



Gary Montoya, Chair  
Cristian Gonzalez-Torres, Secretary  
Claud Hanes  
Kevin Ross

Kathy Kvasnicka, Vice-Chair  
Eugene Reynolds, Treasurer  
Mark Grajeda

**AGENDA**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**REGULAR MEETING**  
130 South McKinley Avenue  
Thursday, August 21, 2025  
6:00 PM

**Call to Order**

**Approval of Agenda**

- a. 07172025 Minutes

**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.

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

**Accounts Payable**

- a. May Financials

**Action Item(s)**

- a. 721 4th St Grant Program Application (Additional \$50,000)

**New Business**

**Old Business**

**Board Reports**

**Adjourn**

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

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
August 21st 2025**

**Call to Order**

Gary Montoya called the meeting to order at 6:00PM.

**Roll Call**

Kathy Kvasnicka, Gary Montoya, Cristian Gonzalez, Claud Hanes, Eugene Reynolds

**Approval of Agenda**

There was a motion to approve the agenda. The agenda was approved. The minutes were approved for the February meeting.

**Consent Agenda**

- a. May 20 2025 Minutes

**Public Comment**

None.

**Accounts Payable**

- a. May 2025 Accounts Payable

**Action items**

- a. Building Renovation Grant Program Application: 237 Denver Avenue Exterior Facade was approved by the Board. The 6,350 quote was accepted, matched 3,175.
- b. Building Renovation Grant Program Application: 237 Denver Avenue Interior Flooring was approved by the Board.
- c. Building Renovations Grant Program Application: 721 4th St Renovation of Office to Apartments was approved by the Board. 150,000 was approved.

**New Business**

- a. Staff Discussions on Downtown Projects

**Old Business**

- a. None

**Staff Reports**

- a. None

**Board Reports**

- a. None

**Adjournment**

Gary adjourned the meeting. The next meeting will be August 21st, 2025 at 6:00 PM.

Submitted by:

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Cristian Gonzalez-Torres, Secretary

Approved by Fort Lupton Urban Renewal Authority

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Gary Montoya, Chairperson



## **PRELIMINARY FINANCIAL STATEMENTS**

For the Month Ended  
May 31, 2025

Account	Name	Prior Year Balance	Current Year Balance	Variance Favorable / (Unfavorable)
<b>Fund: 820 - FLURA</b>				
<b>Assets</b>				
<b>BalSubCategory: 100 - Cash And Cash Equivalents</b>				
<a href="#">820-100100</a>	CASH - ALLOCATED POOLED CASH	0.00	0.00	0.00
<a href="#">820-100300</a>	CASH - FLURA	833,473.73	1,308,229.45	474,755.72
	<b>Total BalSubCategory 100 - Cash And Cash Equivalents:</b>	<b>833,473.73</b>	<b>1,308,229.45</b>	<b>474,755.72</b>
<b>BalSubCategory: 110 - Accounts Receivables</b>				
<a href="#">820-110150</a>	ACCOUNTS RECEIVABLE - OTHER	0.00	0.00	0.00
	<b>Total BalSubCategory 110 - Accounts Receivables:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>BalSubCategory: 113 - Property Tax Receivable</b>				
<a href="#">820-110250</a>	PROPERTY TAX RECEIVABLE	840,592.48	840,592.48	0.00
	<b>Total BalSubCategory 113 - Property Tax Receivable:</b>	<b>840,592.48</b>	<b>840,592.48</b>	<b>0.00</b>
	<b>Total Assets:</b>	<b>1,674,066.21</b>	<b>2,148,821.93</b>	<b>474,755.72</b>
<b>Liability</b>				
<b>BalSubCategory: 201 - Accounts Payable</b>				
<a href="#">820-201000</a>	ACCOUNTS PAYABLE	1,553.60	0.00	1,553.60
	<b>Total BalSubCategory 201 - Accounts Payable:</b>	<b>1,553.60</b>	<b>0.00</b>	<b>1,553.60</b>
<b>BalSubCategory: 210 - Due to Other Funds</b>				
<a href="#">820-207200</a>	DUE TO PRIMARY GOV	0.00	0.00	0.00
	<b>Total BalSubCategory 210 - Due to Other Funds:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>BalSubCategory: 240 - Deferred Inflow of Resources</b>				
<a href="#">820-202250</a>	DEFERRED PROPERTY TAX	840,592.48	840,592.48	0.00
	<b>Total BalSubCategory 240 - Deferred Inflow of Resources:</b>	<b>840,592.48</b>	<b>840,592.48</b>	<b>0.00</b>
	<b>Total Liability:</b>	<b>842,146.08</b>	<b>840,592.48</b>	<b>1,553.60</b>
<b>Equity</b>				
<b>BalSubCategory: 310 - Unrestricted Reserve</b>				
<a href="#">820-310000</a>	FUND BALANCE	819,426.54	819,426.54	0.00
	<b>Total BalSubCategory 310 - Unrestricted Reserve:</b>	<b>819,426.54</b>	<b>819,426.54</b>	<b>0.00</b>
<b>BalSubCategory: 316 - Emergency Reserves</b>				
<a href="#">820-310210</a>	RESTRICTED - TABOR RESERVE	12,843.79	12,843.79	0.00
	<b>Total BalSubCategory 316 - Emergency Reserves:</b>	<b>12,843.79</b>	<b>12,843.79</b>	<b>0.00</b>
	<b>Total Beginning Equity:</b>	<b>832,270.33</b>	<b>832,270.33</b>	<b>0.00</b>
	Total Revenue	143.46	489,632.16	489,488.70
	Total Expense	493.66	13,673.04	-13,179.38
	<b>Revenues Over/(Under) Expenses</b>	<b>-350.20</b>	<b>475,959.12</b>	<b>476,309.32</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>831,920.13</b>	<b>1,308,229.45</b>	<b>476,309.32</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b>1,674,066.21</b>	<b>2,148,821.93</b>	<b>474,755.72</b>

# Budget Comparison Report

## Account Detail

City of Fort Lupton

Account Number		2024 Total Activity	2025 Total Activity	2025 YTD Activity Through May	Parent Budget 2025 APPROVED	Comparison 1 Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%
<b>Fund: 820 - FLURA</b>								
<b>Revenue</b>								
<a href="#">820-9100-311010</a>	TIF INCREMENT	531,549.77	488,679.26	488,679.26	800,799.00	0.00	-800,799.00	-100.00%
<a href="#">820-9100-311011</a>	TIF INCREMENT REFUND	-171,171.75	0.00	0.00	-126,865.00	0.00	126,865.00	-100.00%
<a href="#">820-9100-361600</a>	INTEREST EARNED	1,709.65	952.90	952.90	0.00	0.00	0.00	0.00%
<a href="#">820-9100-390200</a>	TABOR RESERVE	0.00	0.00	0.00	17,611.00	0.00	-17,611.00	-100.00%
<a href="#">820-9100-390400</a>	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	738,303.00	0.00	-738,303.00	-100.00%
	<b>Total Revenue:</b>	<b>362,087.67</b>	<b>489,632.16</b>	<b>489,632.16</b>	<b>1,429,848.00</b>	<b>0.00</b>	<b>-1,429,848.00</b>	<b>-100.00%</b>
<b>Expense</b>								
<a href="#">820-9100-520100</a>	GENERAL SUPPLIES	155.13	0.00	0.00	500.00	0.00	-500.00	-100.00%
<a href="#">820-9100-530600</a>	CONTRACTUAL SERVICES	51.12	7,248.23	6,343.19	95,000.00	0.00	-95,000.00	-100.00%
<a href="#">820-9100-530800</a>	DUES & SUBSCRIPTIONS	2,034.38	0.00	0.00	1,500.00	0.00	-1,500.00	-100.00%
<a href="#">820-9100-531200</a>	LEGAL FEES	150.00	0.00	0.00	10,000.00	0.00	-10,000.00	-100.00%
<a href="#">820-9100-531600</a>	PLANS & STUDIES	0.00	0.00	0.00	15,000.00	0.00	-15,000.00	-100.00%
<b>Budget Notes</b>								
<b>Budget Code</b>	<b>Subject</b>	<b>Description</b>						
APPROVED	2025	Brownfield Projects - \$15,000						
<a href="#">820-9100-531800</a>	POSTAGE	2.07	0.00	0.00	800.00	0.00	-800.00	-100.00%
<a href="#">820-9100-532800</a>	STAFF DEVELOPMENT	435.00	0.00	0.00	5,000.00	0.00	-5,000.00	-100.00%
<a href="#">820-9100-533000</a>	TRAVEL & MEETINGS	3,025.17	0.00	0.00	2,500.00	0.00	-2,500.00	-100.00%
<a href="#">820-9100-551850</a>	GRANTS - TIF	52,474.49	0.00	0.00	200,000.00	0.00	-200,000.00	-100.00%
<b>Budget Notes</b>								
<b>Budget Code</b>	<b>Subject</b>	<b>Description</b>						
APPROVED	2025	Building Renovation Grant - \$100000						
APPROVED	2025	Carryover - Carryover from 2024 for outstanding grant awards \$50,000						
APPROVED	2025	Multi Year Funding Opportunities - Economic Development assistance opportunities \$50,000						
<a href="#">820-9100-553500</a>	MISC EXPENDITURES	6,180.61	7,329.85	7,329.85	10,000.00	0.00	-10,000.00	-100.00%
<a href="#">820-9100-575000</a>	CAPITAL PROJECTS	0.00	0.00	0.00	25,000.00	0.00	-25,000.00	-100.00%
<b>Budget Notes</b>								
<b>Budget Code</b>	<b>Subject</b>	<b>Description</b>						
APPROVED	2025	Bench & Shade Structure Project - \$25,000						

