENDATIONS

Staff recommends approval of Ginny White's appointment to the Historic Preservation Board for a term to expire on May 6, 2028.

Attachments: a. Proposed Resolution

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION 2025Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE APPOINTMENT OF GINNY WHITE AS A REGULAR MEMBER OF THE HISTORIC PRESERVATION BOARD FOR A TERM ENDING ON MAY 6, 2028

WHEREAS, Ginny White has expressed an interest to serve on the Historic Preservation Board; and

WHEREAS, the City Council appoints members to the Board pursuant to Fort Lupton Municipal Code Section 2-223, and

WHEREAS, the Historic Preservation Board recommends Ginny White serve on the Board.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council appoints Ginny White for a term expiring on May 6, 2028 to the Historic Preservation Board.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 6th DAY OF MAY 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



SUBJECT FOR DISCUSSION

Award of Contract to JR Engineering for an Amount Not to Exceed \$28,860.00 for Engineering Services for the Transportation Plan Update Project from the General Fund.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Staff is working on updating the Transportation Plan in association with the Planning Department's Comprehensive Plan update.

JR Engineering provided the Transportation Plan Update in 2018 in collaboration with Houseal Lavigne. City staff requires technical assistance to collect traffic counts, update the travel demand model and evaluate current issues and alternatives.

FINANCIAL CONSIDERATIONS

The 2025 budget includes \$25,000.00 in the General Fund – Engineering and \$15,000.00 in the General Fund – Streets. \$14,065 from Engineering and \$14,795 from the Streets budgets.

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

ALTERNATIVES/OPTIONS

- A. Approve the agreement with JR Engineering
- B. Reject agreement.

STAFF RECOMMENDATIONS

Staff recommends approving contract with JR Engineering for not to exceed \$28,860.00 for the Transportation Plan Update Project from the General Fund.

Attachments: a. PW Engineering Services Agreement – JR Engineering

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



City of Fort Lupton, Colorado

PUBLIC WORKS Agreement

This PUBLIC WORKS Agreement is entered into by and between the **City of Fort Lupton, Colorado** (hereinafter "City") and **JR Engineering** (hereinafter "CONSULTANT").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

1. SCOPE OF SERVICES. CONSULTANT shall perform the services for Fort Lupton included in the scope of work set forth and incorporated herein as **Exhibit A**. CONSULTANT confirms it possesses all necessary permits and professional licenses, as needed and is in good standing with the State of Colorado. Further, Consultant states it possesses professional liability insurance and shall provide proof of same to the City upon request.

2. CONTRACT DOCUMENTS. This Agreement consists of and includes this Agreement and the scope of work set forth in **Exhibit A**. In the event of any conflict between the specific contract terms and requirements of this Public Works Agreement, including Exhibit A and any terms and conditions of Consultant, the parties specifically agree the terms of this Public Works Agreement and Exhibit A shall control.

3. PERIOD OF SERVICE AND SCHEDULE. The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal. The Consultant's obligation to render services hereunder will extend for any period that may reasonably be required for the completion of said services. Consultant shall take all commercially reasonable steps to comply with deliverable schedules and consistent with Consultant's professional responsibility.

4. CONTRACT SUM. The City shall pay to the Consultant for performance and completion of the work and or services encompassed by this Agreement, and the Consultant will accept as full compensation therefore the sum of not to exceed **\$ 28,860.00**, as set forth in the Fee Schedule incorporated into **Exhibit A**, and subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts shall be paid only upon review and acceptance of the work by the City, in its sole discretion, including completion by the Consultant of any review corrections as determined by the City.

5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states no change orders shall be allowed unless approved in writing by the City. City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Consultant in writing, that lawful appropriations to cover the costs of this additional work has been made and the change order is approved by the City in its sole discretion in writing. City shall have the right to make changes within the general scope of Consultant's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of City and Consultant.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement. Consultant's services will be performed solely for the benefit of City and not for the benefit of any other persons or entities. Neither City nor Consultant shall assign or transfer interest in this Agreement without the written consent of the other.

7. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein. ***IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFIC TERMS AND REQUIREMENTS OF THIS PUBLIC WORKS AGREEMENT AND ANY TERMS AND CONDITIONS OF THE CONSULTANT, THE PARTIES SPECIFICALLY AGREE THE TERMS OF THIS PUBLIC WORKS AGREEMENT AND EXHIBIT A SHALL CONTROL.***

8. **DOCUMENTS.** All documents prepared by Consultant pursuant to this Agreement shall become the exclusive property of the City after full payment therefore. The parties expressly acknowledge that the work was specifically ordered or commissioned by the City, and further agree that it shall be considered Instruments of Service and Consultant shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Services to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Consultant. The Consultant grants to the City a nonexclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project. The license granted under this section permits the City to authorize the Contractor, Subcontractor, and suppliers, to reproduce applicable portions of the Instruments of Services, solely and exclusively for use in performing services or construction for the project. If the Consultant rightfully terminates this Agreement for cause the license granted in this section shall terminate. In the event the City uses the Instruments of Services without retaining the authors writing authorization, the City releases the Consultant from all claims and causes of action arising from such uses. The City, to the extent permitted by law, further agrees to indemnify and hold harmless the Consultant from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to

the extent such cost and expense arise from the City's use of the Instruments of Services under this section. Except for the license granted under this section, no other license or right shall be deemed granted or implied under this Agreement. The City shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without prior writing agreement for the Consultant. Any unauthorized use of the Instruments of Services shall be at the City's sole risk and without liability to the Consultant.

9. TERMINATION. Services may be terminated by City or Consultant by giving (7) seven days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If terminated for cause, the City shall not be obligated to pay Consultant for work performed after the notice or that was not otherwise completed and approved by the City. The City may terminate this Consultant Agreement without cause with thirty (30) days' written notice. City shall pay Consultant for any services performed, completed and approved in writing by the City prior to the date of the notice to terminate for convenience.

10. SEVERABILITY. In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

11. GOVERNING LAW. This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

12. OSHA REQUIREMENTS. Consultant agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Consultant shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. Consultant acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions regarding all OSHA rules and regulations.

13. NO WAIVER OF GOVERNMENTAL IMMUNITY. The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

14. INDEPENDENT CONTRACTOR. Consultant is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that Consultant at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by Consultant to perform services pursuant to this Agreement shall be employees or independent contractors of Consultant and are not employees, contractors or agents of the City. Consultant does not have the authority to bind the City by contract or otherwise.

15. FORCE MAJEURE. Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

16. INDEMNIFICATION BY CONSULTANT. Consultant shall defend, indemnify and hold the City harmless from any damages caused by Consultant's negligence, including but not limited loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of Consultant or its sub-consultants pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees. This indemnification is full and complete and is a material term of this Agreement. Consultant shall notify its insurance carrier immediately of any possible claim.

17. STANDARD OF CARE.

a. The standard of care for all services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of the Consultant's profession.

b. Re-performance of services that fail to meet the standard of care shall be Consultant's obligation.

18. LIABILITY INSURANCE

1. Comprehensive General Liability

a. The Consultant shall name the City as an additional insured on any applicable insurance policy. The Consultant shall purchase and maintain in force a Comprehensive General Liability Insurance Policy and such other insurance that is appropriate or applicable for the work being performed and services furnished and shall provide protection from

claims set forth hereinbelow which may arise out of or result from the Consultant's performance and furnishing of the work and the Consultant's other obligations under the Contract Documents, whether performed or furnished by the Consultant, by any Subcontractor, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:

- i.** Claims under workers' compensation, disability benefits, and other similar employee benefit acts;
- ii.** Claims for damages because of bodily injury, occupational sickness or disease, or death of the Consultant's employees;
- iii.** Claims for damages because of bodily injury, sickness or disease, or the death of any person other than the Consultant's employees;
- iv.** Claims for damages insured by personal injury liability coverage which are sustained:
 - a)** by any person as a result of an offense directly or indirectly related to the employment of such person by the Consultant; or
 - b)** by any other person for any other reason; Claims for damages, other than to the Work itself, because of injury to or the destruction of tangible property wherever located, including the loss of use resulting therefrom;
 - c)** Claims for damages because of bodily injury or the death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle.
- (a)** The insurance required shall include the specific coverages, and be written for not less than the limits of liability and coverages specified or required by Colorado Law, whichever is greater.
 - i.** If applicable, Workers' Compensation and related coverages:
 - a)** State of Colorado Statutory
 - b)** Applicable Federal Statutory
 - c)** Employer's Liability \$ 100,000 each accident
 \$ 500,000 disease, policy limit
 \$ 100,000 disease, each employee
 - (b)** The Consultant's Comprehensive General Liability Insurance Policy shall include:
 - i.** General Aggregate \$ 1,000,000
 - ii.** Personal and Advertising Injury \$ 500,000
 - iii.** Each Occurrence (Bodily Injury and Property Damage) \$ 500,000
 - iv.** Excess or Umbrella Liability Bodily Injury and Property Damage \$ 2,000,000
 Retention \$ 10,000

2. Automobile Liability

Combined Single Limit of \$ 2,000,000

3. If applicable, Professional Liability

Limits of Liability:

Aggregate \$ 4,000,000

Per Claim \$ 1,000,000

- 19. APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS 6th DAY OF **May, 2025.**
CITY OF FORT LUPTON, COLORADO

BY: **Zo Hubbard**

TITLE: **Mayor**

JR ENGINEERING:

BY: _____

TITLE: _____

EXHIBIT A



April 17, 2025

Mr. Roy Vestal
City of Fort Lupton
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Proposal for Transportation Planning Tasks
Transportation Plan Update for Fort Lupton, CO

Dear Mr. Vestal:

JR Engineering (JR) is pleased to submit this proposal to the City of Fort Lupton (City) for engineering services in support of the Transportation Plan Update. JR, in collaboration with Houseal Lavigne, prepared the City's previous Transportation Plan (TP) in 2018. We understand that the City is currently undertaking an in-house update of the TP and is seeking targeted support from JR for transportation modeling and traffic operations analyses. Based on this understanding, our proposed approach is outlined below.

DATA COLLECTION

JR will support the City in completing key data collection tasks for the TP Update. The following scope of services is anticipated:

Collect and Review Existing Documents

JR will coordinate with City staff to gain a comprehensive understanding of the project's goals, current transportation concerns, and future needs. As part of this task, we will review and compile relevant past documentation. Topics to be discussed include:

- Current transportation issues within the City and areas of anticipated future concern.
- Existing studies, such as traffic impact analyses, safety studies, and corridor plans.

Collect Traffic Counts

JR will work with All Traffic Data (ATD) to collect peak-hour turning movement counts at critical intersections. We have included cost estimates for up to ten (10) intersections. The number and location of intersections can be adjusted based on coordination with the City and availability of data from CDOT, Weld County, or previous traffic studies.

Perform Site Visit

JR will conduct field visits to observe conditions at key intersections as needed. These visits will help validate existing data, document operational or safety concerns, and ensure a full understanding of site-specific conditions.

NEEDS ASSESSMENT AND ALTERNATIVES

JR will conduct a comprehensive needs assessment and develop improvement alternatives for review and discussion with the City. While we will evaluate all items outlined in the City's scope of work, several key tasks are highlighted below:

Acquire and Update the Travel Demand Model

A travel demand model is essential for estimating future background traffic volumes along the City's arterial network. JR will obtain the most current model from the Denver Regional Council of Governments (DRCOG)

and define Traffic Analysis Zones (TAZs) within the project area. We will develop employment and household forecasts for each TAZ and use the model, supplemented by JR's in-house Excel-based methodologies, to estimate traffic volumes for a future planning horizon, such as Year 2045 or 2050.

Analyze Roadway Cross Sections

Using projected traffic volumes, JR will recommend functional classifications and appropriate cross-sections for the City's roadway network. Recommendations will be based on achieving a minimum level-of-service (LOS) D or better during peak hours to ensure adequate capacity and mobility.

Current Issues and Alternatives

JR will identify and evaluate current operational deficiencies and future areas of concern. We will prepare a set of viable improvement alternatives, including potential modifications to roadway cross-sections and intersection configurations. A decision matrix may be used to assist in comparing alternatives. Intersection control types to be analyzed may include two-way stop control (TWSC), all-way stop control (AWSC), traffic signals, and roundabouts.

We will also assess the need for additional turn lanes where applicable. Operational analyses will be performed using methodologies from the Highway Capacity Manual (HCM), 7th Edition, and will include both AM and PM peak hour conditions to evaluate levels of service under existing and future scenarios.

DELIVERABLES

The following deliverables are included as part of JR Engineering's scope of services:

- ✓ Project Schedule – To be developed following initial coordination with City staff.
- ✓ Regular Progress Reports – Brief updates outlining project status, key findings, challenges, and next steps.
- ✓ Evaluation of Existing Transportation Systems – Documentation of current system performance and deficiencies.
- ✓ Review of Relevant Plans and Policies – Including the acquisition and synthesis of existing traffic data.
- ✓ Needs Analysis – Assessment of both current and future transportation system needs based on modeling and traffic data.
- ✓ Transportation Plan Documentation – Comprehensive written materials capturing data analysis, engineering recommendations, and City feedback.
- ✓ Editable Word Documents – Text deliverables in Microsoft Word format for City staff to incorporate into the final Transportation Plan.
- ✓ GIS and CAD Linework – Spatial data files compatible with the City's mapping and plan documentation workflows.

As the Project Manager, my role entails ensuring comprehensive support from our seasoned staff while continuously overseeing budgets, schedules, and project objectives.

COST OF SERVICES

JR will complete the scope of work described herein for a fixed fee of \$28,860. This fee includes up to four (4) hours of meetings and coordination with City staff. The scope assumes one submittal with one round of revisions will be sufficient for final approval. Should additional submittals or revisions be required, JR will notify the City in advance and discuss any associated scope adjustments prior to proceeding.

A detailed fee schedule and resource allocation spreadsheet, including a breakdown of labor hours by task and staff, is attached for reference.

We are committed to delivering value within the City's budget. If needed, we are open to discussing and negotiating a revised scope to better align with budgetary constraints.

Thank you again for the opportunity to provide these services. If additional information or clarification is needed to support our submittal, please feel free to contact me.

Respectfully submitted,

JR ENGINEERING, LLC



Eli Farney, PE, PTOE
Principal/Client Manager (Public Works)
Ph: (303) 267-6183
Email: efarney@jrengineering.com





TASKS	WORK ITEM	JR Engineering				Sub-Consultant	Direct Expense	Totals
		Project Manager/ Client Manager	Project Lead (Engineer/ Designer/ Surveyor)	Project (Engineer/ Designer/ Surveyor)	Design Engineer/ Designer/ Surveyor			
		\$200	\$175	\$155	\$140	L.S.	L.S.	
<u>100</u>	<u>Data Collection</u>							
	Collect Traffic Counts (10 Intersections) (All Traffic Data)					\$5,000		\$5,000
	Conduct Site Visit		4.0					\$700
	Conduct Information Collection and Review Available Information	0.5			2.0			\$380
	Subtotal							\$6,080
<u>200</u>	<u>Needs Assessment and Alternatives</u>							
	Calculate Site Generated Traffic Volumes	1.0	2.0		4.0			\$1,110
	Acquire and Update Travel Demand Model	2.0	8.0		32.0			\$6,280
	Analyze Roadway Cross Sections	2.0	4.0		16.0			\$3,340
	Analyze Current Issues and Alternatives	6.0	8.0		24.0			\$5,960
	Subtotal							\$16,690
<u>300</u>	<u>Draft and Final Plans</u>							
	Prepare Word Doc and CAD/GIS Linework	4.0	4.0		12.0			\$3,180
	Address City Comments on Draft Deliverables	2.0	2.0		4.0			\$1,310
	Subtotal							\$4,490
<u>400</u>	<u>Project Management</u>							
	Meetings (Virtual) and Coordination with City	4.0						\$800
	Project Management	4.0						\$800
	Subtotal							\$1,600
	Total:	26	32		94	\$5,000		\$28,860

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

THIS AGREEMENT is made and entered into this 17th day of April, 2025, by and between Cityof Fort Lupton (hereinafter referred to as "CLIENT") and JR Engineering, LLC, Colorado Limited Liability Company (hereinafter referred to as "CONSULTANT" / "JR")

WITNESSETH

WHEREAS, "Client or Owner" desires to engage the services of Consultant in accordance with the terms and conditions of this agreement; and

WHEREAS, Consultant is trained and possesses certain skills, experience, education and competency to perform those services as hereinafter, set forth, and Consultant is able and willing to provide such services under the terms and conditions of this Agreement; and

NOW, THEREFORE, in consideration of the compensation to be paid hereunder and the mutual agreements hereinafter set forth, the parties agree as follows:

1. SCOPE OF SERVICES

The Consultant shall provide these services described in **Scope of Services**, which is attached and incorporated herein by this reference.

2. TERM OF AGREEMENT

This Agreement shall become effective on the date set forth above and shall remain in full force and effect until the earlier of the completion of the Scope of Services or September 30, 2025, unless sooner terminated as herein after provided. If the consultant continues to provide services on the Client's behalf beyond the term of agreement, the agreement shall remain in effect until services are completed, and the consultant shall be entitled to payment for services.

3. COMPENSATION

As compensation for the services to be performed by the Consultant hereunder, the Client will pay Consultant in accordance with **Cost of Services Summary**, **Standard Provisions**, and **Hourly Rate Schedule**. They are attached hereto and incorporated herein by this reference and are a part of this agreement.

Compensation to be: (select those that apply)

- ☒ Fixed price in the amount of: \$ 28,860.00
☐ Time and materials: \$

* The attached Hourly Rate Schedule is effective for this contract and is subject to changes; however, the Client will be notified in writing of any changes.

4. CONTRACT

These attached Standard Provisions and the accompanying attachments constitute the full and complete Agreement of the parties and may be amended, added to, superseded, or waived only if both parties agree in writing.

5. NOTICE

Any notice or communication between the Client and Consultant which may be required or which may be given under the terms of this agreement shall be in writing and shall be deemed to have been sufficiently given when directly presented or sent by certified mail, postage prepaid, return receipt requested to the following addresses:

Client: _____

Consultant: JR Engineering, LLC

Address: _____

Address: 7200 South Alton Way, Suite C400

Centennial, CO 80112

Signature: _____

Signature: 

Name / Title: _____

Name / Title: Principal/Client Manager

Date: _____

Date: April 17, 2025

STANDARD PROVISIONS

1. AUTHORIZATION TO PROCEED

Signing this Agreement shall be construed as authorization by CLIENT for JR to proceed with the Services, unless otherwise provided for in this Agreement.

2. DIRECT EXPENSE (Reimbursables)

JR's Direct Expenses shall be those costs incurred on or directly for the CLIENT'S Project, including but not limited to necessary transportation costs including mileage at the JR's current rate when its automobiles are used, meals and lodging, laboratory tests and analyses, computer services, word processing services, telephone, printing and binding charges. Reimbursement for these EXPENSES shall be on the basis of actual charges when furnished by commercial sources and on the basis of usual commercial charges when furnished by JR. In addition, an amount shall be assessed to the cost of these services for JR administrative costs.

3. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, when approved by CLIENT, an additional amount shall be assessed to the cost of these services for JR administrative costs.

4. PAYMENT TO CONSULTANT/INTEREST ON PAST DUE AMOUNTS

Monthly invoices will be issued by JR Engineering for all services performed under the terms of this agreement. Invoices are due and payable upon receipt. CLIENT agrees to pay interest at the rate of 1.75% per month on all past due amount. An invoice will be considered past due 30 days from the invoice date. It is company policy that a mechanics lien may be filed on completed work that is unpaid for a period of 75 days from the invoice date. If the account is not paid within 60 days of the invoice date, JR Engineering, LLC will cease work on the project and may commence exercising their legal remedies including but not limited to mechanics lien rights under Section 38-22-101 et seq of 1973 C.R.S. (as amended). On any past due charges requiring the services of an outside consultant for collection, you, by signing the agreement also agree to pay reasonable fees.

It is not the intention of any party to this agreement that payment to JR Engineering be delayed past invoice due dates or job completion by JR Engineering. Payment under this agreement is not contingent upon: (1) the CLIENT being reimbursed by any third party; (2) upon obtaining financing; (3) completion of the overall project contemplated after the completion of work; or (4) selling the project to a third party. No contingency exercising or delaying payment to JR Engineering will apply to this project unless specifically set forth in writing.

5. TERMINATION FOR NON-PAYMENT OF FEES

JR may terminate this contract by giving written notice if any JR invoice remains unpaid for more than 60 days from the invoice date. JR's right to terminate this contract shall not be waived by JR's continued performance during any period of investigation by JR to determine the reason for CLIENT'S nonpayment.

6. TERMINATION

Either CLIENT or JR may terminate this Agreement at any time without cause by giving 30 days' written notice to the other party. In such event CLIENT shall forthwith pay JR in full for all work previously authorized and performed prior to effective date of termination within 20 days of final invoice date. If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements of this Agreement.

7. JR'S RIGHT TO SUSPEND SERVICES

If CLIENT fails to pay any amount due JR under this Agreement, JR may, in addition to any other rights afforded under this Agreement or at law, suspend Services. Prior to suspending Services, JR will provide CLIENT with written notice that JR will suspend Services unless said failure to pay is cured within 7 days from CLIENT'S receipt of JR's notice. If CLIENT does not cure the problem within such 7-day period, JR may suspend Services under this Agreement. In the event of suspension of Services (a) JR shall have no liability to the CLIENT for delay or damage caused the CLIENT because of such suspension of Services, (b) any periods for completion of work shall automatically be extended by the period of such suspension, and (c) before resuming Services, JR shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Services. JR's compensation for the remaining Services and the time schedules shall be equitably adjusted. To the extent CLIENT'S failure to pay is related to a dispute between the parties, the dispute will be resolved in accordance with Article 9.

8. DISPUTE RESOLUTION

All disputes arising out of this Agreement shall be mediated by the parties within a reasonable time after the first request for mediation, prior to either party filing a suit in a court of law, provided, however, that neither party shall be obligated to mediate prior to requesting injunctive relief.

9. LEGAL EXPENSES

In the event legal action is brought by JR to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, CLIENT shall pay JR reasonable amount for fees, costs and expenses as may be set by the court.

10. CONSEQUENTIAL DAMAGES

JR and the Client waive consequential damages, including but not limited to damages for loss of profits, loss of revenues and loss of business or business opportunities for claims, disputes or other matters in question arising out of or relating to this agreement.

11. LIMITATION OF LIABILITY

In recognition of the relative risks and benefits of the project to both the CLIENT and JR the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of JR and their subconsultants to the CLIENT and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever of claims expenses from any cause or causes including attorney's fees and costs, expert witness fees and costs, so that the total aggregate liability of JR and their subconsultants to all those named shall not exceed \$10,000.00 or JR's total fee for services rendered on this project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. In addition, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold JR Engineering harmless from any loss, claim or cost, including reasonable attorneys' fees and costs of defense, arising or resulting from the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to the signed/approved construction documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of JR Engineering.

12. INSURANCE

Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$1,000,000 occ / \$2,000,000 agg); (iii) automobile liability insurance (\$1,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$2,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

13. OWNERSHIP OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, field data and notes and other documents, including all documents on electric media, prepared by JR Engineering as instruments of service shall remain the property of JR Engineering.

The CLIENT acknowledges JR Engineering's construction documents and other plans as instruments of professional service. The CLIENT shall not reuse or make any modification to the plans and specifications without the prior written authorization of JR Engineering. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold JR Engineering harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of any unauthorized reuse or modification, clarification, interpretations, or changes made to the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of JR Engineering.

14. ELECTRONIC MEDIA

As a component of the services provided under this Agreement, JR Engineering may deliver electronic copies of certain documents or data (the "Electronic Files") in addition to printed copies (the "Hard Copies") for the convenience of CLIENT. CLIENT and its consultants, contractors and subcontractors may only rely on the Hard Copies furnished to JR and CLIENT. If there is any discrepancy between any Electronic Files and the corresponding Hard Copy, the Hard Copy shall control. (b) CLIENT acknowledges that Electronic Files can be altered or modified without JR's authorization, can become corrupted and that errors can occur in the transmission of such Electronic Files. CLIENT

STANDARD PROVISIONS

agrees that it will institute procedures to preserve the integrity of the Electronic Files received from JR until acceptance. CLIENT further agrees that it will review the Electronic Files immediately upon receipt and conduct acceptance tests within thirty (30) days, after which period CLIENT shall be deemed to have accepted the Electronic Files as received. JR will undertake reasonable efforts to correct any errors in the Electronic Files detected within the 30-day acceptance period. JR shall not be responsible to maintain the Electronic Files after acceptance by CLIENT. (c) JR does not warrant or represent that the Electronic Files will be compatible with or useable or readable by systems used by CLIENT or its consultants, contractors and subcontractors.

15. SEVERABILITY

In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

16. PROFESSIONAL RESPONSIBILITY

JR represents that services shall be performed within the limits described in accordance with the scope of services contained in the proposal, and in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other representations to the CLIENT, expressed or implied, and no warranty or guarantee is included or intended hereunder, or in any report, opinion, document or otherwise. JR does not guarantee approval of any plans submitted for review, nor will JR be responsible for the timeliness of the acquisition of applicable approvals. The CLIENT agrees it has retained JR for Professional Services in connection with the preparation of documents submitted to various jurisdictional entities for review, and accepts the risk associated with the project.

17. CLIENT RESPONSIBILITY

CLIENT agrees to provide right of entry for personnel and equipment necessary to complete the work. While JR will take reasonable precautions to minimize any damage to the property, it is understood by the CLIENT that, in the normal course of work, some damage may occur, the correction of which is not a part of this contract. CLIENT hereby agrees to indemnify and hold JR harmless from any and all loss, damages, claims, penalties, causes of action, liabilities and expenses (including but not limited to) legal expenses, deriving out of any claim or loss of property, including the property and injuries to or death of persons including JR's employees caused by or resulting from the CLIENT'S negligence, willful conduct or omissions. CLIENT further agrees to assist JR by placing at our disposal, any and all information available to the project such that services may be performed in the most efficient fashion, including existing plans, recorded deeds, title commitments, correspondence, reports, specifications, and any other related items unless otherwise specifically indicated in writing, JR shall be entitled to rely, without liability, on the accuracy and completeness of information provided by CLIENT, CLIENT's consultants and contractors, and information from public records, without the need for independent verification.

THIRD PARTIES

Nothing contained in the Agreement shall create a contractual relationship, or a cause of action in favor of, a third party against either the CLIENT or JR. JR's services hereunder are being performed solely for the benefit of the CLIENT, and no other entity shall have any claim against JR because of this Agreement of JR's performance of services hereunder.

18. CERTIFICATIONS

JR shall not be required to sign any documents, no matter by whom requested, that would result in JR's having to certify, guaranty, or warrant the existence of conditions that would require knowledge, services or responsibilities beyond the scope of this Agreement.

19. REVOCATION OF CERTIFICATION OR STATEMENTS

JR shall have the right to revoke any certification, statements, or professionally sealed documents or plans in the event JR is made aware of unauthorized, prohibited use by the CLIENT. The CLIENT assumes the risk of any damages and any and all claims that may occur as a result of the unauthorized use of JR's documents.

20. CONTRACT AMENDMENTS

Changes in services to those specified in the Scope of Services will be provided by JR if authorized in writing or otherwise confirmed by CLIENT in writing. Changes in services will be paid by CLIENT if authorized on the attached "Contract Amendment". In the absence of an express agreement about compensation, JR shall be entitled to an equitable adjustment to its compensation and schedule for performing such services. Additional services may include but not be limited to 1) Work due to change in government requirements instituted after the date of this agreement; 2) Making revisions to drawings, specifications, or other documents when such revisions are inconsistent with prior approvals or instructions; or 3) Any other work requested that differs from the scope of services.

In some cases there are rush services requested by the CLIENT where there is not time to price and negotiate the cost of such services prior to the work being completed due to the urgency of the need for the services. Once the CLIENT and JR are able to meet at a later date to negotiate said fees, if a mutually satisfactory agreement cannot be achieved, then the cost of said services shall default to a Time and Materials Basis in accordance with the Standard Hourly Rates in force at the time of the work.

CONTRACT AMENDMENT

Date: _____ Project Name: _____

Project Number: _____

Consultant: JR Engineering, LLC

Change Order No.: _____

Client: _____

Description of Services Being Provided:

Description of Change in Scope:

Task #

Fee Terms
(T&M or Fixed Fee)

Fee (\$)

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Schedule Summary:

Original: _____

Revised: _____

Terms and Conditions :

All other terms and conditions of the original Agreement shall remain in force and effect.

COMPENSATION SUMMARY:

Amount

Original Compensation	\$	_____
Previous Change Order Numbers: _____	\$	-
This Change Order	\$	-
NET Revised Compensation	\$	-

APPROVED AND ACCEPTED:

By: _____
JR Engineering, LLC

By: _____
Client Representative



Hourly Rate Schedule

Professional Office Personnel	Hourly Rate
Clerical	\$90
Design Engineer Designer Surveyor	\$140
Project Engineer Project Designer Project Surveyor	\$155
Project Lead Engineer Project Lead Designer Project Lead Surveyor	\$175
Project Manager Client Manager	\$200
Technical Manager/Director	\$215
Principal	\$250
Expert Witness	\$350

Professional Field Services Personnel	Hourly Rate
Construction Engineer	\$140
Project Construction Engineer	\$155
Project Construction Lead Project Field Survey Lead	\$165
Project Construction Manager Project Field Survey Manager	\$180
Survey Crew (1 Person)	\$140
Survey Crew (2 Person)	\$190
Drone Survey (1 Person)	\$250
SUE Locating Crew (1 Person)	\$165
SUE Locating Crew (2 Person)	\$215

Reimbursable Expenses	
Subconsultants	Cost Plus 10%
Mileage	\$0.70/mile

Effective January 1, 2025

ELI FARNEY, PE, PTOE



Mr. Farney brings over two decades of expertise in transportation planning and engineering, with a particular emphasis on traffic engineering. He excels in paying strong attention to detail while grasping the interconnectedness of transportation, utilities, and land development. His proficiency spans all phases of project development, including transportation and comprehensive plans, traffic and safety studies, street and intersection design, roundabout design, and traffic signal design. Mr. Farney is renowned for his client responsiveness, organizational skills, punctuality, budget adherence, and effective communication with diverse stakeholders. He has successfully led numerous initiatives for cities and projects of varying scales and contexts.

ELI FARNEY | PRINCIPAL/CLIENT MANAGER | PE, PTOE

BACHELOR OF SCIENCE – CIVIL ENGINEERING
COLORADO STATE UNIVERSITY-PUEBLO 2001

REGISTRATIONS AND PROFESSIONAL AFFILIATIONS

Professional Engineer #41677/CO; #19577/WY; #29460/NM; #81278/AZ
Professional Traffic Operations Engineer #2472 | Institute of Transportation Engineers

YEARS OF EXPERIENCE » 23 YEARS

YEARS WITH JR ENGINEERING » 23 YEARS

RELEVANT PROJECT EXPERIENCE

Over 150 Traffic Impact Studies across Colorado

Comprehensive Plan Updates: Commerce City, Milliken, Cañon City, Grand Junction, Gunnison, Fort Lupton, Windsor, and Frederick

Transportation Plans: Severance and Fort Lupton

On-Call Traffic Engineering, Severance, CO

Bellevue HSIP Traffic Signal Designs, Greenwood Village, CO

2022 Roundabout Feasibility Study, Thornton, CO

Washington Street Widening (150th to E-470), Thornton, CO

23rd Avenue Bicycle/Pedestrian Path at Fitzsimons Station, Aurora, CO

Highway 6 and CR 51 Traffic Study, Dillon, CO

City Center and Santa Fe Intersection, Pueblo, CO

Zone 3 Transmission Waterline, Erie, CO

Mill Street Corridor Complete Street and Neale Avenue Improvement Projects, Aspen, CO

WCR 74 and WCR 21 Intersection Improvements, Severance, CO

East 104th Avenue Corridor Improvements, Commerce City, CO

61st and Peña Station, Transit Oriented Development, Denver, CO

RidgeGate Parkway and Meridian Village Parkway Traffic Signal, Douglas County, CO

2012 and 2016 Traffic Signal Replacements, Colorado Springs, CO



SUBJECT FOR DISCUSSION

Approving a Resolution for an Application for a Special Use Permit for a Concrete and Excavation Service Company to Store Their Equipment On-site, Known as the Alpine Custom Concrete Special Use Permit.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Mary Freske as the owner and representative for Alpine Custom Concrete (the "Applicants") has submitted a request for a Special Use Permit so they may store their business equipment on site. The site is located at 9155 County Road 22 on Parcel No. 131110300003 (Lot C of Recorded Exemption No. RECX18-0072) of the Hagler Annexation. The site is approximately 4.379 acres more or less and is approximately 570 feet east of County Road 22.

FINANCIAL CONSIDERATIONS

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

LEGAL/POLITICAL CONSIDERATIONS

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

ALTERNATIVES/OPTIONS

The City Council has the following options for this request:

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

STAFF RECOMMENDATIONS

Staff recommends approval of the proposed Resolution.

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution 2025-004
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Narrative
- f. Special Use Permit Sheets
- g. Legal Notifications

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2025RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING A SPECIAL USE PERMIT FOR A CONCRETE AND EXCAVATION SERVICE COMPANY TO STORE THEIR EQUIPMENT ON-SITE, KNOWN AS THE ALPINE CUSTOM CONCRETE SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN A PART OF THE SOUTH WEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on April 10, 2025, for the purpose of reviewing the application from Alpine Custom Concrete for a special use permit for a concrete and excavation services business to store their equipment on-site; and

WHEREAS, after review of the application and supporting information, and consideration of staff comments, applicant's presentation and any public input, the Planning Commission recommended approval, with conditions, of the special use permit application; and

WHEREAS, the City Council held a public hearing to consider and review the request for the special use permit on May 6, 2025; and

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

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Zoning Regulations, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Alpine Custom Concrete Special Use Permit for a concrete and excavation services business with the following conditions:

- I. Prior to recording the Special Use Permit map:
 - a. Any redline comments provided by City staff shall be made to the Special Use Permit map.
 - b. Applicant shall adequately address all comments from the Fort Lupton Fire Protection District.
 - c. Add the following note to the Special Use Permit Sheets:

- i. At such time that subject service becomes available within 400 feet of the property, the property owner shall tie into the sewer at the time of the existing septic system failing, or within 10 years, whichever is first.

II. Prior to the release of building permits:

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

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 6th DAY OF MAY, 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2025-004

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

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

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

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Alpine Custom Concrete Special Use Permit, conditional upon the following:

I. Prior to recording the Special Use Permit map:

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

II. Prior to the release of building permits:

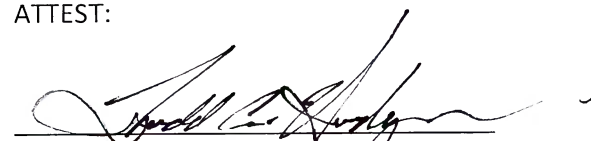
- A. One printed set of the Special Use Permit map shall be submitted to the Community Development Office for Recording.

III. 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.

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


Chairman

ATTEST:


Planning Director

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

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

PROJECT DESCRIPTION

Project No.: SUP25-001

Project name: Alpine Custom Concrete

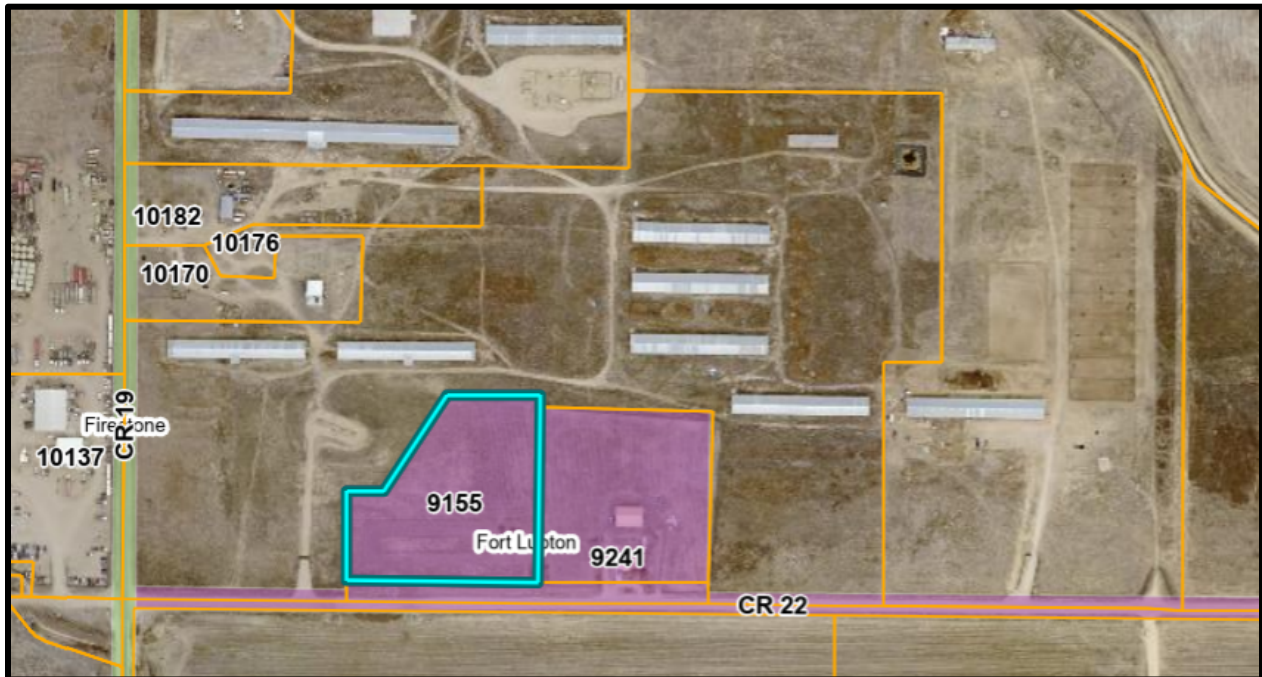
Owner's Name: Alpine Custom Concrete, Inc. ("Applicant")

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

Location of Request:

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

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



Nature of Request:

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

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

Proposed Zone District: 'A' Agriculture Zone District

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

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

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

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

SUMMARY OF PREVIOUS APPLICATIONS

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

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

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

APPLICATION PROCESS

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

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

The City Council shall then conduct a public hearing and evaluate the application, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study, or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on March 20, 2025.

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

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

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Comment: The 3-Mile Plan points out that much of this region is compiled of rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II. Fort Lupton's 2025 3-Mile Plan designates much of the area is dry agricultural, irrigated agricultural and riparian lands. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

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

Staff Comment: All referral comments from agencies have been taken into account. Input will be included in any conditions of approval for the Resolution being considered by Planning Commission

and City Council. Planning Department staff will ensure compliance with all conditions of approval, either as listed on the proposed Resolution, or as added by the Planning Commission or City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

REFERRALS

Referrals were provided to the list below.

Any comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/937>

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

RECOMMENDATION

Staff and Planning Commission recommend conditional approval of the Alpine Custom Concrete Special Use Permit. Conditions are listed on the proposed Resolution provided to City Council.

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



13241 Pearl Street
Thornton, CO 80241

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

◆ DBE/SBE/MWBE/ESB Certified ◆

Special Use Permit Application

December 20, 2024

Location: TBD WCR22 Fort Lupton
Parcel 131110300003-CR 22

Project Narrative

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

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

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

SPECIAL USE PERMIT
FOR
ALPINE CUSTOM CONCRETE
PROJECT NO: SUP25-001

LOT C, RECORDED EXEMPTION
NO. 1311-10-03 RECX18-0072
FORT LUPTON, COLORADO
South 1/2 of Section 10, Township 2 North,
Range 67 West, of the 6th Principal Meridian,
Weld County, Colorado

SHEET INDEX TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	SPECIAL USE PERMIT SITE PLAN
SP-1	SITE PHOTOMETRIC PLAN

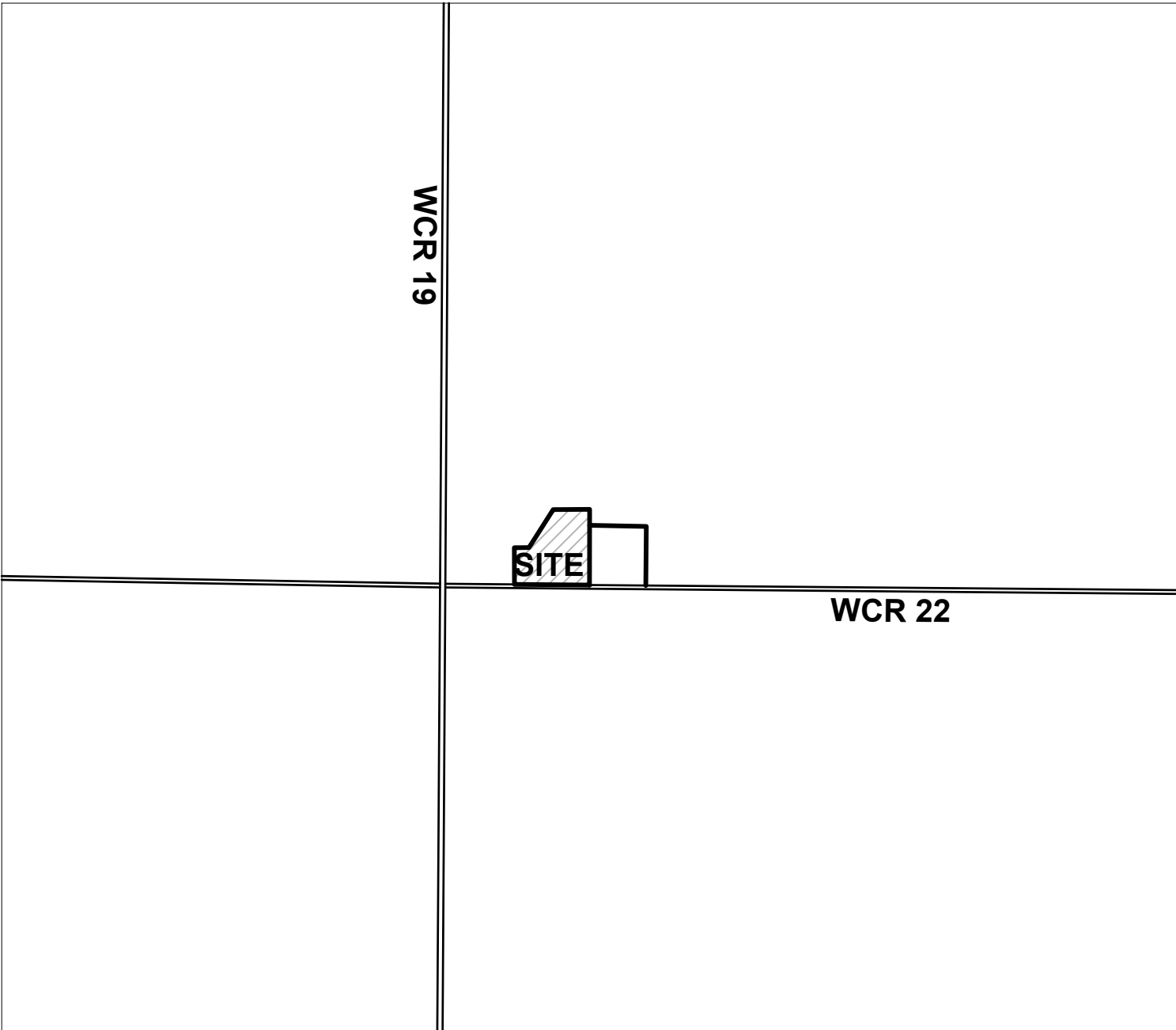
PROPERTY OWNER

ALPINE CUSTOM CONCRETE
PO BOX 33531
DENVER, COLORADO 80233

CONTACT: MARY FRESKE
(720) 977-7600

CIVIL ENGINEER

DREXEL, BARRELL & CO.
CAMERON W KNAPP, PE
cknapp@drexelbarrell.com
1376 MINER DR, SUITE 107
LAFAYETTE, CO 80026
303.442.4338



VICINITY MAP
NTS

PROPERTY DESCRIPTION
A parcel of land in the City of Fort Lupton, Colorado, located in the S 1/2 of Section 10, T2 North, R67 West of the 6th P.M. and more particularly described as follows:

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
1-10-2024 SUP, RECORDED AT RECEPTION NO. 4939234
EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

OWNER'S APPROVAL

Know All Men By These Presents, that MARY FRESKE AND MIKE FRESKE, being the sole owner of the land described herein, and _____ are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.
IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2025.

STATE OF COLORADO,)
) ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ on this ____ day of _____, 2025. Witness my hand and seal.

My commission expires _____.
Notary Public

CITY ENGINEER'S APPROVAL
Approved this ____ day of _____, 2025.
City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL
Approved this ____ day of _____, 2025.
Director of Public Works

CITY ADMINISTRATOR'S APPROVAL
Approved this ____ day of _____, 2025.
City Administrator

PLANNING COMMISSION RECOMMENDATION
Recommended this ____ day of _____, 2025, by Resolution No. _____
Chairperson, Fort Lupton
Planning Commission

MAYOR'S CERTIFICATE

This is to certify that a plat of the above-described property was approved by **Resolution No.** _____ of the City of Fort Lupton passed and adopted on the __ day of _____, A.D., 2025 and that the Mayor of the City of Fort Lupton, as authorized by said resolution on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest:

City Clerk

(Seal)

PREPARED BY:

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

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

CONTACT: MARY FRESKE
(720)-977-7600

ALPINE CUSTOM CONCRETE
SPECIAL USE PERMIT
PROJECT NO: SUP25-001
PARCEL 13111030003
WCR 22, FORT LUPTON COLORADO

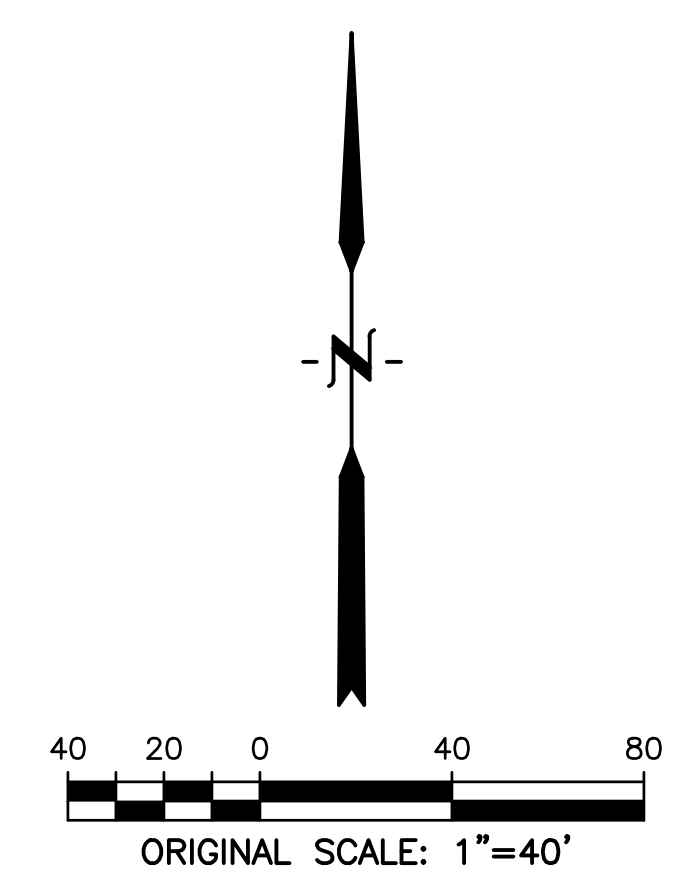
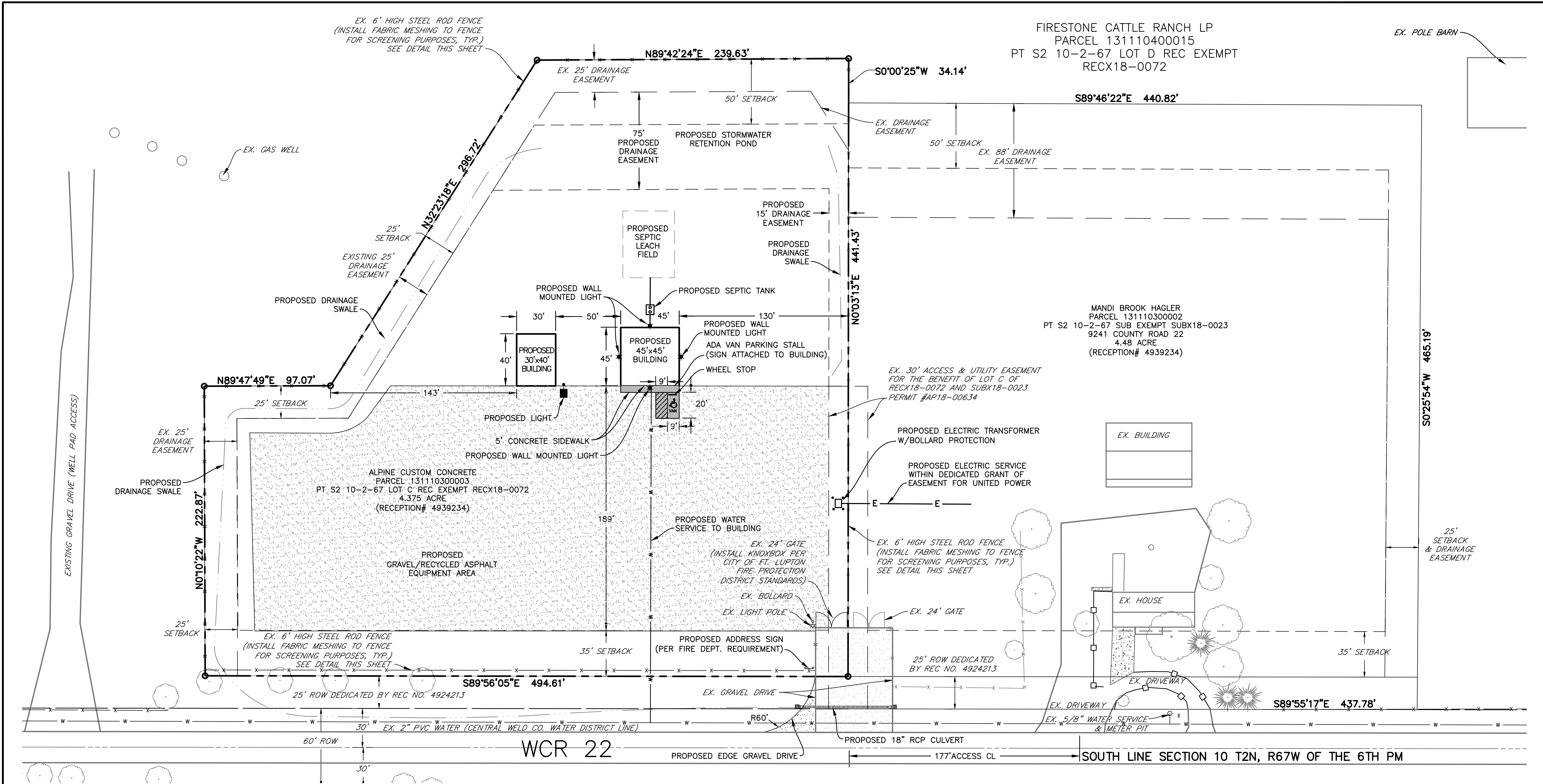
ISSUE	DATE
USR RESUBMITTAL	4/15/2025
DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CWK
FILE NAME:	CV01

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

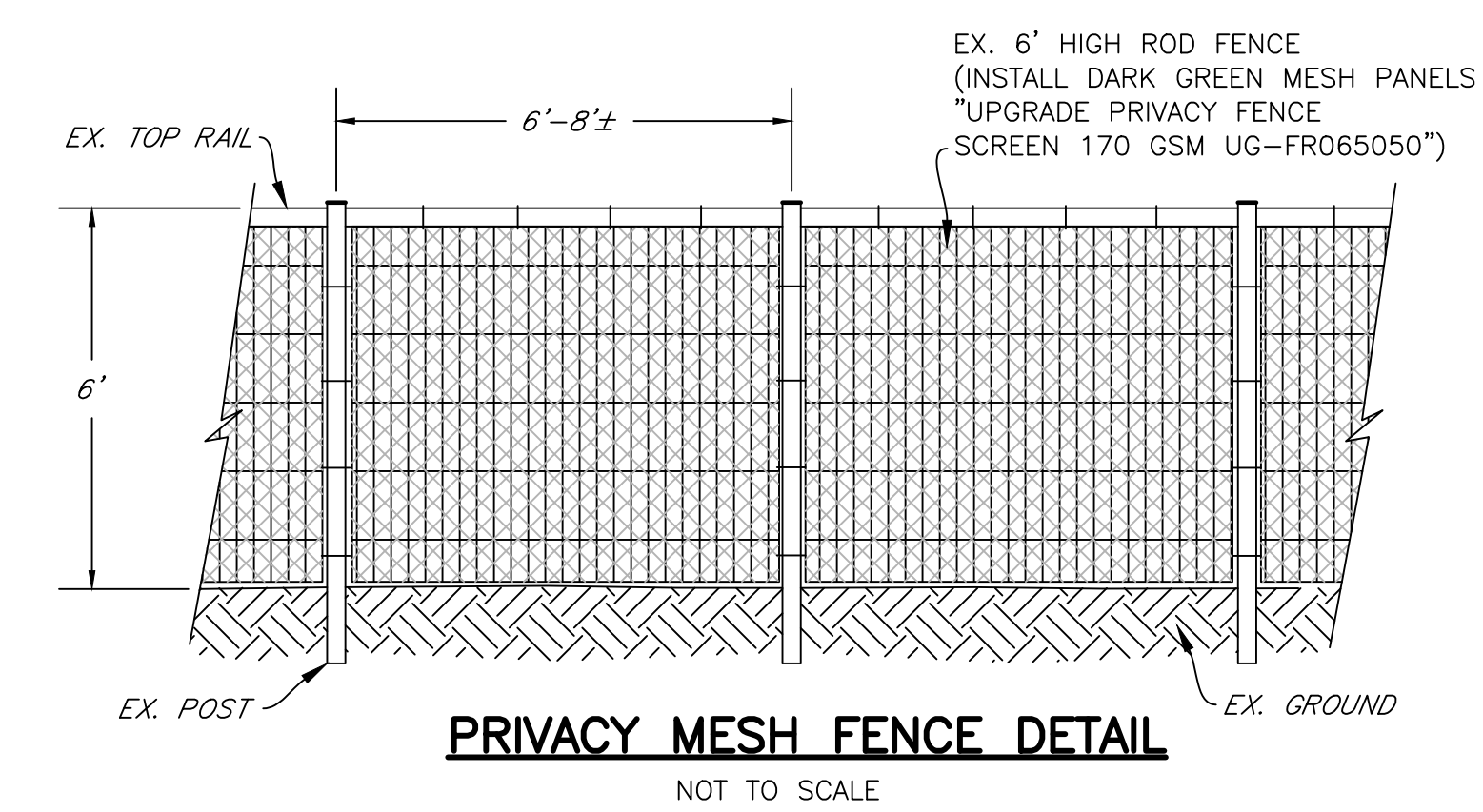
PROJECT NO. 21431-01GRCV

C1.0



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

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



PREPARED BY:

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

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

CONTACT: MARY FRESKE
(720)-977-7600

ALPINE CUSTOM CONCRETE
SPECIAL USE PERMIT
PROJECT NO: SUP25-001
PARCEL 13111030003
WCR 22, FORT LUPTON COLORADO

ISSUE	DATE
USR RESUBMITTAL	4/15/2025
DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CKW
FILE NAME:	SP01

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

SPECIAL USE PERMIT
SITE PLAN

PROJECT NO. 21431-01GRCV

C2.0

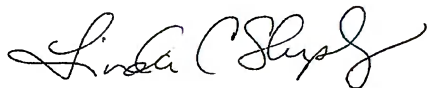
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

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

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 3/20/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 3/20/2025. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-234624

Jean Schaffer
Notary Public
My commission ends January 16, 2028

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

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Special Use Permit** referred to as the **Alpine Custom Concrete Special Use Permit**, located at **9155 County Road 22** in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before **the Planning Commission on Thursday, April 10th, 2025, at 6:00 P.M.**, and before **the City Council on Tuesday, May 6th, 2025, at 6:00 P.M.** or as soon as possible thereafter.

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

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

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

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

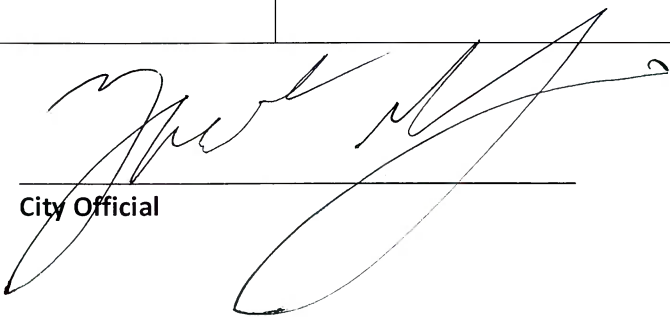
Legal Notice No. FLP1238
First Publication: March 20, 2025
Last Publication: March 20, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

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

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



City Official



Planning & Building

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

Phone: 720.928.4003
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Special Use Permit**, referred to as the **Alpine Custom Concrete SUP25-001** located at **9155 County Road 22** in Fort Lupton, Colorado pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, **April 10th, 2025** at 6:00 P.M., and before the City Council on Tuesday, **May 6th, 2025** at 6:00 P.M. or as soon as possible thereafter.

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

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

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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Alpine Custom Concrete
Project No. SUP25-001



Facing: County Road 22

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

Signature of Owner or Owner's Representative

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

My commission expires 03-10-2027.

Notary Public





SUBJECT FOR DISCUSSION

Approving a Resolution Accepting an Amendment to the Future Land Use Map of the Fort Lupton Comprehensive Plan Adopted in 2018, Known as the 1.21 Comprehensive Plan Amendment.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Matt Hengel withy Westside Property Investment Company, Inc. as the representative for 1.21 LLC and Rancho de Los Tiempos Buenos Partnership, LLC (the “Applicants”) have submitted a request to amend the future land use designation on the Future Land Use Map of the Fort Lupton Comprehensive Plan for a property legally described in Exhibit A of the proposed resolution. The four parcels (147122200006, 147122200002, 147122000028, and 147122000027) run generally south along County Road 8, between County Road 31 to County Road 33, comprising 290.55 acres, more or less.

The future land use designation for the property was set as Agricultural and Rural Residential in 2018. The applicant is concurrently applying for an Annexation and an initial zoning to “I-1” Light Industrial. Staff has determined that an amendment to the 2018 Future Land Use Map is required for this property to align the submitted applications with the Comprehensive Plan and align the Future Land Use Map with the proposed zoning. Thus, the applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation of the property to “Light Industrial and Office”.

Additional application information is available for review at <https://www.fortluptonco.gov/DocumentCenter/Index/939>.

FINANCIAL CONSIDERATIONS

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

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

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

STAFF RECOMMENDATIONS

Staff and Planning Commission per PC Resolution P2025-005 recommend approval of the Future Land Use Map Amendment, known as the 1.21 Comprehensive Plan Amendment.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2025-005
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Description and CPA Statement of Requested Change
- g. Referrals with CPA Responses
- h. Legal Notifications

RESOLUTION NO. 2025RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON ADOPTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN, KNOWN AS THE 1.21 COMPREHENSIVE PLAN AMENDMENT.

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

WHEREAS, on April 24, 2025, the Planning Commission held a public hearing to consider the amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, and recommended approval of the amendment to City Council; and

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

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

WHEREAS, the property, identified under Exhibit A of this Resolution, is currently designated as Agricultural & Rural Residential on the Future Land Use Map; and

WHEREAS, re-designating the property to Light Industrial and Office on the Future Land Use Map is appropriate based on the future uses of County Road 8, , nearby Industrial and Light Industrial zoning in City Limits, and nearby current land uses and future land use designations, and the goals and objectives of the Fort Lupton Comprehensive Plan; and

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

WHEREAS, the Planning Commission and City Council hearing notices were published in a paper of general circulation on March 27, 2025, and the official newspaper of the county affected on March 21, 2025 and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, the Planning Commission's recommendation of approval, all referral comments, and any citizen testimony in response to the application. Based on the facts presented on this date, the Fort Lupton

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

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 6th DAY OF MAY 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026, BEING A PART OF THE W 1/2 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.

LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561, BEING A PART OF THEE 1/2 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.

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 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 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 24, 2025.

Chair Mike Simone called the meeting to order at 6:01 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, Shannon Rhoda, Shannon Wiens, Karina Gonzalez and Ashley Greene. Commissioner Jimmy Dominguez joined online via GoTo at 6:02pm.

City Staff Present: Planning Director, Todd Hodges, Planners Sean McDermott and Magaly Morales. City Engineer David Rausch joined online via GoTo.

Chair Simone provided an overview of the meeting structure.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-005 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

Resolutions P2025-005 and P2025-006 were presented simultaneously but voted on individually.

Planner McDermott presented the items submitted by 1.21 LLC for a Comprehensive Plan Amendment and Annexation. The properties, consisting of four parcels totaling approximately 290.55 acres, are located south along County Road 8 between County Roads 31 and 33. The land is currently vacant agricultural land in unincorporated Weld County and is proposed to be annexed into the city and zoned as I-1 (Light Industrial).

A concept plan has been submitted in association with the annexation, however, it does not establish vesting rights and will require a separate submittal in the future. The current Future Land Use Map

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025

designates the area as Agricultural and Rural Residential. The applicant is requesting a Comprehensive Plan Amendment to reclassify the area as Light Industrial and Office to align with the proposed zoning. Staff notes that future connectivity along County Road 8, between I-25 and I-76, supports the proposed change in land use. To staff's knowledge, no prior applications have been submitted for these properties through the City of Fort Lupton. Planner McDermott also provided a summary of the annexation and comprehensive plan amendment procedures. All notification requirements for both applications have been met. Staff recommends approval of the applications to align with current and proposed zoning, adjacent uses, and the City's goals for light industrial and office development. Planner McDermott concluded by showing a visual of the proposed concept plan for the site.

Matt Hengel, representing Westside Property Investment Company and Rancho De Los Buenos Partnership, was in attendance to give a presentation. He gave an introduction and summarized previous projects completed by the company. He then provided an overview of the site's location, acreage, and existing conditions. He noted that oil and gas activity has occurred on the property since the 1970s, with two existing wells that are scheduled to be abandoned.

He presented the surrounding land uses, which are primarily industrial and include significant oil and gas activity. The proposal includes annexation with initial I-1 (Light Industrial) zoning and a Comprehensive Plan Amendment to support development of a modern industrial park. The project aims to attract users focused on warehousing and light manufacturing with minimal impact on adjacent properties. Planner McDermott outlined the benefits to the City, including economic development support and employer attraction. A conceptual site plan was shared, along with the reasons Fort Lupton was chosen as the project location. The project is expected to proceed once users for the site are selected and after final City reviews are completed.

Chair Simone opened up for public comments at 6:21pm.

Doug Massey, a neighboring resident, expressed concern about the project's impact on the neighborhood, particularly traffic. He asked whether road maintenance and safety were being considered.

Matt Hengel responded that he understood the concerns and stated that the team is open to residential feedback.

Chair Simone asked whether neighborhood meetings were planned once project details are finalized.

Matt Hengel explained that neighborhood meetings are typically held as part of their process.

Planning Director, Todd Hodges, commented that staff recommends a neighborhood meeting for a project of this scale.

Chair Simone closed the public comments at 6:24pm.

Chair Simone opened up the hearing for commissioner comments.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025

Commissioners discussed:

- Road improvements to County Road 8
- Potential future interchange
- Drainage and pollution impacts
- Requirements and timing for a traffic study
- On-site parking provisions
- Potential negative impacts to surrounding areas

Matt Hengel commented on anticipated road improvements, indicating that upgrades are expected as part of the development.

City Engineer David Rausch stated that County Road 8 is designated as a future arterial and will require planned improvements associated with this and future developments.

Planning Director Todd Hodges noted that County Road 8 will serve as a major roadway regardless of future interchange plans, due to its role in connecting Highway 85 and I-76.

Chair Simone explained that the parking conditions will be addressed in the concept plan.

Todd further assured that impacts will be assessed and mitigated through the City's land use case process.

After discussion Commissioner Greene moved to approve 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). Commissioner Kvasnicka seconded.

P2025-006 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.

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

After discussion Commissioner Wiens moved to approve P2025-006 (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). Commissioner Gonzalez seconded.

DISCUSSION ITEMS

Planner McDermott informed the Commissioners that the Civic Zone District item will be brought back at a future Planning Commission meeting with additional information and responses to questions raised during the initial presentation.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025**

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for May 8, 2025.

ADJOURNMENT

Commissioner Kvasnicka moved to adjourn the meeting. Commissioner Wiens seconded.

Chair Simone moved to adjourn the meeting at 6:49 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

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

PROJECT DESCRIPTION

Project No.: CPA25-001

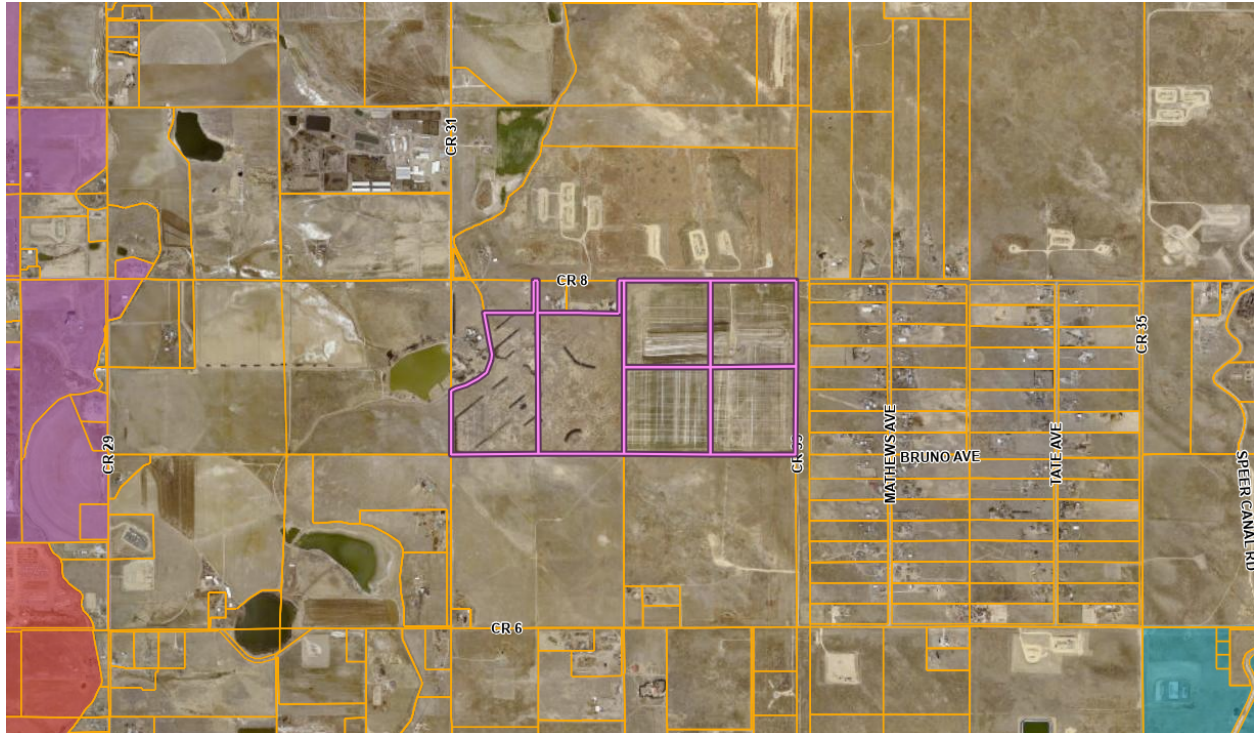
Project Name: 1.21 LLC Comprehensive Plan Amendment

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:

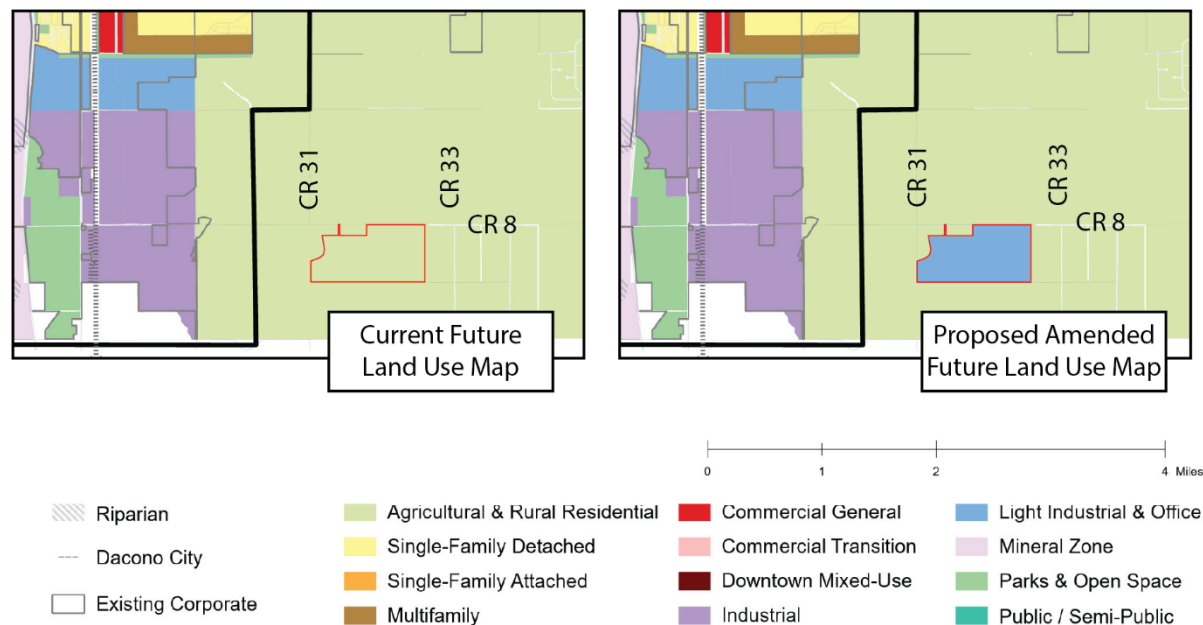
The site is located generally immediately south along County Road 8, between County Roads 31 and 33 (The Property). Parcel Nos. 147122200006, 147122200002, 147122000028, and 147122000027. The Property is located in the northern half of Section 22, Township 1 North, Range 66 West of the 6th PM, County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



1.21 COMPREHENSIVE PLAN AMENDMENT REFERRALS
PROJECT NO. CPA25-001

Per statute, Referral Notice was sent to all Municipalities, shown in Exhibit H "Legal Notifications". There were no referral responses from surrounding Municipalities received.

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
Fort Lupton, CO 80621

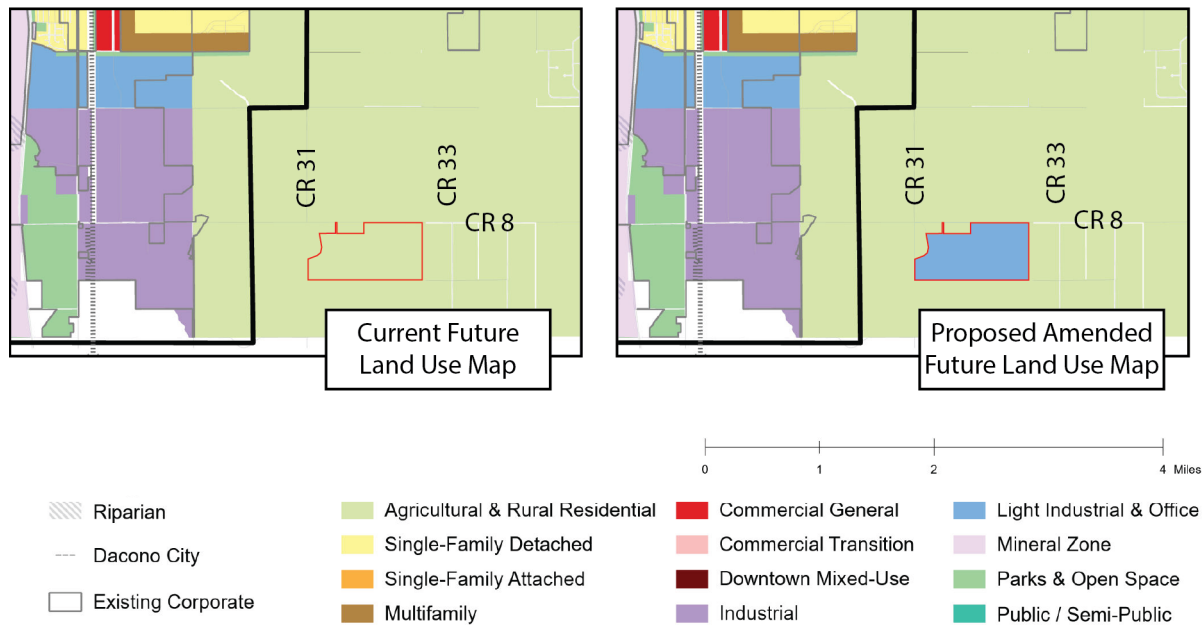
Phone: 720.928.4003

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.



SUBJECT FOR DISCUSSION

Adopting an Ordinance Accepting an Annexation Known as the 1.21 Annexation Nos. 1-7 and Approving the Annexation Agreement

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Matt Hengel withy Westside Property Investment Company, Inc. as the representative for 1.21 LLC and Rancho de Los Tiempos Buenos Partnership, LLC (the "Applicants") has submitted a request for annexation of land totaling 290.55 acres more or less, known as the 1.21 Annexation Nos. 1-7. The parcels are generally located immediately south along County Road 8, between County Road 31 and County Road 33 (Parcel Nos. 147122200006, 147122200002, 147122000028, 147122000027). The proposed initial zoning is to the 'I-1' Light Industrial Zone District, which is being presented to City Council for approval under a separate Action Memorandum and Ordinance following the hearing on this Annexation.

The proposed use of the property is for light industrial uses, including but not limited to warehousing, data centers, and manufacturing uses. The current concept plan is strictly associated with the Annexation and does not create a site-specific vesting for the concept, and will require an eventual formal land use application to review any platting or Site Development Plan.

FINANCIAL CONSIDERATIONS

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

LEGAL/POLITICAL CONSIDERATIONS

This annexation meets the requirements set forth by Colorado Statutes in 31-12-104 and by Municipal Code, Section 15-3. The Applicant has submitted the required documents pursuant to the Code.

All notification requirements were met, details can be found in the packet.

ALTERNATIVES/OPTIONS

The City Council has the following options for this request:

- a) Adopt the Ordinance.
- b) Do not adopt the Ordinance.

STAFF RECOMMENDATIONS

Staff recommends conditional approval of the proposed Ordinance annexing land legally described in Exhibit A of the proposed Ordinance and approving the annexation agreement.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Attachments:

- a. Proposed Ordinance
- b. Planning Commission Resolution
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Narrative
- f. Annexation Map
- g. Annexation Agreement & Petition
- h. City Council Resolution 2025R023 Accepting Annexation Petition
- i. Annexation Impact Report
- j. Legal Notifications

ORDINANCE NO. 2025-XXXX

INTRODUCED BY:

ADOPT ORDINANCE 2025-XXXX ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT “A” KNOWN AS THE 1.21 ANNEXATION AND APPROVING THE ANNEXATION AGREEMENT.

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

WHEREAS, a petition for annexation of the subject property, legally described in Exhibit “A”, was filed with the City on March 18, 2025. The owners of 100% of the territory, with the exception of any road rights-of-ways, if applicable, are 1.21 LLC, and Rancho de Los Tiempos Buenos Partnership LLC, and this territory is not solely a public street or rights-of-ways. The City Council accepted said petition and has found and determined that an election was not required for this annexation under state statute or municipal ordinance or code section and that no additional terms and conditions are to be imposed upon the annexation, other than those expressed in the annexation agreement. The Planning Commission of the City of Fort Lupton, after public hearing on April 24, 2025, has recommended approval of the annexation known as the 1.21 Annexation. After a public hearing on May 6, 2025, Council found that the area to be annexed is eligible for annexation pursuant to Section 31-12-104 C.R.S. as to contiguity; and, the area is not affected by any of the limitations that would prevent annexation set forth in Section 31-12-105 C.R.S.

WHEREAS, the annexation agreement between the applicant and the City has been reviewed by City staff and by this Council and is approved and shall be signed by the Mayor.

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the subject property is hereby annexed conditional to the following:

- I. Prior to recording the annexation map:
 - A. Add Project Number to Annexation Sheets: ANX25-001
 - B. Include Reservations 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.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 6th day of May, 2025.

PUBLISHED in the Fort Lupton Press the 15th day of May 2025.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this X day of MONTH 2025.

PUBLISHED BY TITLE ONLY the X day of MONTH 2025.

EFFECTIVE (after publication) the X day of MONTH 2025.

CITY OF FORT LUPTON, COLORADO

Zo Hubbard, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

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.

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

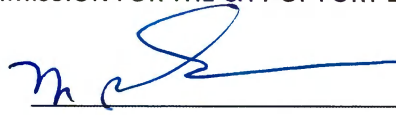
WHEREAS, after review of the application and supporting information, the Planning Commission finds that the annexation and initial zoning conforms to Colorado Revised Statutes and City codes and policies therein, and

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 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.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 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 24, 2025.

Chair Mike Simone called the meeting to order at 6:01 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, Shannon Rhoda, Shannon Wiens, Karina Gonzalez and Ashley Greene. Commissioner Jimmy Dominguez joined online via GoTo at 6:02pm.

City Staff Present: Planning Director, Todd Hodges, Planners Sean McDermott and Magaly Morales. City Engineer David Rausch joined online via GoTo.

Chair Simone provided an overview of the meeting structure.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-005 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

Resolutions P2025-005 and P2025-006 were presented simultaneously but voted on individually.

Planner McDermott presented the items submitted by 1.21 LLC for a Comprehensive Plan Amendment and Annexation. The properties, consisting of four parcels totaling approximately 290.55 acres, are located south along County Road 8 between County Roads 31 and 33. The land is currently vacant agricultural land in unincorporated Weld County and is proposed to be annexed into the city and zoned as I-1 (Light Industrial).

A concept plan has been submitted in association with the annexation, however, it does not establish vesting rights and will require a separate submittal in the future. The current Future Land Use Map

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025

designates the area as Agricultural and Rural Residential. The applicant is requesting a Comprehensive Plan Amendment to reclassify the area as Light Industrial and Office to align with the proposed zoning.

Staff notes that future connectivity along County Road 8, between I-25 and I-76, supports the proposed change in land use. To staff's knowledge, no prior applications have been submitted for these properties through the City of Fort Lupton. Planner McDermott also provided a summary of the annexation and comprehensive plan amendment procedures. All notification requirements for both applications have been met. Staff recommends approval of the applications to align with current and proposed zoning, adjacent uses, and the City's goals for light industrial and office development. Planner McDermott concluded by showing a visual of the proposed concept plan for the site.

Matt Hengel, representing Westside Property Investment Company and Rancho De Los Buenos Partnership, was in attendance to give a presentation. He gave an introduction and summarized previous projects completed by the company. He then provided an overview of the site's location, acreage, and existing conditions. He noted that oil and gas activity has occurred on the property since the 1970s, with two existing wells that are scheduled to be abandoned.

He presented the surrounding land uses, which are primarily industrial and include significant oil and gas activity. The proposal includes annexation with initial I-1 (Light Industrial) zoning and a Comprehensive Plan Amendment to support development of a modern industrial park. The project aims to attract users focused on warehousing and light manufacturing with minimal impact on adjacent properties. Planner McDermott outlined the benefits to the City, including economic development support and employer attraction. A conceptual site plan was shared, along with the reasons Fort Lupton was chosen as the project location. The project is expected to proceed once users for the site are selected and after final City reviews are completed.

Chair Simone opened up for public comments at 6:21pm.

Doug Massey, a neighboring resident, expressed concern about the project's impact on the neighborhood, particularly traffic. He asked whether road maintenance and safety were being considered.

Matt Hengel responded that he understood the concerns and stated that the team is open to residential feedback.

Chair Simone asked whether neighborhood meetings were planned once project details are finalized.

Matt Hengel explained that neighborhood meetings are typically held as part of their process.

Planning Director, Todd Hodges, commented that staff recommends a neighborhood meeting for a project of this scale.

Chair Simone closed the public comments at 6:24pm.

Chair Simone opened up the hearing for commissioner comments.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025

Commissioners discussed:

- Road improvements to County Road 8
- Potential future interchange
- Drainage and pollution impacts
- Requirements and timing for a traffic study
- On-site parking provisions
- Potential negative impacts to surrounding areas

Matt Hengel commented on anticipated road improvements, indicating that upgrades are expected as part of the development.

City Engineer David Rausch stated that County Road 8 is designated as a future arterial and will require planned improvements associated with this and future developments.

Planning Director Todd Hodges noted that County Road 8 will serve as a major roadway regardless of future interchange plans, due to its role in connecting Highway 85 and I-76.

Chair Simone explained that the parking conditions will be addressed in the concept plan.

Todd further assured that impacts will be assessed and mitigated through the City's land use case process.

After discussion Commissioner Greene moved to approve 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). Commissioner Kvasnicka seconded.

P2025-006 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.

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

After discussion Commissioner Wiens moved to approve P2025-006 (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). Commissioner Gonzalez seconded.

DISCUSSION ITEMS

Planner McDermott informed the Commissioners that the Civic Zone District item will be brought back at a future Planning Commission meeting with additional information and responses to questions raised during the initial presentation.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025**

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for May 8, 2025.

ADJOURNMENT

Commissioner Kvasnicka moved to adjourn the meeting. Commissioner Wiens seconded.

Chair Simone moved to adjourn the meeting at 6:49 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

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

PROJECT DESCRIPTION

Project No.: ANX25-001

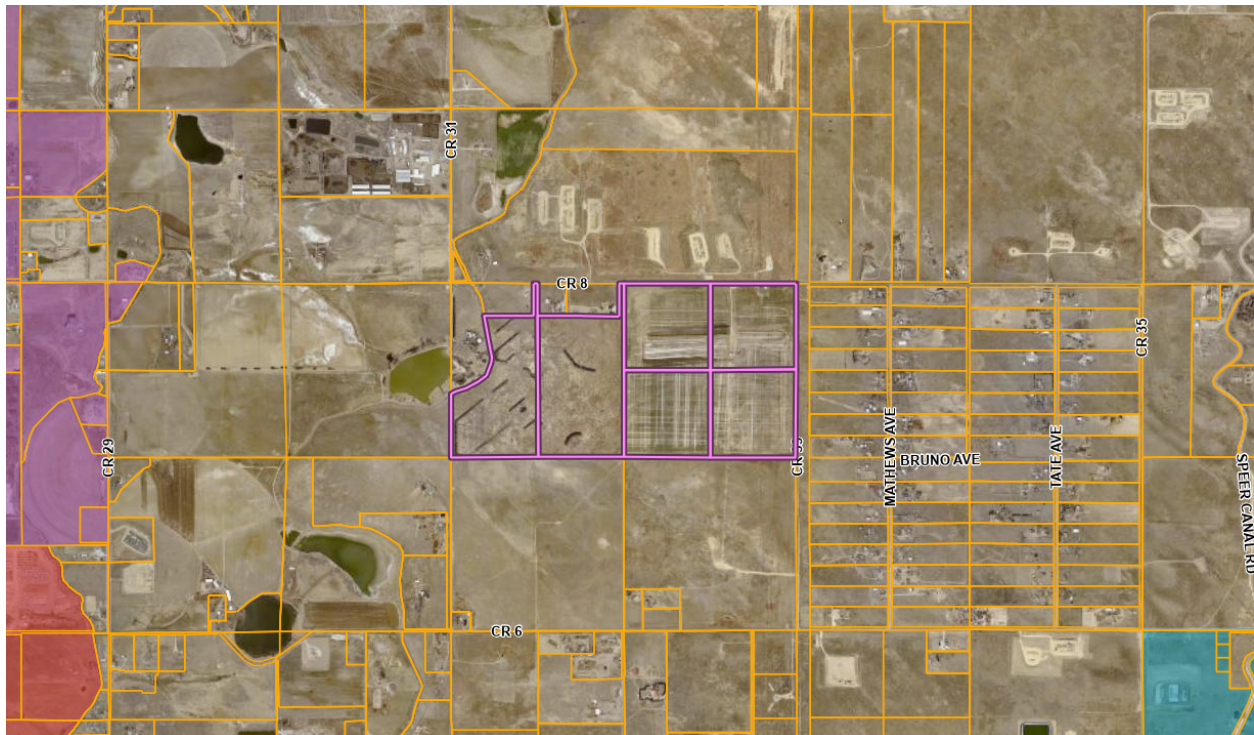
Project name: 1.21 Annexation Nos. 1-7 and Initial Zoning

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 and Planning Commission recommend 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;

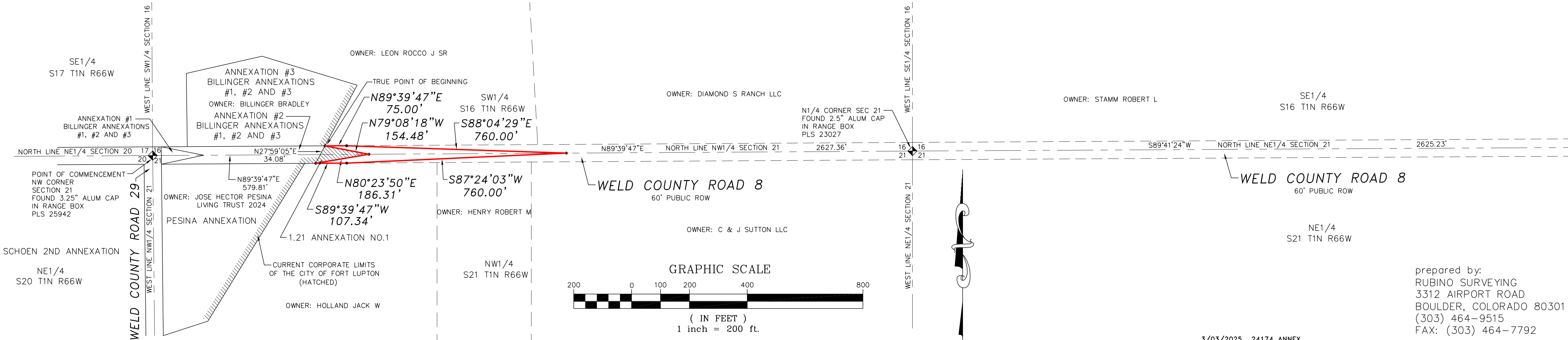
THENCE N89°39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;
THENCE S88°04'29"E, A DISTANCE OF 760.00 FEET;
THENCE S87°24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;
THENCE 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.