**Budget Comparison Report**

Account Number	2024 Total Activity	2025 Total Activity	2025 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2025 APPROVED		Increase / (Decrease)	
<a href="#">820-9100-580450</a>	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">820-9100-590200</a>	0.00	0.00	0.00	20,218.00	0.00	-20,218.00	-100.00%
<b>Total Expense:</b>	<b>84,507.97</b>	<b>14,578.08</b>	<b>13,673.04</b>	<b>385,518.00</b>	<b>0.00</b>	<b>-385,518.00</b>	<b>-100.00%</b>
<b>Total Fund: 820 - FLURA:</b>	<b>277,579.70</b>	<b>475,054.08</b>	<b>475,959.12</b>	<b>1,044,330.00</b>	<b>0.00</b>	<b>-1,044,330.00</b>	<b>-100.00%</b>
<b>Report Total:</b>	<b>277,579.70</b>	<b>475,054.08</b>	<b>475,959.12</b>	<b>1,044,330.00</b>	<b>0.00</b>	<b>-1,044,330.00</b>	<b>-100.00%</b>

Budget Comparison Report

Group Summary

Account Typ...	2024 Total Activity	2025 Total Activity	2025 YTD Activity Through May	Parent Budget	Comparison 1	Comparison 1	%
				2025 APPROVED	Budget	to Parent Budget Increase / (Decrease)	
Fund: 820 - FLURA							
Revenue	362,087.67	489,632.16	489,632.16	1,429,848.00	0.00	-1,429,848.00	-100.00%
Expense	84,507.97	14,578.08	13,673.04	385,518.00	0.00	-385,518.00	-100.00%
<b>Total Fund: 820 - FLURA:</b>	<b>277,579.70</b>	<b>475,054.08</b>	<b>475,959.12</b>	<b>1,044,330.00</b>	<b>0.00</b>	<b>-1,044,330.00</b>	<b>-100.00%</b>
<b>Report Total:</b>	<b>277,579.70</b>	<b>475,054.08</b>	<b>475,959.12</b>	<b>1,044,330.00</b>	<b>0.00</b>	<b>-1,044,330.00</b>	<b>-100.00%</b>

**Budget Comparison Report**

**Fund Summary**

Fund	2024	2025	2025	Parent Budget	Comparison 1	Comparison 1	%
	Total Activity	Total Activity	YTD Activity Through May	2025 APPROVED	Budget	to Parent Budget Increase / (Decrease)	
820 - FLURA	277,579.70	475,054.08	475,959.12	1,044,330.00	0.00	-1,044,330.00	-100.00%
<b>Report Total:</b>	<b>277,579.70</b>	<b>475,054.08</b>	<b>475,959.12</b>	<b>1,044,330.00</b>	<b>0.00</b>	<b>-1,044,330.00</b>	<b>-100.00%</b>



# Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
820 - FLURA	832,270.33	0.00	832,270.33
<b>Grand Total:</b>	<b>832,270.33</b>	<b>0.00</b>	<b>832,270.33</b>

# Income Statement

## Account Summary

For Fiscal: 2025 Period Ending: 05/31/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 820 - FLURA</b>						
<b>Revenue</b>						
<a href="#">820-9100-311010</a>	TIF INCREMENT	800,799.00	800,799.00	205,118.40	488,679.26	312,119.74
<a href="#">820-9100-311011</a>	TIF INCREMENT REFUND	-126,865.00	-126,865.00	0.00	0.00	-126,865.00
<a href="#">820-9100-361600</a>	INTEREST EARNED	0.00	0.00	257.72	952.90	-952.90
<a href="#">820-9100-390200</a>	TABOR RESERVE	17,611.00	17,611.00	0.00	0.00	17,611.00
<a href="#">820-9100-390400</a>	UNAPPROPRIATED RESERVES	738,303.00	738,303.00	0.00	0.00	738,303.00
	<b>Revenue Total:</b>	<b>1,429,848.00</b>	<b>1,429,848.00</b>	<b>205,376.12</b>	<b>489,632.16</b>	<b>940,215.84</b>
<b>Expense</b>						
<a href="#">820-9100-520100</a>	GENERAL SUPPLIES	500.00	500.00	0.00	0.00	500.00
<a href="#">820-9100-530600</a>	CONTRACTUAL SERVICES	95,000.00	95,000.00	383.96	6,343.19	88,656.81
<a href="#">820-9100-530800</a>	DUES & SUBSCRIPTIONS	1,500.00	1,500.00	0.00	0.00	1,500.00
<a href="#">820-9100-531200</a>	LEGAL FEES	10,000.00	10,000.00	0.00	0.00	10,000.00
<a href="#">820-9100-531600</a>	PLANS & STUDIES	15,000.00	15,000.00	0.00	0.00	15,000.00
<a href="#">820-9100-531800</a>	POSTAGE	800.00	800.00	0.00	0.00	800.00
<a href="#">820-9100-532800</a>	STAFF DEVELOPMENT	5,000.00	5,000.00	0.00	0.00	5,000.00
<a href="#">820-9100-533000</a>	TRAVEL & MEETINGS	2,500.00	2,500.00	0.00	0.00	2,500.00
<a href="#">820-9100-551850</a>	GRANTS - TIF	200,000.00	200,000.00	0.00	0.00	200,000.00
<a href="#">820-9100-553500</a>	MISC EXPENDITURES	10,000.00	10,000.00	3,076.51	7,329.85	2,670.15
<a href="#">820-9100-575000</a>	CAPITAL PROJECTS	25,000.00	25,000.00	0.00	0.00	25,000.00
<a href="#">820-9100-590200</a>	TABOR RESERVE	20,218.00	20,218.00	0.00	0.00	20,218.00
	<b>Expense Total:</b>	<b>385,518.00</b>	<b>385,518.00</b>	<b>3,460.47</b>	<b>13,673.04</b>	<b>371,844.96</b>
	<b>Fund: 820 - FLURA Surplus (Deficit):</b>	<b>1,044,330.00</b>	<b>1,044,330.00</b>	<b>201,915.65</b>	<b>475,959.12</b>	
	<b>Total Surplus (Deficit):</b>	<b>1,044,330.00</b>	<b>1,044,330.00</b>	<b>201,915.65</b>	<b>475,959.12</b>	

Income Statement

For Fiscal: 2025 Period Ending: 05/31/2025

**Group Summary**

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 820 - FLURA</b>					
Revenue	1,429,848.00	1,429,848.00	205,376.12	489,632.16	940,215.84
Expense	385,518.00	385,518.00	3,460.47	13,673.04	371,844.96
<b>Fund: 820 - FLURA Surplus (Deficit):</b>	<b>1,044,330.00</b>	<b>1,044,330.00</b>	<b>201,915.65</b>	<b>475,959.12</b>	<b>568,370.88</b>
<b>Total Surplus (Deficit):</b>	<b>1,044,330.00</b>	<b>1,044,330.00</b>	<b>201,915.65</b>	<b>475,959.12</b>	

Income Statement

For Fiscal: 2025 Period Ending: 05/31/2025

**Fund Summary**

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
820 - FLURA	1,044,330.00	1,044,330.00	201,915.65	475,959.12	568,370.88
<b>Total Surplus (Deficit):</b>	<b>1,044,330.00</b>	<b>1,044,330.00</b>	<b>201,915.65</b>	<b>475,959.12</b>	

# Check Report

City of Fort Lupton

By Check Number

Date Range: 05/01/2025 - 05/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<b>Bank Code: FLURA-FLURA Fund</b>						
001237	CITY OF FORT LUPTON	05/13/2025	Regular	0.00	383.96	10181
<a href="#">FIN2025914</a>	Invoice	05/02/2025	FLURA-2024 YEAR END FEES BILLED IN APR...	0.00	383.96	

**Bank Code FLURA Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	383.96
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>1</b>	<b>1</b>	<b>0.00</b>	<b>383.96</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	383.96
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>1</b>	<b>1</b>	<b>0.00</b>	<b>383.96</b>

### Fund Summary

Fund	Name	Period	Amount
820	FLURA	5/2025	383.96
			<b>383.96</b>

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AM 2025-006

MAKE A DETERMINATION for a Building Renovation Grant Application

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I. I. **Agenda Date:** Board Meeting – August 21, 2025

II. **Attachments:** A. Request for Grant Award Application  
B. Staff Letter on Eligibility on Application

III. **Issue/Request:**

The Board is in receipt of a Building Renovation Grant Application for building renovations at 721 4<sup>th</sup> St, converting offices into apartments, and must make a determination.

IV. **Alternatives/Options:**

1. The Board may approve the application
2. The Board may choose not to approve the application
3. The Board may continue the discussion to a future board meeting for further information.

V. **Financial Considerations:**

The 2025 FLURA Budget allocates \$200,000 for the Grant Program. This application requests an additional \$50,000 for the initial \$150,000 the FLURA Board approved at the July meeting, totaling a reimbursement of \$200,000 of the \$250,000 initially requested by the applicant. This would put the budget for the grant program into the red and require a Budget Supplemental. A Budget Supplemental will be proposed in Autumn once staff has a clearer picture of the total supplemental required.

Per the approved 2025 budget, FLURA has \$738,303 in reserves which can be appropriated to the Grant Program.

VI. **Legal / Political Considerations:**

None

VII. **Staff Recommendation:**

Approve the Building Renovation Grant Application.



To: FLURA Board  
From: Zachary Mettler, Planner 1 & Liaison to FLURA  
Date: August 21, 2025  
Re: Action Memorandum to make a determination of a FLURA Building Renovation Grant Application for 721 4<sup>th</sup> St to renovate five offices into apartments

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Hello FLURA Board,

Staff is in receipt of a Building Renovation Grant Program Application by the property owner of 721 4th. The work being proposed is to remodel the north portion of an existing 2-story building, turning five existing offices into five apartment units. The existing south portion of the building has no proposed changes associated with this grant.

The combined estimate of costs for the entire project are \$504,000.

The FLURA grant match request is \$50,000. The Board previously approved a grant reimbursement of \$150,000 at the July meeting, and discussed having the applicant come back to apply for an additional \$50,000 for a total of \$200,000.

The Program Guidelines list renovations to a building that are necessary to meet the requirements of the IBC/IFC as an eligible improvement. Several improvements are required, including but not limited to sprinklers, egress, and access.

The proposed change to apartments is still allowed from a Land Use perspective in the Downtown Zone District as a Mixed-Use building with the existing commercial uses.

The Board may decide to either not award the grant, or award it at an amount the Board feels is appropriate based on the submitted documents.

For further details, attached in the packet are Exhibits G and H. Exhibit G shows proposed floor plans. Exhibit H is one compiled PDF of all associated quotes and descriptions of work.

After discussing internally, staff does plan to bring a Budget Supplemental at this time, due to the notification costs and administrative requirements for posting. A full Budget Supplemental will be brought in Autumn once there is a clearer picture of any other potential grant applications being proposed within the 2025 budget.

Staff does recommend approval of the Grant Application.

## Building Renovation Grant Program Application

### A. CONTACT INFORMATION

1) Applicant Name: John Stinnett  
Business Name: FORT PLAZA LLC  
Phone: 303 472 2029 Email: JSTINW52@gmail.com  
Address: 721 4th Street Ft Lupton Colo  
Are you the owner of the property you are requesting grant funding for? Yes  No   
If you responded no, please provide the property owner's information under Paragraph A(2).

2) Property Owner Name: Jeff Stinnett & John Stinnett  
Company: FORT PLAZA LLC  
Phone: 303 472 2029 Email: JSTINW52@gmail.com  
Address: 1031 Denver Ave. Fort Lupton Co

### B. SITE INFORMATION (Verify the Property is in the Program Area (Appendix 1 of the Guidelines) prior to submitting an Application.)

Site Address: 721 4th Street Fort Lupton Co  
Parcel Number: \_\_\_\_\_

Is this property historically designated? Yes  No

### C. PROJECT DESCRIPTION

Please provide a short description of the proposed project in the space provided below:

The rear half of building which was office space into residence (5) with two bedroom bath, kitchen, laundry and living area

Describe how the proposed project will improve the overall look of the Grant Area:

The Building will provide housing for five families with parking in down town area.

**D. PROJECT COSTS**

**ITEMIZATION OF PROJECT COSTS**

*Project costs provided should be based on the receipt of two contractor bids, unless the proposed improvements are exempt from this requirement under the Guidelines.*

Description of Cost	Cost Estimate
Plumbing	42000.00
Electric	97000.00
HVAC	83360.00
Fire sprinkler	30770.00
framing, window install, Drywall	200000.00
fire permit	8181.00
Architects	22765.00
fire sprinkled Main outside	20000.00
<b>Total Estimated Project Cost:</b>	504000.00
<b>Total Grant Amount Requested:</b> <i>(not to exceed 50% of project cost)</i>	

**E. REQUIRED DOCUMENTS**

This application must be fully complete, and the following documents submitted, in order for the Fort Lupton Urban Renewal Authority to consider the request:

- Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting the Application. This conference must be take place at least two weeks prior to the application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting.
- Architectural renderings, site plans and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
- Photos of the building. For exterior façade improvements, provide photos for all sides of the building that improvements are being requested for. For International Building Code and/or International Fire Code improvements, a photo of the front elevation of the building, as well as the interior portion of the building where renovations are being requested for should be submitted.
- Two estimates from contractors, except that applications for painting a façade do not require a contractor estimate.
- For an application for signage, initial approval from the City of Fort Lupton Building Department must be provided.
- The property owner shall submit proof of ownership of the building.
- For historically designated buildings, a report of acceptability stating the work is approved by the Fort Lupton Historic Preservation Board. Note that the process to receive a report of acceptability can take a month or longer, so you should begin this process as soon as possible.

**F. CERTIFICATIONS**

**Applicant Certification**

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have the full intention and ability to complete the improvements described in this application if a Building Renovation Grant is awarded. I understand that I am required to enter into a Building Renovation Grant Agreement within 30 days of approval of a Grant award. If an Agreement is not finalized by that time, then the Grant award will be null and void. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Applicant: John Stumitt Date: 7/7/25

**Owner Certification**

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the applicant to apply for this Building Renovation Grant and to perform the improvements described in this application if a Building Renovation Grant is awarded.

Owner: John Stumitt Date: 7/7/25

---

**For Office Use Only**

Received Date: \_\_\_\_\_

If the application is not complete, state reasons why it is incomplete:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Deemed Complete Date: \_\_\_\_\_

## Instructions for Submitting the Building Renovation Grant Program Application

### DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the Fort Lupton Urban Renewal Authority for review of the improvements described in the Building Renovation Grant Application. The Application includes the application form, all materials submitted for review of the project, and any additional information provided.

Project refers to the proposed improvements that the Applicant is applying for grant funding for as described in the Application.

Property refers to the land that is being proposed for improvements as described in the Application.

### A. CONTACT INFORMATION

- 1) Provide contact information for all applicants that are authorized by the owners identified in Section A(2) to submit this application. If the contact information for all applicants will not fit on the space provided, submit a separate sheet for the additional representatives.
- 2) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all owners will not fit on the space provided, submit a separate sheet for the additional owners.

### B. SITE INFORMATION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps/propertyportal/>. To find out if a building is designated, please visit <http://www.fortlupton.org/425/Historic-Designation> or contact the Historic Preservation Board staff liaison at 303.857.6694. Applicant is responsible for ensuring the Property is located within the Building Renovation Grant Area (Appendix 1 of the Building Renovation Program Guidelines) prior to submitting an Application.

### B. PROJECT DESCRIPTION

Please provide a description of the proposed improvements and how they will improve the Grant Area. Be sure to review the list of eligible and ineligible improvements in the Building Renovation Program Grant Guidelines prior to submitting an Application. If you need more space, please attach a separate sheet.

### C. PROJECT COSTS

Provide an itemized list of estimated project costs for the project and the total estimated cost for the project. Attach supporting documentation for these costs, including two contractor bids (unless the project is for painting a façade). Also provide the total grant amount that applicant is requesting, which shall not exceed 50% of the project cost. If you need more space, please attach a separate sheet.

### D. REQUIRED DOCUMENTS

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are items missing and the application has been submitted at least one week in advance of the application deadline, staff will inform the applicant of any missing information so they can supplement their application prior to the deadline.

### E. CERTIFICATIONS

**Applicant Certification.** Provide the signature of the applicant(s) in this section.

**Owner Certification.** Provide the signature of all owners of the Property.

**For any other questions, please contact the Fort Lupton Urban Renewal Authority staff at 303.857.6694.**







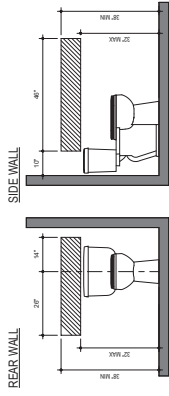
05-10-2025

**HAUSER ARCHITECTS**  
 3780 East 15th Street, Suite 201, Loveland, Colorado 80538  
 E-mail: info@hauserarchitects.com  
 HouseArchitects@hauserarchitects.com

**APARTMENT CONVERSION**  
 721 4TH STREET  
 FORT LUPKIN, CO 80821  
 GENERAL ACCESSIBILITY DETAILS

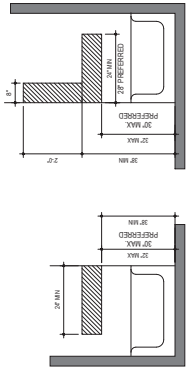
NO.	REVISIONS	DATE
1	PERMIT SET	2025.05.16

SHEET **A0.2**



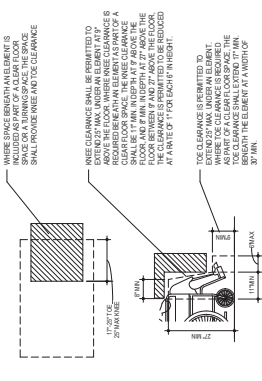
- NOTES:**
- GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN TYPE A OR TYPE B UNITS WHEN REINFORCEMENT IS PROVIDED FOR THE FUTURE.
  - ALLOWABLE STRESSORS SHALL NOT BE EXCEEDED FOR WALLS USED FOR GRAB BARS.
  - ALL DIMENSIONS ARE TO FACE OF FINISH.