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

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:

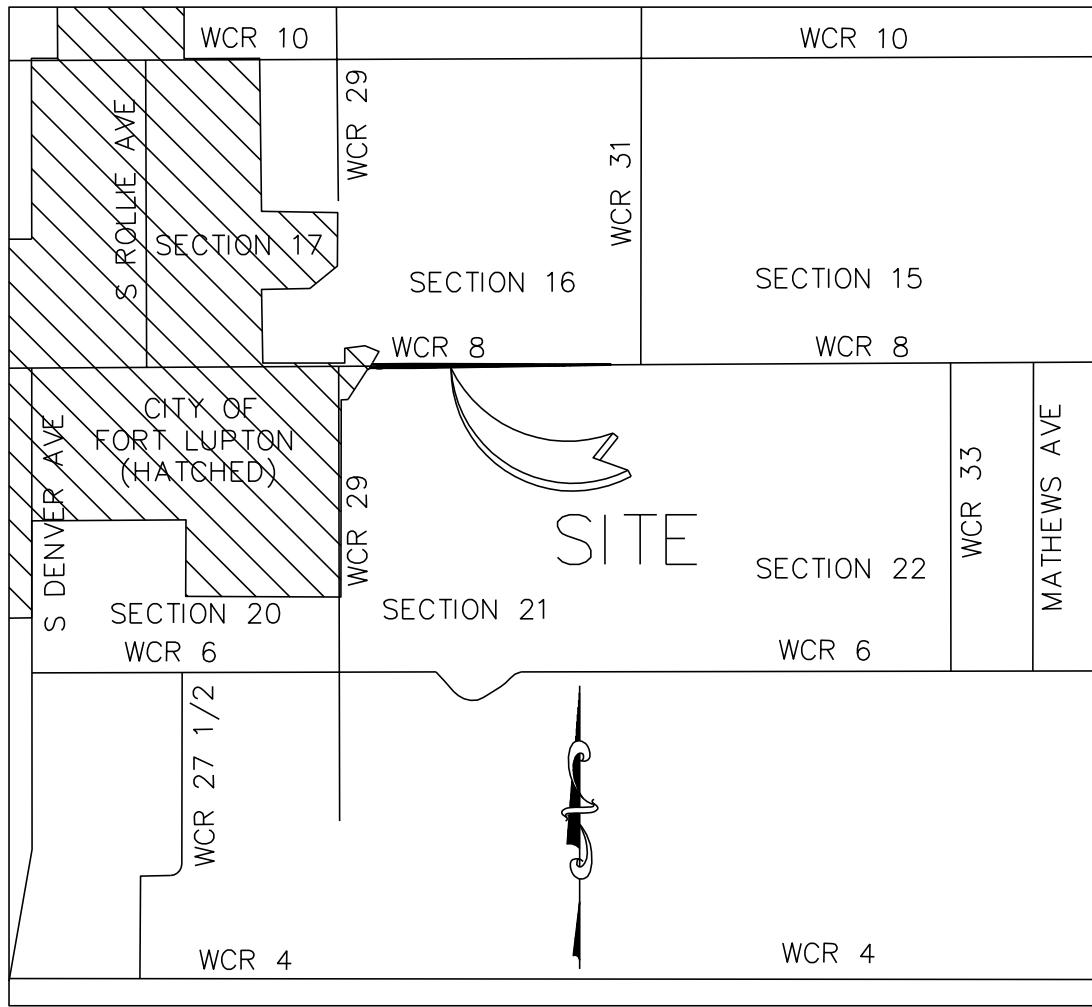
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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:

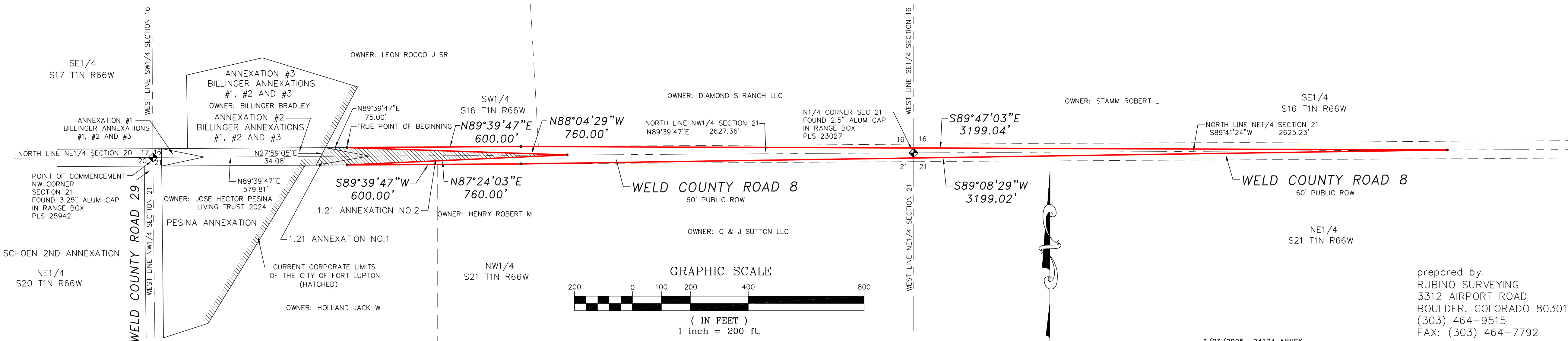
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE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

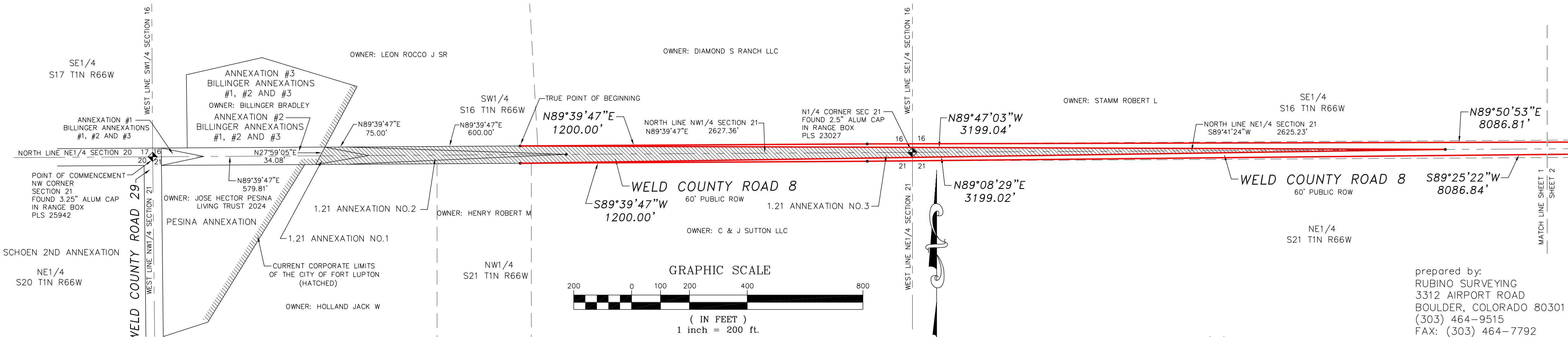
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 1200.00 FEET;
THENCE N89°50'53"E, A DISTANCE OF 8086.81 FEET;
THENCE S89°25'22"W, A DISTANCE OF 8086.84 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8;
THENCE S89°39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 1200.00 FEET;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

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

1.21 ANNEXATION NO. 4

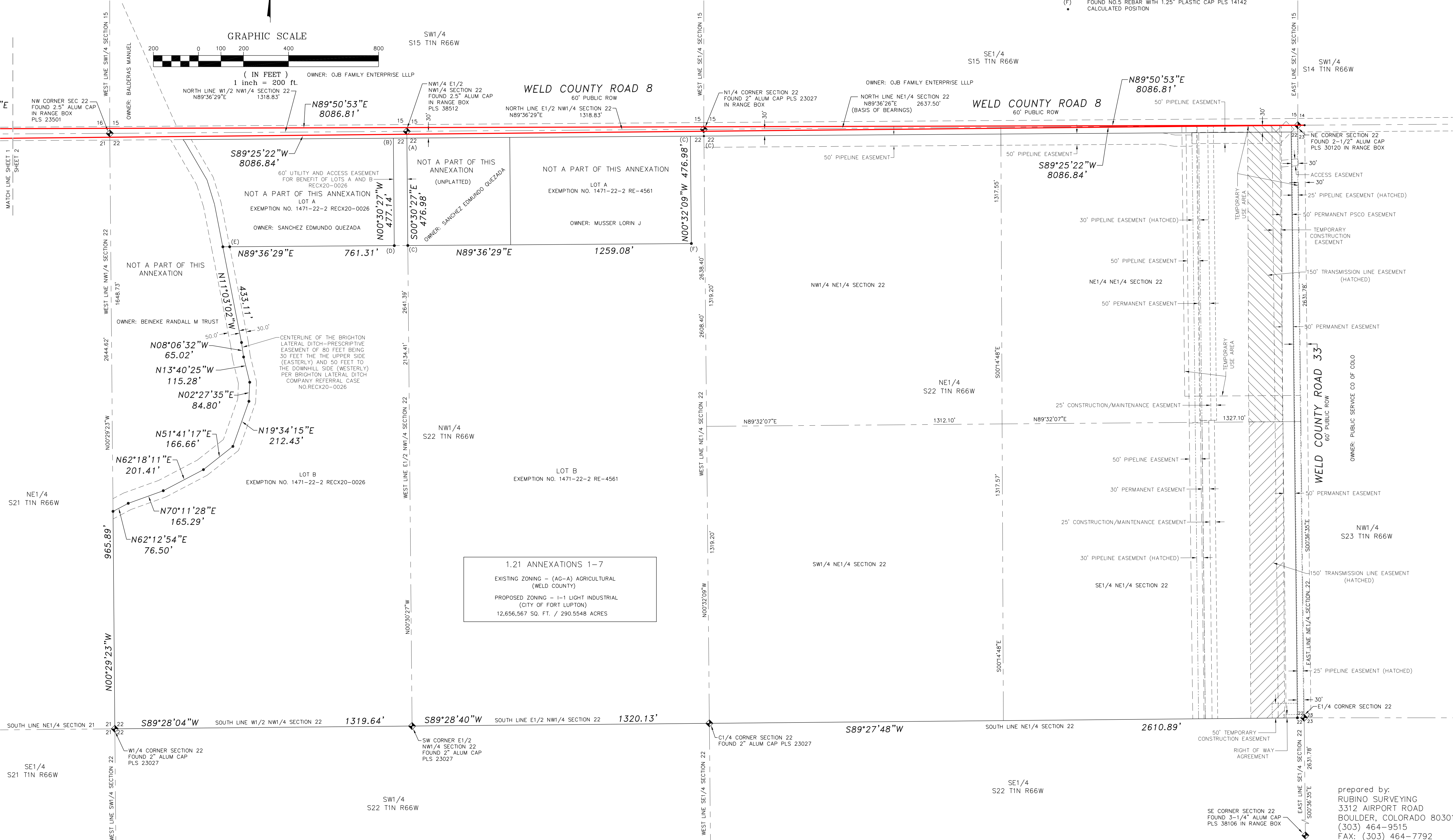
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

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;

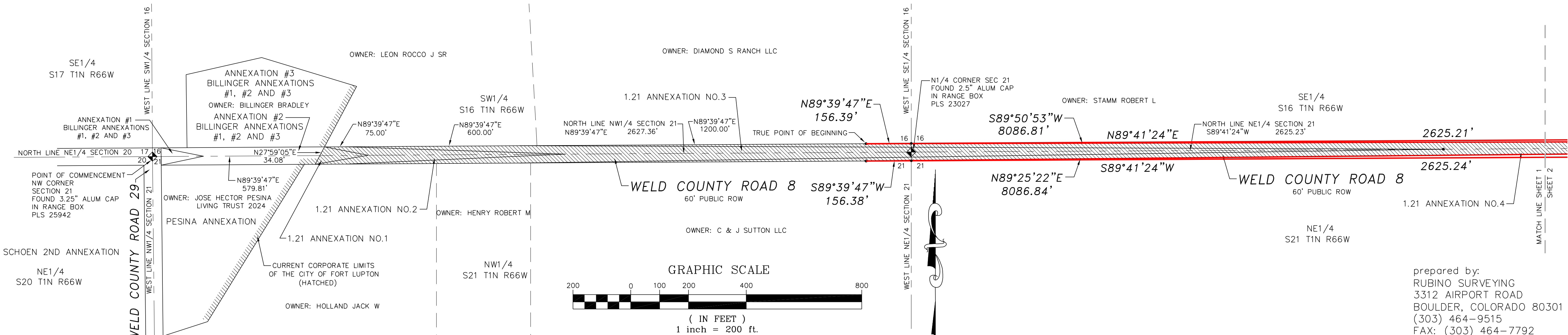
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;
THENCE N89°41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;
THENCE N89°36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;
THENCE N89°36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 FEET;
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
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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.
- 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

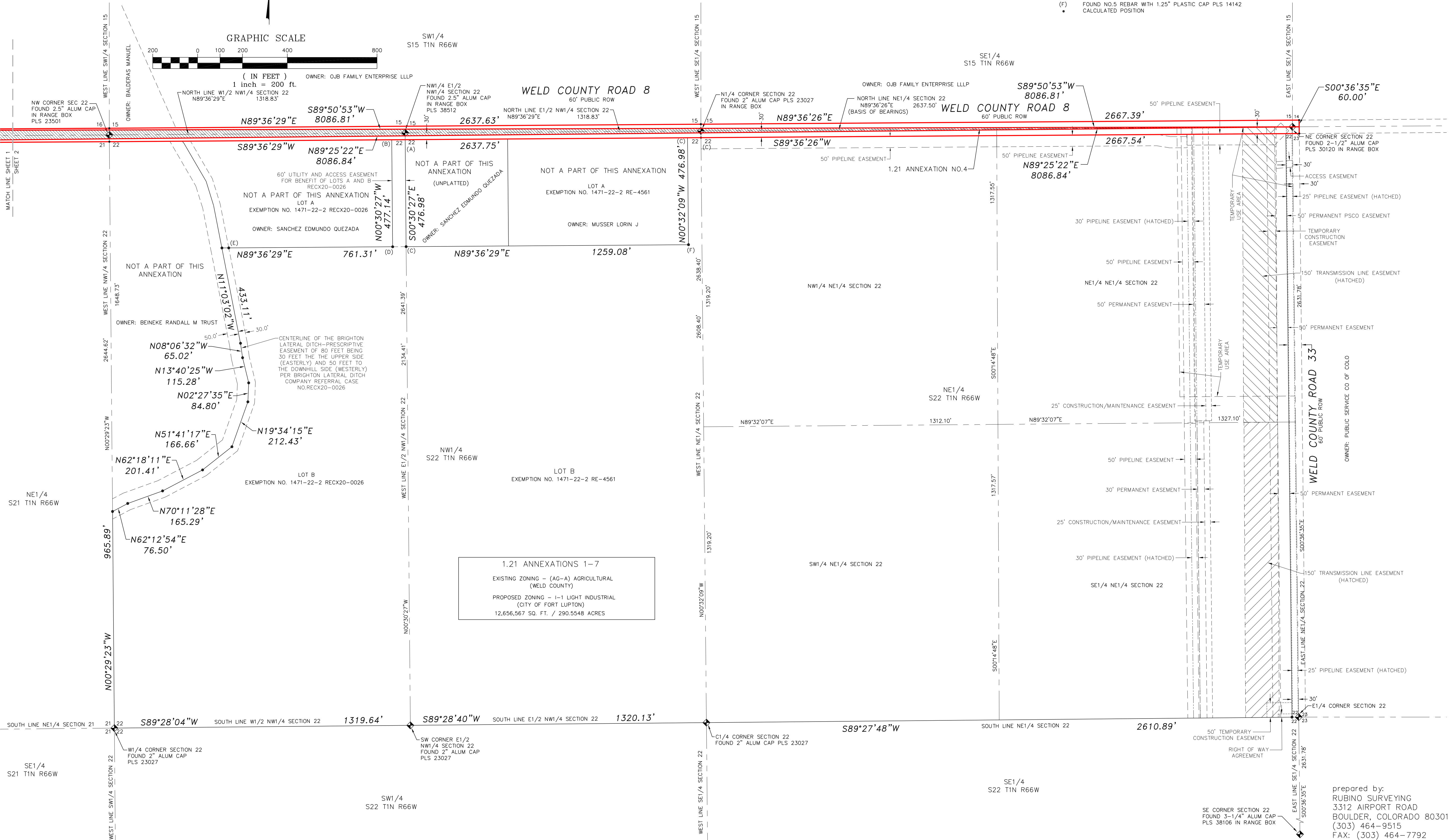


1.21 ANNEXATION NO. 5
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

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

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;

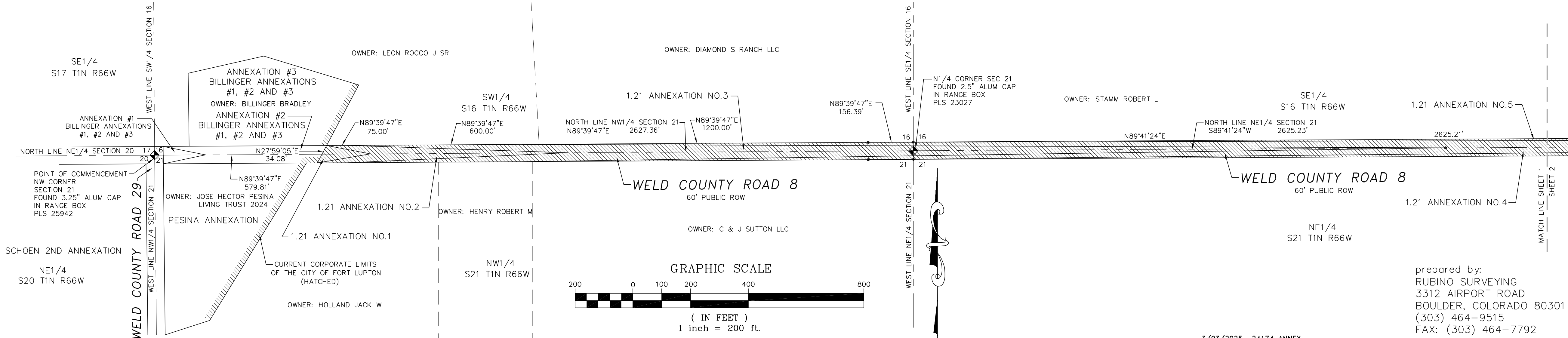
THENCE S00°36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST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

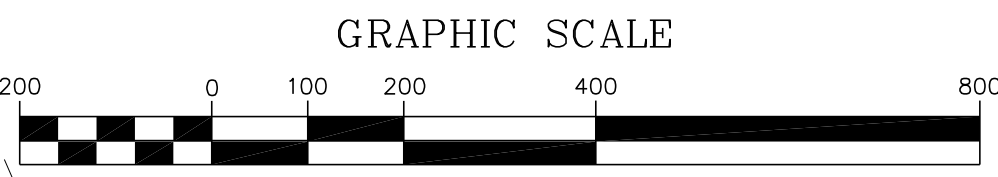
I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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

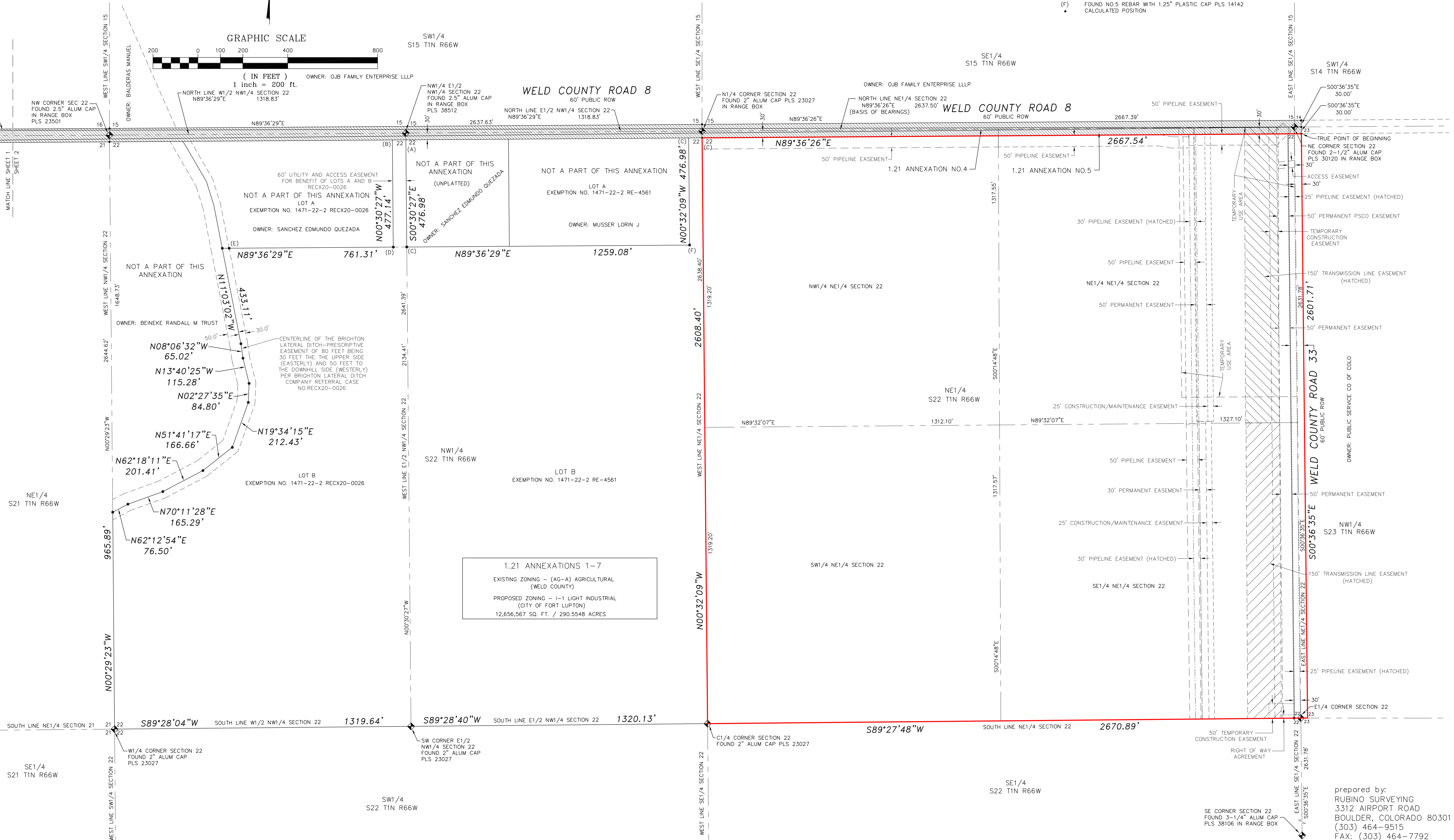
ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	2,667.54
TOTAL BOUNDARY PERIMETER (L.F.)	10,548.54
1/6 OF PERIMETER (L.F.)	1,758.09
ANNEXATION RATIO (1 TO X)	1:3.9544
TOTAL LAND AREA (ACRES)	159.6289



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
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- 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:

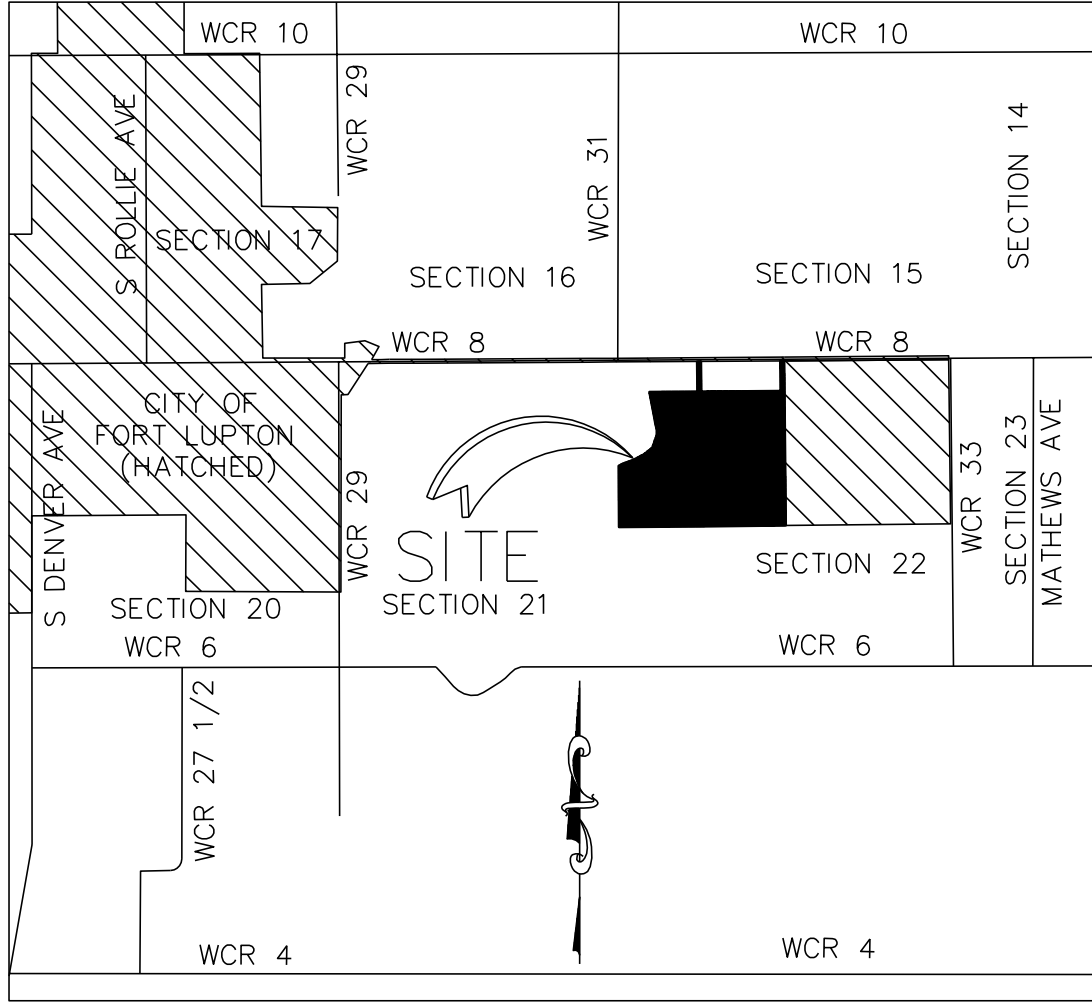
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS 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.

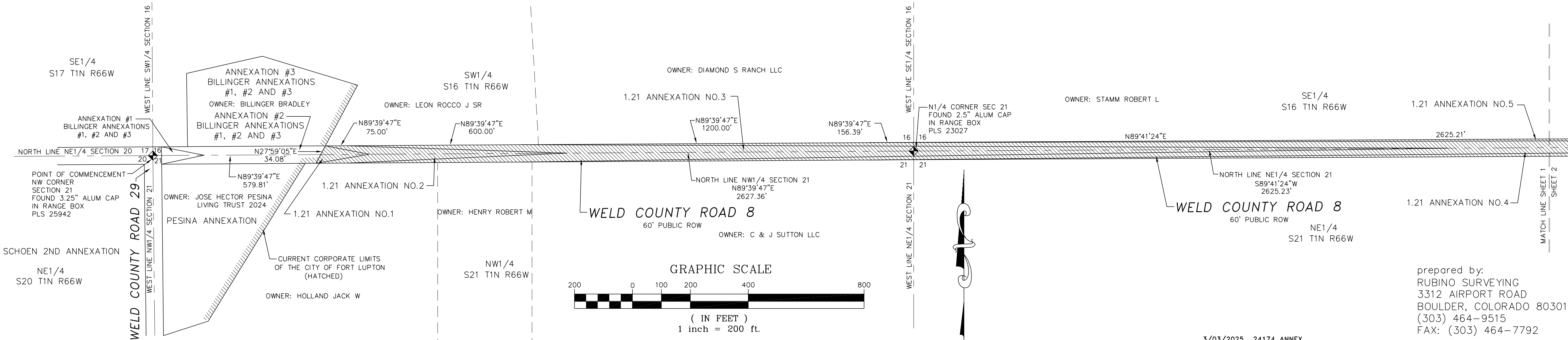
ROBERT J. RUBINO
COLORADO PLS 14142

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
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(F) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142
• CALCULATED POSITION



prepared by:
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3312 AIRPORT ROAD
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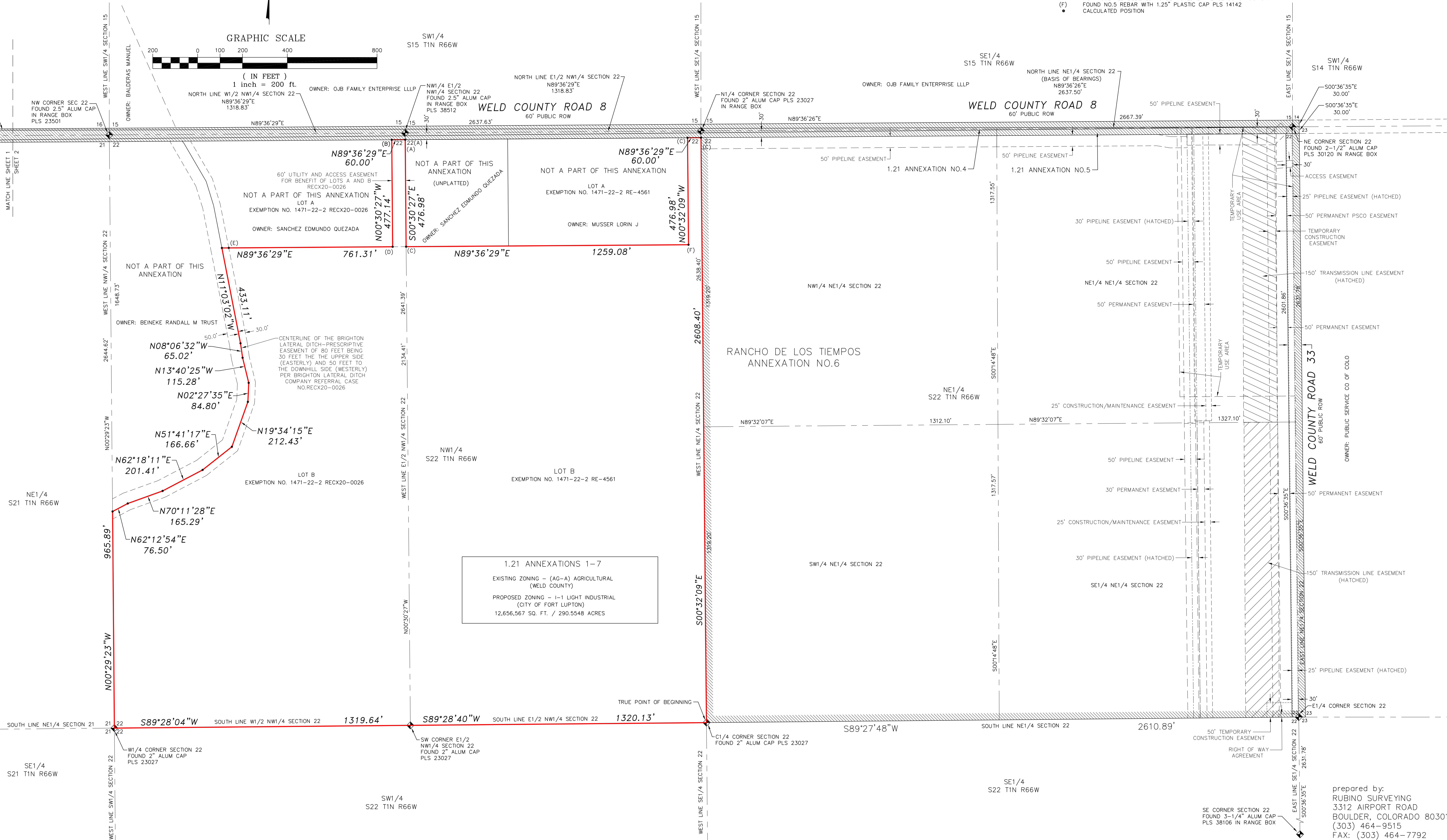
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ANNEXATION RATIO (1 TO X)	1:4.1438
TOTAL LAND AREA (ACRES)	117.1822



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
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 - LOT LINE
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 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.5 REBAR NO CAP
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 - CALCULATED POSITION



3/03/2025 24174 ANNEX

SHEET 2 OF 2



COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue Phone: 303.857.6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

1.21 ANNEXATION AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2025, by and between 1.21 LLC, a Colorado corporation and Rancho de Los Tiempos Buenos Partnership, LLC, a Colorado corporation (“Owner”) and the City of Fort Lupton (“Fort Lupton” or “City”), a municipal corporation of the State of Colorado (collectively, the “Parties”).

WITNESSETH:

WHEREAS, Owner desires to annex to Fort Lupton the property more particularly described on Exhibit A, which is attached hereto, incorporated herein, and made a part hereof (such property is hereinafter referred to as “the Property”); and

WHEREAS, Owner has executed a petition to annex the Property, a copy of which petition is attached hereto as Exhibit B, and incorporated herein and made a part hereof; and

WHEREAS, it is to the mutual benefit of the Parties hereto to enter into the following Agreement; and

WHEREAS, Owner acknowledges that upon annexation, the Property will be subject to all ordinances, resolutions, and other regulations of Fort Lupton, as they may be amended from time to time; and

WHEREAS, the Parties mutually agree that the annexation of the Property shall not create any additional cost or impose additional burden on the existing residents of the City to provide public facilities and services to the Property after annexation; and

WHEREAS, Owner acknowledges that the need for conveyances and dedication of certain property, including but not limited to property for rights of ways and easements to Fort Lupton as contemplated in this Agreement, are directly related to and generated by development intended to occur within the Property and that no taking thereby will occur requiring any compensation.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES AND THE CONVENANTS AS HEREINAFTER SET FORTH, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **Maps and Surveys.** Owner agrees to execute, promptly upon request of Fort Lupton, any and all maps, surveys, engineering, master planning, annexation impact reports and public notice and other documents necessary to finalize the annexation of the Property and the other provisions of this Agreement.
2. **Exclusivity.** Owner agrees to not sign any other petition for annexation of the Property or any petition for an annexation election relating to the Property, except upon request of Fort Lupton.
3. **Fees.** Owner agrees to pay Fort Lupton an annexation fee in the amount of \$3,107.34.
4. **Resolution of Substantial Compliance.** Fort Lupton shall act upon the annexation petition on **March 17, 2025** and shall set a public hearing for **May 6, 2025**, unless Owner consents to later action.
5. **Zoning.** Parties recognize that it is necessary by State law to zone the Property within 90 days of annexation, and that the most appropriate use of the Property is for light industrial purposes. Owner has submitted a request to zone the Property Light Industrial (I-1) and the City will act upon this request following a public hearing on **May 6, 2025**. The Parties recognize that it is the intent and desire of Owner to develop the Property in a manner consistent with the zoning requested and that the granting of such zoning by Fort Lupton is a condition to annexation of the Property. Owner shall take all actions necessary to permit zoning by Fort Lupton of the annexed Property within the time prescribed by State statutes. The Owner recognizes that the City has adopted design standards for non-residential uses and the Owner will comply with, and adhere to, these guidelines subject to the terms of this Agreement.
6. **Rights-of-Way and Easements.** Owner agrees to dedicate by General Warranty Deed or appropriate instrument of conveyance acceptable to the City, easements and rights-of-way for streets and other public ways and for other public purposes, as required by City master plans, ordinances, and resolutions. Such dedications shall occur immediately upon request of the City, except that internal rights-of-way shall be dedicated at the time of subdivision platting, unless the City specifies another time.
7. **Streets.** Owner agrees to design, improve, and provide signage, lighting, and signalization for all public streets and other public ways within or adjacent to the Property in accordance with City ordinances and resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards, and to make such other improvements as required by City ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Fort Lupton, to dedicate to Fort Lupton any or all other required improvements. Owner agrees to enter into an agreement pertaining to such improvements and other matters prior to any development and/or subdivision of the Property.

In the event traffic numbers and usage significantly exceed those represented by Owner and relied upon by the City for compilation of the traffic study applicable to this project, future improvements to the truck routes may be required by the City for reasons related to site activity or truck circulation patterns and numbers, roadway classification changes and newly permitted facilities affecting the truck haul route traffic usage. Owner shall pay a proportionate cost share of future improvements not described herein based on the Owner's percentage of truck total trips using the current data on the haul route in comparison to the numbers and usage represented by Owner in compilation of the traffic study. After execution of this Agreement, the City may retain a third party traffic study consultant to evaluate traffic data usage by Owner and provide said study to Owner prior to the imposition of any costs stated herein.

8. **Compliance with Master Plans.** Owner agrees that future development of the Property will comply with any adopted infrastructure plans, including but not limited to, transportation, drainage, water, sewer, land use and comprehensive plans.
9. **Special Improvement Districts.** If requested by Fort Lupton, Owner agrees to include the Property in one or more special improvement districts or other mechanisms established by Fort Lupton for making improvements to streets and other public ways, or for making other public improvements authorized by law, and Owner hereby appoints the City Administrator of Fort Lupton as Owner's attorney-in-fact for the purpose of executing all documents determined by Fort Lupton to be necessary for such inclusion. If requested by Owner, Fort Lupton agrees to consider the establishment of one or more special improvement districts for making such improvements.
10. **Compliance with Ordinances, Resolutions and Standards.** Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with, and that Owner shall comply with, all City ordinances and resolutions including, without limitation, ordinances and resolutions pertaining to subdivision, zoning, storm drainage, utilities, and flood control.
11. **Limitations.** Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the City's ordinances or resolutions, or as a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the City and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the City of any tax or fee.
12. **Disconnection.** No right or remedy of disconnection of the Property from the City shall accrue from this Agreement, other than that provided by applicable State laws. In the event the Property or any portion thereof is disconnected at Owner's request, Fort Lupton shall have no obligation to serve the disconnected Property or portion thereof and this Agreement shall be void and of no further force and effect as to such Property or portion thereof.
13. **Severability.** The Parties agree that if any part, term, portion, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or in conflict with any

law of the State of Colorado, the validity of the remaining parts, terms, portions, or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term, portion, or provision held to be invalid.

14. **Municipal Services.** Fort Lupton agrees to make available to the Property all of the usual municipal services in accordance with the ordinances and policies of the City, which services include, but are not limited to, police protection and water and sewer services. Owner acknowledges that City services do not include, as of the date of the execution of this Agreement, fire protection or emergency medical services, but the Property is presently included within the boundaries of and is entitled to receive such services from the Fort Lupton Fire Protection District.

15. **Existing Water Rights.**

Fort Lupton acknowledges that Owner's underground water rights are limited to certain wells located on the Property. Fort Lupton agrees that Owner shall retain the well rights until such time that municipal water serves the Property. At such time that the Property is served by municipal water the wells shall be transferred to the City at the City's option. In the event that Owner conveys its water rights to Fort Lupton, Owner shall convey all pertinent easements for access, use, maintenance and repair.

16. **Future Conveyance of Water Rights.** In accordance with Fort Lupton Municipal Code Section 13-122, Owner agrees to convey to the City all water rights necessary for development, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, but the City retains the right to require cash in lieu thereof. Water rights may be conveyed on a pro-rata basis as the Property develops.

Owner hereby acknowledges its receipt of a copy of Fort Lupton Municipal Code Section 13-122 concerning City policy with respect to the dedication of water rights, or cash in lieu, to the City in connection with annexations, and agrees to comply with such resolutions and with any amendments thereto, including any applicable amendments adopted subsequent to the annexation of the subject Property.

17. **Parks and Public Lands.** Owner agrees to dedicate to the City, or pay cash in lieu of land, areas to be used for public purposes if required by City at the time of platting. Lands dedicated or cash in lieu payment shall be acceptable to City and shall comply with Section 16-3.02 "Open and Civic Space" of the Fort Lupton Municipal Code. All dedicated lands shall be platted by the Owner in accordance with the City's subdivision regulations. Owner agrees to pay to City at the time of building permit any applicable park development fees as enacted by City Council by ordinance.

18. **Cooperation.** The Parties agree that they will cooperate with one another in accomplishing the terms, conditions, and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the same.

19. **Amendments.** This Agreement may be amended with the written consent of the City and Owner of the Property. Such amendments shall be in writing, shall be recorded with the County Clerk of Weld County, Colorado, shall be covenants running with the land, and shall be binding upon all persons or entities having an interest in the Property subject to the amendment unless otherwise specified in the amendment.
20. **Sole Agreement.** This Agreement embodies the entire agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement supersedes all previous communications, representations, or agreements, either verbal or written, between the Parties.
21. **Liability.** Owner agrees to indemnify and hold harmless the City and the City's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the City in order to effectuate the annexation of the Property, or which are in any manner connected with Fort Lupton's enforcement of this Agreement. Owner further agrees to investigate, handle, respond to, and to provide defense for and defend against or at the City's option to pay the attorney's fees for defense counsel of the City's choice for any such liability, claims, or demands.
22. **No Waiver of Governmental Immunity.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.
23. **"Owner" Defined.** As used in this Agreement, the term "Owner" shall include any of the heirs, transferees, successors, or assigns of Owner, and all such parties shall have the right to enforce this Agreement, and shall be subject to the terms of this Agreement, as if they were the original Parties thereto.
24. **External References.** As used in this Agreement, unless otherwise specifically provided herein, any reference to any provision of any City ordinance, resolution, or policies are incorporated herein by reference, and the Parties agree that amendments or revisions thereto shall be binding upon Owner.
25. **Transferability.** This Agreement shall be binding upon and inure to the benefit of the heirs, transferees, successors, and assigns hereof, and shall constitute covenants running with the land.
26. **Recording.** This Agreement shall be recorded with the County Clerk of Weld County, Colorado, at Owner's expense.

27. **Enforcement.** Subject to the conditions precedent herein, this Agreement may be enforced in any court of competent jurisdiction.
28. **Termination.** This Agreement shall be null and void if the City fails to approve the annexation of the Property.
29. **No Assurance of Annexation.** The Owner acknowledges that the annexation and zoning of the Property are subject to the legislative discretion of the Fort Lupton City Council. No assurances of annexation or zoning have been made or relied upon by Owner. In the event that, in the exercise of its legislative discretion, any action with respect to the Property herein contemplated is not taken, then the sole and exclusive remedy for the breach hereof accompanied by the exercise of such discretion shall be the withdrawal of the petition for annexation by the Owner, or disconnection from the City in accordance with State law, as may be appropriate.
30. **Inclusion in NCWCD.** The Owner consents to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub-district pursuant to Section 37-45-136 (3.6) C.R.S. and to pay the appropriate inclusion fees and costs associated with such inclusion **at such time that municipal water is necessary to serve current or future development on the property.** At such time, the Owner shall complete a water study at the Owner's expense as requested by the City or applicable water provider(s). Owner acknowledges that, upon inclusion into the district and sub-district, Owner's Property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and sub-district at the time of inclusion of Owner's lands. Owner agrees to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and sub-district can impose such mill levies and special assessments as it has the authority to impose. Owner also agrees to waive, upon inclusion, any right, which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

1.21 LLC

By: [Signature]
Andrew R. Klein
Authorized Signatory

**RANCHO DE LOS TIEMPOS BUENOS
PARTNERSHIP, LLC**

By: [Signature]
Randall M. Beineke, Owner

CITY OF FORT LUPTON

By: _____
Zo Hubbard, Mayor

ATTEST:

By: [Signature] Matt Hengel

State of Colorado)
) ss
County of Arapahoe)
)
County of ~~Weld~~

The foregoing instrument was acknowledged before me this 9 day of April, 2025 by

Andrew R. Klein as Authorized Signatory.

[Signature]
Notary Signature Public

Seal

My commission Expires
02/07/2028

ALEXANDER ADAMS
Notary Public
State of Colorado
Notary ID # 20244005478
My Commission Expires 02-07-2028

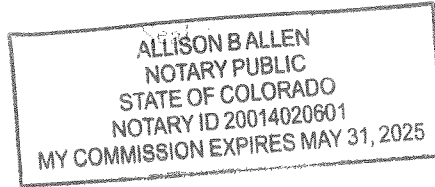
By: _____

State of Colorado *aba*)
Denver) ss
County of ~~Weld~~)

The foregoing instrument was acknowledged before me this 8 day of April, 2025 by
Randall M. Beineke as Owner. *of Rancho de Los Tiempos Bueno Partnership LLC*

Notary Signature

By: *[Signature]*
Mari Peña, City Clerk



State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by
Zo Hubbard as Mayor for the City of Fort Lupton, Colorado.

Notary Signature

Seal

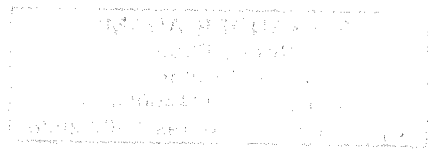


EXHIBIT A

Legal Description of Property Owned by Annexor(s)

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.

EXHIBIT B

Signed Petition for Annexation (Attached)

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the 1.21 Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

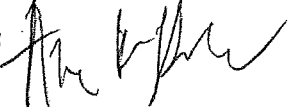
1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton.
 - b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
 - e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way
 - ii. Comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - f. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality.
 - g. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - h. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - i. The territory to be annexed is 290.55 acres, more or less, in total area.
 - j. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally

describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.

- k. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - l. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
 4. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.
 5. The zoning classification requested for the area proposed to be annexed is I1, as shown on the annexation map attached hereto and incorporated herein.
 6. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
 7. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion **at such time that municipal water is necessary to serve current or future development on the property**. At such time, the Owner shall complete a water study at the Owner's expense as requested by the City or applicable water provider(s). Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. The non-refundable annexation application fee of \$3,207.52 is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

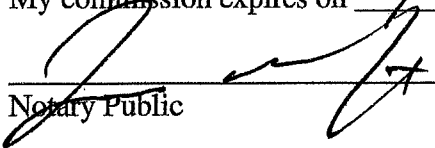
1	Land Owner Name: Andrew R. Klein Authorized Signatory for 1.21 LLC Signature: 	Mailing Address (street, city, state, ZIP): 4100 E. Mississippi Ave., Suite 500 Denver, CO 80246 Date of signing: 3/13/23
2	Land Owner Name: Randall M. Beineke, Owner Rancho de Los Tiempos Bueno Partnership LLC Signature: 	Mailing Address (street, city, state, ZIP): 15000 County Road 8 Fort Lupton, CO 80621 Date of signing: 4/8/2025
3	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP): Date of signing:
4	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP Code): Date of signing:

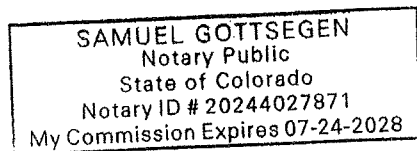
(Additional sheets may be attached if necessary.)

The foregoing signature(s) was/were subscribed and sworn to before me this 13th day of March, 2025, by Andrew R. Klein

Witness my hand and official seal.

My commission expires on 7/24/2028

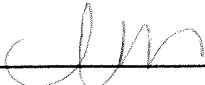

Notary Public



The foregoing signature(s) was/were subscribed and sworn to before me this 8 day of April, 2025, by Randall M Beineke as Owner of Rancho de Los Tiempos Bueno Partnership LLC

Witness my hand and official seal.

My commission expires on 5/31/25


Notary Public

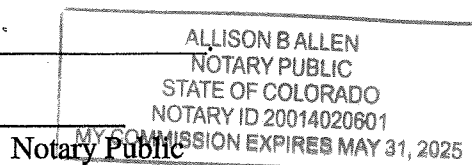


Exhibit A

Land Owned by Land Owner 1:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 8 AND WELD COUNTY ROAD NO. 33

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 8

Land Owned by Land Owner 2:

LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RECX20-0026, BEING A PART OF THE W 1/2 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.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 8

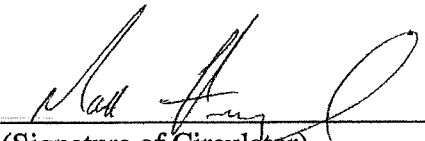
LOT B OF RECORDED EXEMPTION NO. 1471-22-2 RE-4561, BEING A PART OF THE E 1/2 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 8

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

Matt Hengel, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.


(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 13th day of March, 2025, by Matt Hengel.

Witness my hand and official seal.

My commission expires on 7/24/2028.

SAMUEL GOTTSEGEN Notary Public State of Colorado Notary ID # 20244027871 My Commission Expires 07-24-2028

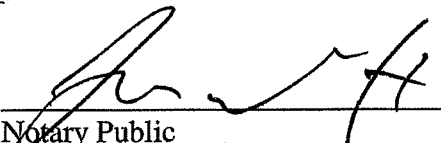

Notary Public

EXHIBIT C
[IF APPLICABLE – SEE PARAGRAPH 15]
Water Rights Appurtenant to Property

<u>Water rights</u>	<u>Number of Shares</u>	<u>Certificate Number(s)</u>
Well Permit #334092	N/A	N/A
Well Permit #53620		

RESOLUTION NO. 2025R023

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE 1.21 ANNEXATION NOS. 1-7 AND SETTING THE PUBLIC HEARING FOR MAY 6, 2025

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Matt Hengel with Westside Property Investment Company, Inc. for 290.55 acres, more or less, and known as the 1.21 Annexation Nos. 1-7; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the 1.21 Annexation Nos. 1-7 and sets the hearing date for May 6, 2025, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 18th DAY OF MARCH 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



Planning & Building Department

1200 Dexter Unit W13
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

April 7, 2025

1.21 ANNEXATION NOS. 1-7 ANNEXATION IMPACT REPORT

Statement of Purpose

This Annexation Impact Report, which has been prepared pursuant to Section 31-12-108.5 of the Colorado Revised Statutes, is based on the Annexation Petition for an annexation known as the 1.21 Annexation Nos. 1-7, submitted by the Applicant, Matt Hengel with 1.21 LLC & Westside Property Investment Company, Inc. It is being reviewed and evaluated by the City of Fort Lupton staff, and is scheduled for review by the City of Fort Lupton Planning Commission on April 24th, 2025 at 6:00 PM and City Council on May 6th, 2025 at 6:00 PM. Please contact Todd Hodges or Zachary Mettler in the Planning Department at the address on the header of this report, or at telephone number 720-928-4003, with any comments and/or questions.

Project Description

The property proposed for annexation is located in portions of Sections 14, 15, 16, 21, 22, and 23, Township 2 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado. The property is situated generally south along County Road 8, between County Roads 31 to 33. The total acreage of the 1.21 Annexation Nos. 1-7 is 290.55 acres, more or less. The annexation meets the 1/6th or 16.67% contiguity requirements set by State Statutes. The annexation map is attached along with the vicinity map.

Requested zoning for the properties proposed for annexation is 'I-1' Light Industrial and is substantially compliant with City of Fort Lupton Zoning Regulations. The land is currently zoned Agricultural in Weld County.

This report is divided into six elements, which correspond to C.R.S. 31-12-108.5(1)(a) through (f) and are set forth as follows:

- (a) a map or maps of the municipality and adjacent territory to show the following:
 - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
 - (II) The present streets, major trunk water lines, sewer interceptors, and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation and;
 - (III) The existing and proposed land use pattern in the areas to be annexed.

- (b) a copy of any draft of the annexation agreement, if available;
- (c) a statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- (d) a statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- (e) a statement identifying existing districts within the area to be annexed;
- (f) a statement on the effect of annexation upon local public school district systems including the estimated number of students generated and the capital construction required to educate such students.

The following maps* have been attached as required in subparagraph (a) of C.R.S. Section 31-12-108.5:

- The present and proposed boundaries of the City of Fort Lupton in the immediate vicinity of the proposed annexation;
- The present streets, major water transmission mains, primary sanitary sewer outfalls, storm drainage infrastructure, ancillary utility mainlines, irrigation canals and ditches, and the proposed extension of such streets and utility services in the vicinity of the proposed annexation;
- The existing and proposed land use pattern in the area. The existing land use pattern is agricultural and residential.

In addition, pursuant to the requirements of subparagraphs (b) through (f), inclusive of said section, the following items have been addressed or presented:

- (a) A final Annexation Agreement and Annexation Ordinance shall be submitted to the Weld County Clerk and Recorder for recording and to the Weld County Attorney, upon request.
- (b) The plans of the City of Fort Lupton for extending municipal services to, or otherwise providing for, municipal services to the subject property to be annexed as follows:
 1. **On-Site / Off-Street Improvements:** The annexation agreement will address any future improvements. This will be specifically reviewed at time of development and will require development agreements.
 2. **Dry Utilities to Service Property:** Electrical, telephone, cable television and natural gas facilities are located in the vicinity of the property or already serving the property to be annexed.
 3. **Water Transmission and Sanitary Sewer Interceptors:** At the time of development that requires it, the developer of the property will be responsible for all construction of any required water and sewer lines in accordance with the City's Standards or agreements.
 4. **Police, Fire, and Other City Services:** Police protection will be provided by the City of Fort Lupton. Fire protection will be provided by the Fort Lupton Fire Protection District.
 5. **Water Distribution and Sewer Collection:** At the time of development that requires it, the developer of the property will be responsible for all construction of any required

water and sanitary sewer systems in accordance with the City's Standards or agreements with other service providers and Specifications for on-site services. This item will be addressed in the annexation agreement.

6. **Storm Drainage:** At the time of development that requires it, the developer of the property will be responsible for all construction of any required storm drainage in accordance with the City's Standards or agreements.
 7. **Public Lands / Open Space:** The dedication of public lands and open space will be addressed in the annexation agreement.
 8. **Public Facility Extension:** The City does not anticipate that there will be a need for the Applicants to extend or construct any offsite public facilities, i.e. recreation centers, etc., for the annexation and initial zoning.
- (c) In the event that property is developed further and the extension of municipal services to the annexed property is required, the development of future water, sewer, and storm water infrastructure shall be accomplished by one or more of the following Financing Methods:
1. Development Fees and Surcharges collected by the City of Fort Lupton;
 2. Direct Developer Financing;
 3. Metropolitan Districts;
 4. Special Improvement Districts; and/or
 5. Otherwise by agreement between City and the Developer as deemed appropriate.
- (d) Consistent with C.R.S. 31-12-108.5, the Districts and all taxing entities are identified with the current 2024 property tax mill levy attached hereto.
- (f) This current annexation and zoning should not have any negative impact on the Weld County RE-8 Fort Lupton School District. Any future development proposals will be sent to the School District for review and comments. The School District has received a referral request for their review and comment.

****Please contact Zachary Mettler at zmettler@fortluptonco.gov or 720-928-4003 to request any of the provided maps in a larger format or in electronic format.***

Attachments:

1. Annexation map and vicinity map with Fort Lupton boundary
2. Comprehensive Plan Land Use Map
3. Zoning map
4. Water maps
5. Wastewater maps
6. Storm drainage study area maps
7. Storm sewer map
8. Irrigation canals and ditches map
9. Ultimate Roadway Network Map
10. 2024 Tax Levies Weld County, Colorado

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;

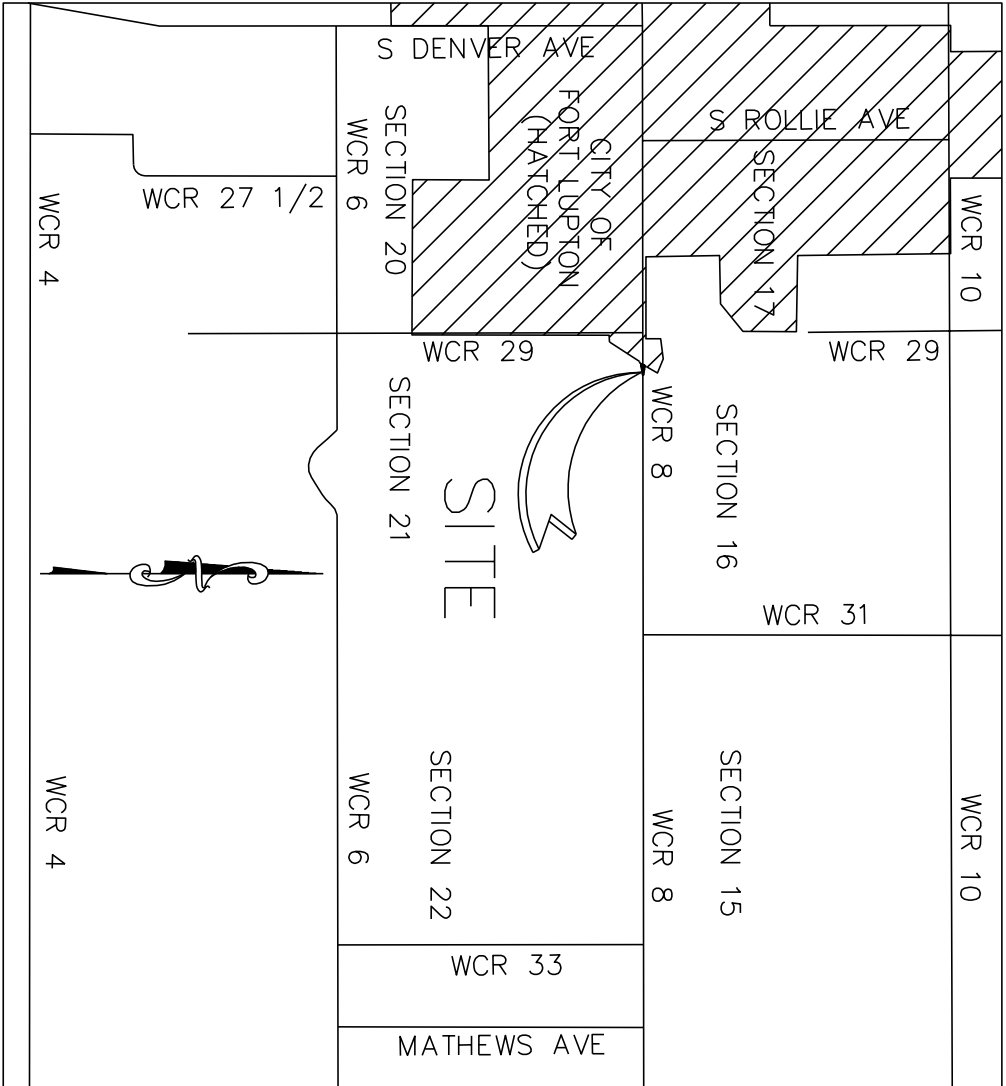
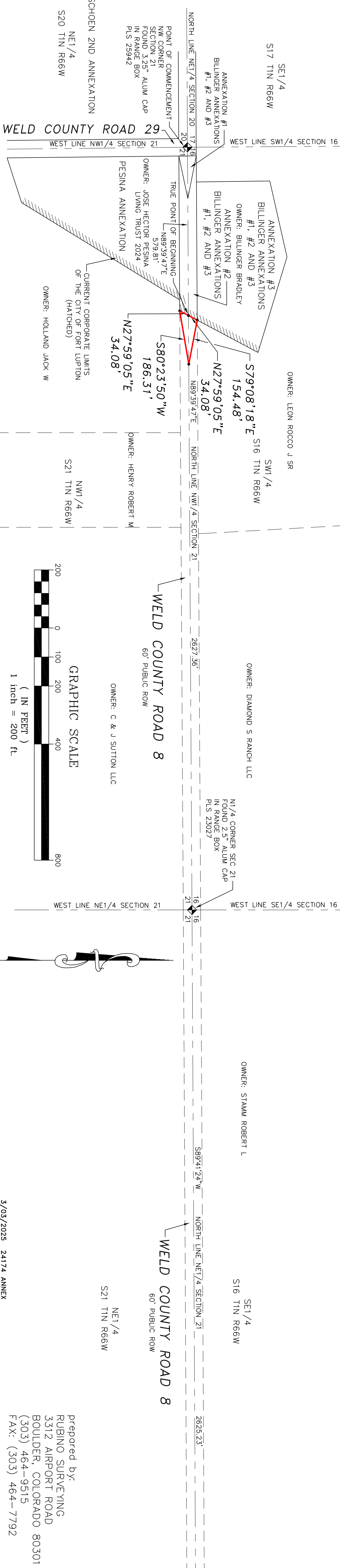
THENCE N27°59'05"E ALONG THE EASTERLY LINE OF SAID ANNEXATIONS, A DISTANCE OF 34.08 FEET TO THE TRUE POINT OF BEGINNING;

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		
1/8 OF PERIMETER (L.F.)	68.16		
ANNEXATION RATIO (L TO X)	1:6		
TOTAL LAND AREA (ACRES)	0.1155		

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLUS 38353
 - (B) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLUS 28273
 - (C) FOUND NO.4 REBAR WITH 1.25" PLASTIC CAP PLUS 38353 NOT FOUND
 - (D) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLUS 28273 NOT FOUND
 - (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 PLUS 14142 CALCULATED POSITION



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

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. AB252511080, DATED 6/04/2024

SURVEYOR'S NOTES:

- NOTE: 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 DETACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMENTS 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

WELD COUNTY ROAD 8
60' PUBLIC ROW

NE1/4
S21 T1N R66W

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. 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;

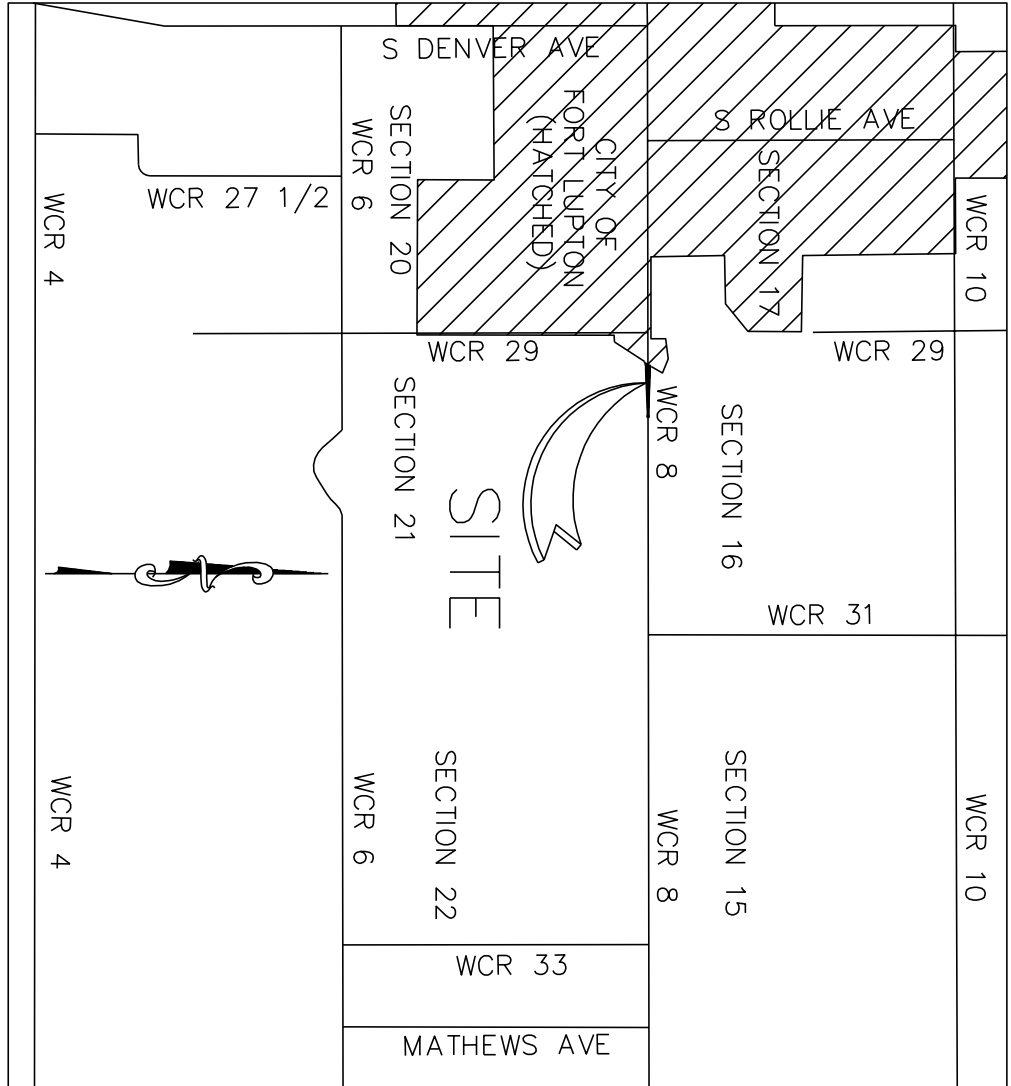
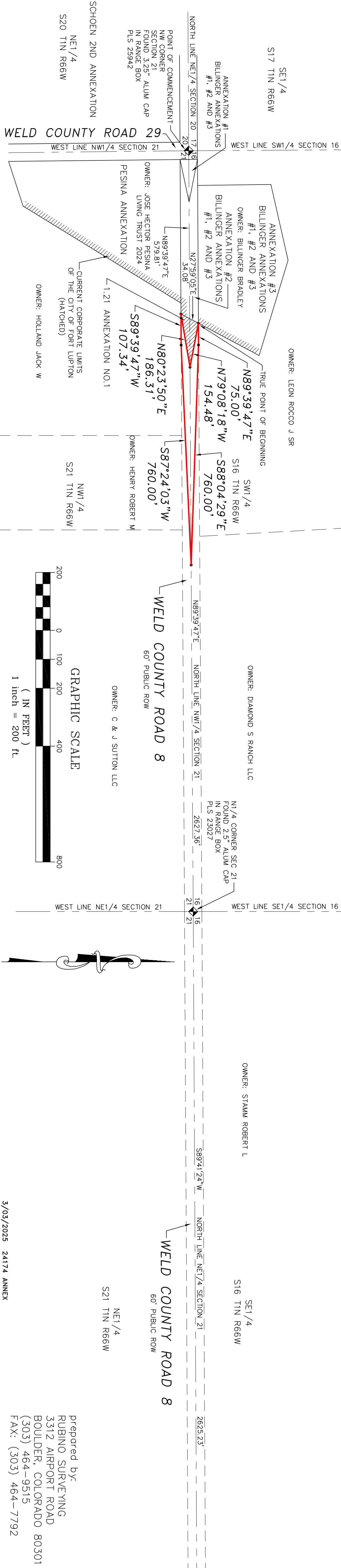
THENCE N79°08'18"W, A DISTANCE OF 154.48 FEET TO THE TRUE POINT OF BEGINNING;

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 (Y TO X)	1:6		
TOTAL LAND AREA (ACRES)	0.5331		

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (A) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLUS 38353
 - (B) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLUS 28273
 - (C) FOUND NO.4 REBAR WITH 1.25" PLASTIC CAP PLUS 38353 NOT FOUND
 - (D) FOUND NO.4 REBAR WITH 1.25" PLASTIC CAP PLUS 38353 NOT FOUND
 - (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 PLUS 14142 CALCULATED POSITION



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 HERETO 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 _____ NOTARY PUBLIC
AND SEAL
MY COMMISSION EXPIRES: _____

WITNESS MY HAND

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 HERETO 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 _____ NOTARY PUBLIC
AND SEAL
MY COMMISSION EXPIRES: _____

WITNESS MY HAND

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE HERON 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 DETRACES 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 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

SE1/4
S16 T1N R66W
S21 T1N R66W

WELD COUNTY ROAD 8

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

3/09/2025 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 N89.96.26"W, WITH ALL BEARINGS STATED HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERN LINE OF PLATNEER ANNEARSON'S #1, #2, AND #3 RECORDED UNDER RECEIPT NUMBER 4520897; THENCE N27.59.05"E, ALONG SAID EASTERN LINE, A DISTANCE OF 34.08 FEET TO THE NORTH RIGHT OF WAY LINE OF WELCH COUNTY ROAD 8 BEING 30.00 FEET NORTH OF SAID SECTION 21; 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°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.

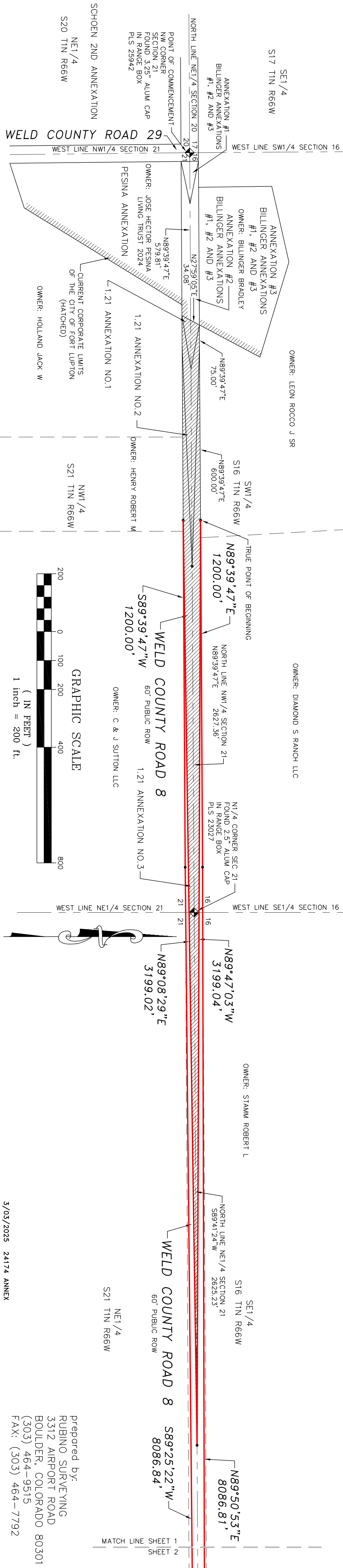
CONTAINING 218,636 SQ. FT. / 5.0192 ACRES, MORE OR LESS.

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

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
PARCELINE
LOT LINE
EASEMENT LINE
EXISTING CORPORATE LIMITS
(A) FOUND NO.5 REBAR NO. 10
(B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38352
(C) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 771
(D) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 38353 NOT
(E) ACCEPTED BELIEVED TO BE MOVED BY FENCE CONSTRUCTION
FOUND NO.4 REBAR WITH 2" ALUM CAP 30.033 WINNERS CORNER
(F) FOUND NO.5 REBAR WITH 125' PLASTIC CAP 60.533 WINNERS CORNER
CALCULATED POSITION WITH 125' PLASTIC CAP 70.5 14162



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. 4.

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 _____ NOTARY PUBLIC _____ WITNESS MY HAND _____
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. 4.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET
 SEALS THIS _____ DAY OF _____, 20____
 STATE OF _____ }
 }
 COUNTY OF _____ } s.s.
 }

THIS _____ DAY OF _____ A.D., 20____,
BY _____ AS _____
(NAME) (TITLE)
OF 121 LLC.

BY _____ NOTARY PUBLIC _____ WITNESS MY HAND _____
AND SEAL _____
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION:

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

APPROVED THIS _____ DAY OF _____, 20____

 ATTEST: CITY CLERK

 MAYOR

SEAL:

TITLE COMMITMENT NOTE

THIS SURETY POLICY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURETYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. RIGHT OF WAY OR TITLE OF RECORD, RUBINO SURETYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 35523-2-203030, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. AB225211080, 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 89°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 ANNEALATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT BY RABINO SURVEYING. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUDLOW 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

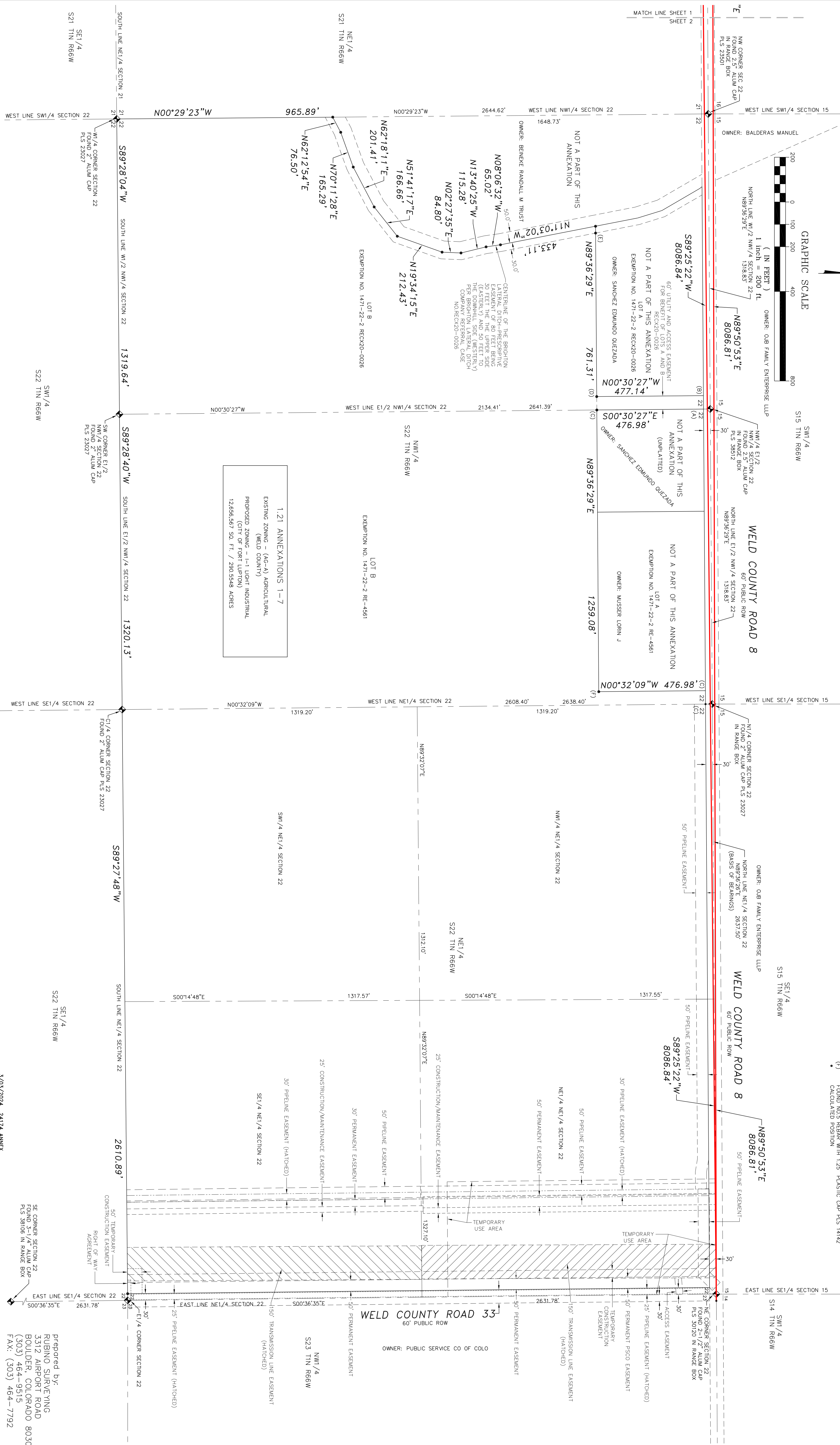
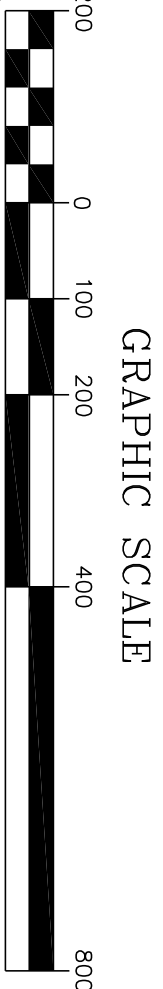
IM ROBERT L

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

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



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80302
(303) 464-9515
FAX: (303) 464-7792

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

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 HEREON 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. NOTE: 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 DETACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEAMOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
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.

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. 5

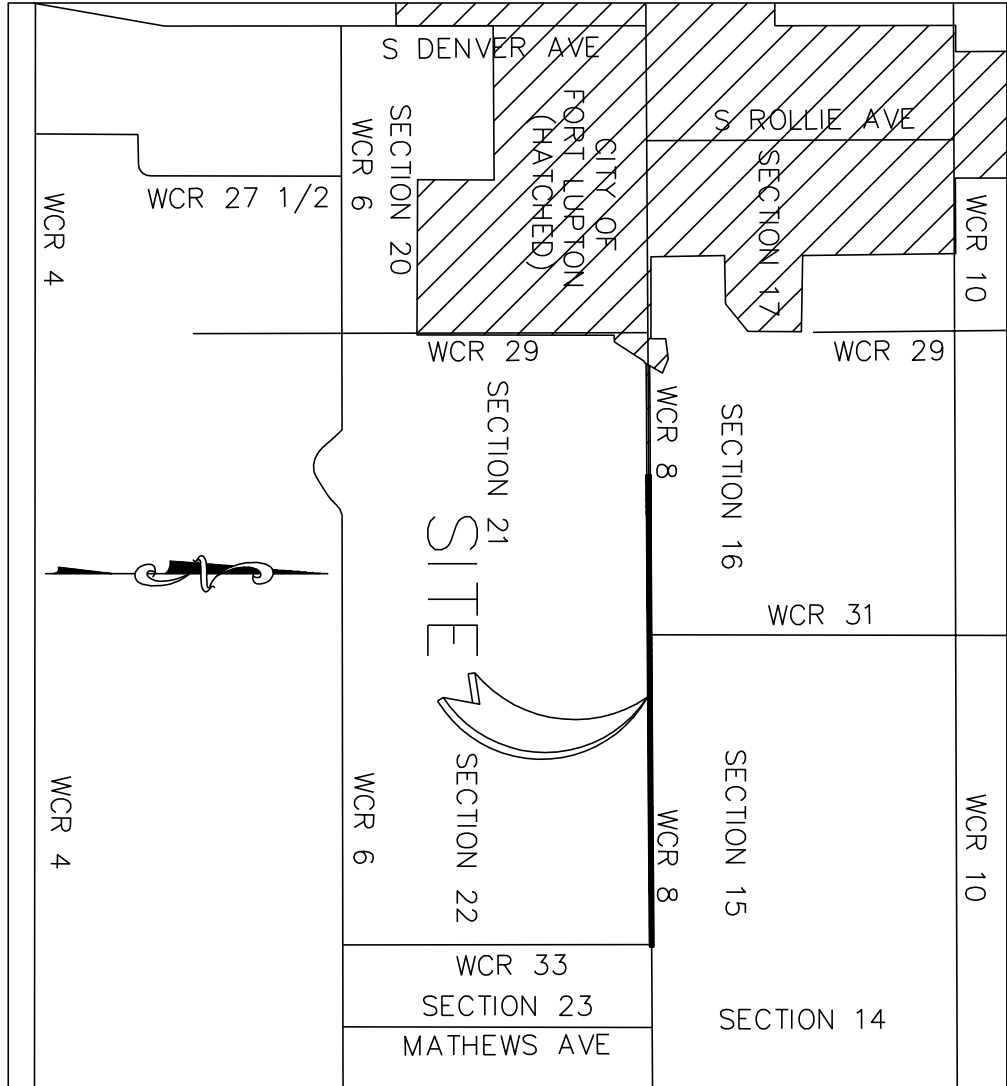
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

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



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. 5.

IN WITNESS WHEREOF, WE HAVE HERETO 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 _____ (TITLE)

OF RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC.

BY _____ 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. 5.

IN WITNESS WHEREOF, WE HAVE HERETO 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 _____ (TITLE)

OF 1.21 LLC.

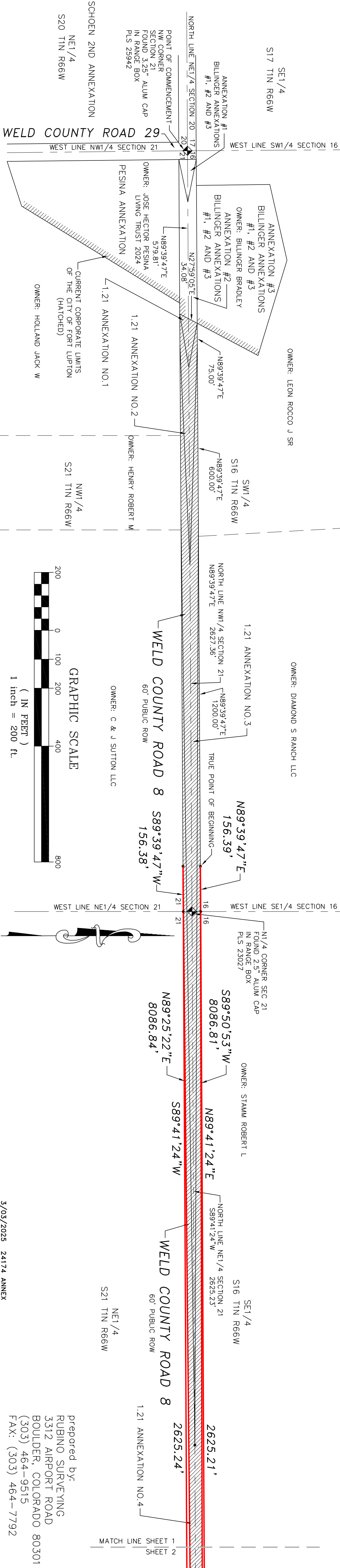
BY _____ NOTARY PUBLIC
AND SEAL

MY COMMISSION EXPIRES: _____

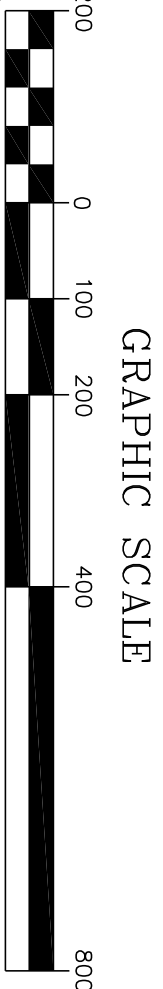
ANNEXATION TABLE			
CONTIGUOUS BOUNDARY (L.F.)	16,173.65		
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19		
1/6 OF PERIMETER (L.F.)	5,401.19		
ANNEXATION RATIO (Y TO X)	1:2.0037		
TOTAL LAND AREA (ACRES)	3.5894		

LEGEND

- ANNEXATION BOUNDARY LINE
- ROW LINE
- PARCEL LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS
- (A) FOUND NO.4 CORNER 21 FOUND 25" ALUM 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 1.25" PLASTIC CAP PLS 38353 NOT FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
- (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.)	161,73.65
TOTAL BOUNDARY PERIMETER (L.F.)	32,407.19
1/6 OF PERIMETER (L.F.)	5,401.19
ANNEXATION RATIO (1 TO X)	1:2,003.7
TOTAL LAND AREA (ACRES)	5.5694

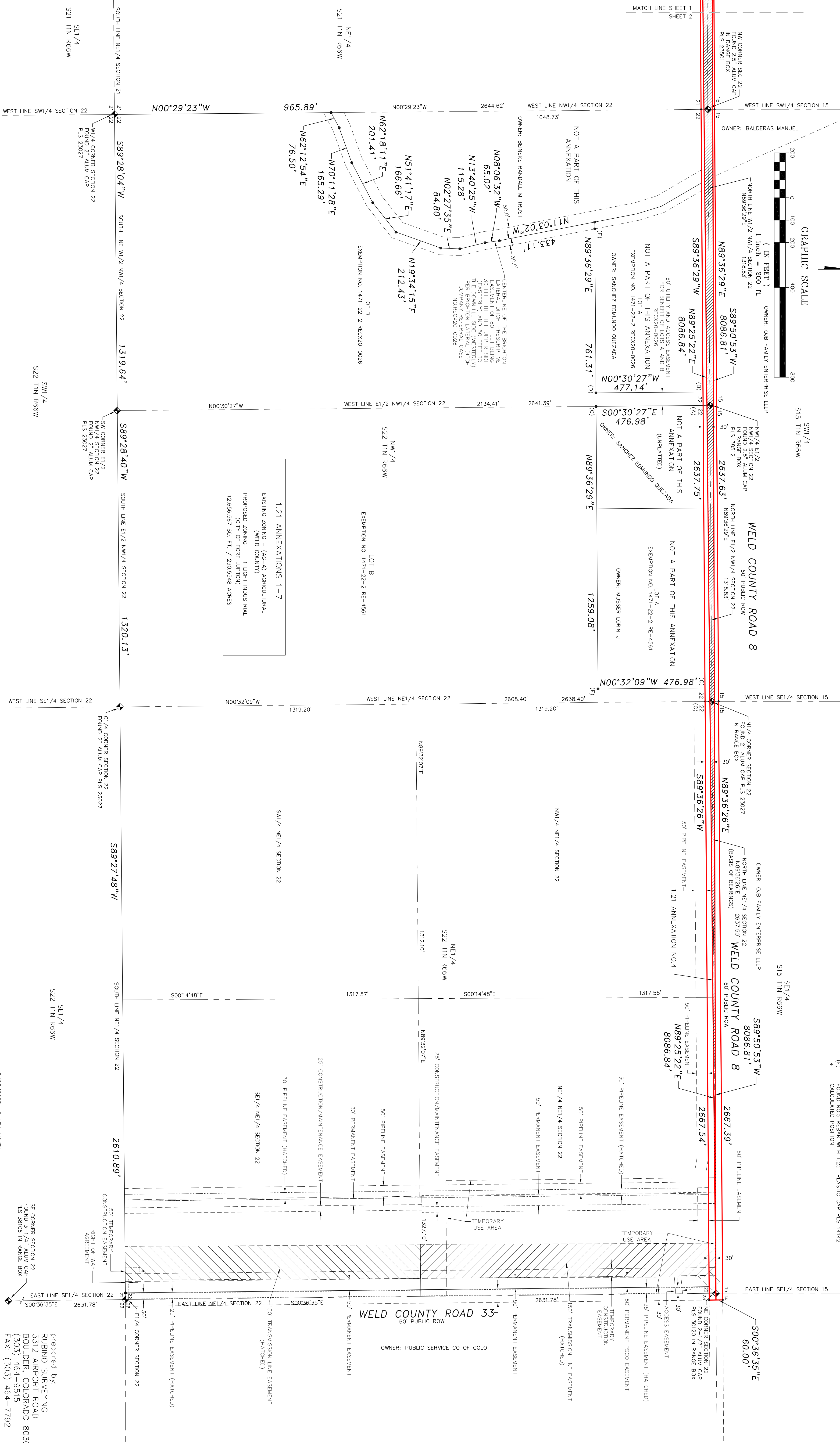


1.21 ANNEXATION NO. 5

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
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (B) FOUND NO. 4 REBAR WITH 1.25" PLASTIC CAP PLS 38353
 - (C) FOUND NO. 5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
 - (D) FOUND NO. 4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER
 - (E) 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. 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 579.61 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 50.00 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 2623.21 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-4361 RECORDED UNDER RECEPTION NUMBER 3472704;

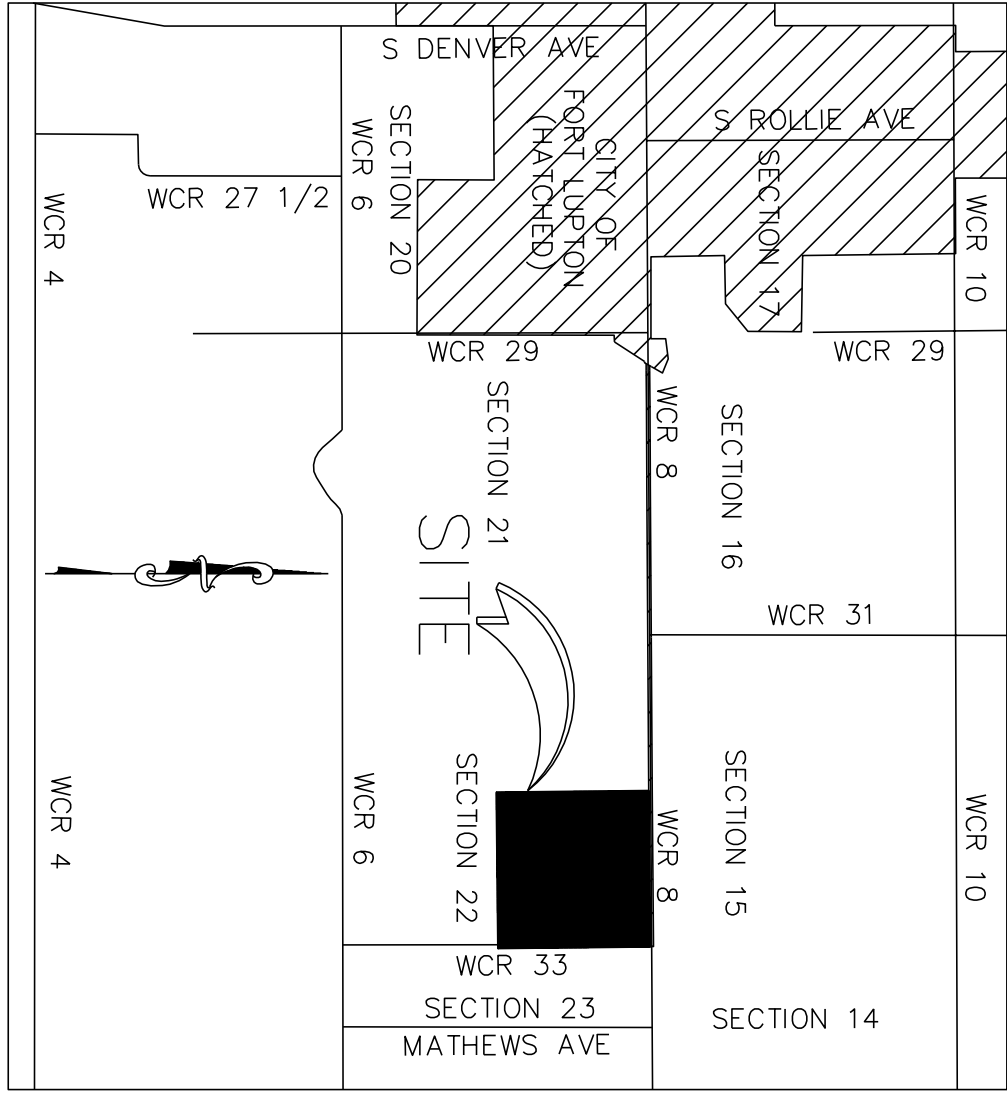
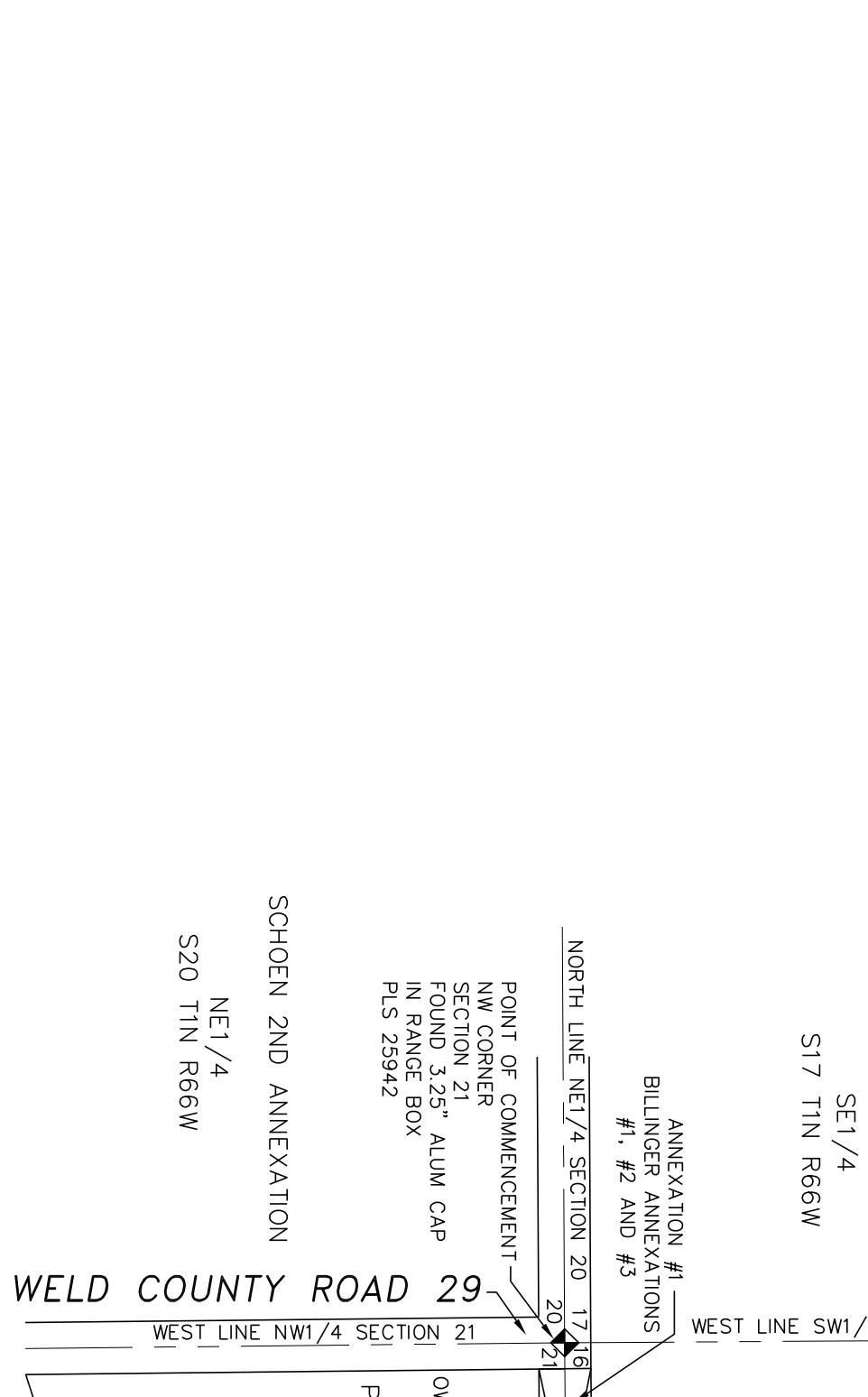
THENCE N00°32'05"E ALONG THE EAST LINE OF SAID LOT B AND ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 22, A DISTANCE OF 2608.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 8; THENCE N89°36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2667.34 FEET TO THE TRUE POINT OF BEGINNING.

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.)	2,667.34		
TOTAL BOUNDARY PERIMETER (L.F.)	10,546.94		
1/6 OF PERIMETER (L.F.)	1,758.09		
ANNEXATION RATIO (Y TO X)	1:3,584.6		
TOTAL LAND AREA (ACRES)	159.6289		

- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
- (A) FOUND NO.4 CORNER WITH 1" PLASTIC CAP PLS 38353
- (B) FOUND NO.4 REBAR WITH 1" PLASTIC CAP PLS 28273
- (C) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 38353
- (D) FOUND NO.4 REBAR WITH 1.25" PLASTIC CAP PLS 38353
- (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) FOUND NO.5 REBAR WITH 1.25" PLASTIC CAP PLS 14142



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. 6.

IN WITNESS WHEREOF, WE HAVE HERETO 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 _____ NOTARY PUBLIC

AND SEAL

WITNESS MY HAND

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. 6.

IN WITNESS WHEREOF, WE HAVE HERETO 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 _____ NOTARY PUBLIC

AND SEAL

WITNESS MY HAND

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 HEREON 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.

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

PROJECT CONTACTS:

PROJECT CONTACTS:

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

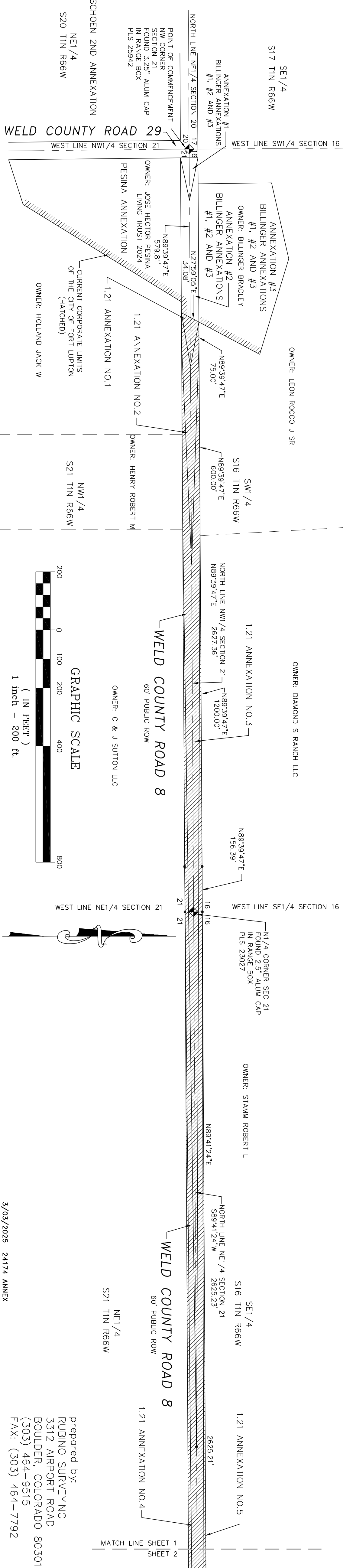
SURVEYOR'S NOTES:

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 DETACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMENTS 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 PLAT BY RUBINO SURVEYING. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE CITY OF FORT LUPTON MUNICIPAL LIMITS.