**GRAB BAR REINFORCEMENT PER FHA DESIGN MANUAL, CHAPTER 6**

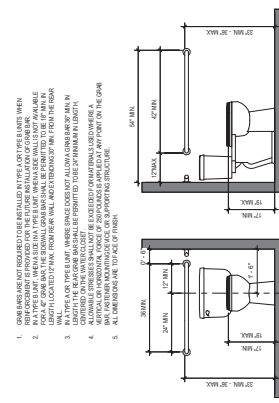


- NOTES:**
- GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN TYPE A OR TYPE B UNITS WHEN REINFORCEMENT IS PROVIDED FOR THE FUTURE. INDICATION OF GRAB BAR REINFORCEMENT SHALL BE PROVIDED ON ALL WALLS AND PARTITIONS USING REBAR OR OTHER MATERIALS TO BE USED FOR GRAB BARS.
  - REINFORCEMENT SHALL BE PROVIDED AT ALL CORNERS AND AT ALL POINTS OF SUPPORT STRUCTURE, INCLUDING AT THE POINT OF FINISH.
  - ALL DIMENSIONS ARE TO FACE OF FINISH.

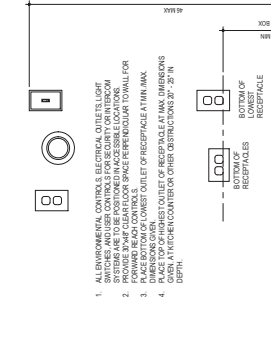
**GRAB BAR REINFORCEMENT PER FHA DESIGN MANUAL, CHAPTER 6**



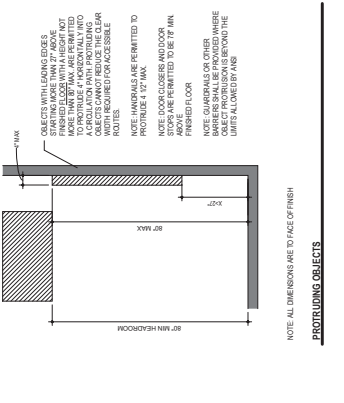
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH



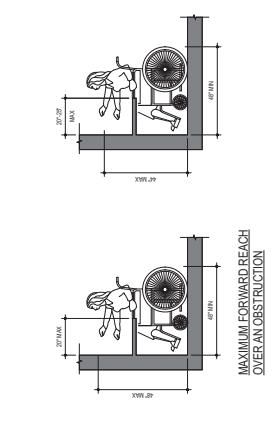
- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF FINISH.
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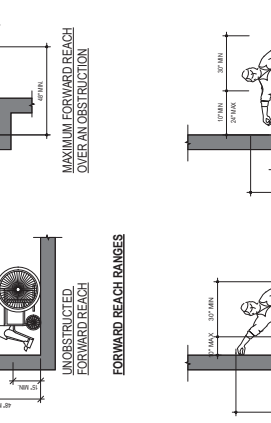
- NOTES:**
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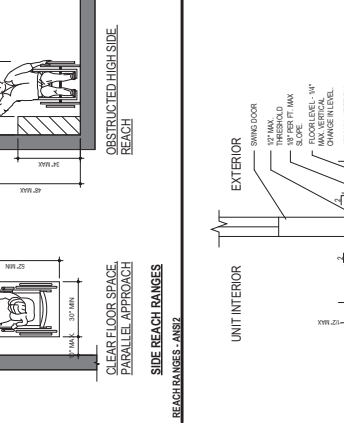
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH



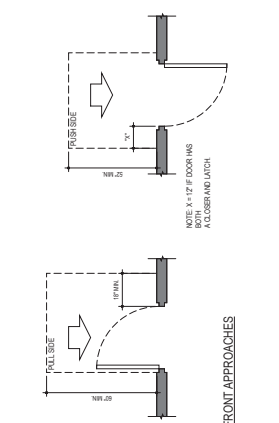
- NOTES:**
- MAXIMUM FORWARD REACH OVER AN OBSTRUCTION: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - UNOBSTRUCTED FORWARD REACH: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - FORWARD REACH RANGES: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.



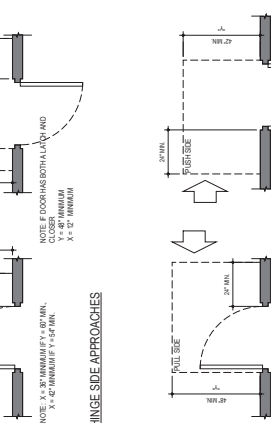
- NOTES:**
- UNOBSTRUCTED HIGH AND LOW SIDE REACH LIMITS: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - OBSTRUCTED HIGH SIDE REACH: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - OBSTRUCTED HIGH SIDE REACH: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.



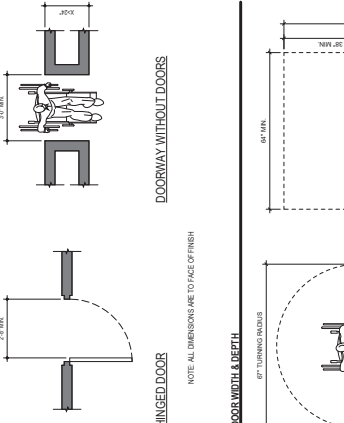
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH



- NOTES:**
- FRONT APPROACHES: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - FRONT APPROACHES: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - FRONT APPROACHES: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.



- NOTES:**
- HINGE SIDE APPROACHES: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - HINGE SIDE APPROACHES: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.
  - HINGE SIDE APPROACHES: 48" MAX. CLEARANCE ABOVE OBSTRUCTION.



NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH



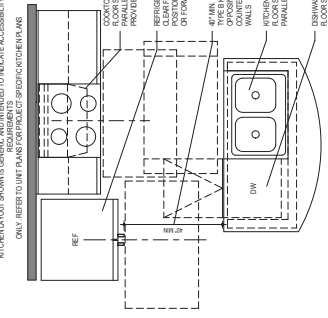
05-10-2025

**HAUSER ARCHITECTS**  
 3780 East 15th Street, Suite 201 • Loveland, Colorado 80538  
 E-mail: info@hauserarchitects.com  
 HouseArchitects@comcast.net

**APARTMENT CONVERSION**  
 721 4TH STREET  
 FORT LUFKIN, CO 80621  
 TYPE B ACCESSIBILITY DETAILS

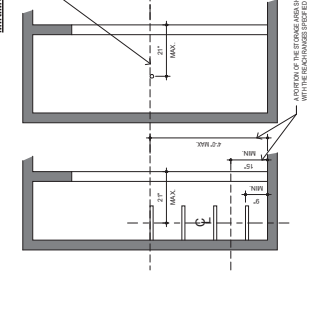
NO.	DATE	REVISIONS
1	2025.05.16	PERMIT SET

SHEET **A0.3**



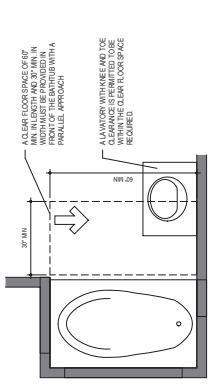
KITCHEN LAYOUT SHOWN IS GENERIC AND INTENDED TO INDICATE ACCESSIBILITY. ONLY REFER TO UNIT FRAME ACCESSIBILITY SPECIFICATIONS.

**MINIMUM KITCHEN CLEARANCES**  
 NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B KITCHEN



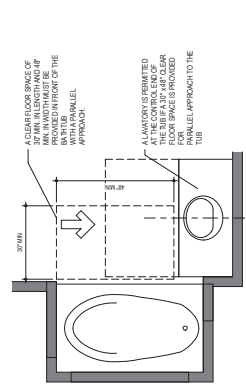
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B CLOSET

(SIDE REACH WHERE DOOR DOES NOT PROVIDE PASSAGE)



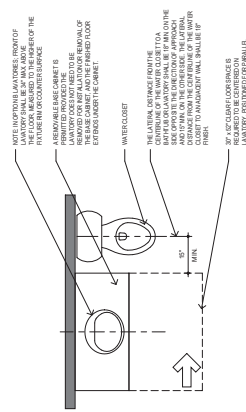
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B | OPTION-A BATHTUB 2

**CLEAR FLOOR SPACE FOR PARALLEL APPROACH**



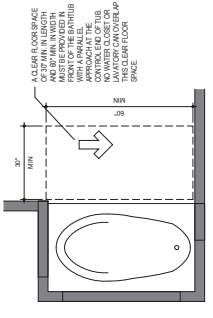
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B | OPTION-A BATHTUB 3

**CLEAR FLOOR SPACE FOR PARALLEL APPROACH**



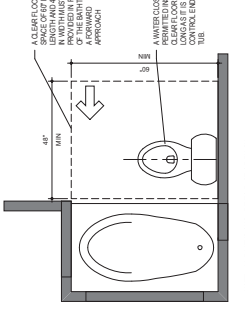
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B | OPTION-A BATHTUB 4

**CLEAR FLOOR SPACE FOR PARALLEL APPROACH**



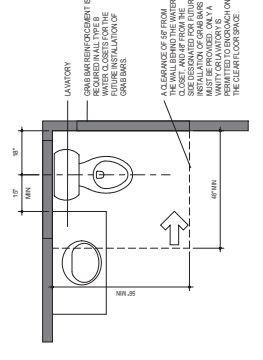
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B | OPTION-A BATHTUB 1