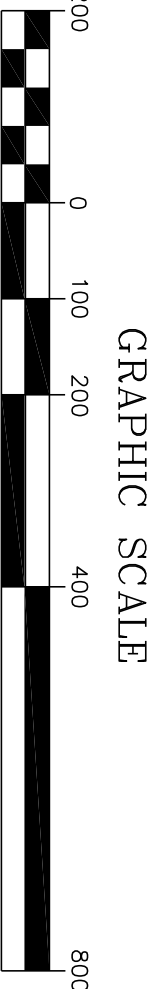
SURVEYOR'S STATEMENT:

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.)	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)	1.39544		
TOTAL LAND AREA (ACRES)	159.6289		

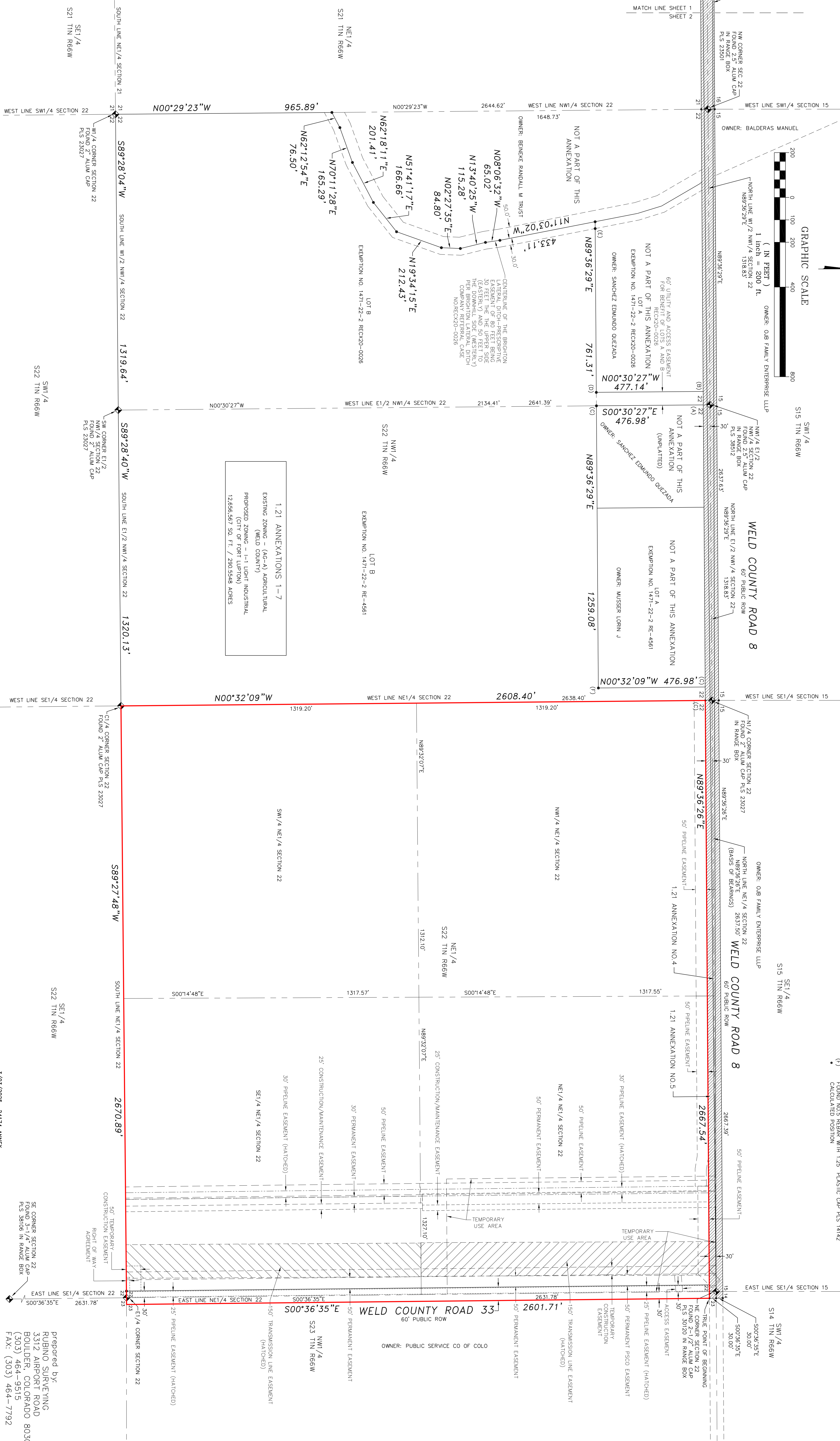


1.21 ANNEXATION NO. 6

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

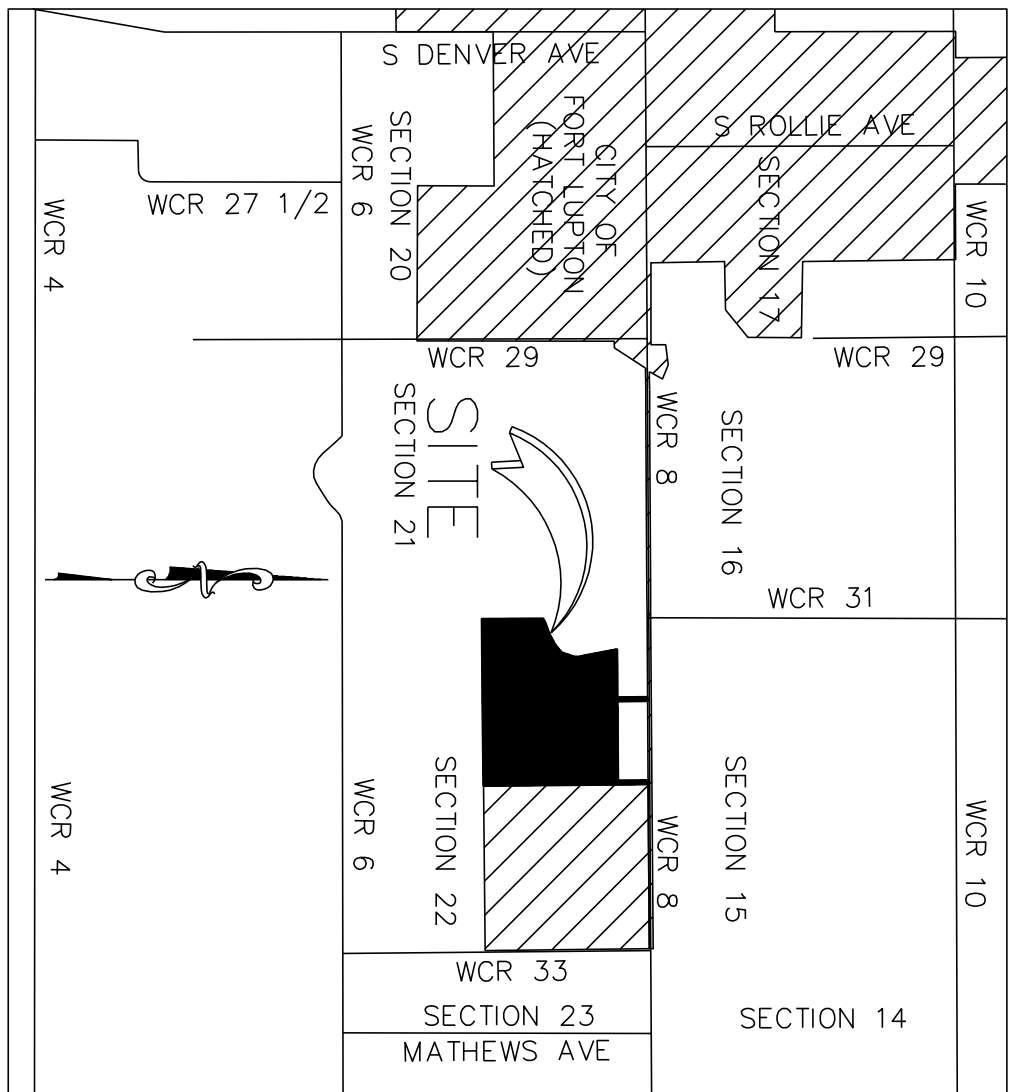
- LEGEND
- ANNEXATION BOUNDARY LINE
 - ROW LINE
 - PARCEL LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CORPORATE LIMITS
 - (B) FOUND NO. 4 REBAR WITH 1.25" PLASTIC CAP PLS 38353
 - (C) FOUND NO. 5 REBAR WITH 1.25" PLASTIC CAP PLS 38353
 - (D) FOUND NO. 4 REBAR WITH 2" ALUM CAP 30.53 WITNESS CORNER
 - (E) 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

SHEET 1 OF 2



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

LAND OWNER:
1,21 LLC
4100 EAST MISSISSIPPI AVE, SUITE 500
DENVER, CO 80246

PROJECT CONTACTS:

MAYOR'S CERTIFICATE:

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

ATTES

SEAL:

TITLE COMMITMENT NOTE

THIS SURVEY IS 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. 3522-4-2020301, DATED SEPTEMBER 10, 2024 AND LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. AB22521080, 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 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 17, T22N, R22E ASSUMED TO BEAR 88°36'20"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 COMMONS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-4508, OF THE COLORADO REVISED STATUTES.

5. THIS ANNECATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. PLAY BY THE RABBIT SURVEYING, THE CITY OF FORT LUPION 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.)	11,506.06'
1/6 OF PERIMETER (L.F.)	1,884.34'
ANNEXATION RATIO (1 TO X)	1:4.1338
TOTAL LAND AREA (ACRES)	117.1822

CONTAINING 5,104,457 SQ. FT. / 117.1822 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 22 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO), A DISTANCE OF 579.81 FEET TO THE EASTERY LINE OF BILLINGER ANNEXXATIONS #1, #2 AND #3 RECORDED UNDER RECEPTION NUMBER 45208977; THENCE N27°55'05"E ALONG SAID EASTERY 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°36'26"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 NORTH 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 THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 33, A DISTANCE OF 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 2,670.68 FEET TO THE CENTER OF SAID SECTION 22; THENCE S47°27'04" AND THE TRUE POINT OF BEGINNING;

OF RECORDED EXEMPTION NO. 1471-22-2-RE-4561 RECORDED UNDER RECEPTION NO. 3472704 AND THE TRUE

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.

SEALS THIS _____ DAY OF _____, 20____

~~~~~  
S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY \_\_\_\_\_ AS \_\_\_\_\_

OF RANCHO DE LOS TIEMPOS BUENOS PARTNERSHIP, LLC,

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER'S APPROVAL:

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

[illegible]

COUNTY OF \_\_\_\_\_

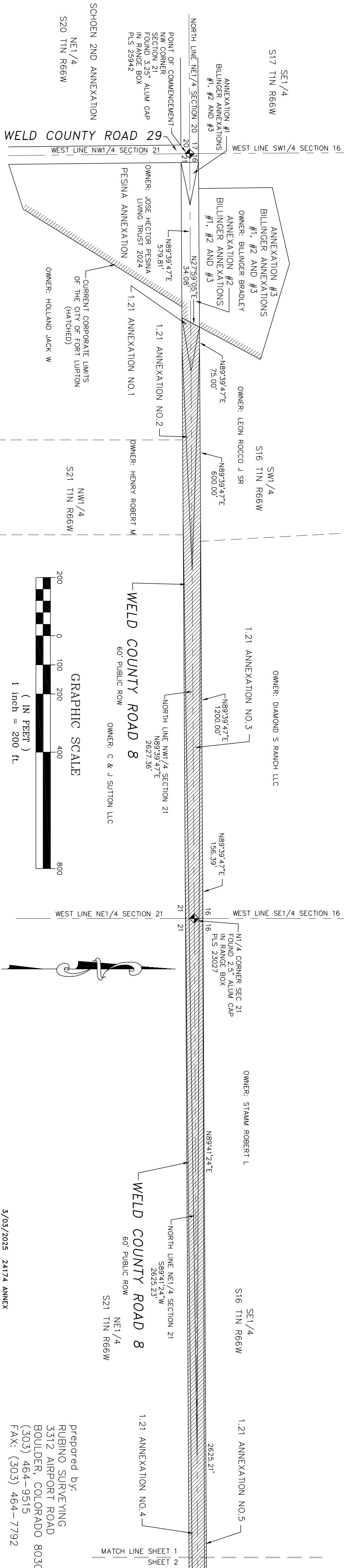
[illegible]

\_\_\_\_\_  
(NAME) (TITLE)

OF 1.21 LLC,

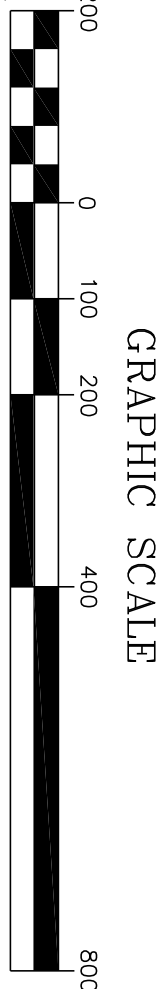
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_





| 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   |

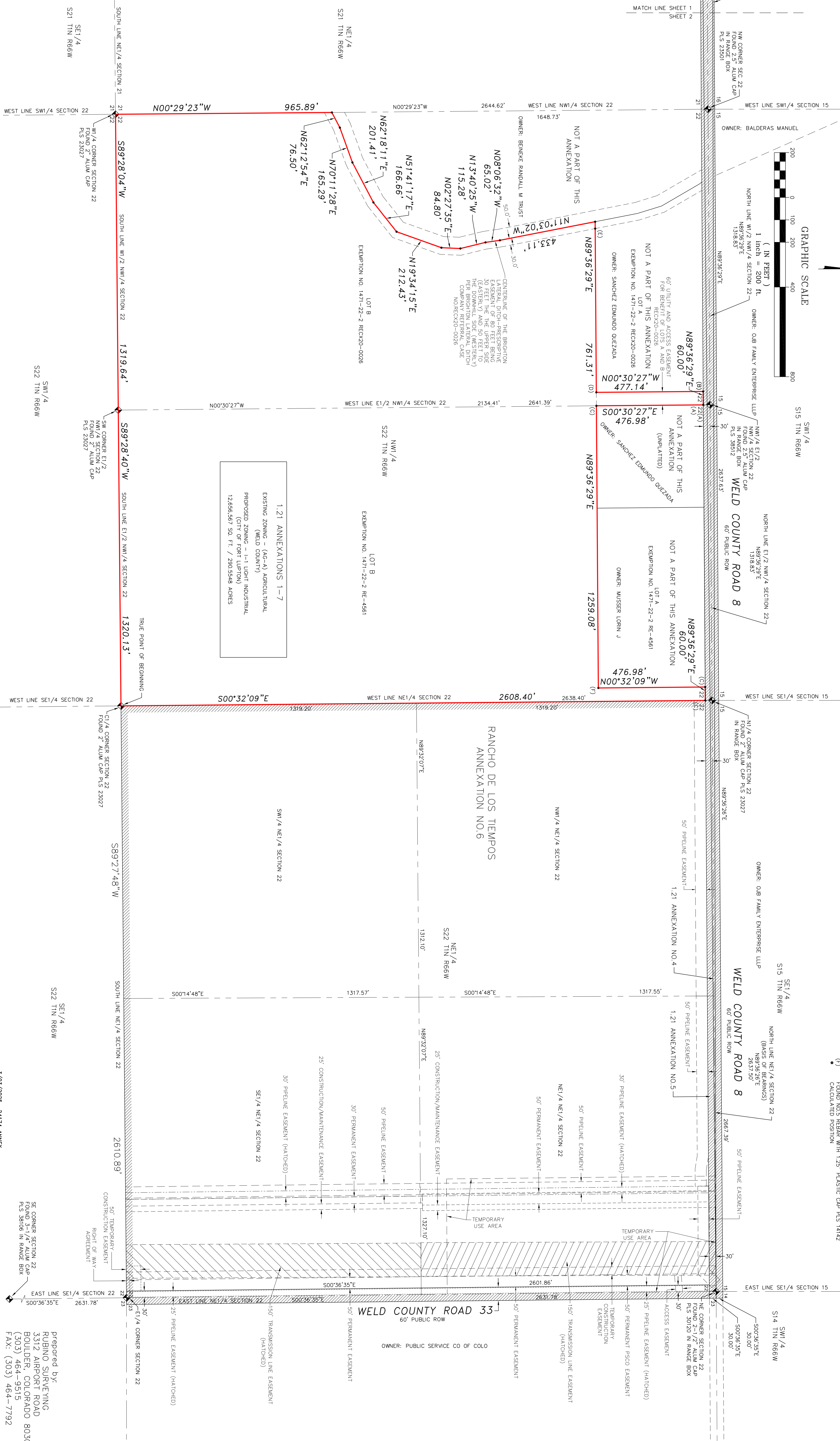


# 1.21 ANNEXATION NO. 7

## 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
  - EASEMENT LINE
  - SECTION LINE
  - EXISTING CORPORA TE LIMITS
  - (B) FOUND NO. 5 REBAR WITH 1.25" PLASTIC CAP PLS 38353
  - (C) FOUND NO. 5 REBAR WITH 1.25" PLASTIC CAP PLS 28273
  - (D) FOUND NO. 4 REBAR WITH 5" ALUM CAP 30.53 WINES CORNER
  - (E) 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





Scale: 1:19196

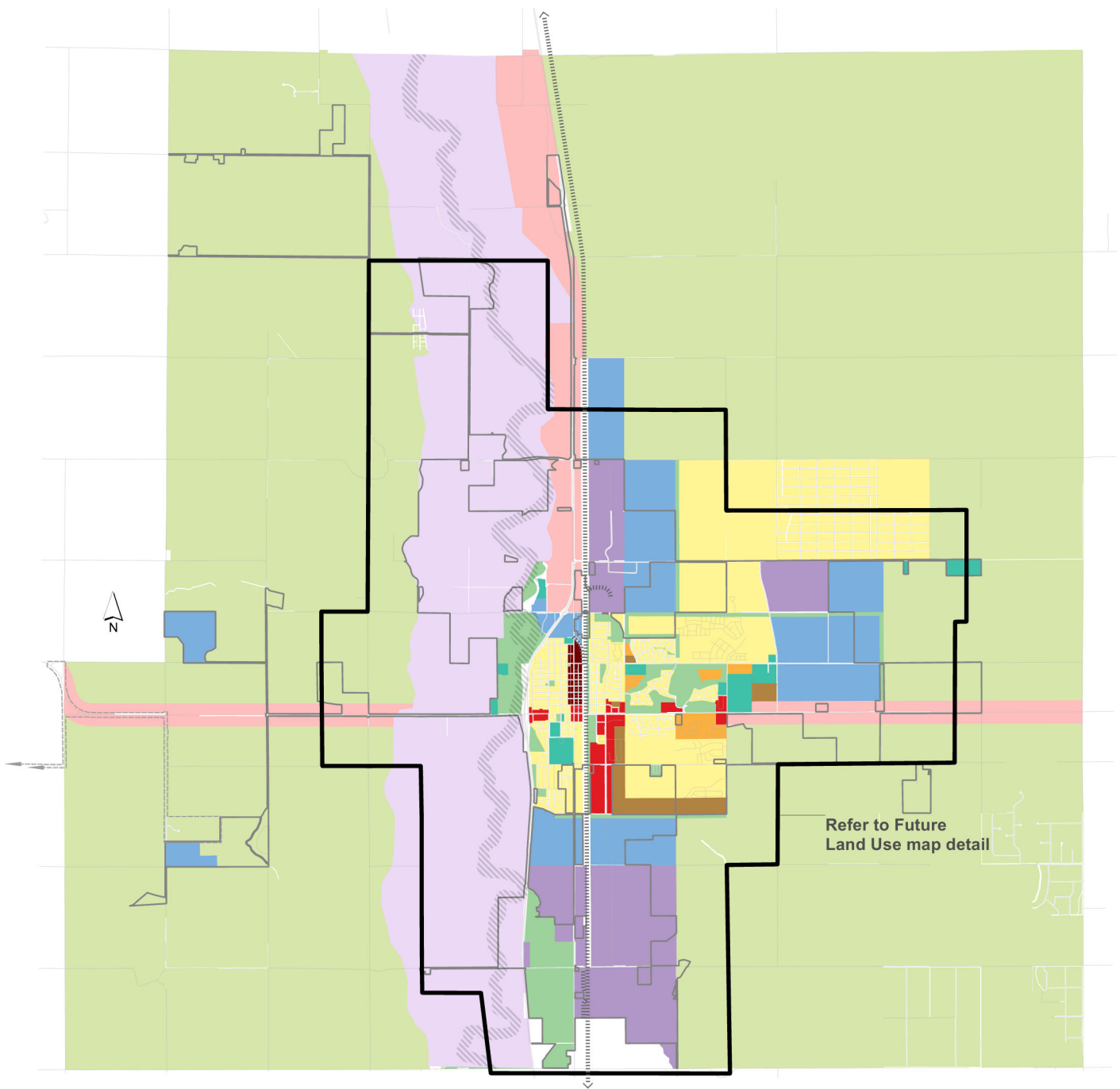
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes: Purple color is Fort Lupton City Limits. Red color is Brighton City Limits. Blue color is Lochbuie Town Limits

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED





# Future Land Use Planning Area

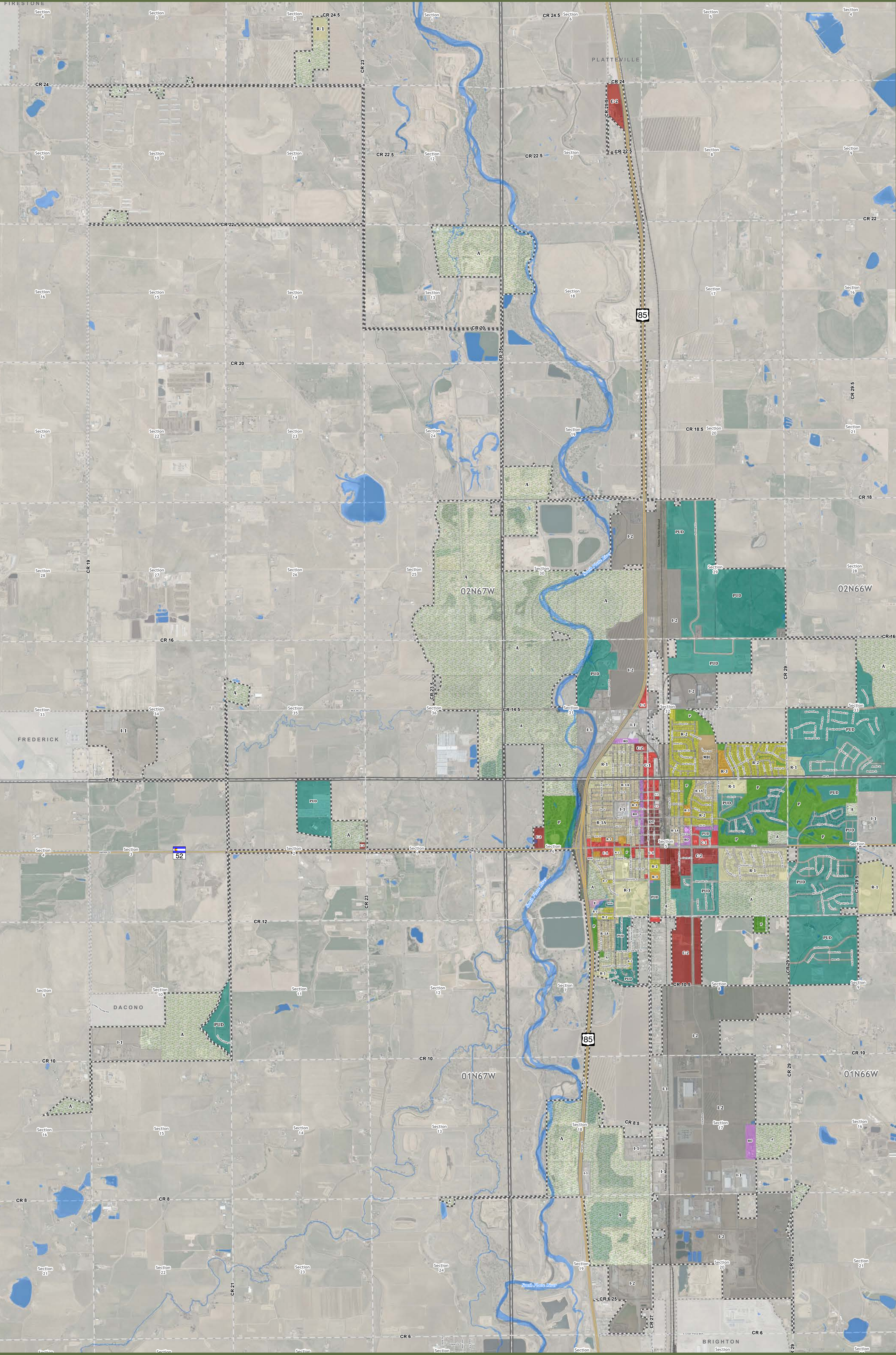
Updated August 1, 2024

- |                    |                                  |                       |                           |
|--------------------|----------------------------------|-----------------------|---------------------------|
| Riparian           | Agricultural & Rural Residential | Commercial General    | Light Industrial & Office |
| Dacono City        | Single-Family Detached           | Commercial Transition | Mineral Zone              |
| Existing Corporate | Single-Family Attached           | Downtown Mixed-Use    | Parks & Open Space        |
|                    | Multifamily                      | Industrial            | Public / Semi-Public      |

0 1 2 4 Miles



# Zoning Districts



### Zoning District

|                                                     |                                                                      |
|-----------------------------------------------------|----------------------------------------------------------------------|
| A – Agriculture                                     | RO – Residential Office                                              |
| R-1 – Single-Family Residential                     | C-1 – Neighborhood Commercial                                        |
| R-1A – Single- and Two-Family Residential           | C-2 – Heavy Commercial                                               |
| R-2 – Mixed-Density Residential                     | I-1 – Light Industrial                                               |
| R-3 – High Density Residential                      | I-2 – Heavy Industrial                                               |
| MH – Manufactured and Small-Format Housing District | P – Parks and Open Space                                             |
| DT – Downtown                                       | xxx-P – Planned Development *                                        |
| E – Estate<br>(Legacy Zone District)                | PUD – Planned Unit Development<br>(Effective prior to July 16, 2022) |

\* Planned Development zoning district is labeled based on the underlying Zoning District with the "P" modifier. Example labels include R-1-P and I-2-P.

Weld Parcels

Fort Lupton City Limits

Section Lines

Railroad

US Highway 85

Township Lines

00.250.50.7511.251.5

Miles

November 01, 2024

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

**Fort Lupton**  
COLORADO

Disclaimer:  
This map was designed and created for City of Fort Lupton use only. It is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Fort Lupton makes no warranty or guarantee, either expressed or implied, as to the correctness, accuracy or completeness of this map. No actions are hereby arising from any inaccuracy, omission, or misstatement of information contained therein. Any reproduction or use of this map, or portions thereof, is prohibited without the express written authorization by the City of Fort Lupton.

Map Source:  
City of Fort Lupton GIS  
West County GIS  
November 1, 2024



# Fort Lupton - Water



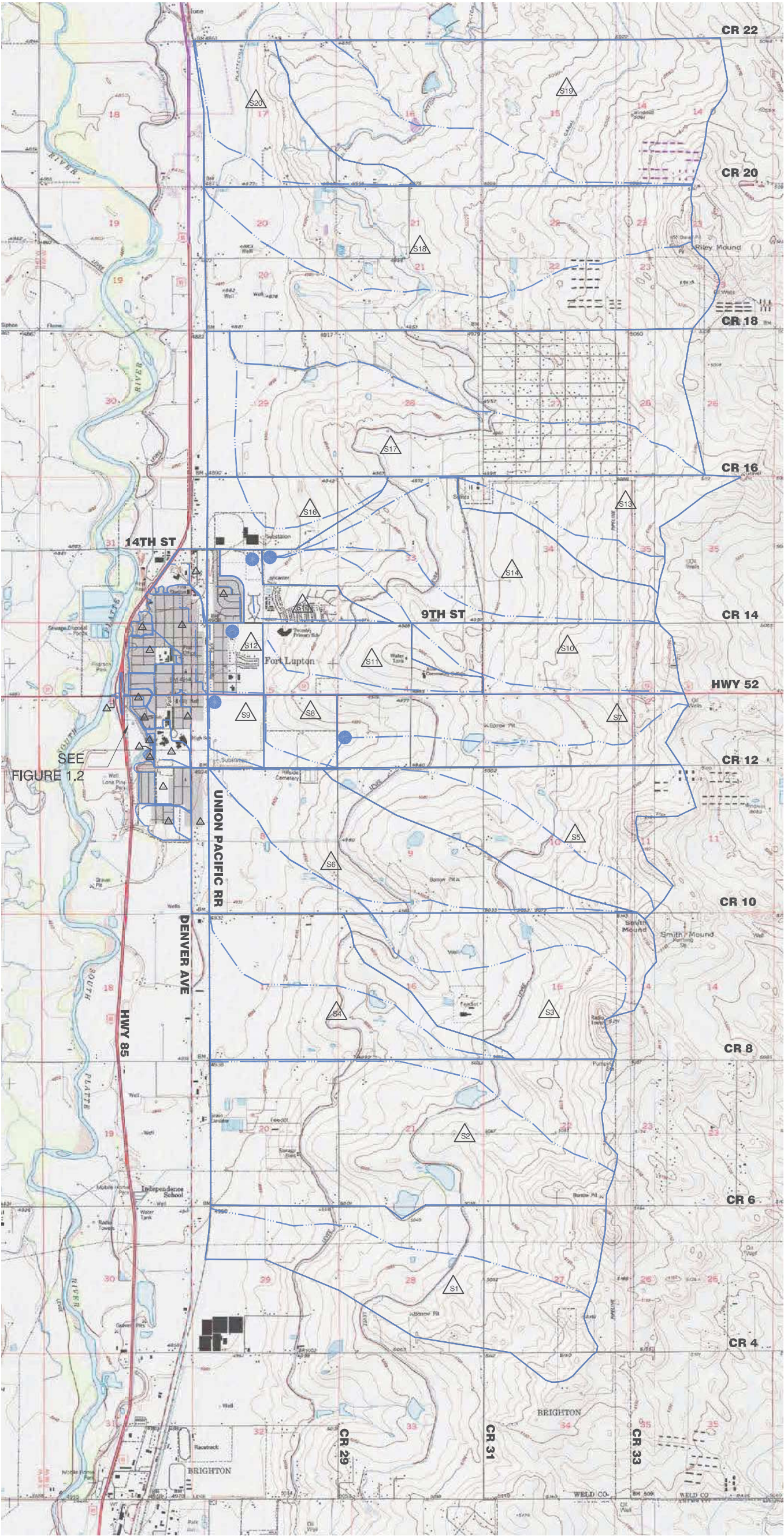
Scale = 1:9,000  
*Fort Lupton*











| Basin ID | Area (ac) | 5 Year Historic Flow | 2 Year Developed Flow | 5 Year Developed Flow | 10 Year Developed Flow | 50 Year Developed Flow | 100 Year Developed Flow |
|----------|-----------|----------------------|-----------------------|-----------------------|------------------------|------------------------|-------------------------|
| 1        | 1303.36   | 547.76               | 1519.50               | 1545.54               | 1566.06                | 1572.14                | 1577.02                 |
| 2        | 1741.55   | 734.06               | 2036.29               | 2071.20               | 2086.29                | 2106.85                | 2113.38                 |
| 3        | 1004.46   | 585.03               | 982.81                | 1012.69               | 1025.54                | 1046.01                | 1052.37                 |
| 4        | 888.21    | 406.14               | 1642.54               | 1663.73               | 1686.20                | 1665.02                | 1667.09                 |
| 5        | 907.16    | 380.78               | 751.49                | 772.88                | 781.92                 | 796.15                 | 800.54                  |
| 6        | 1081.80   | 442.02               | 1526.16               | 1542.64               | 1549.26                | 1559.35                | 1562.40                 |
| 7        | 731.31    | 352.15               | 1424.20               | 1433.90               | 1437.78                | 1443.69                | 1445.48                 |
| 8        | 159.81    | 114.98               | 318.95                | 324.41                | 326.62                 | 330.00                 | 331.02                  |
| 9        | 122.28    | 83.00                | 411.39                | 412.39                | 412.80                 | 413.44                 | 413.63                  |
| 10       | 507.49    | 246.67               | 925.47                | 925.47                | 929.35                 | 939.21                 | 941.77                  |
| 11       | 367.74    | 252.36               | 416.82                | 429.49                | 434.94                 | 443.62                 | 446.32                  |
| 12       | 119.33    | 63.01                | 237.20                | 239.15                | 239.93                 | 241.12                 | 241.48                  |
| 13       | 488.97    | 281.08               | 1209.67               | 1216.36               | 1219.04                | 1223.14                | 1224.38                 |
| 14       | 1016.07   | 456.36               | 1237.39               | 1237.39               | 1248.08                | 1275.52                | 1282.77                 |
| 15       | 170.75    | 162.12               | 386.14                | 395.11                | 398.80                 | 404.53                 | 406.28                  |
| 16       | 307.97    | 234.82               | 1163.86               | 1166.71               | 1167.87                | 1169.67                | 1170.21                 |
| 17       | 2103.33   | 734.09               | 1748.46               | 1789.07               | 1805.79                | 1831.72                | 1839.67                 |
| 18       | 2137.04   | 767.86               | 940.77                | 962.62                | 972.29                 | 987.94                 | 992.87                  |
| 19       | 1730.16   | 823.06               | 1008.26               | 1031.89               | 1042.04                | 1058.82                | 1064.10                 |
| 20       | 503.84    | 220.00               | 289.50                | 275.76                | 278.53                 | 283.02                 | 284.43                  |

LEGEND:

- DEVELOPED BASIN DELINEATION
- DEVELOPED BASIN TRAVEL PATH
- BASIN DESIGNATION
- EXISTING/PROPOSED DETENTION BASIN

City of Fort Lupton

Storm Drainage Study Area  
East Basins

Figure 1.1

J&T Consulting, Inc.

305 Denver Avenue - Suite D  
Fort Lupton, CO 80621  
Ph: 303-857-6222 Fax: 303-857-6224  
www.jtconsulting.com



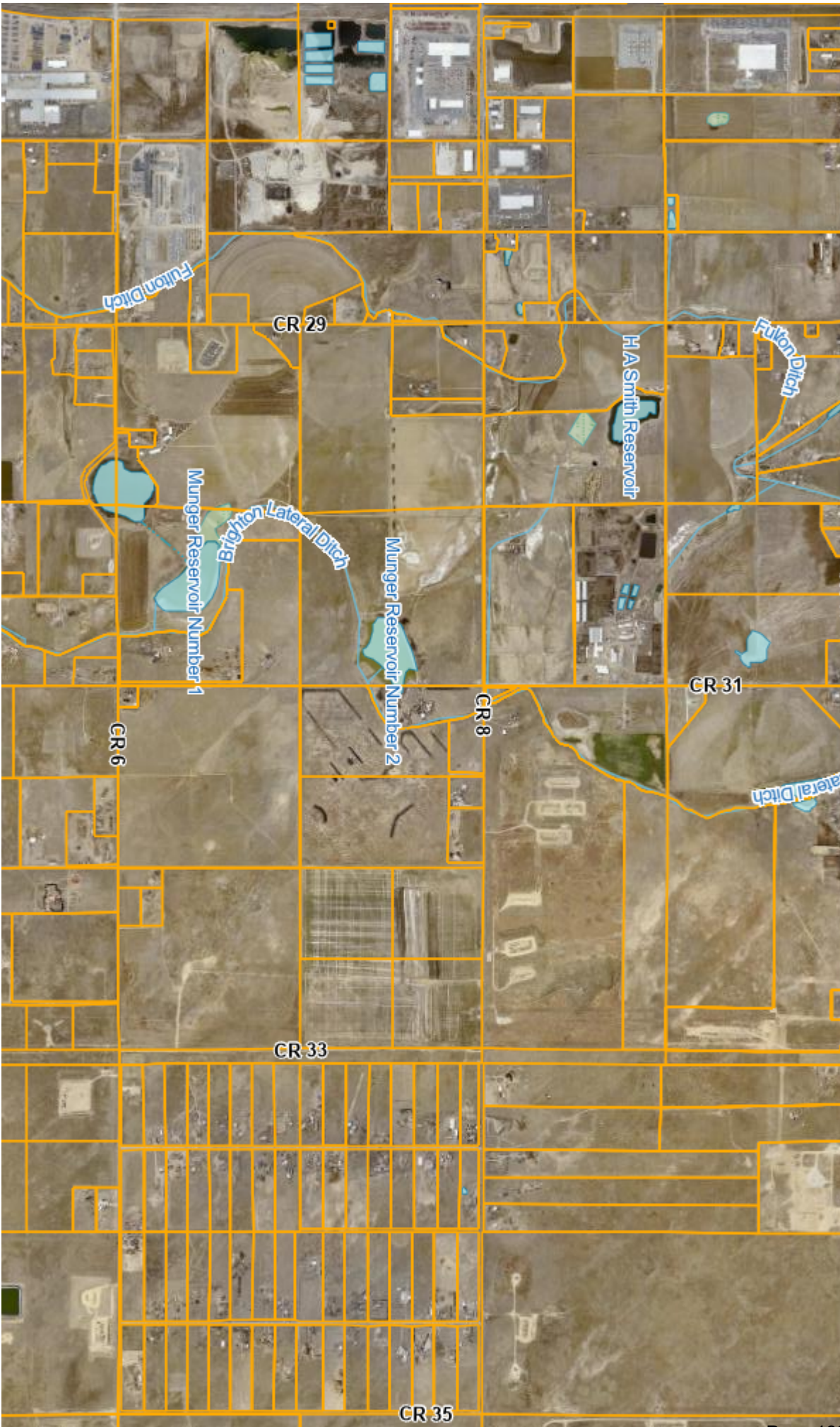
# Fort Lupton - Storm Sewer



Scale = 1:9,000  
*Fort Lupton*







Scale: 1:23450

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

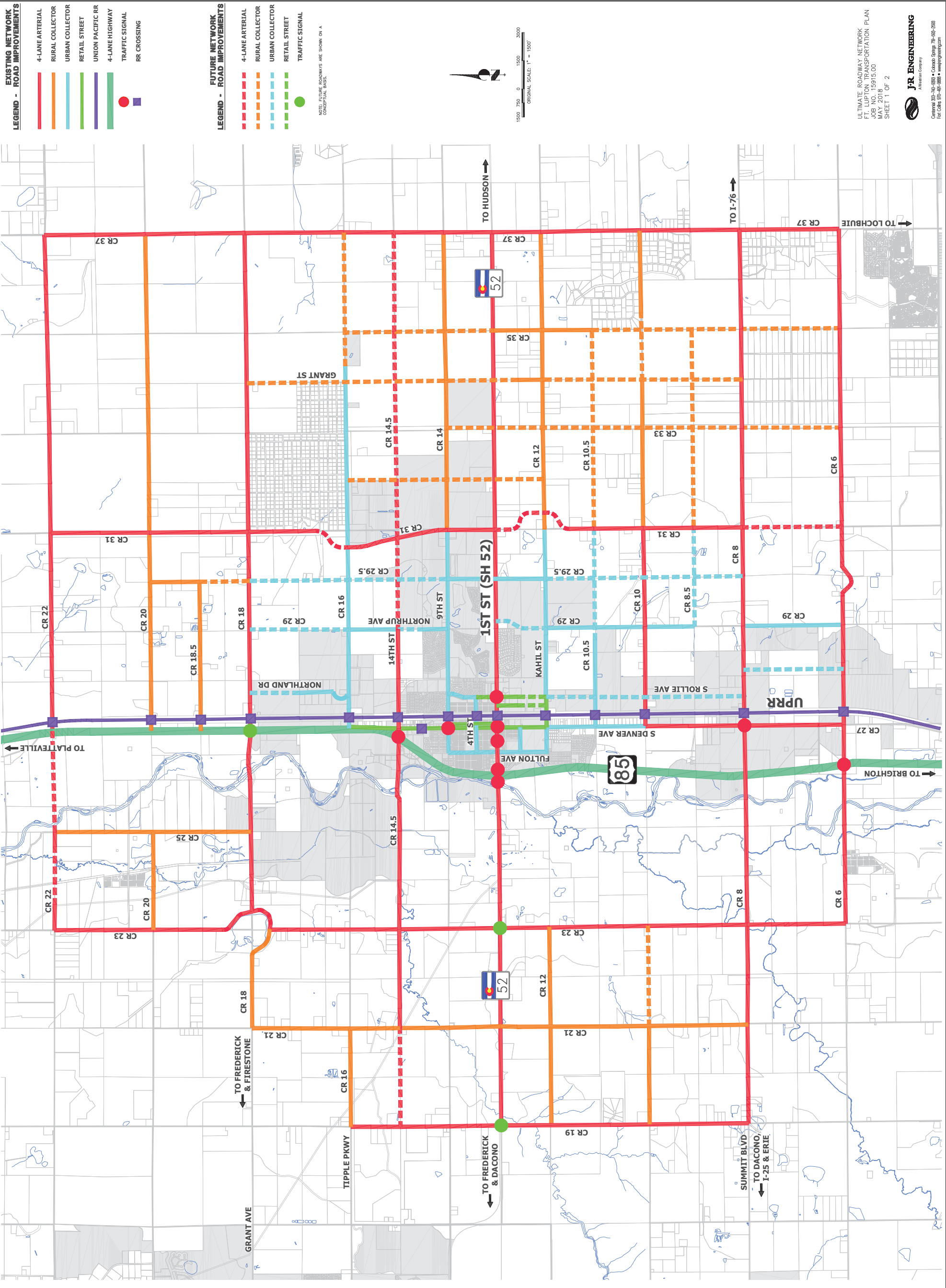


Notes:

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FORT LUPTON - ULTIMATE ROADWAY NETWORK



---

**TAX DISTRICT: 2504**

| <b>AUTHORITY #</b> | <b>AUTHORITY NAME</b>       | <b>MILL LEVY</b> |
|--------------------|-----------------------------|------------------|
| 0100               | WELD COUNTY                 | 15.956           |
| 0208               | SCHOOL DIST RE8-FORT LUPTON | 18.508           |
| 0503               | GREATER BRIGHTON FIRE       | 16.793           |
| 0700               | AIMS JUNIOR COLLEGE         | 6.305            |
| 1050               | HIGH PLAINS LIBRARY         | 3.179            |
| 1209               | WEST ADAMS CONSERVATION     | 0.000            |
| <b>LEVY TOTAL:</b> |                             | <b>60.741</b>    |

---

**TAX DISTRICT: 2505**

| <b>AUTHORITY #</b> | <b>AUTHORITY NAME</b>                    | <b>MILL LEVY</b> |
|--------------------|------------------------------------------|------------------|
| 0100               | WELD COUNTY                              | 15.956           |
| 0208               | SCHOOL DIST RE8-FORT LUPTON              | 18.508           |
| 0301               | NORTHERN COLORADO WATER (NCW)            | 1.000            |
| 0302               | CENTRAL COLORADO WATER (CCW)             | 1.017            |
| 0309               | CENTRAL COLORADO WATER SUBDISTRICT (CCS) | 1.507            |
| 0503               | GREATER BRIGHTON FIRE                    | 16.793           |
| 0700               | AIMS JUNIOR COLLEGE                      | 6.305            |
| 1050               | HIGH PLAINS LIBRARY                      | 3.179            |
| 1209               | WEST ADAMS CONSERVATION                  | 0.000            |
| <b>LEVY TOTAL:</b> |                                          | <b>64.265</b>    |

---

**TAX DISTRICT: 2506**

| <b>AUTHORITY #</b> | <b>AUTHORITY NAME</b>        | <b>MILL LEVY</b> |
|--------------------|------------------------------|------------------|
| 0100               | WELD COUNTY                  | 15.956           |
| 0208               | SCHOOL DIST RE8-FORT LUPTON  | 18.508           |
| 0302               | CENTRAL COLORADO WATER (CCW) | 1.017            |
| 0506               | FORT LUPTON FIRE             | 9.446            |
| 0700               | AIMS JUNIOR COLLEGE          | 6.305            |
| 1050               | HIGH PLAINS LIBRARY          | 3.179            |
| 1209               | WEST ADAMS CONSERVATION      | 0.000            |
| <b>LEVY TOTAL:</b> |                              | <b>54.411</b>    |

---

**TAX DISTRICT: 2507**

| <b>AUTHORITY #</b> | <b>AUTHORITY NAME</b>        | <b>MILL LEVY</b> |
|--------------------|------------------------------|------------------|
| 0100               | WELD COUNTY                  | 15.956           |
| 0208               | SCHOOL DIST RE8-FORT LUPTON  | 18.508           |
| 0302               | CENTRAL COLORADO WATER (CCW) | 1.017            |
| 0503               | GREATER BRIGHTON FIRE        | 16.793           |
| 0700               | AIMS JUNIOR COLLEGE          | 6.305            |
| 1050               | HIGH PLAINS LIBRARY          | 3.179            |
| 1209               | WEST ADAMS CONSERVATION      | 0.000            |
| <b>LEVY TOTAL:</b> |                              | <b>61.758</b>    |





### CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the **19<sup>th</sup> 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<br>TAX SERVICE DEPARTMENT<br>PO BOX 1979 DENVER, CO 802011979                                                         | MASSEY DEBORAH D<br>3981 COUNTY ROAD 31<br>FORT LUPTON, CO 80621                  |
| MASSEY DOUGLAS R<br>3982 COUNTY ROAD 31<br>FORT LUPTON 806218212                                                                                | BALDERAS MANUEL<br>2732 COUNTY ROAD 27<br>FORT LUPTON 806218363                   |
| OJB FAMILY ENTERPRISE LLLP<br>4266 REDWOOD CT<br>BOULDER, CO 803011636                                                                          | STAMM ROBERT L<br>11076 COUNTY ROAD 18<br>FORT LUPTON, CO 806218827               |
| STAMM LARRY JAMES, STAMM JOHN J JR,<br>BELAIR LAURA LEE, STAMM THOMAS JOHN,<br>STAMM MARY ELLEN<br>14647 COUNTY ROAD 8<br>FORT LUPTON, CO 80621 | SHEETS CYNTHIA B<br>12440 TUCSON ST<br>HENDERSON, CO 806409445                    |
| BURROUGH KEN<br>13767 COUNTY ROAD 8<br>FORT LUPTON, CO 806218344                                                                                | LEON ROCCO J SR<br>14652 COUNTY ROAD 8<br>FORT LUPTON, CO 80621                   |
| C & J SUTTON LLC<br>931 BUNKER VIEW DR<br>APOLLO BEACH, FL 335722817                                                                            | DIAMOND S RANCH LLC<br>11076 COUNTY ROAD 18<br>FORT LUPTON, CO 806218827          |
| HENRY PENNY M<br>14181 COUNTY ROAD 8<br>FORT LUPTON CO, 80621                                                                                   | RAMIREZ LOSE LUIS OLMOS<br>14176 COUNTY ROAD 8<br>FORT LUPTON, CO 806218220       |
| HENRY ROBERT M<br>14180 COUNTY ROAD 8<br>FORT LUPTON, CO 806218220                                                                              | DEL-VAL RICARDO ANTONIO LOERA<br>15310 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222 |

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

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



### CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 19<sup>th</sup> 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<br>TAX SERVICE DEPARTMENT<br>PO BOX 1979<br>DENVER, CO 802011979       | MARTINEZ DANIEL<br>16075 COUNTY ROAD 8<br>FORT LUPTON, CO 806217719               | OJB FAMILY ENTERPRISE LLP<br>4266 REDWOOD CT<br>BOULDER, CO 803011636 |
| MASSEY HOWARD A HEIRS OF<br>3982 COUNTY ROAD 31<br>FORT LUPTON, CO 806218212                     | GRASSHOPPER HILL LLC<br>5124 DVORAK CIR<br>FREDERICK, CO 805043400                | HERRERA FREDERICO<br>2929 MATHEWS AVE<br>FORT LUPTON, CO 806217727    |
| MARY L DAIGLE<br>ADMINISTRATIVE TRUST<br>1457 Q 150 <sup>TH</sup> PL<br>BROOMFIELD, CO 800238715 | DE GRAFF GERALD L<br>2809 MATHEWS AVE<br>FORT LUPTON, CO 806217726                | MILLER JAMES B<br>2749 MATHEWS AVE<br>FORT LUPTON, CO 806217725       |
| HENDERSON CARL<br>2689 MATHEWS AVE<br>FORT LUPTON, CO 806217711                                  | HOFF DANNY L<br>2629 MATHEWS AVE<br>FORT LUPTON, CO 806217711                     | MUSSER LORIN J<br>15408 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222    |
| SANCHEZ EDMUNDO QUEZADA<br>16891 E 160 <sup>TH</sup> AVE<br>BRIGHTON, CO 806012731               | DEL-VAL RICARDO ANTONIO LOERA<br>15310 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222 | C&J SUTTON LLC<br>931 BUNKER VIEW DR<br>APOLLO BEACH, FL 335722817    |
| KOMLEV LEV<br>14995 COUNTY ROAD 6<br>FORT LUPTON, CO 806218215                                   | BEINEKE RANDALL M TRUST<br>15000 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222       |                                                                       |

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



## Planning & Building

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

Phone: 720.928.4003  
Fax: 303.857.0351

### 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 24<sup>th</sup>, 2025 at 6:00 P.M., and before the City Council on Tuesday, May 6<sup>th</sup>, 2025 at 6:00 P.M. or as soon as possible thereafter.

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

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

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](http://BIT.LY/FLDEVELOPMENT) AND SCROLLING DOWN TO THE ROW TITLED: 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.



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

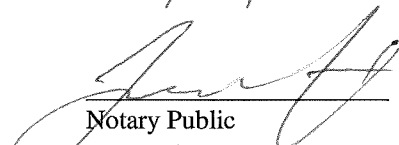
- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) 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.

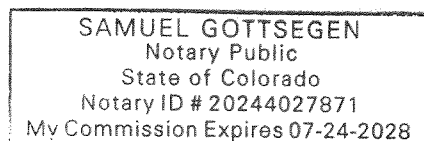
  
\_\_\_\_\_  
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Matt Hengel, this 19<sup>th</sup> 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 18<sup>th</sup> 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 17<sup>th</sup> 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. 35<sup>th</sup> 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 20<sup>th</sup> 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<br>PO Box 69<br>Greeley, CO 80631                                  | West Adams Conservation<br>57 Bromley Ln<br>Brighton, CO 80601         | School District RE8-Fort Lupton<br>301 Reynolds St<br>Fort Lupton, CO 80621     |
| Weld County<br>1150 O St<br>Greeley, CO 80631                                          | High Plains Library<br>2650 W 29 <sup>th</sup> St<br>Greeley, CO 80631 | Central Colorado Water (ccw)<br>3209 W 28 <sup>th</sup> St<br>Greeley, CO 80634 |
| Fort Lupton Fire Protection<br>District<br>1121 Denver Avenue<br>Fort Lupton, CO 80621 |                                                                        |                                                                                 |

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

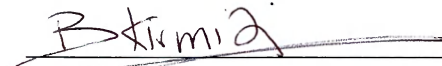


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**CERTIFICATE OF MAILING**

I, the undersigned, hereby certify that on **the 7<sup>th</sup> 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<br>Attn: Commissioners<br>1150 O Street<br>Greeley, CO 80631 | Weld County<br>Attn: Attorney<br>1150 O Street<br>Greeley, CO 80631 |
|--------------------------------------------------------------------------|---------------------------------------------------------------------|

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

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

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

**ALL INTERESTED PERSONS  
MAY ATTEND.**

**LEGAL DESCRIPTION**

**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 UNDER 4612745;

THENCE S89° 28'04"W ALONG THE SOUTHLINE 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 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 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" 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

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PUBLISHER'S AFFIDAVIT

County of Weld  
State of Colorado

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

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

ALL INTERESTED PERSONS MAY ATTEND.  
LEGAL DESCRIPTION

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;

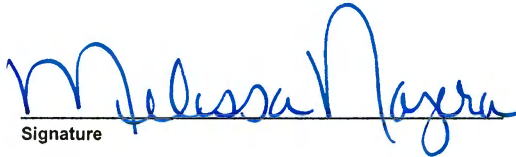
THENCE N80° 23'50"E, A DISTANCE OF 186.31 FEET;

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:

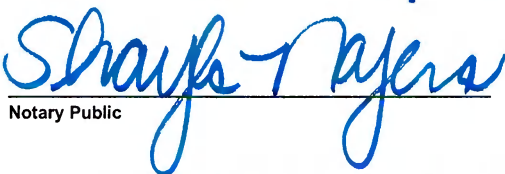
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites 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

1<sup>st</sup> 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

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](http://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 8<sup>th</sup> day of April, 2025.

Matt Hengel  
Signature of Owner or Owner's Representative

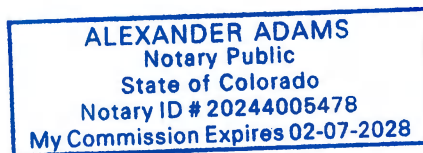
The foregoing instrument was acknowledged before me by Matt Hengel, this 18<sup>th</sup> day of April, 2025. Witness my hand and seal.

My commission expires 02/07/2028.

Alex Adams

Notary Public

(SEAL)







**SUBJECT FOR DISCUSSION**

Adopting an Ordinance to Initially Zone Land Legally Described in Exhibit A of the Proposed Ordinance, and Known as the 1.21 Initial Zoning, to the 'I-1' Light Industrial Zone District

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Matt Hengel withy Westside Property Investment Company, Inc. as the representative for 1.21 LLC and Rancho de Los Tiempos Buenos Partnership, LLC (the "Applicants") have submitted a request for initial zoning of certain land identified in Exhibit A of the Ordinance to the 'I-1' Light Industrial Zone District. The parcels are generally located immediately south along County Road 8, between County Road 31 and County Road 33 (Parcel Nos. 147122200006, 147122200002, 1471222000028, 1471222000027).

**FINANCIAL CONSIDERATIONS**

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

**LEGAL/POLITICAL CONSIDERATIONS**

All notification requirements were met, details can be found in the packet.

**ALTERNATIVES/OPTIONS**

The City Council has the following options for this request:

- a) Adopt the Ordinance.
- b) Do not adopt the Ordinance.

**STAFF RECOMMENDATIONS**

Staff recommends conditional approval of the proposed Ordinance annexing land legally described in Exhibit A of the proposed Ordinance and approving the annexation agreement.

- Attachments:**
- a. Proposed Ordinance
  - b. Planning Commission Resolution
  - c. Planning Commission Minutes
  - d. Project Narrative
  - e. Annexation Map
  - f. Legal Notifications

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date

**ORDINANCE NO. 2025-XXXX**

**INTRODUCED BY:**

**ADOPT ORDINANCE 2025-XXXX INITIALLY ZONING LAND KNOWN AS THE 1.21 INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE 'I-1' LIGHT INDUSTRIAL ZONE DISTRICT.**

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

**WHEREAS**, under the procedures detailed in Section 16-9 of the Fort Lupton Municipal Code, the Applicants, 1.21 LLC and Rancho de Los Tiempos Buenos Partnership, LLC represented by Matt Hengel with Westside Property Investment Company, Inc., submitted a request to initially zone 290.55± acres of land more particularly described in Exhibit A; and

**WHEREAS**, the Planning Commission held a public hearing on the zone request on April 24, 2025, and recommended approval to City Council of the initial zoning of land described in Exhibit A to the 'I-1' Light Industrial Zone District, with all the uses-by-right allowed in said district; and

**WHEREAS**, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the official zoning map be amended to reflect the initial zone on the property described in Exhibit A of this Ordinance to the 'I-1' Light Industrial Zone District, and that the Ordinance is hereby approved.

**INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED** this 6th day of May 2025.

**PUBLISHED** in the Fort Lupton Press the 15th day of May, 2025

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

**PUBLISHED BY TITLE ONLY** the X day of MONTH 2025.

**EFFECTIVE** (after publication) the X day of MONTH 2025.

CITY OF FORT LUPTON, COLORADO

---

Zo Hubbard, Mayor

ATTEST:

---

Maricela Peña, City Clerk

Approved as to form:

---

Andy Ausmus, City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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.

**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

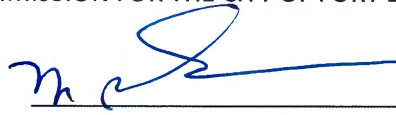
**WHEREAS**, after review of the application and supporting information, the Planning Commission finds that the annexation and initial zoning conforms to Colorado Revised Statutes and City codes and policies therein, and

**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 24<sup>th</sup> 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 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.

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
April 24, 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 24, 2025.

Chair Mike Simone called the meeting to order at 6:01 PM.

**ROLL CALL**

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, Shannon Rhoda, Shannon Wiens, Karina Gonzalez and Ashley Greene. Commissioner Jimmy Dominguez joined online via GoTo at 6:02pm.

City Staff Present: Planning Director, Todd Hodges, Planners Sean McDermott and Magaly Morales. City Engineer David Rausch joined online via GoTo.

Chair Simone provided an overview of the meeting structure.

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

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

**PUBLIC COMMENT**

There were no public comments.

**ACTION ITEM**

**P2025-005 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN.**

Resolutions P2025-005 and P2025-006 were presented simultaneously but voted on individually.

Planner McDermott presented the items submitted by 1.21 LLC for a Comprehensive Plan Amendment and Annexation. The properties, consisting of four parcels totaling approximately 290.55 acres, are located south along County Road 8 between County Roads 31 and 33. The land is currently vacant agricultural land in unincorporated Weld County and is proposed to be annexed into the city and zoned as I-1 (Light Industrial).

A concept plan has been submitted in association with the annexation, however, it does not establish vesting rights and will require a separate submittal in the future. The current Future Land Use Map



**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**April 24, 2025**

designates the area as Agricultural and Rural Residential. The applicant is requesting a Comprehensive Plan Amendment to reclassify the area as Light Industrial and Office to align with the proposed zoning.

Staff notes that future connectivity along County Road 8, between I-25 and I-76, supports the proposed change in land use. To staff's knowledge, no prior applications have been submitted for these properties through the City of Fort Lupton. Planner McDermott also provided a summary of the annexation and comprehensive plan amendment procedures. All notification requirements for both applications have been met. Staff recommends approval of the applications to align with current and proposed zoning, adjacent uses, and the City's goals for light industrial and office development. Planner McDermott concluded by showing a visual of the proposed concept plan for the site.

Matt Hengel, representing Westside Property Investment Company and Rancho De Los Buenos Partnership, was in attendance to give a presentation. He gave an introduction and summarized previous projects completed by the company. He then provided an overview of the site's location, acreage, and existing conditions. He noted that oil and gas activity has occurred on the property since the 1970s, with two existing wells that are scheduled to be abandoned.

He presented the surrounding land uses, which are primarily industrial and include significant oil and gas activity. The proposal includes annexation with initial I-1 (Light Industrial) zoning and a Comprehensive Plan Amendment to support development of a modern industrial park. The project aims to attract users focused on warehousing and light manufacturing with minimal impact on adjacent properties. Planner McDermott outlined the benefits to the City, including economic development support and employer attraction. A conceptual site plan was shared, along with the reasons Fort Lupton was chosen as the project location. The project is expected to proceed once users for the site are selected and after final City reviews are completed.

Chair Simone opened up for public comments at 6:21pm.

Doug Massey, a neighboring resident, expressed concern about the project's impact on the neighborhood, particularly traffic. He asked whether road maintenance and safety were being considered.

Matt Hengel responded that he understood the concerns and stated that the team is open to residential feedback.

Chair Simone asked whether neighborhood meetings were planned once project details are finalized.

Matt Hengel explained that neighborhood meetings are typically held as part of their process.

Planning Director, Todd Hodges, commented that staff recommends a neighborhood meeting for a project of this scale.

Chair Simone closed the public comments at 6:24pm.

Chair Simone opened up the hearing for commissioner comments.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**April 24, 2025**

Commissioners discussed:

- Road improvements to County Road 8
- Potential future interchange
- Drainage and pollution impacts
- Requirements and timing for a traffic study
- On-site parking provisions
- Potential negative impacts to surrounding areas

Matt Hengel commented on anticipated road improvements, indicating that upgrades are expected as part of the development.

City Engineer David Rausch stated that County Road 8 is designated as a future arterial and will require planned improvements associated with this and future developments.

Planning Director Todd Hodges noted that County Road 8 will serve as a major roadway regardless of future interchange plans, due to its role in connecting Highway 85 and I-76.

Chair Simone explained that the parking conditions will be addressed in the concept plan.

Todd further assured that impacts will be assessed and mitigated through the City's land use case process.

After discussion Commissioner Greene moved to approve 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). Commissioner Kvasnicka seconded.

**P2025-006 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.**

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

After discussion Commissioner Wiens moved to approve P2025-006 (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). Commissioner Gonzalez seconded.

**DISCUSSION ITEMS**

Planner McDermott informed the Commissioners that the Civic Zone District item will be brought back at a future Planning Commission meeting with additional information and responses to questions raised during the initial presentation.

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
April 24, 2025**

**FUTURE BUSINESS**

The next Planning Commission meeting is scheduled for May 8, 2025.

**ADJOURNMENT**

Commissioner Kvasnicka moved to adjourn the meeting. Commissioner Wiens seconded.

Chair Simone moved to adjourn the meeting at 6:49 PM.

Submitted by

\_\_\_\_\_  
Beyza Kirmizi  
Planning Administrative Assistant

Approved by Planning Commission

\_\_\_\_\_  
Mike Simone  
Chair

# WESTSIDE PROPERTY INVESTMENT COMPANY, INC.

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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. 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:

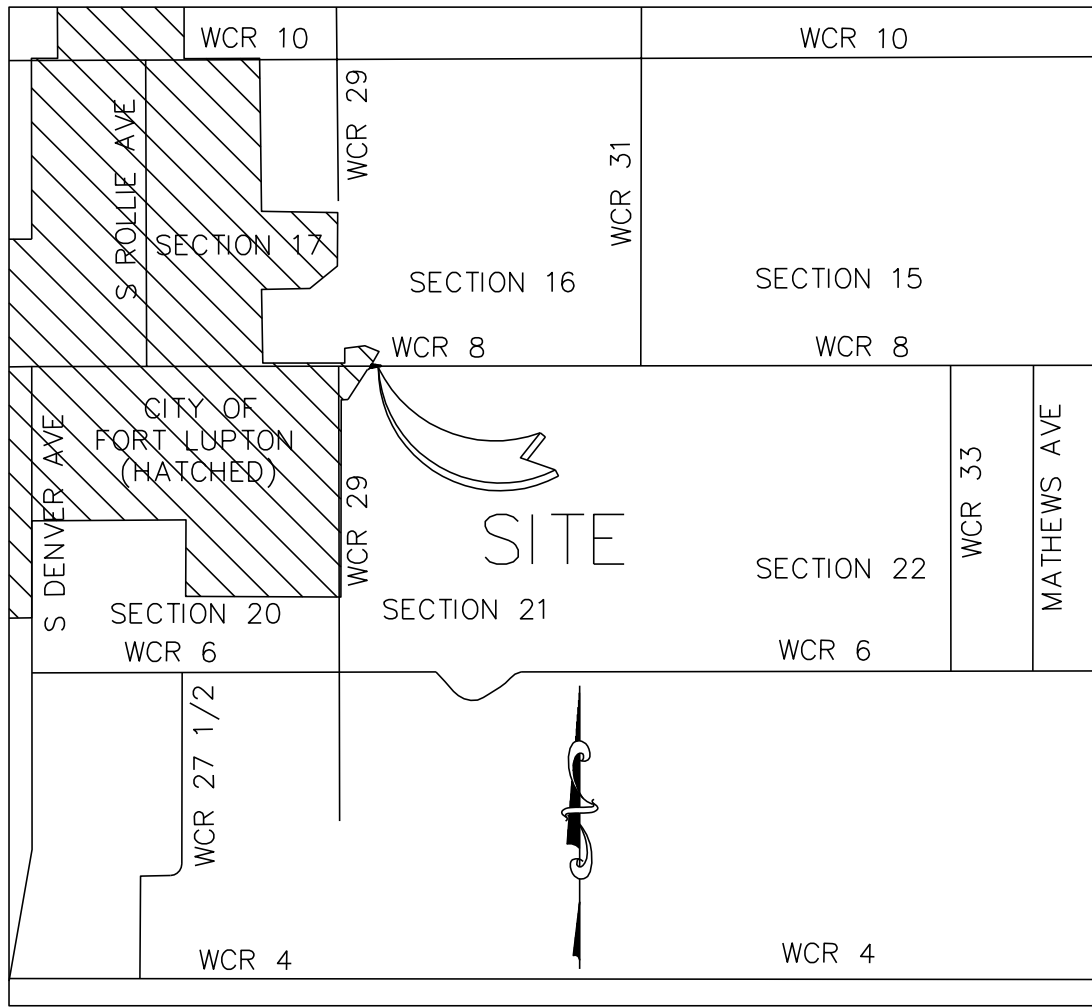
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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.





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:

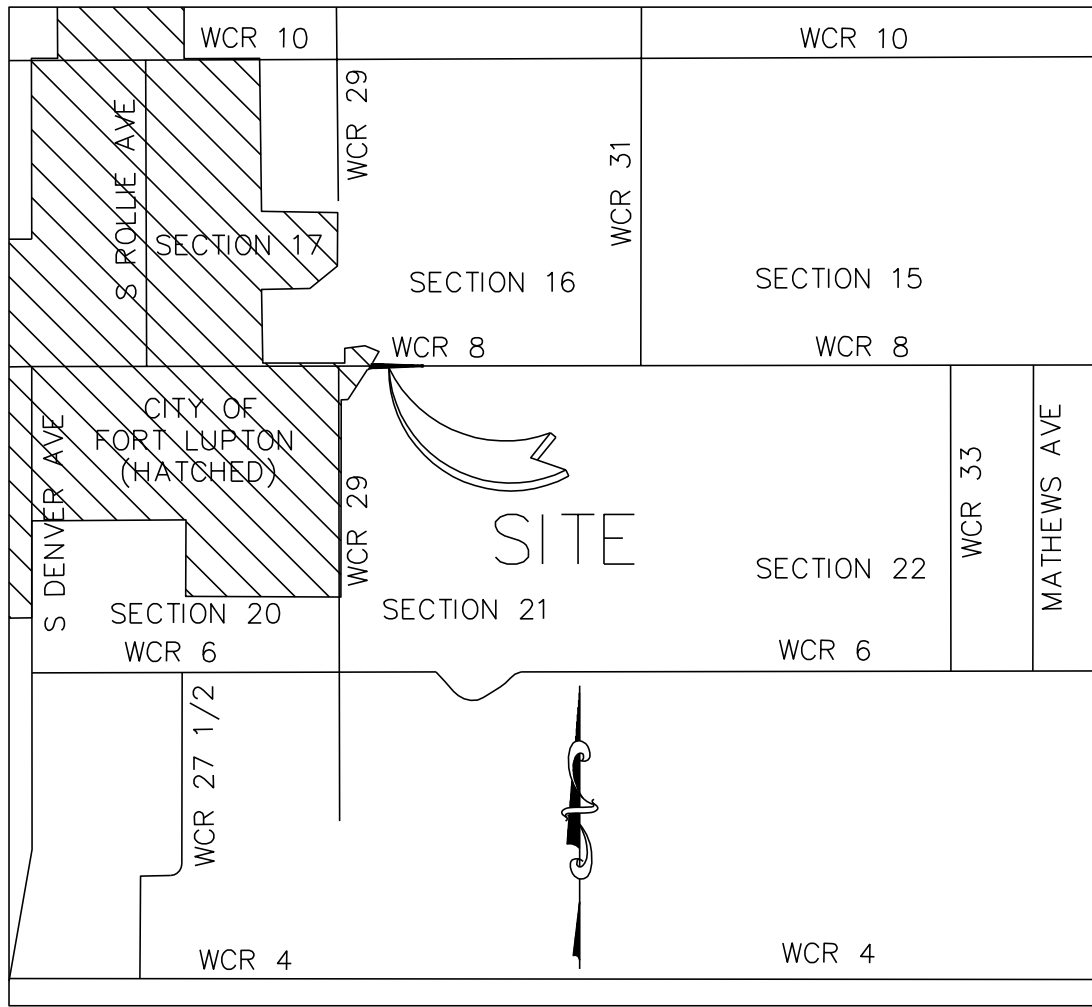
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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.



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\_\_\_\_.

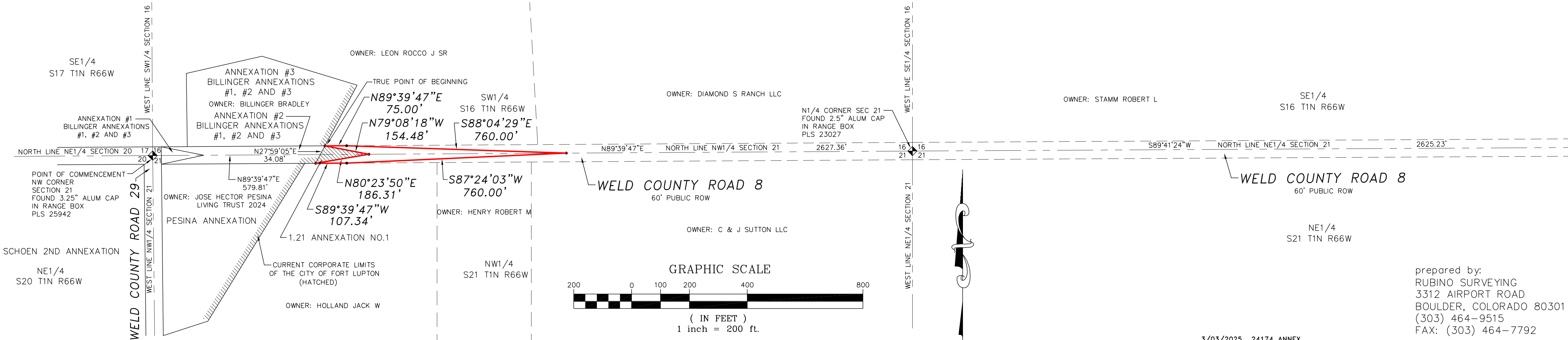
BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)

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



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:

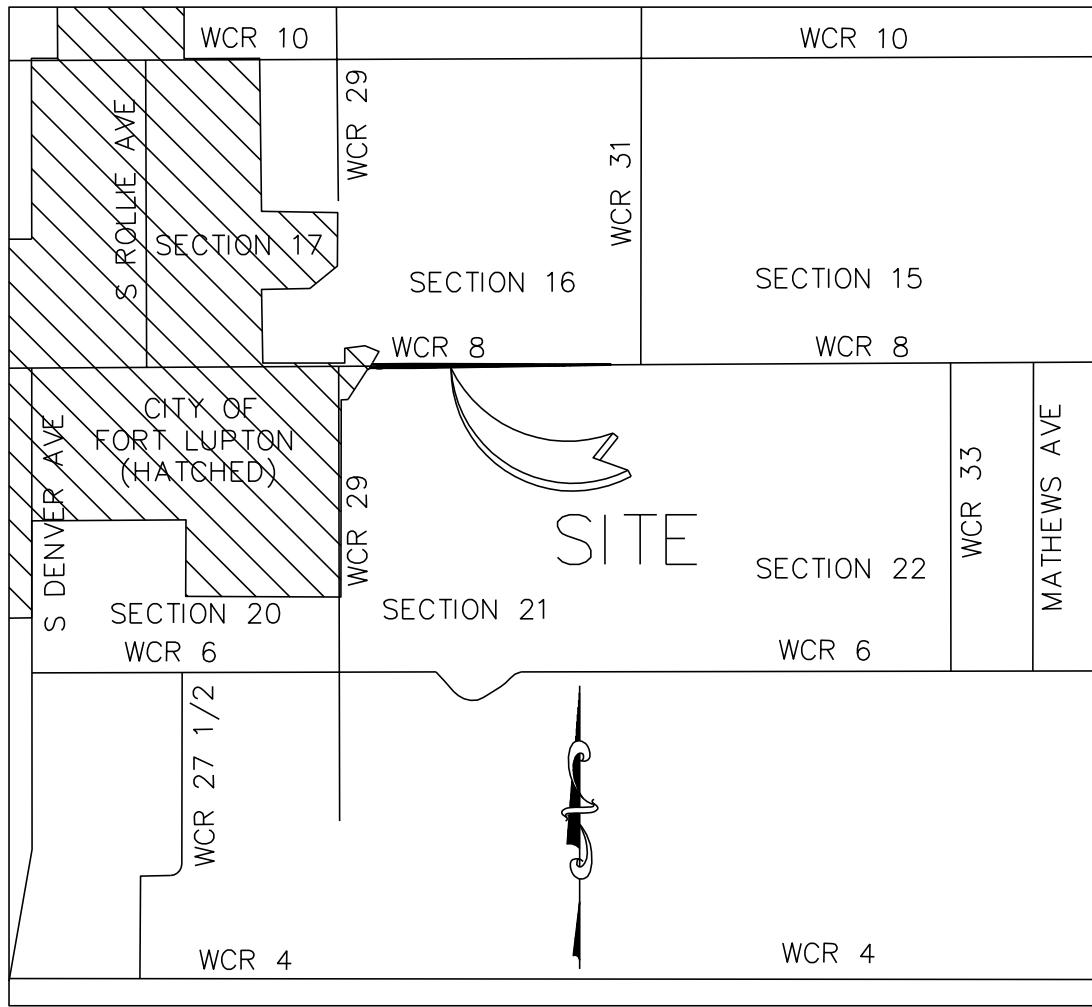
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 21 AND THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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

| 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   |

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. 3.

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 \_\_\_\_\_ 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. 3.

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)

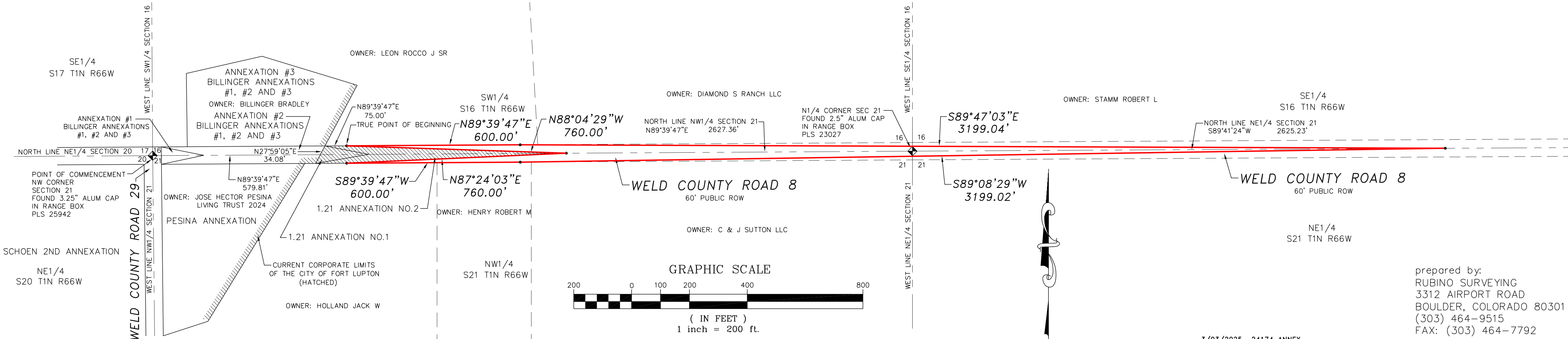
OF 1.21 LLC,

BY \_\_\_\_\_ NOTARY PUBLIC

AND SEAL

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



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:

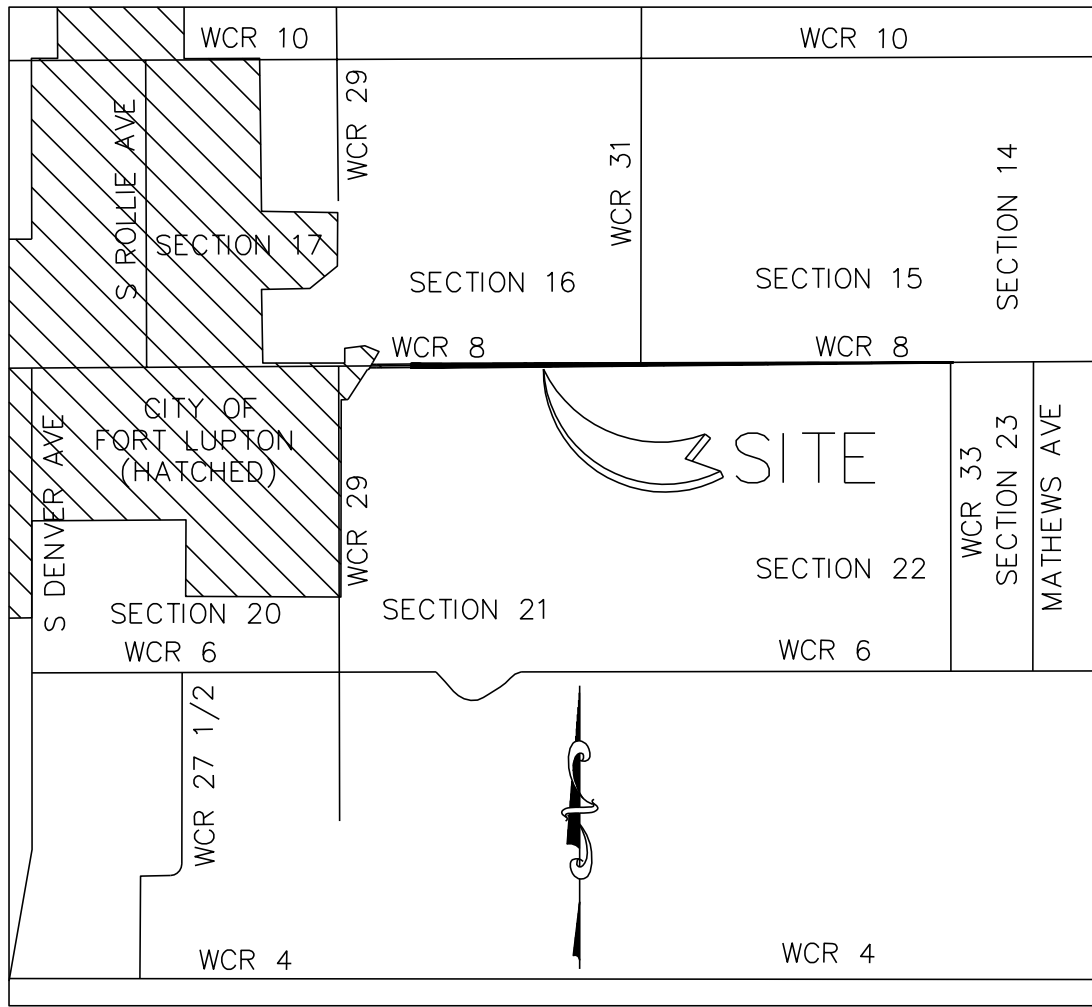
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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.



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:

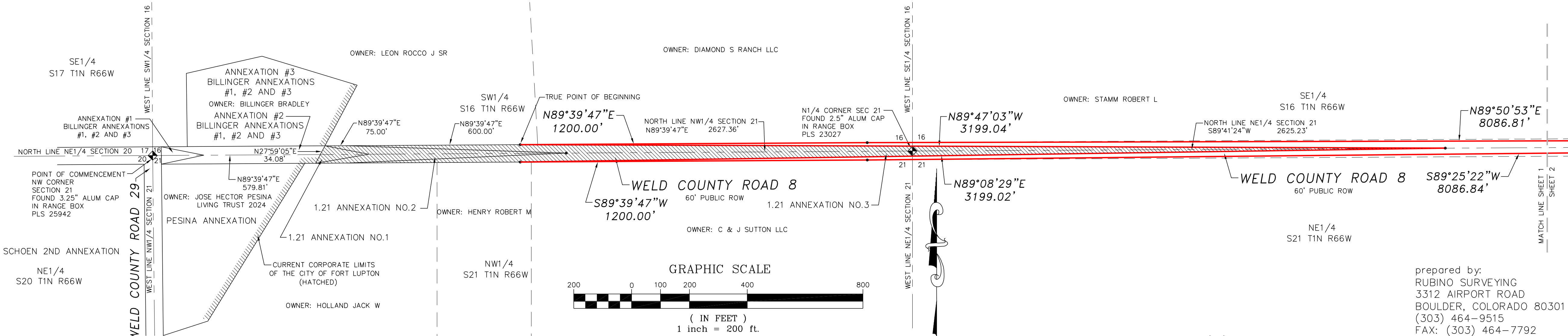
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE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



3/03/2025 24174 ANNEX

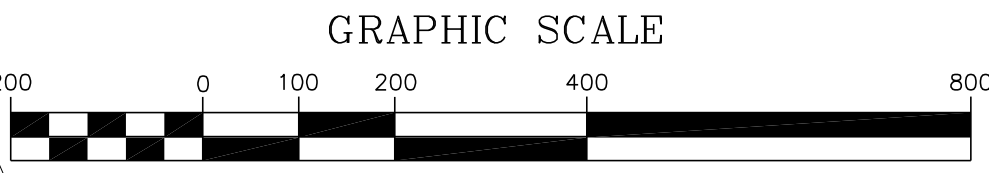


# 1.21 ANNEXATION NO. 4

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 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    |

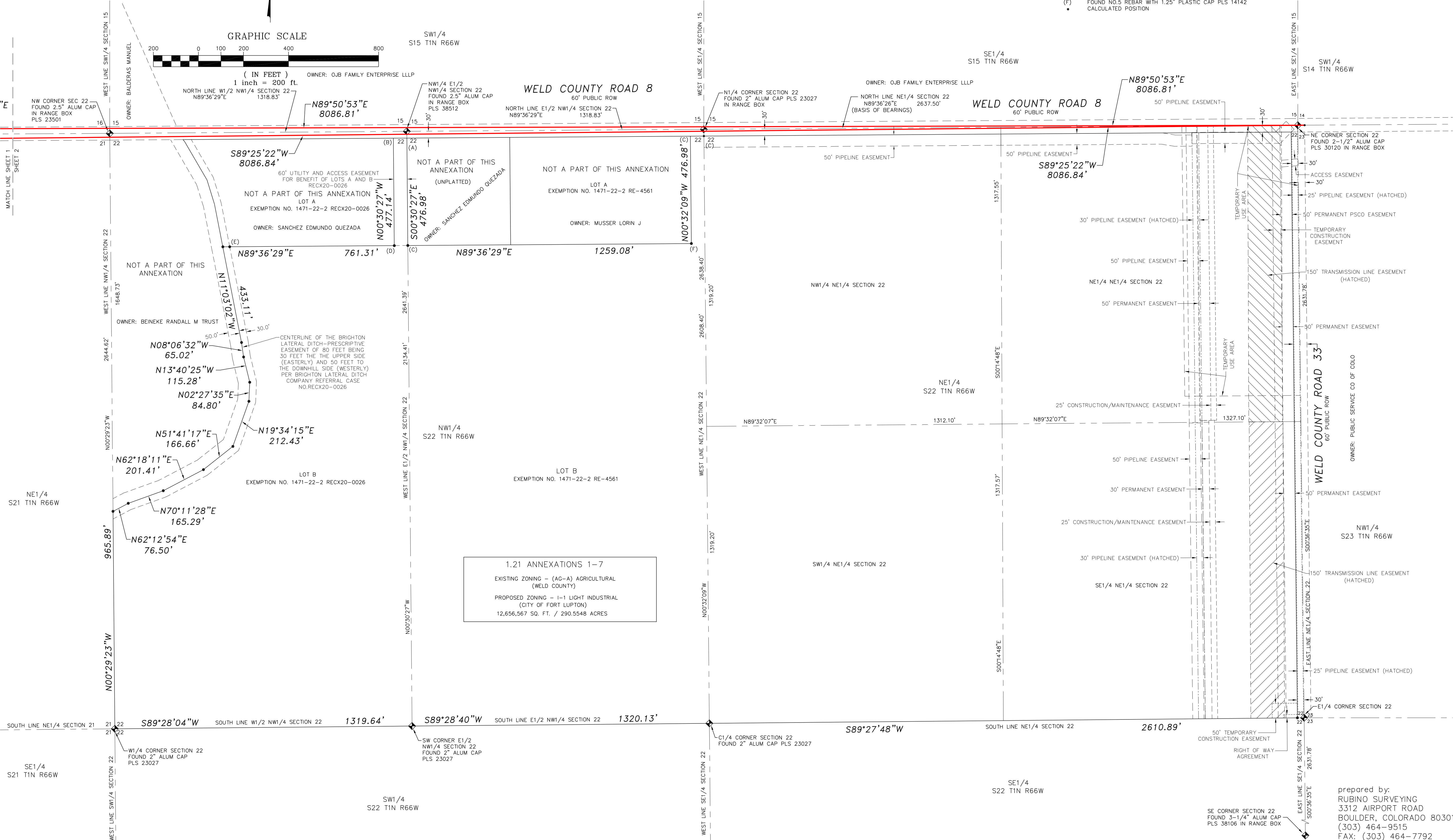


( IN FEET )

1 inch = 200 ft.

## 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

3/05/2024 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;

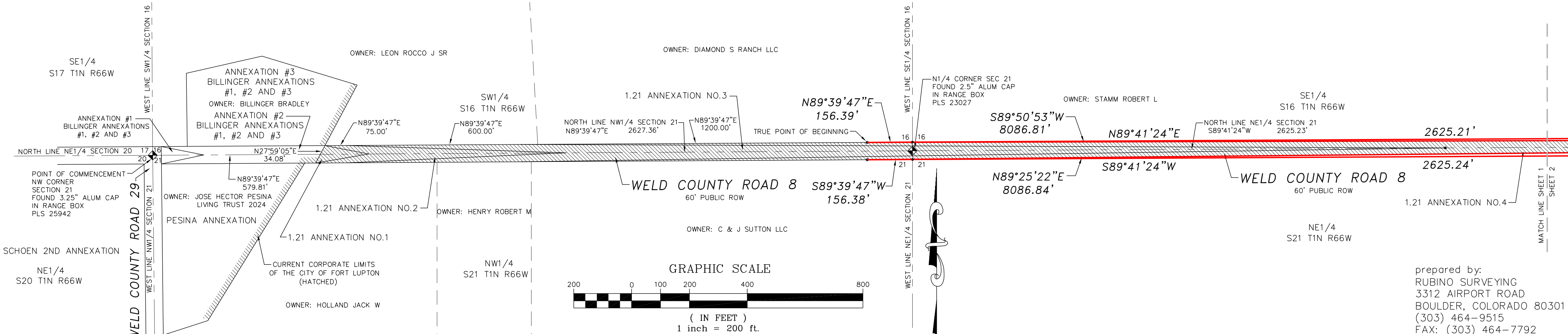
THENCE CONTINUING N89°39'47"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 156.39 FEET;  
THENCE N89°41'24"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2625.21 FEET;  
THENCE N89°36'29"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2637.63 FEET;  
THENCE N89°36'26"E ALONG SAID NORTH ROW LINE, A DISTANCE OF 2667.39 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    |

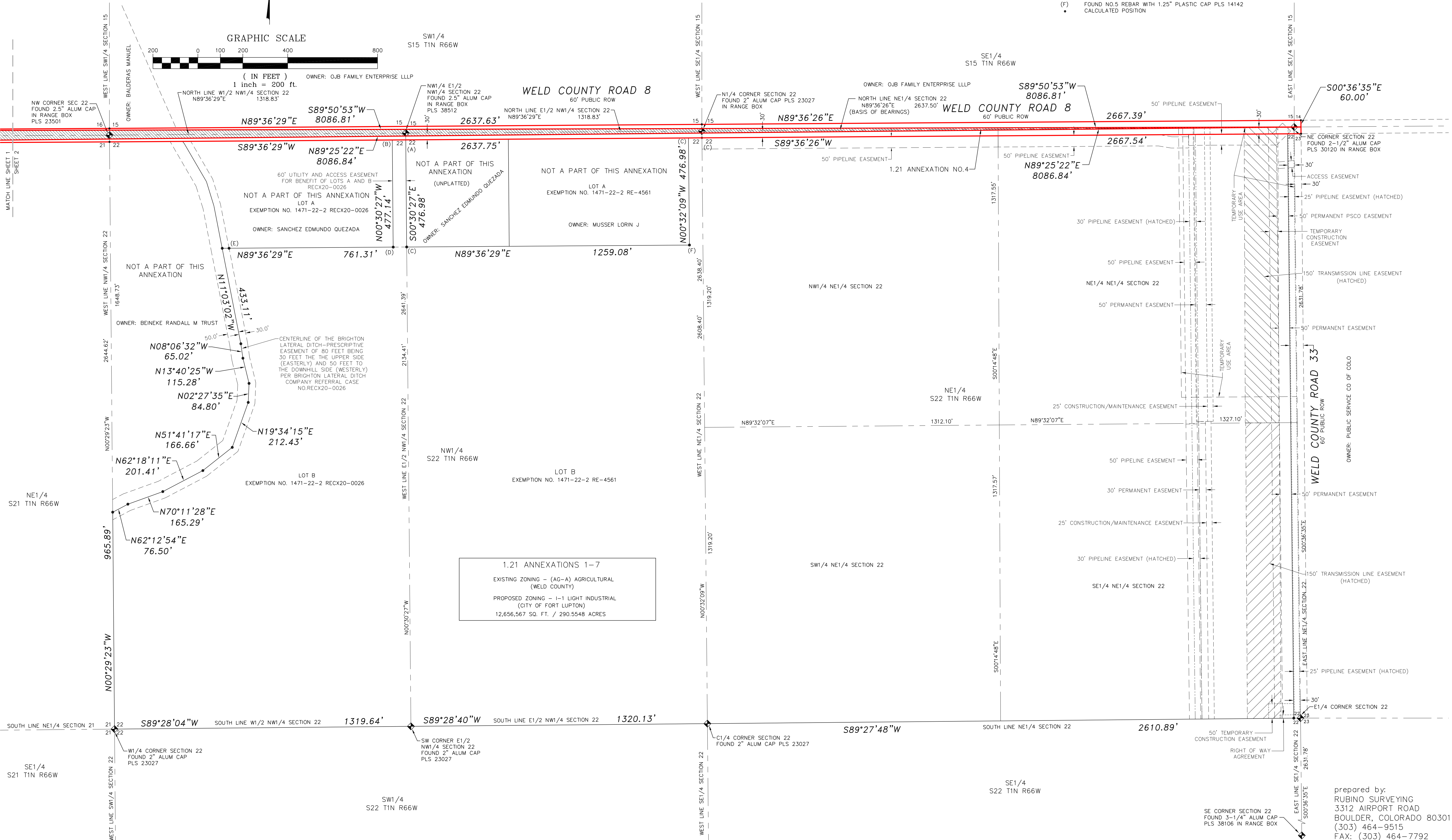


1.21 ANNEXATION NO. 5  
TO THE CITY OF FORT LUPTON, COLORADO, A PORTION OF THE  
NORTH 1/2 OF SECTIONS 21, 22 AND 23, AND THE SOUTH 1/2 OF SECTIONS 14, 15 AND 16,  
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

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
- (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;

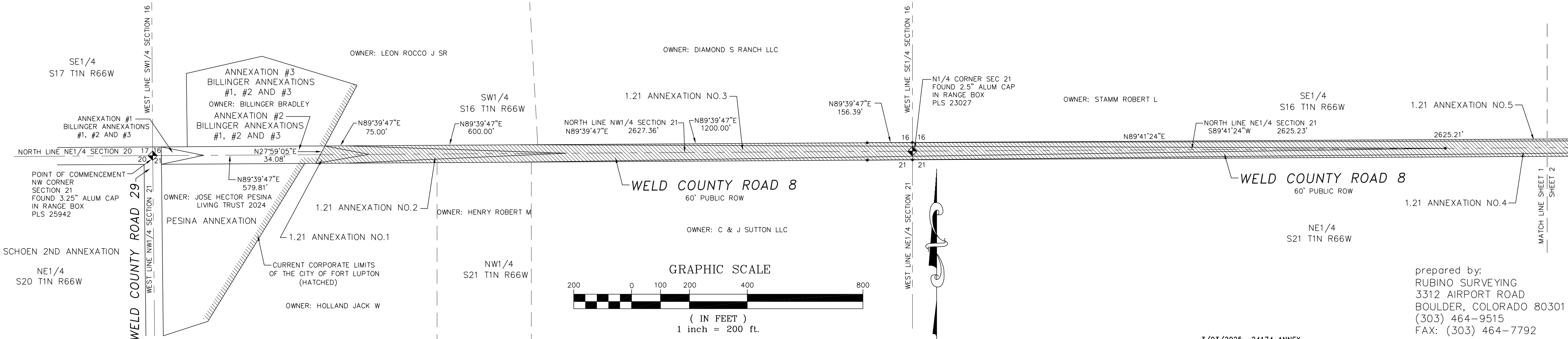
THENCE S00°36'35"E ALONG THE EAST RIGHT OF WAY LINE OF SAID WELD COUNTY ROAD 33 AND BEING 30.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 2,601.71 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 EXTENDED 30.00 FEET EAST AND BEING 30.00 FEET EAST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

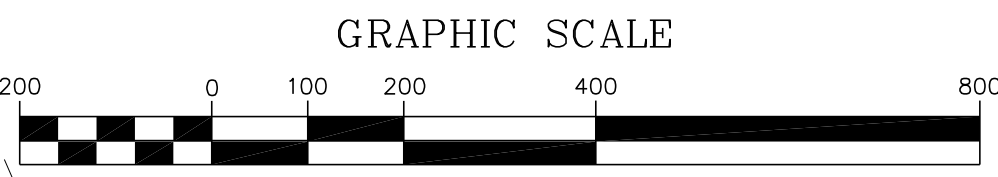
prepared by:  
RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
(303) 464-9515  
FAX: (303) 464-7792

3/03/2025 24174 ANNEX

SHEET 1 OF 2



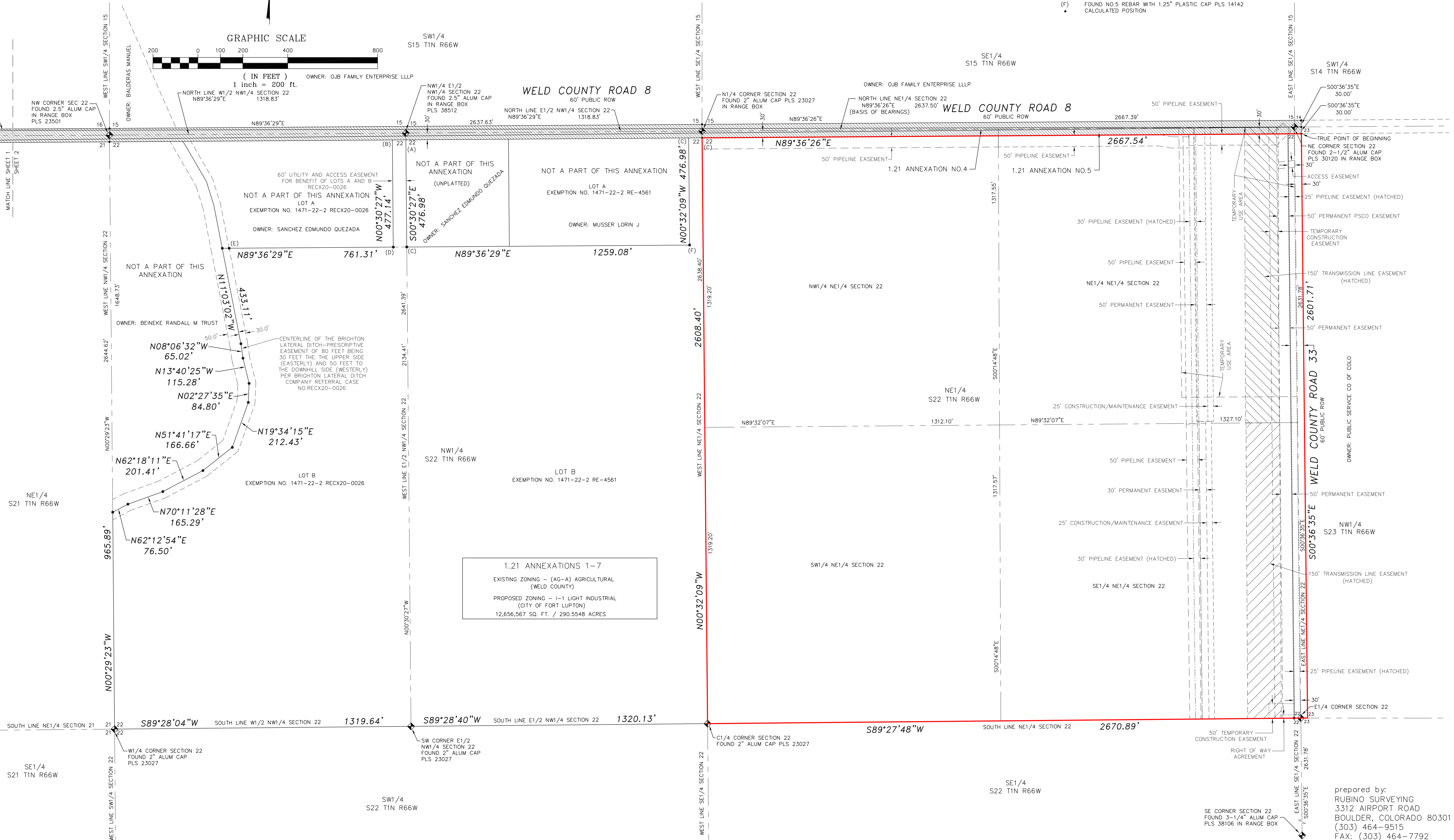
| ANNEXATION TABLE                |           |
|---------------------------------|-----------|
| CONTIGUOUS BOUNDARY (L.F.)      | 2,667.54  |
| TOTAL BOUNDARY PERIMETER (L.F.) | 10,548.54 |
| 1/6 OF PERIMETER (L.F.)         | 1,758.09  |
| ANNEXATION RATIO (1 TO X)       | 1:3.9544  |
| TOTAL LAND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

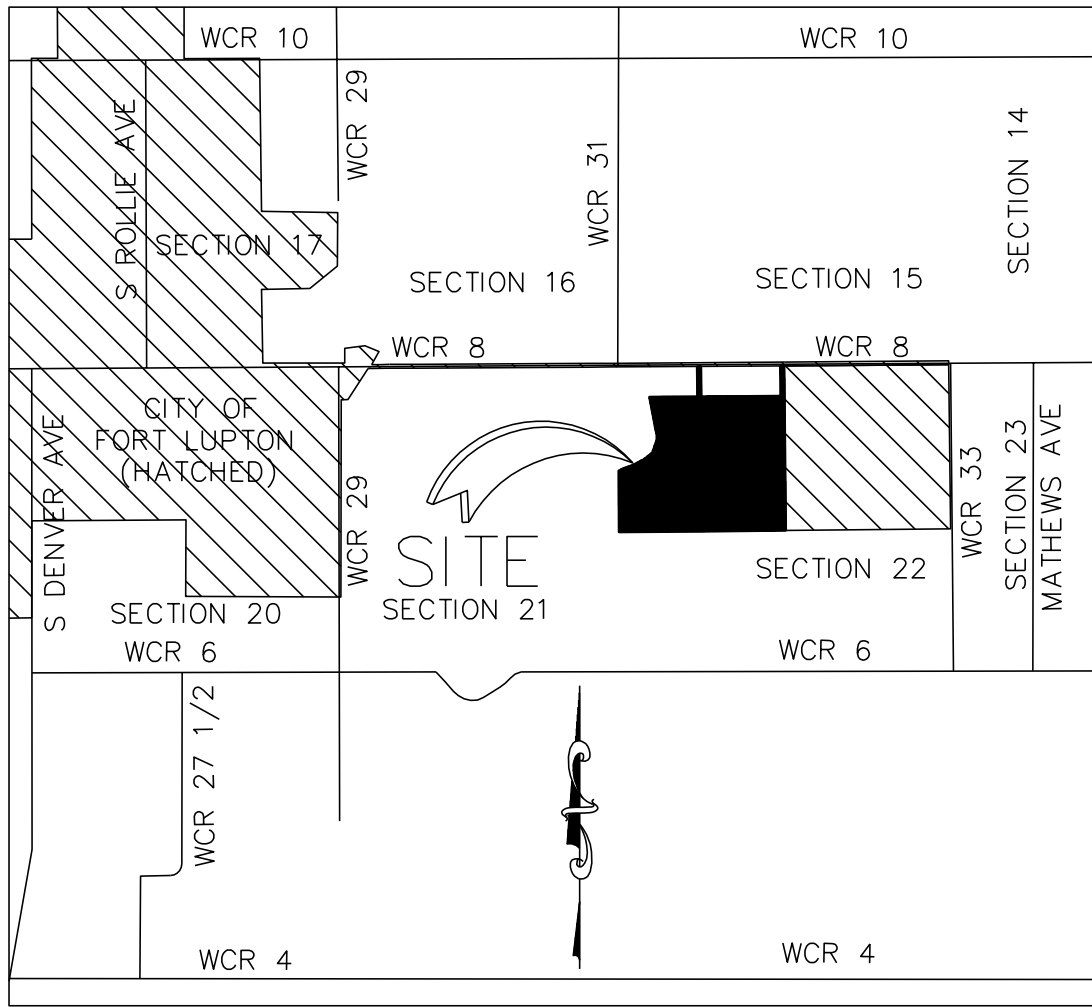
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N89°39'47"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 (CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 ASSUMED TO BEAR N89°36'26"E WITH ALL BEARINGS 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:

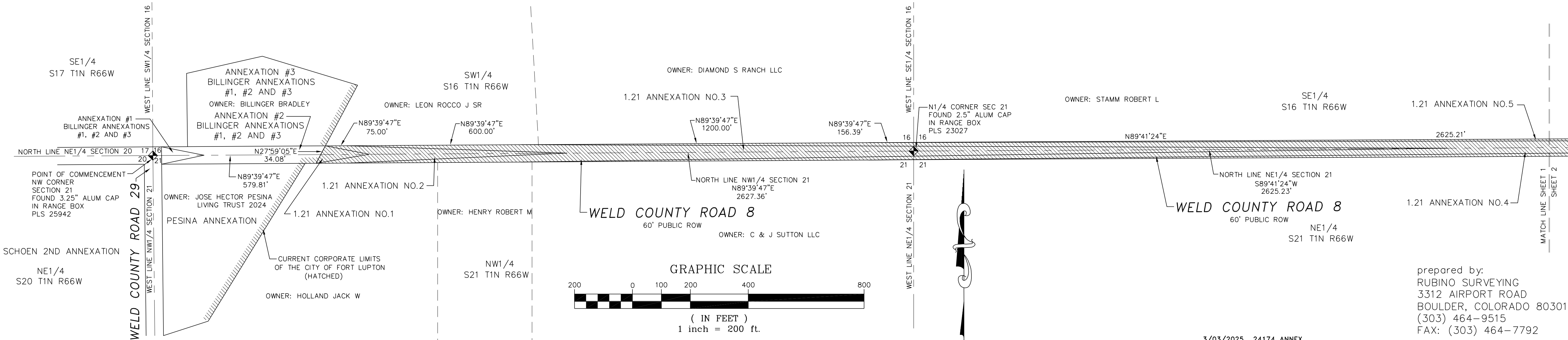
I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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



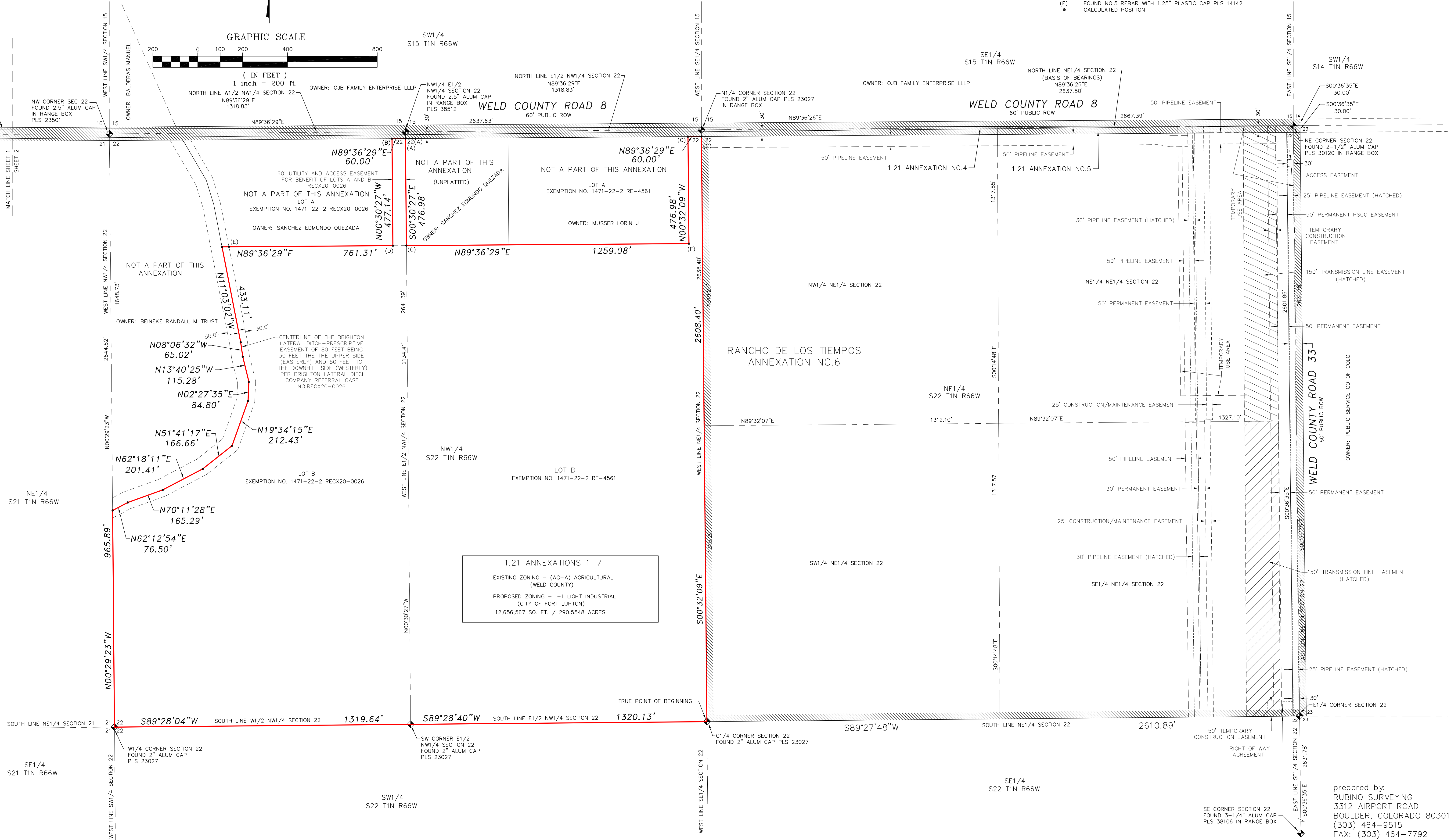
| ANNEXATION TABLE                |            |
|---------------------------------|------------|
| CONTIGUOUS BOUNDARY (L.F.)      | 2,728.40'  |
| TOTAL BOUNDARY PERIMETER (L.F.) | 11,306.06' |
| 1/6 OF PERIMETER (L.F.)         | 1,884.34'  |
| ANNEXATION RATIO (1 TO X)       | 1:4.1438   |
| TOTAL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



### CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the **19<sup>th</sup> 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<br>TAX SERVICE DEPARTMENT<br>PO BOX 1979 DENVER, CO 802011979                                                         | MASSEY DEBORAH D<br>3981 COUNTY ROAD 31<br>FORT LUPTON, CO 80621                  |
| MASSEY DOUGLAS R<br>3982 COUNTY ROAD 31<br>FORT LUPTON 806218212                                                                                | BALDERAS MANUEL<br>2732 COUNTY ROAD 27<br>FORT LUPTON 806218363                   |
| OJB FAMILY ENTERPRISE LLLP<br>4266 REDWOOD CT<br>BOULDER, CO 803011636                                                                          | STAMM ROBERT L<br>11076 COUNTY ROAD 18<br>FORT LUPTON, CO 806218827               |
| STAMM LARRY JAMES, STAMM JOHN J JR,<br>BELAIR LAURA LEE, STAMM THOMAS JOHN,<br>STAMM MARY ELLEN<br>14647 COUNTY ROAD 8<br>FORT LUPTON, CO 80621 | SHEETS CYNTHIA B<br>12440 TUCSON ST<br>HENDERSON, CO 806409445                    |
| BURROUGH KEN<br>13767 COUNTY ROAD 8<br>FORT LUPTON, CO 806218344                                                                                | LEON ROCCO J SR<br>14652 COUNTY ROAD 8<br>FORT LUPTON, CO 80621                   |
| C & J SUTTON LLC<br>931 BUNKER VIEW DR<br>APOLLO BEACH, FL 335722817                                                                            | DIAMOND S RANCH LLC<br>11076 COUNTY ROAD 18<br>FORT LUPTON, CO 806218827          |
| HENRY PENNY M<br>14181 COUNTY ROAD 8<br>FORT LUPTON CO, 80621                                                                                   | RAMIREZ LOSE LUIS OLMOS<br>14176 COUNTY ROAD 8<br>FORT LUPTON, CO 806218220       |
| HENRY ROBERT M<br>14180 COUNTY ROAD 8<br>FORT LUPTON, CO 806218220                                                                              | DEL-VAL RICARDO ANTONIO LOERA<br>15310 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222 |

|                                                                        |                                                                             |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| SERNA MARICELA LARA<br>14175 COUNTY ROAD 8<br>FORT LUPTON, CO 80621    | MUSSER LORIN J<br>15408 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222          |
| SANCHEZ EDMUNDO QUEZADA<br>16891 E 160TH AVE<br>BRIGHTON, CO 806012731 | BEINEKE RANDALL M TRUST<br>15000 COUNTY ROAD 8<br>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](http://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](http://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





### CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 19<sup>th</sup> 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<br>TAX SERVICE DEPARTMENT<br>PO BOX 1979<br>DENVER, CO 802011979       | MARTINEZ DANIEL<br>16075 COUNTY ROAD 8<br>FORT LUPTON, CO 806217719               | OJB FAMILY ENTERPRISE LLP<br>4266 REDWOOD CT<br>BOULDER, CO 803011636 |
| MASSEY HOWARD A HEIRS OF<br>3982 COUNTY ROAD 31<br>FORT LUPTON, CO 806218212                     | GRASSHOPPER HILL LLC<br>5124 DVORAK CIR<br>FREDERICK, CO 805043400                | HERRERA FREDERICO<br>2929 MATHEWS AVE<br>FORT LUPTON, CO 806217727    |
| MARY L DAIGLE<br>ADMINISTRATIVE TRUST<br>1457 Q 150 <sup>TH</sup> PL<br>BROOMFIELD, CO 800238715 | DE GRAFF GERALD L<br>2809 MATHEWS AVE<br>FORT LUPTON, CO 806217726                | MILLER JAMES B<br>2749 MATHEWS AVE<br>FORT LUPTON, CO 806217725       |
| HENDERSON CARL<br>2689 MATHEWS AVE<br>FORT LUPTON, CO 806217711                                  | HOFF DANNY L<br>2629 MATHEWS AVE<br>FORT LUPTON, CO 806217711                     | MUSSER LORIN J<br>15408 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222    |
| SANCHEZ EDMUNDO QUEZADA<br>16891 E 160 <sup>TH</sup> AVE<br>BRIGHTON, CO 806012731               | DEL-VAL RICARDO ANTONIO LOERA<br>15310 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222 | C&J SUTTON LLC<br>931 BUNKER VIEW DR<br>APOLLO BEACH, FL 335722817    |
| KOMLEV LEV<br>14995 COUNTY ROAD 6<br>FORT LUPTON, CO 806218215                                   | BEINEKE RANDALL M TRUST<br>15000 COUNTY ROAD 8<br>FORT LUPTON, CO 806218222       |                                                                       |

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



## Planning & Building

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

Phone: 720.928.4003  
Fax: 303.857.0351

### 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 24<sup>th</sup>, 2025 at 6:00 P.M., and before the City Council on Tuesday, May 6<sup>th</sup>, 2025 at 6:00 P.M. or as soon as possible thereafter.

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

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

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](http://BIT.LY/FLDEVELOPMENT) AND SCROLLING DOWN TO THE ROW TITLED: 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.





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

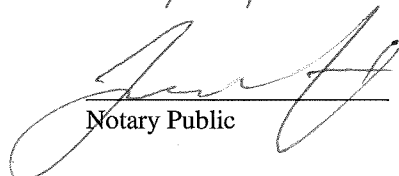
- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) 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.

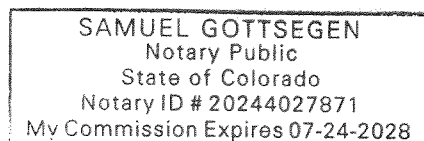
  
\_\_\_\_\_  
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Matt Hengel, this 19<sup>th</sup> 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 18<sup>th</sup> 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 17<sup>th</sup> 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. 35<sup>th</sup> 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 20<sup>th</sup> 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<br>PO Box 69<br>Greeley, CO 80631                                  | West Adams Conservation<br>57 Bromley Ln<br>Brighton, CO 80601         | School District RE8-Fort Lupton<br>301 Reynolds St<br>Fort Lupton, CO 80621     |
| Weld County<br>1150 O St<br>Greeley, CO 80631                                          | High Plains Library<br>2650 W 29 <sup>th</sup> St<br>Greeley, CO 80631 | Central Colorado Water (ccw)<br>3209 W 28 <sup>th</sup> St<br>Greeley, CO 80634 |
| Fort Lupton Fire Protection<br>District<br>1121 Denver Avenue<br>Fort Lupton, CO 80621 |                                                                        |                                                                                 |

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

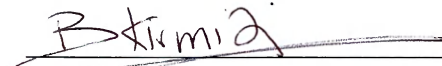


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**CERTIFICATE OF MAILING**

I, the undersigned, hereby certify that on **the 7<sup>th</sup> 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<br>Attn: Commissioners<br>1150 O Street<br>Greeley, CO 80631 | Weld County<br>Attn: Attorney<br>1150 O Street<br>Greeley, CO 80631 |
|--------------------------------------------------------------------------|---------------------------------------------------------------------|

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



**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 **southward 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](http://www.fortluptonco.gov).

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

**ALL INTERESTED PERSONS  
MAY ATTEND.**

**LEGAL DESCRIPTION**

**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 SOUTHLINE 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 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 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" 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 U.S. SURVEY FEET.

Legal Notice No. FLP1244

First Published April 17, 2025

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PUBLISHER'S AFFIDAVIT

County of Weld  
State of Colorado

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

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

ALL INTERESTED PERSONS MAY ATTEND.  
LEGAL DESCRIPTION

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;

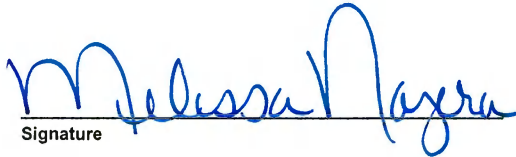
THENCE N89° 39'47"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET;  
THENCE S88° 04'29"E, A DISTANCE OF 760.00 FEET;  
THENCE S87° 24'03"W, A DISTANCE OF 760.00 FEET TO THE SOUTH ROW LINE OF SAID WELD COUNTY ROAD 8; THENCE S89° 39'47"W ALONG SAID SOUTH ROW LINE, A DISTANCE OF 107.34 FEET;

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:

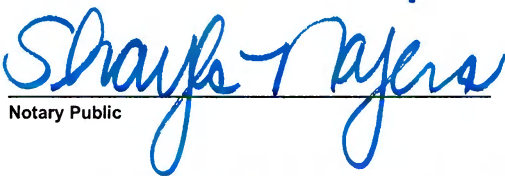
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites 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

1<sup>st</sup> 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](http://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 8<sup>th</sup> day of April, 2025.

Matt Hengel

Signature of Owner or Owner's Representative

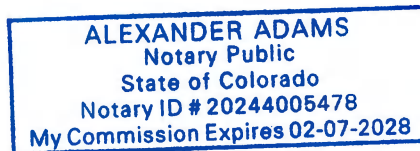
The foregoing instrument was acknowledged before me by Matt Hengel, this 18<sup>th</sup> day of April, 2025. Witness my hand and seal.

My commission expires 02/07/2028.

Alex Adams

Notary Public

(SEAL)





**SUBJECT FOR DISCUSSION**

Accepting a Proposal from Longview Heating & Air to Replace 2 Commercial HVAC units on the Recreation Center for an Amount Not to Exceed \$101,500.00 to be Paid from the Recreation and Community Center Capital Projects Account.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The Recreation Department has obtained seven (7) bids to replace the Recreation Center Roof Top Unit-2 (RTU-2) and Community Center RTU-1. Recreation Center RTU-2 provides heating and cooling to the Recreation Center Gymnasium. Community Center RTU-1 provides heating and cooling to the Community Center Multipurpose Room, Lobby and Kitchen. The HVAC Units for a number of years has required a considerable number of repairs. Our internal maintenance department as well as our outside HVAC service company that works on our units indicated that it appears the units are working on borrowed time; both HVAC units are original (Recreation Center RTU-2 is 21 years old and Community Center RTU-1 is 24 years old). We are looking to replace both units with Carrier rooftop HVAC unit (25-ton cooling and 400K BTU heating). Replacing both at the same time will save on mobilization and crane costs as well as minimal operation disruptions.