**CLEAR FLOOR SPACE FOR PARALLEL APPROACH**



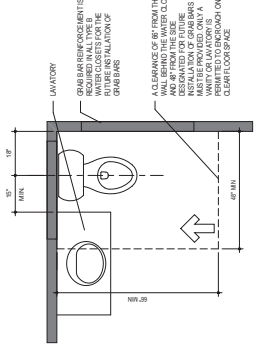
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B | OPTION-A BATHTUB 2

**CLEAR FLOOR SPACE FOR PARALLEL APPROACH**



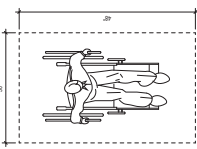
NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B WATER CLOSET 2

**CLEAR FLOOR SPACE FOR PARALLEL APPROACH**



NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B WATER CLOSET 3

**CLEAR FLOOR SPACE FOR FORWARD APPROACH**



NOTE: ALL DIMENSIONS ARE TO FACE OF FINISH ANS I TYPE-B WATER CLOSET 4

**CLEAR FLOOR SPACE FOR FORWARD APPROACH**















# BEST CHOICE FIRE PROTECTION, LLC.

\*\*\*\*\*PH 720-795-4110 State Lic. # 21S-05585\*\*\*\*\*

565 E 70<sup>TH</sup> Ave Unit 6-E  
Denver, Co. 80229  
Esteban@bestchoicefire.com

*Esteban*

*Ft Lupton Office  
3038574603  
www.bestchoicefire.com*

June 2, 2025

**CUSTOMER:**  
BPH CONSTRUCTION CORP

**PROJECT:**  
APARTMENT CONVERSION  
721 4<sup>TH</sup> STREET  
FORT LUPTON, CO 80621

**Re:** PROPOSAL FOR THE FIRE SPRINKLER SYSTEM

**Attn:** Mr. David Pierskalla

## SCOPE OF SERVICES

- Provide fire sprinkler design and installation for address listed above
- The system will be considered a Stand Alone, (13R) City supply and a backflow preventer
- Provide all materials for fire sprinkler system
- Provide all labor for installation of fire sprinkler system
- Provide rough-inspection with the local fire authority listed below
- Provide final inspection
- Provide owner with above ground completion certificate
- Provide owner with system training.
- System Design – NFPA 13R Residential

The installation will be per. NFPA 13R standards and the local fire authority (Fort Lupton Fire Department)

## OWNER RESPONSIBILITIES

- Provide fire alarm monitoring for system
- Provide line voltage to outside horn and strobe
- Provide adequate heat throughout entire residence
- Provide proper opening around each fire sprinkler head (1/8 maximum tolerance around head)
- Provide proper insulation for the CPVC pipe

## INCLUSION:

1-year warranty  
Butterball valve w/tamper switch  
Ball valve  
1CPVC pipe  
CPVC fittings

Horn & Strobe  
Reliable F1 res. Sidewalls  
Reliable F1 res. Pendants  
Spare sprinkler head box  
Backflow Preventer

# BEST CHOICE FIRE PROTECTION, LLC.

\*\*\*\*\*PH 720-795-4110 State Lic. # 21S-05585\*\*\*\*\*

**Note:** Best Choice Fire Protection may substitute materials at its discretion. Any and all substituted materials will be comparable and will meets or exceed NFPA 13 and UL listing criteria.

<b>EXCLUSION:</b>	Alarm wiring of any kind	Electrical wiring of any kind,
	Bond	patching dry wall
	Dry system	Trash dumpster
	Fire / booster pump	Hand drawn design
	Prevailing wages,	Fire extinguisher
	chlorinating of pipe	free standing FDC
	Anti-freeze	Expansion Tank
	Custom color trim plates	Scaffolding/Lift

Best Choice Fire Protection LLC, services will be provided as set forth in the scope of services for a fee of: **\$30,770.00**

Payment and terms: 1<sup>st</sup> Draw 15% of total contract amount at signing of proposal, 2<sup>nd</sup> Draw 75% of the total contract amount at the rough inspection, 3<sup>rd</sup> Draw remaining 10% at final. Draws 2 – 3 are net 15 days. Warranty, one year from date of final inspection.

Customer agrees to pay interest and penalties on all unpaid balances. Amounts past due over fifteen (15) days will incur a late payment charge of 15 % interest compounded monthly on the total unpaid balance. If said unpaid balance is collected, through an attorney or collection agency, the Customer agrees to pay all costs of collection, including all attorney's fees.

By signing this document, the owner and or owner representative have fully read and are agreement to all terms and conditions specified in this proposal.

This document shall consider in whole or impart a binding contractual agreement by and between BPH Construction Corp and Best Choice Fire Protection LLC.

Sincerely,

Esteban Acosta / President  
BEST CHOICE FIRE PROTECTION, LLC.

Mr. David Pierskalla

Accepted: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**EASTSIDE**

Heating and Air Conditioning, Inc.  
Ph.303-286-7644, Fax 303-286-7646  
WEB [www.eastsideheat.com](http://www.eastsideheat.com)

Purchaser's Name JOHN STINETT Date 6.30.25 Salesman BOE KAMPBELL  
Street \_\_\_\_\_ Project RETROFIT Job Address 721 4<sup>TH</sup> ST FT LUPTON  
City \_\_\_\_\_ State CO 80 Phone 303-472-2029 [jstinn52@gmail.com](mailto:jstinn52@gmail.com)

In accordance with the terms, conditions and specifications hereinafter set forth, we propose to furnish and install the following: *PER PLANS DATED 5/7/25*

**TF**

- 1-DEMO EXISTING SYSTEMS
- 5-CARRIER 59SC6A026M14-10 96% FURNACE
- 5-CARRIER GA4SAN518 CONDENSOR
- 5-CARRIER CVAMA2417 COIL (COIL FLARE 17X14)
- 5-LOW AMBIENT KIT
- 6-LINESET 6/12
- 5-A/C PAD 32X32
- 8-SS2 CONDENSATE SAFTEY SWITCH
- 5-SECONDARY SAFTEY DRAIN PAN
- 5-2" PVC FURNACE VENT & CONCENTRIC VENT TERMINATION
- 1-LOT 1" LINED DUCT & FITINGS
- 1-LOT INSUL WRAPPED PIPING
- 1-LOT UN-INSULATED EXPOSED SPIRAL DUCT & FITTINGS (2<sup>ND</sup> FLOOR)
- 1-LOT DRYER VENTS & METAL DRYER BOX
- 1-LOT HONEYWELL P200-TH2110
- 1-LOT EXHAUST FANS
- 1-LOT GRILLES, REGISTERS
- 1-LOT SPIN-IN'S

TOTAL-----	\$70,500.00
TEST AND BALANCE-(IF REQUIRED)-----	\$ 2,400.00
	<b>\$72,900.00</b>

**VE:** EXHAUST FANS, A/C, GRILLS & REGISTERS

**EXCLUDE:** ROOF REPAIRS, ROOF CURB, CORING, DEMOLITION, SMOKE DETECTORS, ALL ASBESTOS, PERMITS, DUCT INSTALL POST FRAMING, POST FIRE RATING, PLUMBING, SPRINKLER, CONCRETE TEAROUT, ALL ELECTRIC HEATERS, ANYTHING NOT LISTED.

**\*\*NOT RESPONSIBLE FOR FIELD CHANGES MADE WITHOUT UPDATED DRAWINGS PRIOR TO INSTALL\*\***

-----  
Total cost for above specified labor, materials and equipment is \$ 72,900.00 . Payment of this amount is due in full upon completion of work unless other terms are agreed upon before work is begun. Terms: NET 30 DAYS. CREDIT CARD CHARGE 3%.

Authorized Signature BOE KAMPBELL

**ACCEPTANCE OF PROPOSAL**

I hereby accept the above proposal and you are authorized to do the work as specified herein. I agree to pay the full contract price in accordance with the specified terms. Should this account, or any part hereof, become delinquent, I agree to pay an additional charge of 1.5 percent per month on all delinquent amounts. In the event this account is referred to an attorney for collection, I agree to pay reasonable attorney's fees and actual court costs.