Warranty: 10 years parts only heat exchanger, 5 years parts only compressor, 3 year SystemVu™ controller, 1 year parts only on all other parts. 1 year labor warranty from Longview Heating & Air.

**FINANCIAL CONSIDERATIONS**

Staff budgeted \$95,000.00 to replace both units (Rec Center 500.6700.575000 - \$50K; Community Center 230.6000.575000 – 45K). The additional \$6,500.00 will come from Community Center 230.6000.575000. Savings from other projects in the CPR Fund are expected to cover \$6,500 overage.

**LEGAL/POLITICAL CONSIDERATIONS**

None

**ALTERNATIVES/OPTIONS**

Request for bid closed on April 17, 2025, staff could look at other contractors. 7 bids were submitted.

**STAFF RECOMMENDATIONS**

Staff recommends to approve the proposal from Longview Heating & Air to replace Recreation Center RTU-2 and Community Center RTU-1 for an amount not to exceed \$101,500.00

**Attachments:**                      a. Project Agreement  
                                                 b. Notice of Award

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date





**Rec Center / Community  
Center HVAC replacement  
Project**

**Project Agreement**

This Agreement is entered into by and between the **City of Fort Lupton**, Colorado (hereinafter "City") and **Longview Heating and Air** (hereinafter "CONTRACTOR").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

1. **SCOPE OF WORK.** Contractor will furnish all tools, equipment, machinery, supplies, superintendence, insurance, transportation, labor and other construction accessories, services and facilities specified or required to be incorporated in and for a permanent part of the completed work. Contractor shall provide and perform all necessary labor in a first class and workmanlike manner and in accordance with the conditions and prices stated in the bid proposal and the requirements, stipulations, provisions and conditions of the contract documents. Contractor shall perform, execute, construct and complete all things mentioned to be done by the Contractor and all work included in the scope of work and bid specifications set forth and incorporated herein as **Exhibit A**. Contractor shall provide all insurance and or bonds as required by Exhibit A prior to commencement of work. All certificates of insurance from contractors should list the City as an additional insured.

2. **CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the bid specifications attached hereto as Exhibit A and the Contractor's Bid proposal set forth as **Exhibit B**. In the event of any conflict between any of these documents, this document and Exhibit A shall control.

3. **TIME OF COMPLETION.** The Contractor agrees to commence work upon execution of this Agreement and to complete all work by no later than **October 31, 2025.**

4. **CONTRACT SUM.** The City shall pay to the Contractor for performance and completion of the work encompassed by this Agreement, and the Contractor will accept as full compensation therefore the sum of **\$101,500.00**, subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon inspection and acceptance

of the work by the City, in its sole discretion, including completion by the Contractor of any punch-list items as determined by the City and execution of any releases by Contractor deemed necessary by the City.

5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** No change orders shall be allowed on this project unless with written approval of the City. The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Contractor in writing, that lawful appropriations to cover the costs of this additional work has been made.

6. **WARRANTY.** All warranties for work performed by the Contractor, repairs to be made or service calls required to be attended to by Contractor shall be as set forth and required by Exhibit A and or by Colorado law. Contractor shall notify the City when the scope of work is completed and the City shall confirm completion of the work, in the City's sole discretion. Once the scope of work is confirmed by the City as completed, the Notice of Commencement of Warranty (**Exhibit C attached hereto and incorporated herein**) will be tendered by the City. The warranty period shall only commence upon execution and tendering of Exhibit C to the Contractor by the City.

7. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement. Consultant's services will be performed solely for the benefit of City and not for the benefit of any other persons or entities. Neither City nor Consultant shall assign or transfer interest in this Agreement without the written consent of the other.

8. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

9. **SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

10. **GOVERNING LAW.** Contractor agrees to comply with all local, state and federal laws in its performance of work under this Agreement. This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter,

other than the request for injunctive relief.

11. **OSHA REQUIREMENTS.** Contractor agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Contractor shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. Contractor acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities imposed upon the “controlling contractor” as such term is defined and construed under all OSHA rules and regulations. The Contractor shall adhere to all federal, state and local safety and health regulations, laws and ordinances.

12. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

13. **FORCE MAJEURE.** Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

14. **INDEPENDENT CONTRACTOR.** Contractor is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that Contractor at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by Contractor to perform services pursuant to this Agreement shall be employees or independent contractors of Contractor and are not employees, contractors or agents of the City. Contractor does not have the

authority to bind the City by contract or otherwise

15. **INDEMNIFICATION BY CONTRACTOR.** Contractor shall indemnify and hold the City harmless from any damages, including but not limited to any loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising the negligence or other fault of Consultant or its Consultants pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.

15. **APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**CITY OF FORT LUPTON, COLORADO**

\_\_\_\_\_  
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**CONTRACTOR:**

\_\_\_\_\_  
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_



Request Number:  
FTL2025-003

\*\*\*\*\*



CITY COUNCIL OF FORT LUPTON, STATE OF COLORADO,  
BY AND THROUGH ITS FINANCE DIRECTOR

DATE: March 18, 2025

**THIS DOCUMENT CONTAINS GENERAL INFORMATION FOR THE PURCHASING PROCESS OF THE CITY OF FORT LUPTON. ALL ITEMS MAY NOT BE APPLICABLE. ACTUAL BID SPECIFICATIONS WILL BE FOUND FOLLOWING PAGE 7.**

I. NOTICE TO BIDDERS

- A. The City of Fort Lupton of the County of Weld, State of Colorado, by and through its Finance Director, wishes to purchase/lease the following:

**2 Commercial HVAC Units**

- B. Sealed or emailed bids for the above stated merchandise, equipment, and/or services will be received at the office of the City of Fort Lupton Finance Director, 130 South McKinley Avenue, Fort Lupton, Colorado, 80621 until: **Friday April 17, 2025, 2024 @ 3:00 P.M.**
- C. **MANDATORY** Pre-Bid Meeting will be held on **APRIL 1, 2025 @ 9:00am** at 203 S Harrison Avenue, Fort Lupton, CO 80621
- D. Questions may be asked only by email to [dwelch@fortluptonco.gov](mailto:dwelch@fortluptonco.gov) and will accepted until 3:30 PM April 7, 2025. All questions will be answered no later than 8:30 AM April 16th.
- E. It is tentatively scheduled that the City Council will address this acquisition on **May 6, 2025.**

II. INVITATION TO BID

- A. The City of Fort Lupton of the County of Weld, State of Colorado, by and through its Finance Director, requests bids for the purchase of the above-listed merchandise, equipment, and/or services.
- B. Said product shall be for the benefit of: **CITY OF FORT LUPTON, 130 S. McKinley Ave., FORT LUPTON, COLORADO 80621.**
- C. Bids shall include any and all charges for freight, delivery, containers, packaging, less all taxes and discounts, and shall, in every way, be the total net price which the bidder will expect the City of Fort Lupton to pay if awarded the bid.
- D. Both Physical and electronic bid submissions are acceptable. Bids may be emailed to [bids@fortluptonco.gov](mailto:bids@fortluptonco.gov); the vendor must include the following statement in the body of the email, "**I hereby waive my right to a sealed bid**", and must have the bid number in the email subject. Physical bids must be sealed in envelopes that have the bid number and title of the bid typed or printed in plain sight. One original and two copies of the Bid must be submitted at the time of the bid opening. One complete bid document, which will be the only official copy of the bid, shall be filed at the finance

.....  
Request Number:  
FTL2025-003

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department. After certification of the bid, by finance, the other copies will be sent to the applicable department(s) for review.

III. INSTRUCTIONS TO BIDDERS

- A. Bids shall be typewritten or written in ink. Each bid must give the full business address of bidder and be signed by him with his usual signature. Bids by partnerships must furnish the full names of all partners and must be signed with the partnership name by one of the members of the partnership or by an authorized representative, followed by the signature and title of the person signing. Bids by corporations must be signed with the legal name of the corporation, followed by the name of the state of the incorporation and by the signature and title of the president, secretary, or other person authorized to bind it in the matter. The name of each person signing shall also be typed or printed below the signature. A bid by a person who affixes to his signature the word "president," "secretary," "agent," or other title without disclosing his principal, may be held to be the bid of the individual signing. When requested by the Finance Director, satisfactory evidence of the authority of the officer signing in behalf of a corporation shall be furnished. All corrections or erasures shall be initialed by the person signing the bid. All bidders shall agree to comply with all of the conditions, requirements, specifications, and/or instructions of this bid as stated or implied herein. All designations and prices shall be fully and clearly set forth. All blank spaces in the bid forms shall be suitably filled in.
- B. Bids may be withdrawn upon written request to the Finance Director received from bidders prior to the time fixed for opening. Negligence on the part of bidder in preparing the bid confers no right for the withdrawal of the bid after it has been opened.
- C. Bidders are expected to examine the conditions, specifications, and all instructions contained herein. Failure to do so will be at the bidder's risk.
- D. Bidders shall not stipulate in their proposals any conditions not contained in the instructions and specifications herein unless specifically requested by the special instructions attached hereto. Any proposal which fails to comply with the letter of the instructions and specifications herein may be rejected.
- E. Late or unsigned bids may not be accepted or considered. It is the responsibility of the bidder to ensure that the bid arrives in the City of Fort Lupton Finance Department on or prior to the time indicated in Section I., entitled "Notice to Bidders."
- F. When approximate quantities are stated, the City of Fort Lupton reserves the right to increase or decrease quantity as best fits its needs.
- G. Whenever requested, samples or descriptive matter shall be filed prior to the opening of bids.
- H. Any item supplied to the City of Fort Lupton shall be new and of the manufacturer's current model unless otherwise specified.
- I. In accordance with purchasing procedures of the City of Fort Lupton, the Council will give preference to residents of the City of Fort Lupton in all cases where said bids are competitive in price and quality. It is also understood that the Council of the City of Fort Lupton will give preference to suppliers from the State of Colorado, in accordance with



Request Number:  
FTL2025-003

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Section 30-11-110, CRS, when it is accepting bids for the purchase of any books, stationery, records, printing, lithographing or other supplies for any officer of the City.

- J. All discounts shall be figured from the date of delivery and acceptance of the articles, or in the case of an incorrect invoice, from the date of receipt of corrected invoice, if this be subsequent to delivery and acceptance.
- K. Substitutions or modifications to any of the terms, conditions, or specifications of this bid package which are made by the City of Fort Lupton, after the bids have been distributed to prospective bidders, and prior to the date and time of bid opening, will be made in writing and signed by Finance Director. No employee of the City of Fort Lupton is authorized in any way to modify any of the terms, conditions, or specifications of this bid without written approval of said Finance Director. This is not to imply that bids will not be accepted or considered with specifications which are different from those herein. Any item which does not meet all the terms, conditions, or specifications of this bid, must be clearly indicated on a separate sheet of paper, attached to the bid specification and proposal sheets and returned with the bid.
- L. The successful bidder shall indemnify and hold harmless the City of Fort Lupton, against all claims for royalties, for patents or suit for infringement thereon, which may be involved in the manufacture or use of the material to be furnished.
- M. All goods shall remain the property of the seller until delivered to and accepted by the City of Fort Lupton.
- N. Bids received prior to the time of opening will be kept unopened in a secure place. No responsibility will attach to the Finance Director for the premature opening of a bid not properly addressed and identified.
- O. In submitting the bid, the bidder agrees that the acceptance of any and all bids by the Council of the City of Fort Lupton within a reasonable time or period constitutes a contract. The Fort Lupton City Council, reserves the right to reject any and all bids, to waive any informalities in bids, and to accept the bid that, in the opinion of the Council, is to the best interests of the Council and of the City of Fort Lupton.
- P. No delivery shall become due or be accepted unless a purchase order shall first have been issued by the Finance Director. It is understood that it is necessary for all invoices to be made out to the City of Fort Lupton, not to the Department securing the merchandise. All invoices should be sent to: Fort Lupton Finance Department, 130 South McKinley Avenue, Fort Lupton, CO 80621.
- Q. These instructions, the proposal forms, and specifications have been developed with the hope of raising the standard of purchasing negotiations to a level wherein all transactions will be mutually satisfactory. Your cooperation is invited.

#### IV. DEFINITIONS

Request Number:  
FTL2025-003



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- A. "Standard": When the word "standard" is used in the specification to describe an item of equipment or in assembly, it shall be construed to mean that item or assembly so described shall be the latest regular product of the manufacturer thereof, identified by a model or other designation, without the modification or omission of any of its usual parts or the substitution of others therefore, except as hereafter specified, details, capacities and ratings, conforming in every respect to the said manufacturer's catalog or other printed matter describing the item or assembly. Standard subassemblies, accessories, fittings, and finishes shall be construed to be those which are regularly furnished as part of the principle unit or assembly and included in the selling price thereof.
- B. "Reputable Manufacturer": A manufacturer who has been engaged in the business of fabricating the equipment specified for a reasonable period of time prior to the date set for opening of bids and who can demonstrate to the satisfaction of the City of Fort Lupton that said manufacturer has successfully installed equipment of the type proposed to be furnished in at least three (3) instances and the performance of such equipment has been satisfactory. Manufacturers having been engaged in the business of manufacturing said equipment for a period of one (1) year prior to the date affixed for opening bids shall, prima facie, be deemed to have been engaged in such business a reasonable length of time.
- C. "Or Equal": The specific equipment mentioned shall be understood as indicating the type, function, minimum standard of design, efficiency, and quality desired and shall not be construed in such a manner as to exclude manufacturer's equipment of comparable quality, design, and efficiency.

#### V. GENERAL SPECIFICATIONS, CONDITIONS AND INFORMATION

- A. Design: Any equipment to be purchased shall be the manufacturer's latest model of production. Said equipment shall be of superior quality and suitable to the use for which it is intended. The technical design shall be in line with the best practice in the industry and the materials and workmanship entering into the construction shall be of the kinds and qualities which will ensure long life, dependability, and low cost of maintaining and repairing.
- B. Pre-delivery Service: Office equipment is to be delivered, as directed, unpacked, assembled, cleaned and adjusted for immediate use at a location designated by the Finance Director of the City of Fort Lupton. Motor vehicles and other items of equipment shall be ready for immediate use at the time of delivery to a designated location. The equipment shall be clean and all instruments properly adjusted. The inflation of tires must be checked, lubrication completed, the crank case checked for proper oil level, and any other servicing normally provided by dealers shall be performed. Operating and maintenance manuals shall be provided at the time of delivery. Parts and price lists shall be included when special equipment is purchased or when requested by the City of Fort Lupton.
- C. Acknowledgment and Delivery Schedule of Initial Order: Time is of the essence. Delivery date will be noted on page 6 of the bid packet. The successful bidder shall acknowledge the receipt of the order and certify delivery as scheduled.



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- D. Warranty: The successful bidder shall warrant that:
1. The goods to be supplied pursuant to this bid are fit and sufficient for the purpose intended;
  2. The goods are merchantable, of good quality, and free from defects, whether patent or latent, in material or workmanship; and
  3. The goods sold to the City of Fort Lupton pursuant to this bid conform to the minimum City specifications as established herein.

The successful bidder shall further warrant that he has title to the goods supplied and that the goods are free and clear of all liens, encumbrances, and security interests. All warranties made by the successful bidder, together with service warranties' and guarantees shall run to the City of Fort Lupton and its successors and assigns.

- E. Service Calls in the First One Year Period: The successful bidder shall bear all costs for mileage, travel time, and service trucks used in the servicing (including repairs) of any of the goods to be purchased by the City of Fort Lupton, pursuant to this bid for as many service calls as are necessary for the first one (1) year period after said goods are first supplied to the City of Fort Lupton.
- F. The bidder acknowledges that all contracts are subject to approval by the Fort Lupton City Council. Bidder should not incur any costs prior to receipt of a signed contract approved by the City of Fort Lupton and a fully executed Notice to Proceed. Any costs incurred by bidder prior to receipt of an approved contract and fully executed Notice to Proceed are the sole responsibility of the applicable bidder. Any costs incurred by a bidder in preparation of its bid are the sole responsibility of the applicable bidder.
- G. General Information: Bidder shall submit with their bids the following information pertaining to the equipment upon which the bids are submitted:
1. Detailed equipment specifications to include the warranty.
  2. Descriptive literature.

.....  
Request Number:  
FTL2025-003

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Ms. Leann Perino  
Finance Director  
130 South McKinley Avenue  
Fort Lupton, Colorado 80621

Dear Ms. Perino:

The undersigned having become familiar with the specifications for 2 HVAC Units and deliver to the City of Fort Lupton as set forth in the following schedule:

|               |                   |
|---------------|-------------------|
| Cost of Units | \$ <u>70,000</u>  |
| Other Fees    | \$ <u>31,500</u>  |
| GRAND TOTAL   | \$ <u>101,500</u> |

I certify that the above quotation is exclusive of any federal excise taxes and all other state and local taxes, and includes any applicable permits and fees for installation. I further certify that the items offered for intended use by the City of Fort Lupton will meet all specifications as has so indicated in this bid form. The Council of the City of Fort Lupton reserves the right to reject any or all bids, to waive any informality in bids, and to accept the bid that, in the opinion of the Council, is to the best interests of the Council and of the City of Fort Lupton. The Council of the City of Fort Lupton shall give preference to residents of Fort Lupton bidders in all cases where the bids are competitive in price and quality.

FIRM Longview Heating & Air BY Ivan Dobesh

BUSINESS ADDRESS 1005 Longview Dr TITLE Owner

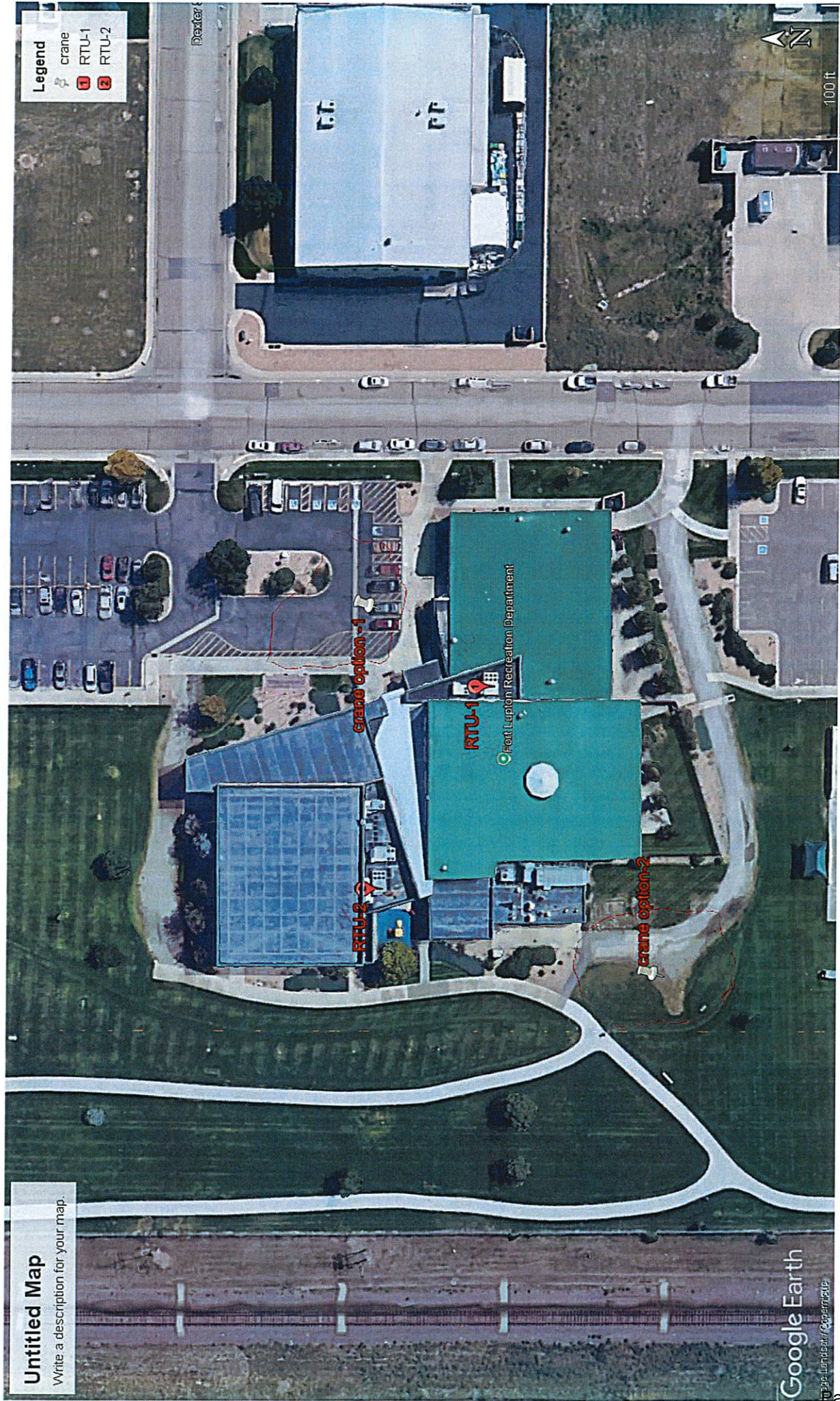
CITY, STATE, ZIP CODE Fort Lupton, CO 80621 DATE 04/09/2025

TELEPHONE NO. (970) 408-9473 FAX NO. \_\_\_\_\_ TAXPAYER I.D.# 84-4455140

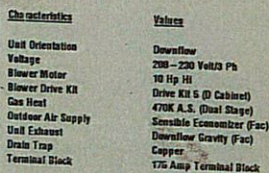
DOES YOUR BID MEET OUR SPECIFICATIONS? YES x NO \_\_\_\_\_

CITY OF FORT LUPTON IS EXEMPT FROM COLORADO SALES TAXES. CERTIFICATE OF EXEMPTION NO.98-02812-0000. CITY OF FORT LUPTON FAX NUMBER IS #303-857-609















99NA505413 C



|                                                                                                                                       |                 |                          |                                |                                 |                                          |                           |               |                                                                                    |                   |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------|--------------------------------|---------------------------------|------------------------------------------|---------------------------|---------------|------------------------------------------------------------------------------------|-------------------|--|--|
|  <b>Carrier</b><br>A United Technologies Company     |                 |                          |                                | <b>MODEL 48HGF028AC - 601JR</b> |                                          |                           |               |  |                   |  |  |
| SERIAL 0204F10534                                                                                                                     |                 |                          |                                |                                 |                                          |                           |               |                                                                                    |                   |  |  |
| <b>Compressors</b>                                                                                                                    |                 | <b>(Factory Charged)</b> |                                |                                 |                                          | <b>Refrigerant/System</b> |               | <b>Test Pressure Gage</b>                                                          |                   |  |  |
| <b>Oty</b>                                                                                                                            | <b>Volts AC</b> | <b>PH Hz</b>             | <b>R/LA</b>                    | <b>LRA</b>                      | <b>lbs</b>                               | <b>kg</b>                 | <b>R -- Z</b> | <b>Hi Lo</b>                                                                       | <b>PSI ( kPa)</b> |  |  |
| 1                                                                                                                                     | 460             | 3                        | 60 19.6                        | 125                             | 23.9                                     | 10.8                      | R--22         | 410 PSI                                                                            | ( 2827 kPa)       |  |  |
| 1                                                                                                                                     | 460             | 3                        | 60 19.6                        | 125                             | 21.5                                     | 9.8                       | R--22         | 150 PSI                                                                            | ( 1034 kPa)       |  |  |
| <b>Fan Motors</b>                                                                                                                     |                 | <b>Oty Volts AC</b>      | <b>PH Hz</b>                   | <b>FLA</b>                      | <b>HP</b>                                | <b>KW</b>                 |               |                                                                                    |                   |  |  |
| Indoor Fan                                                                                                                            |                 | 1                        | 460                            | 3                               | 60 14                                    | 10                        | 7.46          |                                                                                    |                   |  |  |
| Outdoor Fan                                                                                                                           |                 | 6                        | 460                            | 1                               | 60 0.7                                   | 0.25                      | 0.19          |                                                                                    |                   |  |  |
| Combustion Fan                                                                                                                        |                 | 1                        | 460                            | 1                               | 60 0.3                                   | 0.06                      | 0.04          |                                                                                    |                   |  |  |
| Power Exhaust                                                                                                                         |                 | 2                        | 460                            | 1                               | 60 3.1                                   | 1                         | 0.75          |                                                                                    |                   |  |  |
| Outlet                                                                                                                                |                 | 1                        | 115                            | 1                               | 60 3                                     |                           |               |                                                                                    |                   |  |  |
| <b>Power Supply</b>                                                                                                                   |                 | <b>Volts AC</b>          | <b>Max PH Hz</b>               | <b>Min Volts</b>                | <b>MCA *</b>                             | <b>MOCP *</b>             |               |                                                                                    |                   |  |  |
| Ckt 1                                                                                                                                 |                 | 460                      | 3 60 506                       | 414                             | 72                                       | 90                        |               |                                                                                    |                   |  |  |
| MCA = Min Circuit Amps                                                                                                                |                 |                          |                                |                                 |                                          | Fuse or HACR BKR          |               |                                                                                    |                   |  |  |
| MOCP = Max Over Current Protective Device Amps                                                                                        |                 |                          |                                |                                 |                                          |                           |               |                                                                                    |                   |  |  |
| <b>BTU / Hr.</b>                                                                                                                      |                 | <b>kW</b>                | <b>82 % Thermal Efficiency</b> |                                 | <b>Equipped for use with NATURAL Gas</b> |                           |               |                                                                                    |                   |  |  |
| 317000                                                                                                                                |                 | 92.9                     | Input Min                      |                                 | <b>For Outdoor Use ONLY</b>              |                           |               |                                                                                    |                   |  |  |
| 400000                                                                                                                                |                 | 117.2                    | Input Max                      |                                 |                                          |                           |               |                                                                                    |                   |  |  |
| 328000                                                                                                                                |                 | 96.1                     | Output Cap.                    |                                 |                                          |                           |               |                                                                                    |                   |  |  |
| Design Tested Under ANSI Z21.47B -- CSA 2.36 -- 2000<br>UL 1995 Air Conditioners and ANSI 15 Safety Code for Mechanical Refrigeration |                 |                          |                                |                                 |                                          |                           |               |                                                                                    |                   |  |  |
| Charge System per Installation Instructions                                                                                           |                 |                          |                                |                                 |                                          | Made in China             |               |                                                                                    |                   |  |  |
|                                                                                                                                       |                 |                          |                                |                                 |                                          | 99NA506793                |               |                                                                                    |                   |  |  |

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[illegible]

















# FTL2025-003 Bid Proposal

04-09-2025

Ivan Dobesh, Owner

Longview Heating & Air

1005 Longview Dr.

Fort Lupton, CO 80621

## Overview

Replace two existing rooftop HVAC units at the Fort Lupton Community Center located at 203 S Harrison Avenue in Fort Lupton, CO.

## Project Scope

- Replace existing Lennox brand rooftop HVAC unit (serial number: 5601A00339).
  - Disconnect, removal and disposal of existing equipment following best practices and EPA guidelines.
  - Roof curb adapter installation.
  - Economizer and hail guard installation.
  - Install new high-voltage electrical disconnect.
  - Connect new equipment to the existing BAS system and make adjustments to parameters if necessary.
  - Installation of new equipment with specifications:
    - Brand: Carrier

- Model: FEFM28A3A5-8U010 (2-stage)
    - Cooling efficiency: 13.4 SEER2
    - Net cooling capacity: 278,000 BTU (25 tons)
    - Heating efficiency: 81% AFUE
    - Gross heating capacity: 400,000 BTU
    - Warranty: 10 years parts only heat exchanger, 5 years parts only compressor, 3 year SystemVu™ controller, One year parts only on all other parts. One year labor warranty from Longview Heating & Air.
  - Commission new equipment.
  - Familiarize the end user with equipment operation and maintenance.
- Replace existing Carrier brand rooftop HVAC unit (serial number: 0204F10534).
    - Disconnect, removal and disposal of existing equipment following best practices and EPA guidelines.
    - Economizer and hail guard installation.
    - Install new high-voltage electrical disconnect.
    - Connect new equipment to the existing thermostat and program the thermostat as desired by the end user.
    - Installation of new equipment with specifications:
      - Brand: Carrier
      - Model: FEFM28A3A6-8U010 (2-stage)
      - Cooling efficiency: 13.4 SEER2
      - Net cooling capacity: 278,000 BTU (25 tons)
      - Heating efficiency: 81% AFUE
      - Gross heating capacity: 400,000 BTU
      - Warranty: 10 years parts only heat exchanger, 5 years parts only compressor, 3 year SystemVu™ controller, One year parts only on all other parts. One year labor warranty from Longview Heating & Air.
    - Commission new equipment.
    - Familiarize the end user with equipment operation and maintenance.

## Covered Costs

This bid covers all costs associated with the above project scope such as: providing all necessary equipment and materials, equipment and material delivery, crane services, refuse disposal and project planning (including permits). If any modifications are necessary for the project to pass inspection, all costs incurred with doing so would be covered.

## Relevant Experience

- Fort Lupton Community Center Rooftop HVAC Unit Replacement
  - In September of 2024 we successfully replaced a rooftop HVAC unit at the Fort Lupton Community Center.
  - The scope of work was nearly identical to the scope of work for this bid.
- City of Fort Lupton HVAC Service
  - Since February of 2024 we have been performing HVAC service work for the Fort Lupton Community Center.
  - We are familiar with equipment controls, locations and operations.
  - Our work in the building is efficient due to our familiarity.
  - We have happily worked with Dan Welch as our main contact.

## Bid Proposal Amount

I, Ivan Dobesh, owner of Longview Heating and Air, propose to perform the scope of work detailed above as requested by the bid notice for Solicitation Number: FTL2025-003 for a total of:

**\$101,500.00**

Signature:  \_\_\_\_\_

Printed name: Ivan Dobesh

Date: 04/09/2025





|          |              |
|----------|--------------|
| ESTIMATE | #251376      |
| TOTAL    | \$101,500.00 |

City of Fort Lupton  
203 South Harrison Avenue  
Fort Lupton, CO 80621

☎ (404) 645-9096  
✉ [dwelch@fortluptonco.gov](mailto:dwelch@fortluptonco.gov)

CONTACT US

1005 Longview Drive  
Fort Lupton, CO 80621

☎ (970) 408-9473  
✉ [longview.heating@gmail.com](mailto:longview.heating@gmail.com)

ESTIMATE

| Services            | qty | unit price  | amount      |
|---------------------|-----|-------------|-------------|
| Replace Carrier RTU | 1.0 | \$49,000.00 | \$49,000.00 |

Replace Carrier RTU with serial number: 0204F10534. Serves gym area. One year parts and labor warranty. New unit would be two-stage Carrier equipment (Model: FEFM28A3A6), 25-ton cooling capacity, 400K BTU heating capacity. 13.4 SEER2 cooling efficiency, 81% AFUE heating efficiency. Includes economizer and hail guards. Seal all exposed air duct seams with outdoor rated sealant.

City of Fort Lupton request number: FTL2025-003.

|                    |     |             |             |
|--------------------|-----|-------------|-------------|
| Replace Lennox RTU | 1.0 | \$52,500.00 | \$52,500.00 |
|--------------------|-----|-------------|-------------|

Replace Lennox RTU with serial number: 5601A00339. Serves community center area. One year parts and labor warranty. New unit would be two-stage Carrier equipment, 25-ton cooling capacity, 400K BTU heating capacity. 13.4 SEER2 cooling efficiency, 81% AFUE heating efficiency. Includes curb adapter, economizer and hail guards. Utilize existing BAS system for controls. Adjust settings to BAS system, if necessary.

City of Fort Lupton request number: FTL2025-003.

Services subtotal: \$101,500.00

Subtotal \$101,500.00

**Total \$101,500.00**

City of Fort Lupton request number: FTL2025-003.  
Both units would have about a 4-6 week lead time.



Rec Center / Community Center  
HVAC Replacement Project

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

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

Exhibit C

May 6, 2025

Longview Heating & Air  
1005 Longview Drive  
Fort Lupton, CO 80621

**RE: Recreation Center RTU-2 and Community Center RTU-1  
Warranty / Acceptance**

Dear Contractor:

In accordance with the Recreation Center / Community Center HVAC Replacement Project Agreement approved on May 6, 2025, the City did a walk-through inspection of the Recreation Center RTU-2 and Community Center RTU-1. Confirmation of all permitting and inspections have been received.

Project is deemed complete.

**Warranty: 10 years parts only heat exchanger, 5 years parts only compressor, 3 year SystemVu™ controller, One year parts only on all other parts. One year labor warranty from Longview Heating & Air will begin effective TBD, 2025.**

Please call me if you have any questions at 720-466-6162.

Sincerely,

Doug Cook  
City of Fort Lupton  
Parks and Recreation Director

### NOTICE OF COMMENCEMENT OF WARRANTY

Contractor has certified to the applicable City officials in writing that the scope of work pursuant to agreement dated **TBD, 2025** has been completed in conformance with the terms and conditions of said Public Improvements Agreement. City officials have confirmed the scope of work set forth in the contract has been completed by Contractor.

The confirmation of completion date is hereby identified as **TBD, 2025**. Accordingly, the commencement of warranty date.

This Notice of Commencement of Warranty is given this TBD day of TBD, 2025.

CITY OF FORT LUPTON, COLORADO

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Doug Cook, Parks and Recreation Director





Rec Center / Community Center

HVAC Replacement Project

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

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

Longview Heating & Air  
1005 Longview Drive  
Fort Lupton, CO 80621

Date: **May 6, 2025**

Attention: Ivan Dobesh

**Subject: City of Fort Lupton, Colorado  
Recreation Center RTU-2 and Community Center RTU-1 Replacement  
Notice of Award**

The City of Fort Lupton, Colorado, has considered the Proposal submitted by you for the above described work in response to the Invitation for Bids dated **April 17, 2025**, and the Instructions to Bidders.

You are hereby notified that your Proposal has been accepted for the work in the amount or amounts shown on your Proposal.

You are required by the Instructions to Bidders to execute the Agreement and furnish any Performance Bond, the Payment Bond, Insurance Certificates, and other required documentation no later than ten (10) calendar days from the date of this notice.

If you fail to execute the said Agreement and to furnish the said Bonds no later than seven (7) calendar days from the date of this Notice of Award, the City of Fort Lupton, Colorado, will be entitled to consider all your rights arising out of the City of Fort Lupton, Colorado's acceptance of your Proposal as abandoned and as a forfeiture of your Proposal security as liquidated damages, but not as a penalty, for the delay and extra work caused thereby and also to compensate the City of Fort Lupton, Colorado, for the difference between your Proposal and the next lowest Bid. The City of Fort Lupton, Colorado, will be entitled to such other rights as may be granted by Colorado law.

You are required to return an acknowledged copy of this Notice of Award to the City of Fort Lupton, Colorado.

The insurance certificates required for this project shall be sent to City of Fort Lupton, Attention: Chris Cross, 130 South McKinley Avenue, Fort Lupton, Colorado 80621.

**CITY OF FORT LUPTON, COLORADO**

\_\_\_\_\_

By: Zo Hubbard

Title: Mayor

Address: 130 South McKinley Avenue

Fort Lupton, Colorado 80621

Telephone: (303) 857-6694

**Acceptance of Notice of Award**

Receipt of the above Notice to Proceed is hereby acknowledged:

this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Longview Heating & Air**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_



**SUBJECT FOR DISCUSSION**

Reject All Bids Received for the Waste Water Treatment Plant Slurry Wall Project.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Bid documents were advertised from March 25, 2025 with bid opening on April 28, 2025. Three bids were received with Geo Solutions providing the low bid as shown in the attached Bid Tabulation.

All received bids are significantly over budget. The pay item for Work Platform appears to be the outlier of expected proposals.

The Engineer is evaluating the bid documents to determine where the contractors perceive risk in the project. Schedule for rebid would be in May.

Anticipated project start is this July with completion in 90 Calendar Days (weather providing) and Burnco mining operations beginning this summer.

**FINANCIAL CONSIDERATIONS**

The 2024 budget does not include this project. Mining royalties were expected cover the slurry wall construction

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable.

**ALTERNATIVES/OPTIONS**

- A. Reject all bids and rebid
- B. Award contract to Geo Solutions
- C. Abandon project

**STAFF RECOMMENDATIONS**

Staff recommends rejecting all bids and rebid of the project.

Attachments: a. Bid Tabulation

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date

| City of Fort Lupton, Colorado |                          |                 |      |                 |                   |                 |                   |                 |                   |
|-------------------------------|--------------------------|-----------------|------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|
| Public Works Department       |                          |                 |      |                 |                   |                 |                   |                 |                   |
| WWTP Lagoon Slurry Wall       |                          |                 |      |                 |                   |                 |                   |                 |                   |
| Bid Tabulation                |                          |                 |      |                 |                   |                 |                   |                 |                   |
|                               |                          |                 |      |                 |                   |                 |                   |                 |                   |