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

# STINNETT PLUMBING AND HEATING INC.

1041 Denver Avenue  
 Fort Lupton Colorado 80621  
 PH: 303-659-8471 Fax: 303-857-6211



CONTRACTOR Fort Playa LLC OWNER 721 4th  
 DATE 6/30/25 PHONE \_\_\_\_\_ ADDRESS \_\_\_\_\_

QTY.	ITEM	#	FAUCET#	COLOR	Supply	PRICE
1	kitchen	33X22XL SA	PFXC1917C	#200		250
2	Lavatory	PFX 2847	95"			190
1	Water closet	PFL401 EL	1.28	EB Seat 126"		130
1	Bath tub	60X30 ENzmb	Wallset PFX 7611		overflow X	800
	Shower					
	Deck tub				overflow	
	Utility Sink				Supply	
1	Garbage disp.	Badger I		\$106.02		107
1	Water heater	size 50	Electra	Expansion Valve X		599
X	Auto washer rough-in		Utility box	X Home	\$3782	38
X	Ice maker utility box			\$27.52		30
	Basement bath rough-in	full	3/4		floor drain	
	Sillcocks					
X	Water pipe	Type	Pex			150
X	ARC. drains, waste, and vents,		Back flow			300
2	Roof flashings					25



X Gas pipe furnace 1 w/ 1 Cooktop 1 Range 1 fire 1 100

Total Material 2719 2719  
 Tax 7885 1500  
 Labor days 18 Each 3.5 day rate 425 total 1500  
4295  
 %40

PERMIT \_\_\_\_\_  
 SEWER SERVICE \_\_\_\_\_  
 WATER SERVICE \_\_\_\_\_  
 RETAL \_\_\_\_\_

8000  
 X5  
 41054

9000 Mat  
1500 3.5 Days

10500  
17500 40

87500

Concrete

$$8000 - 9000 \times 5$$



FERGUSON ENTERPRISES LLC #1983  
 22400 EAST 19TH AVENUE  
 AURORA, CO 80019-0000

Deliver To:  
 From: Robert L Todd  
 robert.todd@ferguson.com  
 Comments:

12:35:23 JUN 18 2025

Page 1 of 2

FERGUSON ENTERPRISE LLC #1983  
 Price Quotation

Bid No: B175658  
 Bid Date: 06/18/25  
 Quoted By: RLT

Cust Phone: 303-659-8471  
 Terms: 2% 10TH NET 25TH

Customer: JOHN STINNETT PLBG & HTG  
 1041 DENVER AVE  
 FT LUPTON, CO 80621

Ship To: JOHN STINNETT PLBG & HTG  
 1041 DENVER AVE  
 FT LUPTON, CO 80621

Cust PO#: THE FORT

Job Name:

*2 LAD Panel # 2847 \$95-*

Item	Description	Quantity	Net Price	UM	Total
	***KS-1***				
PFSR332264BP	*LM 33X22X6 4H 22 GA 2B SNK BULK	1	97.906	EA	97.91
PFXC1917CP	CCY LFA 1.5 1HDL KITC FCT W/ SPRY	1	99.799	EA	99.80
IBADGER1WC	1/3HP DISP W/ CORD *BADGER	1	106.014	EA	106.01
	***WC***				
PF1401TWH	CCY 1.1-1.6 12 EL BOWL *JERRITT WH	1	61.258	EA	61.26
PF5112HEWH	CCY 1.28 TNK F/ PF1400HE *JERRIT WH	1	47.150	EA	47.15
PFTSWE2001WH	EB WOOD CLST SEAT ECON *ELMORE WHIT	1	16.000	EA	16.00
	***BT-1***				
S711711100	60X30 LH BATH *ENSEMB WHIT	1	275.825	EA	275.83
S713741000	60X30 WALL SET *ENSEMB *MEDLEY WHIT	1	359.575	EA	359.58
PF7611GCP	CCY 1HDL P/BAL LEV 1.75 T&S TRIM	1	38.082	EA	38.08
PF4001LS	CRMC T&S VLV MIP & SWT L/ STOP	1	48.714	EA	48.71
I62073	1-1/2 PVC W&O PUSH EN LIFT RI CP	1	12.804	EA	12.80
I62082	1-1/2 W&O PUSH EN LIFT TRIM CP	1	8.253	EA	8.25
	***EWH***				
BRE340T61NCWW	CCY 40G TALL 4.5@240V/3.5@208V WHTR	1	599.000	EA	599.00
	***OATEY BOXES***				
O37691	MODA LF IMOB QT F1960 PEX HAMM	1	27.517	EA	27.52
O37613	MODA WMOB 1/4 TURN F1960 HAM	1	37.816	EA	37.82

Net Total: \$1835.72  
 Tax: \$0.00  
 Freight: \$0.00  
 Total: \$1835.72

*359 6209  
 4004 81 823*

*3*

*6209 x 5 = 41,045*

*3986  
 1500  
 5336*

*2000.00  
 3835.72*

*3.5 @ 425\$  
 18 Ave*

*Extra: Breaking Controls*



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=109&on=1334>

2. 1 a sqft - Install

5,000 sqft

# LOWE'S PRO

Charleston Oak Vsp

Quote # 221704642

Created on Jun 26, 2025

Quote valid until Jul 27, 2025, 11:59 p.m.\*

Created by Nancy Stinnett


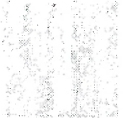
nancyj2222@aol.com

(303) 659-8471

John Stinnett Plumbing And Heating

Lowe's Store # 2479, Brighton, CO

Store Phone (303) 498-5000

	Item	Fulfillment Type	Unit Price	Qty	Item Total
1.	 <b>Moisture Block</b> Vapor Barrier 12-ft W x 25-ft L x 6 -mils Premium Poly film... Item #: 6308616   Model #: MB12X25300	TRUCK	\$62.34	8	\$498.72
2.	 <b>Style Selections</b> Charleston Oak 12-mil x 7-in W x 48-in L Waterproof Luxury Vin... Item #: 1857681   Model #: LWD6909RCB	TRUCK	\$38.80	216	\$8,380.80

Item Subtotal **\$10,543.76**

Estimated Quote Savings **-\$1,664.24**

Delivery Fees & Taxes **Calculated in Checkout**

Estimated Total **\$8,879.52**

\*The prices quoted are valid until 11:59 p.m. on the date shown above, subject to the following exclusions, conditions, and exceptions.

Delivery fees will be added at time of purchase where applicable.

Prices listed on this quote will be honored at Lowe's Store # 2479, Brighton, CO. Please request a new online quote if you'd like to chase the listed items at a different store, or contact the Pro Service Desk with any questions.

Any changes you make to this quote, for example, adding or removing one or more items or changing the quantity of any item or items, will create a new quote and cancel this quote.

Additional discounts, if applicable, are subject to Lowe's standard discount policy, and are calculated at checkout.

All products are available while supplies last and may vary by market. Lowe's reserves the right to correct any error and/or limit quantities sold.

Lowe's is offering to supply materials only. Lowe's is not offering engineering, architecture, or general contracting services or advice. Lowe's is not responsible for the selection or choice of materials for a general or specific use; for quantities or sizing of materials; for the use or installation of materials; or for compliance with any building code or standard of workmanship.

This quote is based on Lowe's standard commercial terms. Lowe's does not agree to terms and conditions (including, but not limited to, governmental regulations) not specifically indicated or referenced in the request for this quote. If terms and conditions are presented, product selection and pricing may change pending legal review.

Kaden



Lowe's

Keith

PRO

Apartment Remodel Windows

Quote # 221670160

Created on Jun 25, 2025

Quote valid until Jul 3, 2025, 11:59 p.m.\*

Created by Don Burough

farmhobbyz@gmail.com

(303) 506-6846

Borough Construction

Lowe's Store # 2479, Brighton, CO

Store Phone (303) 498-5000

Item	Fulfillment Type	Unit Price	Qty	Item Total
1. PELLA 250 SERIES SLIDING WINDOW FIXED/ VENT LEFT 47.5 X 47.5 WHITE... Item #: 5737182   Model #: 47.5 x 47.5 SLIDER	TRUCK	\$453.16	9	\$4,078.44
2. PELLA 250 SERIES SH 34 X 77.5 WHITE QUOTE #19670009 Item #: 5737182   Model #: 34 x 77.5 white SH	TRUCK	\$555.29	1	\$555.29
Item Subtotal				\$4,633.73
Estimated Quote Savings				—
Delivery Fees & Taxes				Calculated in Checkout
Estimated Total				\$4,633.73

\*The prices quoted are valid until 11:59 p.m. on the date shown above, subject to the following exclusions, conditions, and exceptions.

Delivery fees will be added at time of purchase where applicable.

Prices listed on this quote will be honored at Lowe's Store # 2479, Brighton, CO. Please request a new online quote if you'd like to purchase the listed items at a different store, or contact the Pro Service Desk with any questions.

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# Lowe's Custom Order Quote

Quote # 221595294

Quote Name: APARTMENTS

Date Printed: 6/24/2025

**Customer:** Don Burough

**Email:** farmhobbyz@gmail.com

**Address:** 13939 COUNTY ROAD 8  
FORT LUPTON, CO 80621

**Phone:** (303) 506-6846

**Store:** (2479) LOWE'S OF BRIGHTON, CO

**Associate:** CADEN MUMFORD (3069968)

**Address:** 4980 EAST BROMLEY LANE  
BRIGHTON, CO 80601-7824

**Phone:** (303) 498-5000

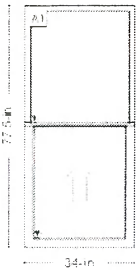
**Item Total:** 10

**PreSavings Total:** \$7,512.54

**Freight Total:** \$0.00

**Labor Total:** \$0.00

**Pre-Tax Total:** \$7,512.54



Pella 250 Series | Single Hung | 34 X 77.5 |  
White  
Room Location: apartment

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella 250 Series   Single Hung   34 X 77.5   White		16 days	\$971.70	\$971.70	1		\$971.70

Begin Line 200 Description

---- Line 200-1 ----

A1: Unit: 48 || Frame: 47 1/2-in || RO: 48-in  
Unit: 48 || Frame: 47 1/2-in || RO: 48-in  
Fixed / Vent Left Double Slider. Frame Size: 47  
1/2 X 47 1/2. Pella 250 Series Series. Northern  
Climate Zone 5

Standard  
Vinyl  
Block / Box Frame  
Foam Insulated  
3 1/4"  
3 1/4"  
Sill Adapter Included  
No Head Expander. White. White. Glass:  
Insulated Dual Low-E NaturalSun+ Low-E  
Insulating Glass Argon High Altitude. Cam-  
Action Lock  
2 Locks  
White  
No Limited Opening Hardware. Half Screen  
InView™. Combination U-Factor 0.24  
U-Factor 0.24  
Combination SHGC 0.5  
SHGC 0.50  
VLT 0.61  
CPD PEL-A-292-00135-00006  
Satisfied Energy Star Zones Northern  
Yes  
Performance Class R  
PG 30  
Calculated Positive DP Rating 30  
Calculated Negative DP Rating 30  
FPA FL16809  
STC 25  
OITC 22  
Clear Opening Width 18.792  
Clear Opening Height 43.25  
Clear Opening Area 5.644125  
Egress Does not meet typical United States  
egress  
but may comply with local code requirements.

Remake: No  
In-Store Pick-up  
EA  
06/13/2025  
False  
True  
877-473-5527  
. 16 Days. 943055  
CMC Pella 250 Window. 103848.  
Grille: No Grille  
Wrapping Information: Manufacturer  
Recommended Clearance  
Perimeter Length = 190".  
Venting Width: Equal

End Line 200 Description

Accepted by: \_\_\_\_\_

Date: 6/24/2025

Pre-Tax Total	\$7,512.54
---------------	------------

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.  
This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above  
quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

\*\*\*\* Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. \*\*\*\*

**Begin Line 100 Description**

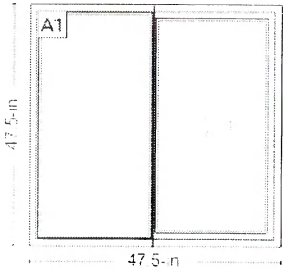
---- Line 100-1 ----

A1: Non-Standard Size Single Hung  
Equal. Frame Size: 34 X 77 1/2. Pella 250  
Series Series. Northern  
Climate Zone 5

Standard  
Vinyl  
Block / Box Frame  
Foam Insulated  
3 1/4"  
3 1/4"  
Sill Adapter Included  
No Head Expander. White. White. Glass:  
Insulated Dual Tempered Low-E NaturalSun+  
Low-E Insulating Glass Argon High Altitude.  
Cam-Action Lock  
White  
No Limited Opening Hardware. Half Screen  
InView™. Combination U-Factor 0.25  
U-Factor 0.25  
Combination SHGC 0.49  
SHGC 0.49  
VLT 0.61  
CPD PEL-A-293-00241-00004  
Satisfied Energy Star Zones Northern  
Yes  
Performance Class R  
PG 35  
Calculated Positive DP Rating 35  
Calculated Negative DP Rating 35  
FPA FL16812  
STC 25  
OITC 22  
Clear Opening Width 29.75  
Clear Opening Height 33.214  
Clear Opening Area 6.86192  
Egress Meets minimum clear opening and 5.7  
sq.ft. requirements for non-grade floor (E)  
(United States Only).

Remake: No  
In-Store Pick-up  
EA  
06/13/2025  
False  
True  
877-473-5527  
. 16 Days. 943055  
CMC Pella 250 Window. 103848.  
Grille: No Grille  
Wrapping Information: Manufacturer  
Recommended Clearance  
Perimeter Length = 223".

**End Line 100 Description**



Pella 250 Series | Sliding Window | Fixed / Vent  
Left | 47.5 X 47.5 | White  
Room Location: None Assigned

**Product Warranty**



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella 250 Series   Sliding Window   Fixed / Vent Left   47.5 X 47.5   White		16 days	\$726.76	\$726.76	9		\$6,540.84

Nelson's Heating & A/C INC.  
 303 536-0879  
 Keenesburg, CO 80643  
 26096 Weld County Road 4

# Estimate

Date	Estimate #
7/2/2025	3069

Name / Address
John Stinnett Plumbing 1041 Denver Ave Fort Lupton Co 80621 303-472-2029

Project

Description	Qty	Rate	Total
Main level east and west units. Install new Goodman Single stage 96% 45,000 BTU furnace model #GR9S960453AN, Install new Goodman 14 SEER 2 ton A/C unit model number GLXS3BN24. Install all supply and return air ducting per JDS. Vent furnaces and all bath fans and dryer vent per building code Seal all ductwork and start up and run check on final	2	16,820.00	33,640.00
Second story east and west units Install new Goodman single stage 96% 45,000 BTU furnaces model#GR9S960453AN. Install new Goodman 14 SEER 2 ton A/C units model #GLXS3BN24. Install all supply and return air ducting per JDS. Vent furnaces and all bath fans and dryer vent per building code. Seal all ductwork and start up and run check system on final	2	17,480.00	34,960.00
Second story south unit. Install new Goodman single stage 96% 45,000 BTU furnace model #GR9S960453AN. Install new Goodman 14 SEER 2 ton A/C unit model number GLXS3BN24. Install supply ducting with exposed spiral, and return air ducting. Vent furnace and all bath fans and dryer vent per building code. Seal all duct work and run check system on final.	1	14,760.00	14,760.00
All A/C units to sit on east side of building per plans. Pressure testing and balancing of ductwork to be done by E3 Power estimated cost \$1000 per unit			
JOB ADDRESS 721 th ST Fort Lupton			
Thank you for your business.	<b>Total</b>		\$83,360.00



**Spec 7 Insulation (790)**  
 5945 Broadway Street, Unit C  
 Denver CO 80216  
 (303) 298-1656 (303) 298-7229 Fax  
 www.spec7insulation.com

# PROPOSAL

**Customer Address**

JEFF STINNETT  
 721 4TH STREET  
 FORT LUPTON, CO 80621

**Job Name**

721 4TH STREET - FORD PLAZA

**Job Address**

721 4TH STREET - FORD PLAZA  
 FORT LUPTON, CO 80621  
 Lot:

**Date:** 6/24/2025

**Job:** 7489979

**Work Area**

**Inventory Item**

**Phase:** 18822937 1A

**PO:**

PARTY WALLS

R-11 15" x 93" - Unfaced - Batts

*Work Area Notes: DOUBLE TO BOTH SIDES OF PARTY WALLS*

CORRIDOR WALLS

R-19 15" x 93" - Unfaced - Batts

*Work Area Notes: CORRIDOR WALLS*

We propose hereby to furnish material & labor - complete in accordance with the above specifications, for the sum of :

**\$1,578.00**

**Terms: Collect On Delivery**

All material will be as provided in the attached description. All work will be completed in a workmanlike fashion in accordance with the standards of the industry. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate(s). All agreements are contingent upon strikes, accidents, acts of God or delays beyond our control. Owner to carry fire and tornado insurance and other insurance that may be required by law. Our workers are covered by workers' compensation insurance to the extent required by law.

We do not warrant against and shall not be liable for any damage or injury, including but not limited to mold accumulation, when due to any of the following causes: the failure of the builder or contractors (other than our Company) to follow the instructions and specifications of the insulation manufacturer; faulty or improper installation or maintenance of drywall or other wall covering; use of accessories or wall preparation materials that do not properly receive the insulation; and compliance with applicable building codes or other government regulations relating to surface preparation, wall coverings, required materials or mandatory procedures.

ANY WARRANTIES IMPLIED BY LAW, SUCH AS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY DISCLAIMED. WE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES OR INCIDENTAL DAMAGES for breach of any warranty associated with the material. Our liability shall in no event exceed the cost of the materials set forth herein. We cannot and shall not be liable to you for the breach of any other express warranties, such as those given to you by other dealers, contractors, applicators, distributors or manufacturers. Your exclusive remedy with respect to defective materials provided by us shall be repair or replacement, at our option, of the defective materials.

If the Scope of Service does not commence within 30/60 days from the date of acceptance of this Proposal due to no fault of Spec 7 Insulation, any Price or Quote included herein is subject to change and Spec 7 Insulation reserves the right to provide a new Price or Quote or to reject the Service.



**Spec 7 Insulation (790)**  
 5945 Broadway Street, Unit C  
 Denver CO 80216  
 (303) 298-1656 (303) 298-7229 Fax  
 www.spec7insulation.com

# PROPOSAL

**Customer Address**

JEFF STINNETT  
 721 4TH STREET  
 FORT LUPTON, CO 80621

**Job Name**

721 4TH STREET - FORD PLAZA

**Job Address**

721 4TH STREET - FORD PLAZA  
 FORT LUPTON, CO 80621  
 Lot:

**Date:** 6/24/2025

**Job:** 7489979

Note: this proposal may be withdrawn by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

**DATE:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**Sales Representative:** Spencer Alley

**DATE:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**Customer Representative:**

**Printed Name** \_\_\_\_\_ **Title** \_\_\_\_\_

Items listed below include option(s). Signify desired options by initialing the space to the left of that item. Selected options are to be added to the contract price. Return this signed copy with the Job Proposal.