| Contractor:                   |                          | 2021 Engineer's |      | Geo Solutions   |                   | Hall-Irwin      |                   | Odin            |                   |
| No.                           | Pay Item                 | Qty             | Unit | Rate in Numbers | Amount in Numbers | Rate in Numbers | Amount in Numbers | Rate in Numbers | Amount in Numbers |
| 2.01                          | Mobilization             | 1               | LS   | \$ 127,000.00   | \$ 127,000.00     | \$ 214,794.99   | \$ 214,794.99     | \$ 425,000.00   | \$ 425,000.00     |
| 2.02                          | Surveying                | 1               | LS   | \$ 28,209.00    | \$ 28,209.00      | \$ 10,375.63    | \$ 10,375.63      | \$ 45,000.00    | \$ 45,000.00      |
| 2.03                          | Work Platform            | 1               | LS   | \$ 1,196,341.00 | \$ 1,196,341.00   | \$ 739,165.96   | \$ 739,165.96     | \$ 1,375,000.00 | \$ 1,375,000.00   |
| 2.04                          | Slurry Wall              | 203640          | SF   | \$ 6.10         | \$ 1,242,204.00   | \$ 8.62         | \$ 1,755,376.80   | \$ 8.25         | \$ 1,680,030.00   |
| 2.05                          | Structural Road Crossing | 2               | EA   | \$ 3,691.00     | \$ 7,382.00       | \$ 10,741.82    | \$ 21,483.64      | \$ 6,000.00     | \$ 12,000.00      |
| 2.06                          | Utility Crossing         | 2               | EA   | \$ 9,084.00     | \$ 18,168.00      | \$ 11,962.49    | \$ 23,924.98      | \$ 45,000.00    | \$ 90,000.00      |
| 2.07                          | Consolidation Cap        | 1               | EA   | \$ 19,945.00    | \$ 19,945.00      | \$ 26,659.26    | \$ 26,659.26      | \$ 6,000.00     | \$ 6,000.00       |
| <b>Project Total</b>          |                          |                 |      |                 | \$ 2,639,249.00   |                 | \$ 2,791,781.26   |                 | \$ 3,633,030.00   |





### SUBJECT FOR DISCUSSION

Approving a Resolution to Establish a Targeted Restaurant & Entertainment Activation Policy & Program

### SUMMARY STATEMENT/BACKGROUND DISCUSSION

This proposed Targeted Restaurant & Entertainment Activation Policy & Program was developed to support the attraction of new dining and entertainment retail establishments to a specific area of the City. New businesses support the strategic plan goal of economic sustainability by generating new jobs and tax revenues.

This program is in addition to the City's existing incentive programs and provides another tool to help meet City goals. The personal property tax rebate program for primary employers, established by Resolution 2020R031, and the Economic Incentive Policy, established by Resolution 2023R007, will both remain in effect. This program is separate from, and does not preclude an applicant from applying for these other City incentive programs or the Fort Lupton Urban Renewal Authority (FLURA) Building Renovation Grant Program. Existing businesses may request assistance through the Economic Incentive Policy.

As a targeted program, eligibility is limited to specific new types of businesses that locate in the target program area and otherwise meet the eligibility requirements outlined in the program attached to the resolution.

### FINANCIAL CONSIDERATIONS

This policy does not present an immediate impact on the City's budget and finances.

Sales tax reimbursements approved under this program will reduce the total tax revenues that would otherwise be remitted to and retained by the City.

### LEGAL/POLITICAL CONSIDERATIONS

Incentives provided by the City of Fort Lupton will require an incentive agreement containing language compliant with any relevant City ordinances and/or State statutes as currently stated or as may be amended.

### ALTERNATIVES/OPTIONS

- Accept the Targeted Restaurant & Entertainment Activation Policy & Program as proposed.
- Do not accept the proposed policy.
- Provide amendments to the proposed Targeted Retail Activation Policy & Program for acceptance.

### STAFF RECOMMENDATIONS

Approve the proposed resolution to adopt the Targeted Restaurant & Entertainment Activation Policy & Program.

#### Certification of Council Approval:

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

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

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

\_\_\_\_\_  
Date

**Attachments:**

- a. Proposed Resolution 2025RXXX
- b. Proposed Targeted Restaurant & Entertainment Activation Policy & Program

## **RESOLUTION NO. 2025RXXX**

### **A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON ESTABLISHING A TARGETED RESTAURANT AND ENTERTAINMENT ACTIVATION POLICY & PROGRAM**

**WHEREAS**, the City Council of the City of Fort Lupton (“City”) adopted Resolution 2019R061 approving the City of Fort Lupton 2019-2020 Strategic Plan, which provided a guide giving direction to all departments within the City and identified Economic Sustainability as one of the three (3) pillars of the Strategic Plan, and;

**WHEREAS**, the City Council adopted Resolution 2020R031 establishing an economic incentive via a rebate on business personal property tax for new and expanding business facilities. Resolution 2020R031 will remain in effect, and;

**WHEREAS**, the City Council adopted Resolution 2023R007 to establish general procedures and requirements to govern the City's fair, judicious, and strategic use of incentives to meet its economic development goals. Resolution 2023R007 will remain in effect, and;

**WHEREAS**, the City Council desires to attract new dining and entertainment retail establishments to the downtown business corridor of the City to diversify the local economy, enhance the quality of life for residents, activate the downtown business corridor, attract visitors, and support the City’s strategic plan goal of economic sustainability, and;

**WHEREAS**, the City Council desires to establish a Targeted Retail Activation Policy & Program creating a framework by which new dining and entertainment retail establishments may apply for a potential sales tax reimbursement, and;

**WHEREAS**, in no instance shall any negotiation result in an incentive payment or credit that violates City or State statute.

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council hereby declares that the intended purpose of the Targeted Restaurant & Entertainment Activation Policy & Program is to support the economic sustainability of the City of Fort Lupton by providing the opportunity for new dining and entertainment retail establishments to apply for a sales tax reimbursement.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL  
OF THE CITY OF FORT LUPTON, COLORADO THIS 6<sup>th</sup> DAY OF MAY 2025.**

City of Fort Lupton, Colorado

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

Attest:

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

Approved as to form:

\_\_\_\_\_  
Andy Ausmus, City Attorney





## TARGETED RESTAURANT & ENTERTAINMENT ACTIVATION POLICY & PROGRAM

### Objective

The City of Fort Lupton (City) desires to attract new dining and entertainment retail establishments to the downtown business corridor of the City to diversify the local economy, enhance the quality of life for its residents, activate the downtown business corridor, attract visitors, and support the City's strategic plan goal of economic sustainability.

### Purpose

The purpose of this Targeted Restaurant & Entertainment Activation Policy & Program is to establish eligibility criteria and general procedures and requirements to govern this program for potential sales tax reimbursements to qualifying new businesses.

### Eligibility Criteria

- Businesses that meet the following criteria and are looking to establish their first location within the City of Fort Lupton are eligible. Existing businesses are not eligible for this program, but may apply for assistance under the City's Economic Incentive Policy.
- Types of Businesses:
  - **Full-Service Restaurant**  
A Full-Service Restaurant is generally identified by the customer's reliance on restaurant staff to provide all services at the table, including but not limited to: taking the customer's order, delivering food and beverages to the table, and clearing the table.
  - **Limited-Service Restaurant**  
A Limited-Service Restaurant is generally identified by the limited services provided by restaurant staff. Characteristics of Limited-Service Restaurants may include, but are not limited to the following: buffets, customers order items at a counter or kiosk, customers select a table, customers receive ordered items from staff and take the items to a table, and customers are responsible for clearing the table.
  - **Coffee Shop/Pastry Shop/Bakery/Ice Cream or other Dessert Café or Shop**
  - **Multi-Vendor Food Hall**  
A Multi-Vendor Food Hall must have at least three (3) separate vendors.
  - **Entertainment Venue**  
Examples of Entertainment Venues include, but are not limited to: arcades, music halls, movie theaters, and experience-based entertainment.

- **Craft Brewery/Distillery/Winery**
- **Cocktail Lounge & Bars/Nostalgia Bars & Pubs**
- The business must establish and maintain routine hours for being open to the public. Banquet halls and other facilities that are not routinely open to the public are not eligible for this program.
- The business must locate within the Fort Lupton Urban Renewal Authority Building Renovation Grant Area, as identified in Exhibit A or as amended.
- The business must comply with all applicable City, County, and State statutes.

### **Sales Tax Reimbursement**

Eligible businesses may apply for a potential City Sales Tax Reimbursement based on the following table:

| <b>Types of Businesses</b>                                             | <b>Reimbursement Percentage</b> | <b>Term Cap</b> |
|------------------------------------------------------------------------|---------------------------------|-----------------|
| Full-Service Restaurant                                                | 1.5%                            | 5 Years         |
| Limited-Service Restaurant                                             | 1.0%                            | 5 Years         |
| Coffee Shop/Pastry Shop/Bakery/Ice Cream or other Dessert Café or Shop | 0.50%                           | 2 Years         |
| Multi-Vendor Food Hall                                                 | 1.0%                            | 2 Years         |
| Entertainment Venue                                                    | 1.5%                            | 10 Years        |
| Craft Brewery/Distillery/Winery                                        | 1.5%                            | 5 Years         |
| Cocktail Lounge & Bars/Nostalgia Bars & Pubs                           | 1.0%                            | 2 Years         |

- This program is separate from, and does not preclude an applicant from applying for other City incentive programs or the Fort Lupton Urban Renewal Authority (FLURA) Building Renovation Grant Program.
- The City retains the right to deny an application for Sales Tax Reimbursement.
- This program may be modified or terminated at the discretion of the City Council of Fort Lupton.

### **Sales Tax Reimbursement Application**

Any eligible business requesting a Sales Tax Reimbursement from the City of Fort Lupton will comply with the following procedural guidelines. An Applicant's submission of a reimbursement request and/or documentation does not constitute approval from the City to provide a reimbursement. Approval of a sales tax reimbursement request does not constitute approval of land use, building permits, or other applications associated with the project.

### Sales Tax Reimbursement Request Process

All requests will be initiated through the City's Economic Development Department. An applicant must contact the Economic Development Manager to schedule a preliminary meeting to discuss the project concept and reimbursement request. The applicant should be prepared to provide the following information during the preliminary meeting:

- General facility, site, or project plan
- Capital investment and job creation projections
- Timeline/phase of the project
- Background and experience for this type of business

Additional information may be requested as needed by either the City or the applicant.

Following the preliminary meeting, City staff will conduct an administrative review of the project and incentive request. Subsequent meetings may be held with the applicant before presenting to the City Administrator or City Council for consideration. The final decision for reimbursement requests will be at the sole discretion of the City Council.

The Economic Development Manager will work with the Applicant to finalize the incentive request and will be the point of contact throughout the process.

### Sales Tax Reimbursement Agreement

If the application is approved by the City Council, the next step is a fully executed sales tax reimbursement agreement. The agreement will include at minimum the responsibilities of each party, the expectations of the project, performance measures, and clawbacks if applicable. Negotiated reporting requirements will be the responsibility of the business to provide to the City. Failure to provide the required information in a format acceptable to the City and within the timeline stipulated in the agreement may constitute a breach of the incentive agreement or result in forfeiture of sales tax reimbursement payments.

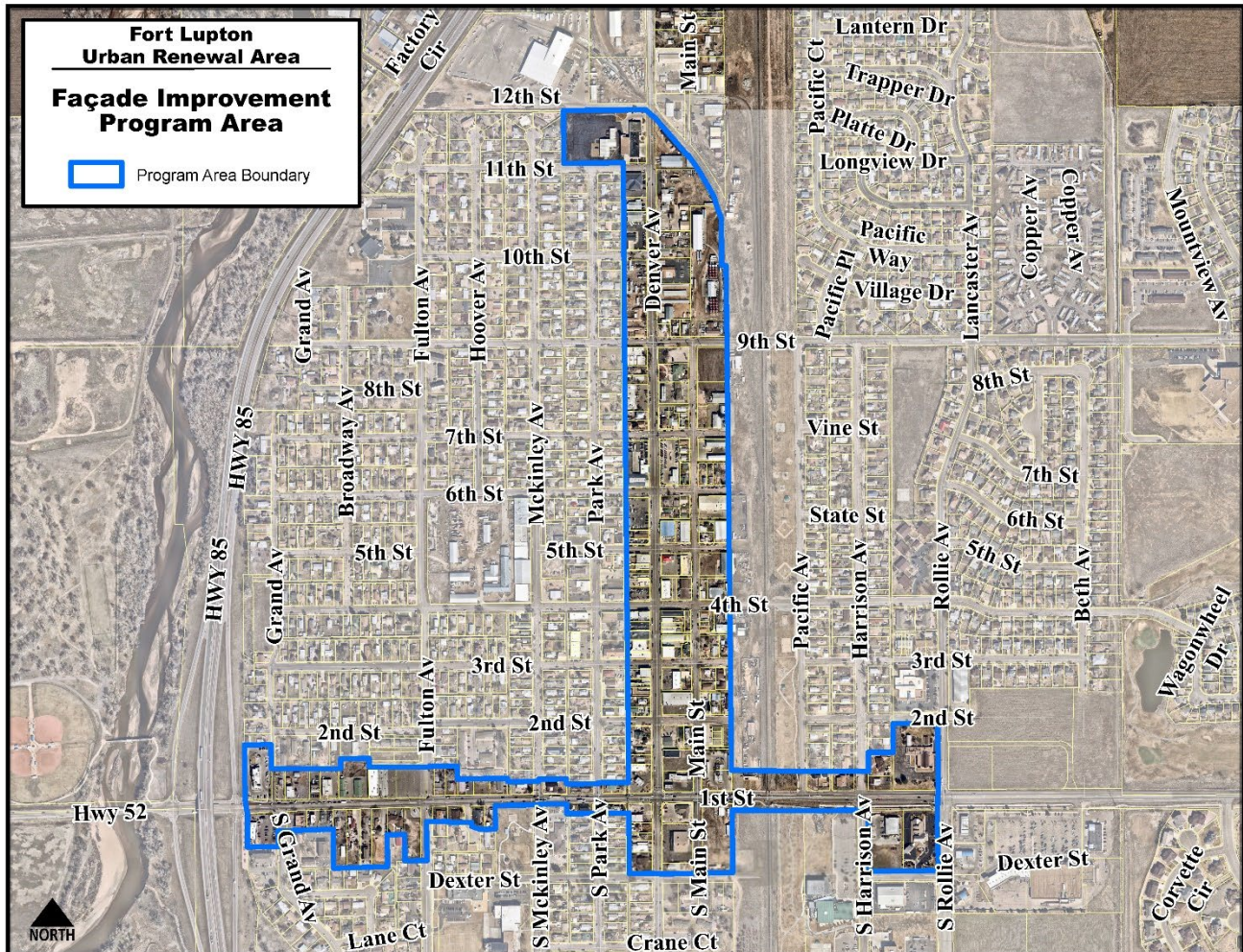
### Notice to Applicants

This document is intended only as a preliminary outline of a proposed City program. Nothing herein should be considered as an offer by the City of Fort Lupton of this program to any individual applicant. All applicants will be individually assessed on the merits of their respective applications and compliance with program requirements. Furthermore, no individual applicant should rely on this document in assessing their qualifications for the programs discussed herein. This document is for informational purposes only.

## EXHIBIT A

### Program Area

The business must locate within the Fort Lupton Urban Renewal Authority Building Renovation Grant Area to be eligible for this program.







### SUBJECT FOR DISCUSSION

Approval of the Agreement for an Economic Incentive via a Rebate on Personal Property Tax to Charm Industrial, Inc.

### SUMMARY STATEMENT/BACKGROUND DISCUSSION

In 2020, the City Council acted via AM 2020-061 and adopted resolution 2020R031 establishing an economic incentive via rebate on business personal property tax for new and expanding business facilities. That program was adopted in compliance with CRS 31-15-903 to support the Weld County incentive program that provides incentives to new or expanding primary employers making a minimum equipment investment of \$1,000,000. The program provides for a rebate of not more than 50% of unencumbered personal property tax paid for a term not to exceed ten (10) years.

Charm Industrial is planning to expand operations in the City of Fort Lupton. The attached Project Information Form reflects the total estimated project investment (Phase 1 & 2) at \$10M; of which \$2M will be the new equipment investment for Phase 1. Charm Industrial currently employs 71 FTE, and Phase 1 of the expansion will create 20 new jobs in the City of Fort Lupton. In 3-5 years (Phase 2), the company plans on adding another 50 FTE, along with an additional investment in equipment. The company's current facility average wage is \$48.08/hour or \$100,000/year, which is 152% of the 2025 Weld County average wage of \$65,767. The company estimates that 51% of their total employment (including new hires) will reside in Weld County, which is based on the current residency of their workforce.

The requested incentives are for the company's Phase 1 investment. The 10-year total estimated personal property tax (PPT) is \$53,590, as identified in the attached Personal Property Tax Refund Incentive Worksheet. The company will be required to submit a request for tax reimbursements annually.

### FINANCIAL CONSIDERATIONS

This agreement does not present an immediate impact on the City's budget and finances. Future requests for personal property tax rebates will reduce tax revenues that would otherwise be retained by the City.

### LEGAL/POLITICAL CONSIDERATIONS

Incentives provided by the City of Fort Lupton require an incentive agreement containing language compliant with any relevant City ordinances and/or State statutes as currently stated or as may be amended.

### ALTERNATIVES/OPTIONS

- Adopt the resolution as presented, approving the agreement for an Economic Incentive via a Rebate on Personal Property Tax to Charm Industrial, Inc.
- Do not approve the resolution providing incentives to Charm Industrial.
- Provide amendments to the proposed incentive agreement acceptance.

#### Certification of Council Approval:

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

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

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

\_\_\_\_\_  
Date

## **STAFF RECOMMENDATIONS**

Adopt the resolution as presented, approving the agreement for an Economic Incentive via a Rebate on Personal Property Tax to Charm Industrial, Inc.

**Attachments:**

- a. Proposed Resolution 2025RXXX
- b. Proposed Fort Lupton PPT Agreement – Charm Industrial
- c. Charm Industrial Project Information Form
- d. Charm Industrial PPT Worksheet

**RESOLUTION NO. 2025RXXX**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING AN ECONOMIC INCENTIVE VIA A REBATE OF PERSONAL PROPERTY TAX TO CHARM INDUSTRIAL, INC.**

**WHEREAS**, the City Council of the City of Fort Lupton (“City”) adopted Resolution 2019R061 approving the City of Fort Lupton 2019-2020 Strategic Plan, which provided a guide giving direction to all departments within the City and identified Economic Sustainability as one of the three (3) pillars of the Strategic Plan; and

**WHEREAS**, the City Council desires to attract new businesses, retain and expand its existing businesses, diversify the local economy, and enhance the quality of life for its residents; and

**WHEREAS**, the City Council adopted Resolution 2020R031 establishing an economic incentive via a rebate on business personal property tax for new and expanding business facilities; and

**WHEREAS**, Charm Industrial, Inc., an existing business operating in the City of Fort Lupton, desires to expand business operations in the City and has requested assistance in accessing any resources that may be available to the company; and

**WHEREAS**, Charm Industrial, Inc. has reported plans to invest \$2 million in new equipment and create 20 new jobs with an average wage that exceeds the 2025 Weld County average wage of \$65,767; and

**WHEREAS**, in no instance shall any negotiation result in an incentive payment or credit that is in violation of City or State statute; and

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council, hereby approves the execution of an economic incentive agreement via a rebate of personal property tax with Charm Industrial, Inc. for the expansion of business operations in the City of Fort Lupton.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 6<sup>th</sup> DAY OF MAY 2025.**

City of Fort Lupton, Colorado

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Zo Hubbard, Mayor

Attest:

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Maricela Peña, City Clerk

Approved as to form:

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Andy Ausmus, City Attorney





**AGREEMENT PURSUANT TO C.R.S. § 31-15-903**

THIS AGREEMENT is made and entered into this 6th day of May 2025, by and between the City of Fort Lupton, a municipal corporation, whose address is 130 South McKinley Avenue, Fort Lupton, CO 80621, hereinafter referred to as, "Taxing Authority," and Charm Industrial Inc. whose corporate address is 2575 Marin Street, San Francisco, CA 94124, hereinafter referred to as, "Taxpayer."

WITNESSETH:

WHEREAS, Taxing Authority desires to promote economic development within Fort Lupton, Colorado, for the purposes of generating employment opportunities for residents of Fort Lupton and Weld County, thereby stimulating the economic well-being of Fort Lupton and Weld County's citizens, and

WHEREAS, C.R.S. § 31-15-903 provides that the Taxing Authority may negotiate incentive payments to taxpayers who establish new business facilities or who expand existing business facilities, and

WHEREAS, Taxpayer represents that it has invested or intends to invest in qualifying personal property and wishes to receive the incentive payment benefits available pursuant to C.R.S. § 31-15-903, and

WHEREAS, Taxpayer has been determined to be currently eligible to receive the incentive payment benefits available pursuant to C.R.S. § 31-15-903, and pursuant to the City Council policy concerning incentive payments passed by Resolution on March 3, 2020 ("Resolution of the Taxing Authority").

NOW, THEREFORE, the parties hereto hereby agree to the following:

1. Subject to annual appropriation by Taxing Authority, fifty-percent (50%) of the amount of unencumbered personal property taxes paid by the Taxpayer for personal property located at Taxpayer's Facilities at 2290 South Rollie Avenue, Fort Lupton, Colorado ("the Facility"), placed into service in Weld County in:
  - a. 2026, and appearing on the personal property declaration schedule submitted by the Taxpayer to the Weld County Assessor, which personal property has not appeared on previous schedules, shall be paid to the Taxpayer by the Taxing Authority for the ten (10) tax years beginning 2026 and ending 2035 (hereinafter referred to as, "10-Year Term").

All tax incentive payments made pursuant to this Agreement shall hereinafter be referred to as, "Tax Incentive Payments." Taxpayer shall submit to the Weld County Assessor an affidavit certifying the aggregate cost and year of acquisition of Taxpayer's personal property that, to Taxpayer's best knowledge, information and belief, qualifies for incentive payments under C.R.S. § 31-15-903, for the 10-Year Term. The amounts so certified shall be subject to review by the Weld County Assessor.

2. Tax Incentive Payments shall be made by Taxing Authority only upon appropriation, and only if:
  - a. All taxes and assessments levied and assessed on Taxpayer by Taxing Authority for Facilities are current, and
  - b. In each year of this Agreement, Taxpayer remains eligible to receive the Tax Incentive Payments under criteria established in C.R.S. § 31-15-903 and the Resolution of the Taxing Authority, and
  - c. Tax Incentive Payments are not calculated as being part of the Weld County Home Rule five percent (5%) property tax limitation or State of Colorado property tax limitation.
3. Any appropriated Tax Incentive Payments shall be made to Taxpayer by Taxing Authority within 90 days of receipt of a claim for a Tax Incentive Payment, as stated in section 9.
4. The Tax Incentive Payments shall not be made by Taxing Authority if an amendment to the Colorado Constitution limiting property taxes is subsequently passed after the date of this Agreement, or if a court of competent jurisdiction declares any portion of this Agreement, C.R.S. § 31-15-903 (as may be amended), or the Resolution of the Taxing Authority, to be invalid or unconstitutional.
5. Any Tax Incentive Payments made under this Agreement that are determined not to be legal under the laws of the State of Colorado or are determined to be part of the Weld County Home Rule five percent (5%) property tax limitation or State of Colorado property tax limitation, shall be repaid to Weld County.
6. TAX INCENTIVE PAYMENTS TO TAXPAYER SHALL ONLY BE MADE TO THE EXTENT REVENUES ARE AVAILABLE AND APPROPRIATED IN EACH OF THE TEN (10) TAX YEARS OF THE 10-YEAR TERM.
7. This Agreement is not assignable.
8. Acceptance of any Tax Incentive Payment by Taxpayer constitutes agreement by both parties to fund the Tax Incentive Payment for the tax year involved.

9. Claim for a Tax Incentive Payment and an affidavit from the Taxpayer stating that the Taxpayer remains eligible for such payment pursuant to C.R.S. § 31-15-903 and the Resolution of Taxing Authority must be submitted to Taxing Authority by Taxpayer annually, no sooner than 60 days after of full payment by the Taxpayer of all personal property taxes due and no later than December 1 of the taxing year or Taxpayer waives the right to receive payment for that year.
10. Taxpayer agrees that it shall attempt to use reasonable efforts to ensure that a minimum of fifty percent (50%) of its workforce employed at the Facilities are City of Fort Lupton residents during the terms of this Agreement.
11. All notices required or permitted under this Agreement shall be given in writing and shall be effective when delivered in the case of hand delivery or five days after mailing, when mailed, provided that mailed notices shall be sent by certified mail, return receipt requested. Notices shall be sent to the following addressees at the following addresses or facsimile numbers or to such other addressees, addresses or facsimile numbers as a party may designate from time to time by notice given pursuant to this paragraph:

If to the County:           City of Fort Lupton  
                                  Attn: Finance Director  
                                  130 S. McKinley Ave.  
                                  Fort Lupton, CO 80621

If to Taxpayer:           Tim Thomson  
                                  Chief Financial Officer  
                                  Charm Industrial Inc.  
                                  2575 Marin Street  
                                  San Francisco, CA 94124

12. Each of the parties will execute and deliver such other instruments and documents and will take all such other actions as the other party may reasonably request and as may reasonably be required in order to effectuate the purpose of this Agreement and to carry out its terms.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
14. This Agreement constitutes the entire agreement between the parties and supersedes and replaces all prior and contemporaneous agreements, representations, both written and oral, between the parties with respect to the subject matter of this Agreement. No variation or modification of this Agreement, and the waiver of the Agreement's provisions or conditions, shall be binding unless made in writing and signed by duly authorized officers of the County and Taxpayer. As permitted hereunder, this Agreement

shall be binding upon, and inure to the benefit of, the parties and their respective successors and assigns. This Agreement shall be governed by and construed according to the laws of the state of Colorado.

15. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.
16. This agreement is subject to the approval of the City Council of Fort Lupton.

The above and foregoing Agreement was hereby approved on the 6th day of May, 2025.

ATTEST:

CITY OF FORT LUPTON

BY: \_\_\_\_\_  
Maricela Peña, City Clerk

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Andy Ausmus, City Attorney

TAXPAYER: \_\_\_\_\_  
(Company name)

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_





**FORT LUPTON/  
WELD COUNTY**

**PROJECT  
INFORMATION FORM**



**Please Note: Phase 1 = Years 1-2; Phase 2 = Years 3-5**

Company Name: Charm Industrial

|                                                                                                                                     |                                                                                                                          |                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Project Description                                                                                                                 | <i>Please provide a brief project description (facility function, relocation, expansion, consolidation, etc.) below:</i> |                                                                                                                           |
|                                                                                                                                     | <u>Move design engineering and other core operating functions to Fort Lupton from California</u>                         |                                                                                                                           |
|                                                                                                                                     |                                                                                                                          |                                                                                                                           |
|                                                                                                                                     | Which of the following functions does the company derive 50+% of its income from:                                        |                                                                                                                           |
|                                                                                                                                     | <input checked="" type="checkbox"/> Manufacturing/Processing;                                                            | <input type="checkbox"/> Warehouse/Distribution; <input type="checkbox"/> R&D; <input type="checkbox"/> Energy Production |
|                                                                                                                                     | <input type="checkbox"/> Computer System/Product Development;                                                            | <input type="checkbox"/> Business Services; <input type="checkbox"/> Health/Wellness; <input type="checkbox"/> Other      |
|                                                                                                                                     | Primary NAICS Code: <u>325120</u> (if known)                                                                             |                                                                                                                           |
| Is 25% or more of annual gross income from direct retail sales? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                                                                                                          |                                                                                                                           |
| Est. % of annual sales outside of Weld? <u>100</u> %                                                                                |                                                                                                                          |                                                                                                                           |
| Total Est. Investment (phase 1 building/land/equipment): \$ <u>\$2 million</u> (phase 2): \$ <u>\$10 million</u>                    |                                                                                                                          |                                                                                                                           |

|      |                                  |                                                                               |
|------|----------------------------------|-------------------------------------------------------------------------------|
| Land | Acres Needed: _____              | Required Zoning: _____                                                        |
|      | Est. Investment: \$ _____        | Annexation Required? <input type="checkbox"/> Yes <input type="checkbox"/> No |
|      | Address/Legal Description: _____ |                                                                               |

|          |                                                       |                                           |                              |
|----------|-------------------------------------------------------|-------------------------------------------|------------------------------|
| Building | <input checked="" type="checkbox"/> Existing Building | <input type="checkbox"/> New Construction | (Phase 2 – if applicable)    |
|          | Phase 1 Size: <u>15,000</u> sq. ft.                   |                                           | Phase 2 Size: _____ sq. ft.  |
|          | Phase 1 investment: \$ _____                          |                                           | Phase 2 Investment: \$ _____ |

|                             |                                                                                                |                                                                     |
|-----------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Infrastructure Requirements | <i>Please indicated infrastructure requirements below or list as "typical industrial use":</i> |                                                                     |
|                             | Water (potable/non-potable; line size; gallons/day, etc.): <u>Typical industrial use</u>       |                                                                     |
|                             | Sewer (line size; pretreatment, etc.): <u>Typical Industrial use</u>                           |                                                                     |
|                             | Gas (volume, etc.): <u>Typical industrial use</u>                                              |                                                                     |
|                             | Electrical (Amps; peak demand, etc.): <u>Typical industrial use</u>                            |                                                                     |
|                             | Rail Required:                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Equipment | Est. Phase 1 New Equipment (depreciable personal property) Investment: \$ <u>\$2 million</u>  |
|           | Est. Phase 2 New Equipment (depreciable personal property) Investment: \$ <u>\$10 million</u> |
|           | Est. Value of existing equipment to be relocated: \$ <u>\$1 million</u>                       |

|                                                                                  |                                                                                                                             |                                                       |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Employment and Wages                                                             | <i>Existing Employment</i>                                                                                                  |                                                       |
|                                                                                  | Existing Full-time Weld jobs: <u>71</u>                                                                                     | Existing Part-time Weld Jobs: <u>0</u>                |
|                                                                                  | <i>New Employment - Phase 1</i>                                                                                             |                                                       |
|                                                                                  | New Full-time Jobs: <u>20</u>                                                                                               | New Full-time Jobs: <u>50</u>                         |
|                                                                                  | New Part-time Jobs: <u>0</u>                                                                                                | New Part-time Jobs: <u>0</u>                          |
|                                                                                  | New Construction Jobs: <u>0</u>                                                                                             |                                                       |
|                                                                                  | Existing Colo. Full-time Jobs Relocating to Proposed Facility: _____; from where? _____                                     |                                                       |
|                                                                                  | Existing Colo. Part-time Jobs Relocating to Proposed Facility: _____; from where? _____                                     |                                                       |
|                                                                                  | <i>Wage/Benefit Information</i>                                                                                             |                                                       |
|                                                                                  | Est. facility-wide, annual average wage at proposed facility: <u>\$100k</u> (include facility mgmt. & overtime/no benefits) |                                                       |
|                                                                                  | Est. average annual wage for new full-time jobs: \$ <u>\$100k</u> (include overtime/no benefits)                            |                                                       |
|                                                                                  | Benefits are est. to be <u>11%</u> % of salary/wage                                                                         | Company pays <u>100%</u> % of employee health premium |
|                                                                                  | <i>Other Employment Information</i>                                                                                         |                                                       |
|                                                                                  | Est. % of workforce that is/will be Weld resident: <u>51</u> %; Fort Lupton resident: <u>5</u> %                            |                                                       |
| Est. Training Cost/Employee: \$ _____                                            |                                                                                                                             |                                                       |
| Est. Number of new Full-time Jobs being created year 1 through Year 8: <u>70</u> |                                                                                                                             |                                                       |

|          |                                                            |
|----------|------------------------------------------------------------|
| Timeline | Est. Construction Start (if applicable): <u>April 2025</u> |
|          | Est. New Job Hiring Start: <u>March 2025</u>               |
|          | Est. Operational Date: <u>April 2025</u>                   |
|          | Est. Phase 2 Start (if applicable): <u>April 2026</u>      |

|                    |                                                                                                                                                                                                                                                                                 |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other Project Info | <i>Please add any additional information below, as warranted:</i>                                                                                                                                                                                                               |
|                    | <u>The space will be largely shared and intergrated with existing operations from 2360 S Rolli will be a challenge to parse out segmenting by site but the overall investment in the area continue to be much higher so would be helpful to allow cross-spend at locations.</u> |

|                      |                                                                                                            |                                      |
|----------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Company Contact Info | Company Rep Name: <u>Tim Thomson</u>                                                                       | Title: <u>Chief Financial Office</u> |
|                      | Email: <u>Tim@charmindustrial.com</u>                                                                      | Phone: <u>973-476-9844</u>           |
|                      | City/State: <u>San Francisco, CA</u>                                                                       | Zip: <u>94124</u>                    |
|                      | <input checked="" type="checkbox"/> This information is accurate and complete to the best of my knowledge. | Date: <u>2/21/25</u>                 |

*Thank you for your interest in locating/expanding in Fort Lupton/Weld County. For questions or assistance in completing this form please contact either:*

Michelle Magelssen, Economic Development Manager  
City of Fort Lupton  
720-466-6119  
[mmagelssen@fortluptonco.gov](mailto:mmagelssen@fortluptonco.gov)

Audrey Herbison, Director of Economic Development  
Upstate Colorado Economic Development  
970-356-4565  
[aherbison@upstatecolorado.org](mailto:aherbison@upstatecolorado.org)



Personal Property Tax Refund Incentive Worksheet  
Charm Industrial

2360 S Rollie Avenue, Fort Lupton, 80621  
March, 2025

Fort Lupton and Weld County may each approve a refund of up to 50% of their portion of the tax paid on new personal property (equipment) first put into operation in Year 1, for up to 10 years. Below we've estimated taxes due on the new equipment and potential rebates based on the most current 2025 property mill levy. Based on confidential discussions with government officials, the below estimated refund calculation assumes that Fort Lupton and Weld County will each approve a 50% refund request for 10 years. This refund is subject to formal government(s) approval.

**Project Assumptions:**  
New Equipment: \$2,000,000  
Location: 2360 S Rollie Ave. Fort Lupton -- Tax Area 3683  
Current Total Mill Levy: 99.271 mills  
Weld Levy - 15.956 mills  
Fort Lupton General Mill Levy - 36.688 mills  
Depreciation: Manufacturing Equipment - 10 year life average service life  
Assessment Factor: 27% of actual value

**2360 S Rollie Avenue, Fort Lupton - Tax Area 3683**  
**Current Mill Levy - 99.271 mills**  
Taxing Jurisdictions: Aims Junior College - 6.305 mills; Central Colorado Water (CCW) - 1.017 mills; Central Colorado Water Subdistrict (CCS) - 1.507 mills; City of Fort Lupton - 42.353 mills (36.688 General mill levy + 4.68 Rec Operating mill levy + Rec Debt); Fort Lupton Fire - 9.446 mills; High Plains Library - 3.179 mills; Northern Colorado Water (NCW) - 1.000 mills; School District RE8-Fort Lupton - 18.508 mills; Weld County - 15.956 mills; West Adams Conservation -

| 2025 Depreciation Schedule |             | 92%     | 83%     | 75%     | 66%     | 57%     | 49%     | 40%     | 33%     | 26%     | 20%     |
|----------------------------|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                            |             | Yr. 1   | Yr. 2   | Yr. 3   | Yr. 4   | Yr. 5   | Yr. 6   | Yr. 7   | Yr. 8   | Yr. 9   | Yr. 10  |
| Equipment Value            | \$2,000,000 |         |         |         |         |         |         |         |         |         |         |
| Assessed Value             | 540,000     | 496,800 | 448,200 | 405,000 | 356,400 | 307,800 | 264,600 | 216,000 | 178,200 | 140,400 | 108,000 |
| Tax Due                    |             | 49,318  | 44,493  | 40,205  | 35,380  | 30,556  | 26,267  | 21,443  | 17,690  | 13,938  | 10,721  |

10 YR TOTAL ESTIMATED PP TAX DUE: **\$290,010**  
*Note: Above calculation does not include real property taxes (building & land).*

| Entities able to refund: |  |        |        |        |        |        |        |        |       |       |       |
|--------------------------|--|--------|--------|--------|--------|--------|--------|--------|-------|-------|-------|
| PP taxes to Weld County: |  | 7,927  | 7,151  | 6,462  | 5,687  | 4,911  | 4,222  | 3,446  | 2,843 | 2,240 | 1,723 |
| PP taxes to Fort Lupton: |  | 18,227 | 16,444 | 14,859 | 13,076 | 11,293 | 9,708  | 7,925  | 6,538 | 5,151 | 3,962 |
| Total                    |  | 26,154 | 23,595 | 21,321 | 18,762 | 16,204 | 13,930 | 11,371 | 9,381 | 7,391 | 5,686 |
| 50% Refund               |  | 13,077 | 11,798 | 10,660 | 9,381  | 8,102  | 6,965  | 5,686  | 4,691 | 3,696 | 2,843 |

10 YR TOTAL ESTIMATED PP TAX REFUND: **\$23,307** Weld County Refund Estimate  
**\$53,590** Municipal Refund Estimate  
**\$76,897** Total Refund over 10 years

See information sheet for additional program details, eligibility requirements, and refund procedures.