Phase	Work Area	Inventory Item	Type	Additional Charge
_____	MIDFLOORS <i>Work Area Notes: 12 ON CENTER</i>	R-19 23" x 93" - Unfaced - Batts	Option	\$2,426.00
_____	MIDFLOORS	R-19 15" x 93" - Unfaced - Batts	Option	\$740.00

**DATE:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_



**Spec 7 Insulation (790)**  
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 Denver CO 80216  
 (303) 298-1656 (303) 298-7229 Fax  
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# PROPOSAL

**Customer Address**

JEFF STINNETT  
 721 4TH STREET  
 FORT LUPTON, CO 80621

**Job Name**

721 4TH STREET - FORD PLAZA

**Job Address**

721 4TH STREET - FORD PLAZA  
 FORT LUPTON, CO 80621  
 Lot:

**Date:** 6/24/2025

**Job:** 7489979

**Work Area**

**Inventory Item**

**Phase:** 18822937 1A

**PO:**

PARTY WALLS

R-11 15" x 93" - Unfaced - Batts

*Work Area Notes: DOUBLE TO BOTH SIDES OF PARTY WALLS*

CORRIDOR WALLS

R-19 15" x 93" - Unfaced - Batts

*Work Area Notes: CORRIDOR WALLS*

We propose hereby to furnish material & labor - complete in accordance with the above specifications, for the sum of :

**\$1,578.00**

**Terms: Collect On Delivery**

All material will be as provided in the attached description. All work will be completed in a workmanlike fashion in accordance with the standards of the industry. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate(s). All agreements are contingent upon strikes, accidents, acts of God or delays beyond our control. Owner to carry fire and tornado insurance and other insurance that may be required by law. Our workers are covered by workers' compensation insurance to the extent required by law.

We do not warrant against and shall not be liable for any damage or injury, including but not limited to mold accumulation, when due to any of the following causes: the failure of the builder or contractors (other than our Company) to follow the instructions and specifications of the insulation manufacturer; faulty or improper installation or maintenance of drywall or other wall covering; use of accessories or wall preparation materials that do not properly receive the insulation; and compliance with applicable building codes or other government regulations relating to surface preparation, wall coverings, required materials or mandatory procedures.

ANY WARRANTIES IMPLIED BY LAW, SUCH AS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY DISCLAIMED. WE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES OR INCIDENTAL DAMAGES for breach of any warranty associated with the material. Our liability shall in no event exceed the cost of the materials set forth herein. We cannot and shall not be liable to you for the breach of any other express warranties, such as those given to you by other dealers, contractors, applicators, distributors or manufacturers. Your exclusive remedy with respect to defective materials provided by us shall be repair or replacement, at our option, of the defective materials.

If the Scope of Service does not commence within 30/60 days from the date of acceptance of this Proposal due to no fault of Spec 7 Insulation, any Price or Quote included herein is subject to change and Spec 7 Insulation reserves the right to provide a new Price or Quote or to reject the Service.



**Spec 7 Insulation (790)**  
 5945 Broadway Street, Unit C  
 Denver CO 80216  
 (303) 298-1656 (303) 298-7229 Fax  
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# PROPOSAL

**Customer Address**

JEFF STINNETT  
 721 4TH STREET  
 FORT LUPTON, CO 80621

**Job Name**

721 4TH STREET - FORD PLAZA

**Job Address**

721 4TH STREET - FORD PLAZA  
 FORT LUPTON, CO 80621  
 Lot:

**Date:** 6/24/2025

**Job:** 7489979

Note: this proposal may be withdrawn by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL**

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**DATE:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**Sales Representative:** Spencer Alley

**DATE:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**Customer Representative:**

**Printed Name** \_\_\_\_\_ **Title** \_\_\_\_\_

Items listed below include option(s). Signify desired options by initialing the space to the left of that item. Selected options are to be added to the contract price. Return this signed copy with the Job Proposal.

Phase	Work Area	Inventory Item	Type	Additional Charge
_____	MIDFLOORS <i>Work Area Notes: 12 ON CENTER</i>	R-19 23" x 93" - Unfaced - Batts	Option	\$2,426.00
_____	MIDFLOORS	R-19 15" x 93" - Unfaced - Batts	Option	\$740.00

**DATE:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

THOMPSON VALLEY ELECTRIC INC  
 23944 hwy 257 Milliken, CO 80543 970-590-4449 email:  
 tve.1inc@gmail.com

# ESTIMATE

APARTMENT CONVERSION  
 721 4TH ST FT LUPTON COLO

Estimate # 0000217  
 Estimate Date 06/23/2025

Item	Description	Unit Price	Quantity	Amount
	INSTALL PANELS/ALL DEVICES SMOKE DETECTORS- ALL DEVICES- LIGHTING PROVIDE LIGHTING IN UNITS A-B-C-D AS PER PRINTS. PROVIDE DEVICES-LIGHTING IN CORIDORS AND HOUSE PANEL. RELOCATE PANEL H AND UPGRADE TO 200 AMPS RE- FEED TO FRONT UNIT. EXCLUDED AS NOTED- FIRE ALARMS - MAIN SERVICE-PERMIT FEES-	96500.00	1.00	96,500.00
	MAIN SERVICE UPGRADE IF NEEDED BY CITY FOR PERMITTING?  (THESE NUMBERS ARE BASED OFF A MAX BUDGET CAN MOVE DOWN AS SCOPE OFF WORK AND WHATS BEHIND SHEETROCK IS MORE DEFINATE)	32000.00	0.00	0.00
<u>NOTES:</u> 721 4TH ST FT LUPTON COLO				
		<b>Subtotal</b>		96,500.00
		<b>Total</b>		96,500.00
		<b>Amount Paid</b>		0.00
		<b>Estimate</b>		\$96,500.00



# Tonville HVAC LLC

710 North 7th Avenue | Unit 1 | Brighton, Colorado 80601  
303-659-8583 | benjaminlabryant@yahoo.com | https://www.tonvillehvac.com/

**RECIPIENT:**

**John Stinnett**  
721 4th Street  
Fort Lupton, Colorado 80621

**Quote #268**

Sent on	Jun 01, 2025
<b>Total</b>	<b>\$71,491.00</b>

Product/Service	Description	Qty.	Unit Price	Total
Ductwork for new construction	Install ductwork in remodeled apartments at 721 4th St Ft Lupton.	1	\$64,995.00	\$64,995.00
Electric Unit Heaters	UH-1,2 electric unit heater with thermostat, and wall mounting bracket.	4	\$749.00	\$2,996.00*
Ductwork for new construction	Upgrade to commercial duct in the upstairs units.	1	\$3,500.00	\$3,500.00

\* Non-taxable

<b>Total</b>	<b>\$71,491.00</b>
--------------	--------------------

## Reviews

**Todd Lillemon**



**Lila Barton**



It was great

**Molly Lockhart**



This quote is valid for the next 30 days, after which values may be subject to change.



# Tonville HVAC LLC

710 North 7th Avenue | Unit 1 | Brighton, Colorado 80601  
303-659-8583 | benjaminlabryant@yahoo.com | https://www.tonvillehvac.com/

**RECIPIENT:**

**John Stinnett**  
721 4th Street  
Fort Lupton, Colorado 80621

**Quote #268**

Sent on Jun 01, 2025

**Total \$67,991.00**

Product/Service	Description	Qty.	Unit Price	Total
Ductwork for new construction	Install ductwork in remodeled apartments at 721 4th St Ft Lupton	1	\$64,995.00	\$64,995.00
Electric Unit Heaters	UH-1,2 electric unit heater with thermostat, and wall mounting bracket.	4	\$749.00	\$2,996.00*

\* Non-taxable

**Total \$67,991.00**

## Reviews

**Todd Lillemon**



**Lila Barton**



it was great

**Molly Lockhart**



This quote is valid for the next 30 days, after which values may be subject to change.



**Wirezall Electric**

721 4th Street  
Fort Lupton, CO 80621

✉ jstinn52@gmail.com

*DORA  
# Lic Contractor  
EC 0103148*

ESTIMATE	#124
TOTAL	\$89,775.00

CONTACT US  
Greeley, CO 80634

*Adam Gonzalez*

☎ (970) 481-1744  
✉ a.gonzalez@wirezallelectric.com

**ESTIMATE**

Services	qty	unit price	amount
Unit A 1,152 sq. ft. Electrical rough and trim according to 1-line	1.0	\$10,687.00	\$10,687.00
Unit B, 1,085 sq. ft. Electrical rough and trim according to 1-line	1.0	\$10,307.00	\$10,307.00
Unit C, 795 sq. ft. Electrical rough and trim according to 1-line	1.0	\$7,552.00	\$7,552.00
Unit D, 785 sq. ft. Electrical rough and trim according to 1-line	1.0	\$7,457.00	\$7,457.00
Unit E, 555 sq. ft. Electrical rough and trim according to 1-line	1.0	\$5,272.00	\$5,272.00
Panel H Electrical rough and trim according to 1-line for house panel.	1.0	\$8,800.00	\$8,800.00
Demo/Relocate electrical Demo/Relocate existing electrical	1.0	\$5,500.00	\$5,500.00
Service equipment Demo/Upgraded electrical service disconnects. Includes grounding and bonding per NEC.	6.0	\$5,700.00	\$34,200.00

Services subtotal: \$89,775.00

Subtotal \$89,775.00

**Total \$89,775.00**



**Wirezall Electric**

721 4th Street  
Fort Lupton, CO 80621

jstinn52@gmail.com

ESTIMATE	#124
TOTAL	\$89,775.00

CONTACT US

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ESTIMATE

Services	qty	unit price	amount
Unit A 1,152 sq. ft. Electrical rough and trim according to 1-line	1.0	\$10,687.00	\$10,687.00
Unit B, 1,085 sq. ft. Electrical rough and trim according to 1-line	1.0	\$10,307.00	\$10,307.00
Unit C, 795 sq. ft. Electrical rough and trim according to 1-line	1.0	\$7,552.00	\$7,552.00
Unit D, 785 sq. ft. Electrical rough and trim according to 1-line	1.0	\$7,457.00	\$7,457.00
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