



PLANNING COMMISSION

Mike Simone, Chairperson
Paul Witmer, Vice-Chairperson

Kathy Kvasnicka
Shannon Rhoda
Karina Gonzalez

Jimmy Dominguez
Shannon Wiens
Ashley Greene

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, August 28, 2025

6:00 PM

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

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

Call to Order

Approval of Agenda

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

a. Approval of the July 24, 2025, Meeting Minutes

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

Action Item(s)

- a. PC Resolution P2025-009 2183 S Denver Change of Zone
- b. PC Resolution P2025-010 Sunrise Amended Preliminary Plat
- c. PC Resolution P2025-011 Lancaster Crossing Change of Zone
- d. PC Resolution P2025-012 Lancaster Crossing Preliminary Plat

Discussion Items

Future Business

- a. There is no Planning Commission meeting scheduled for September 11, 2025

Adjourn

Virtual Meeting Instructions

Join this meeting from your computer, tablet or smartphone.

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

You can also dial in using your phone.

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

Access Code: 885-796-925

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

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

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 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, July 24, 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 Wiens, and Karina Gonzalez. Commissioner Jimmy Dominguez joined online via GoTo. Commissioner Ashley Greene joined the meeting at 6:18pm.

City Staff Present: Planning Director Todd Hodges, Planner Sean McDermott, Planning Administrative Assistant Beyza Kirmizi, and City Engineer David Rausch. Public Works Director Roy Vestal joined online via GoTo.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-008 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE FORT LUPTON CITY HALL SITE PLAN

Planner Sean McDermott presented the site plan application submitted by the City of Fort Lupton for a new city hall administrative building. The site is located east and adjacent to college avenue and south and adjacent to 9th street. Mr. McDermott explained that the site plan application is processed under Section 16-2.06 of the Fort Lupton Development Code and that all notification requirements have been met. He gave a brief summary of previous applications, explaining that a residential subdivision, the Meadowlark Village PUD, was approved in 2006 but never built. In 2009, an amendment to the PUD was approved creating a single lot with institutional uses, which was bought by the City in 2019. The proposed city hall meets the intent of the single lot. The property is part of a PUD but staff is still looking into a potential civic zone district at a future date, which would be intended for this city hall.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 24, 2025

The Comprehensive Plan currently designates this area as Single-Family Attached. However, with the PUD amendment and the surrounding Public/Semi-Public land uses, staff considers the site an appropriate location for the new City Hall. With the Comprehensive Plan update underway, staff anticipates this designation will be revised to Public/Semi-Public or another land use category that better aligns with the updated designations.

Kevin Small with Clark & Enerson, and Scott Ready with GPhillips were in attendance to give a presentation. Mr. Ready outlined the structure of the presentation and provided an overview, explaining that the new City Hall will include offices for City staff, Council Chambers, and public meeting rooms. They also introduced the two companies working on the project. Mr. Small continued by reviewing the site location, rendered site plan, and proposed floor plan. He presented the exterior design, including primary and secondary materials, as well as the building elevations. A flythrough animation was shown, illustrating the site and building interiors. They mentioned that a demonstration garden is proposed with climate adaptive plants, and landscaping designated to fit the area while reducing water use. Finally, an overview of the project schedule and anticipated timeline was presented.

Chair Simone opened up for public comments at 6:27pm.

Zachary Potter, a resident, voiced concerns regarding the lack of community involvement in the planning of the new City Hall, noting that the City had organized committees for Kosio Park and the Comprehensive Plan. He stated that the absence of public participation does not adequately represent community character, which he believes contradicts Section 1.01(c)(3) of the Development Code. He further commented that the proposed elevations did not successfully strengthen the City's identity or create a sense of distinction from other municipal buildings, as required under Section 6.03(b)(1)(f). Lastly, he questioned the use of CMU as the primary building material, noting that while it may be allowed under Section 6.03(b)(6)(a), it must be either fluted or split-faced to qualify as a primary material.

Chair Simone closed the public comments at 6:32pm.

Mr. Ready responded that the proposed CMU material is a burnished block with similar characteristics, which may not classify as a true split face but is believed to meet design standards. Scott Stovall added that the proposed material is a unique oversized block with a finer grain than a traditional split face.

Chair Simone opened up the hearing for commissioner comments at 6:33pm.

Commissioners discussed:

- The submittal and decision-making process
- The property's designation in the comprehensive plan
- Zachary Potter's perspective on what was missing to properly reflect the City's character
- Acoustic buffering of the Council Chambers
- Whether the proposed fruit trees would be incorporated with a community garden
- Opportunities for community engagement

RECORD OF PROCEEDINGS
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- Wayfinding signage
- The possibility of installing solar panels
- Code sections that were brought up during the public comment section
- Community involvement in determining future use of the remainder of the site

Todd Hodges explained that budget considerations played a significant role in the process and decision-making and that staff have focused on acting as the reviewing party.

Zachary Potter explained that the lack of resident input was his main concern and stated that, in his view, buildings such as the old high school and museum better reflect the community's character.

Todd Hodges, noted that the Council Members, as representatives of the community, have been involved in the process from the beginning.

Kevin Small addressed the community garden question, stating that while it had been discussed, it was not included at this time due to anticipated maintenance challenges.

Mike Simone asked Zachary Potter to repeat the code sections he cited and asked staff whether the project is compliant with these sections. Planner Sean McDermott responded that they discussed the type of material with the architects and found that it was meeting design requirements.

After discussion Commissioner Greene moved to approve P2025-008 (A Resolution of the Planning Commission of Fort Lupton Approving the Fort Lupton City Hall Site Plan). Commissioner Kvasnicka seconded.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for August 28th, 2025.

ADJOURNMENT

Commissioner Witmer moved to adjourn the meeting. Commissioner Knasnicka seconded.

Chair Simone moved to adjourn the meeting at 7:16 PM.

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

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

RESOLUTION NO. P2025-009

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE 2183 SOUTH DENVER AVENUE CHANGE OF ZONE ON A PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing August 28, 2025 for the purpose of reviewing a change of zone known as the 2183 South Denver Avenue Change of Zone to the I-2 Heavy Industrial Zone District on a property legally described in Exhibit A of this Resolution, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the 2183 South Denver Avenue Change of Zone application 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 posted notice of the public hearings on the property at least fifteen (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the 2183 South Denver Avenue Change of Zone to the I-2 Heavy Industrial Zone District.

DONE THIS 28TH DAY OF AUGUST 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

Lots 2 and 3, Yarbrough Acres Minor Subdivision, located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 18, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado, according to the plat thereof recorded October 14, 2013 at reception number 3970670 in the records of the Weld County Clerk and Recorder.

2183 S DENVER AVE CHANGE OF ZONE STAFF REPORT
PROJECT NO. COZ24-001

PROJECT DESCRIPTION

Project No.: COZ25-002

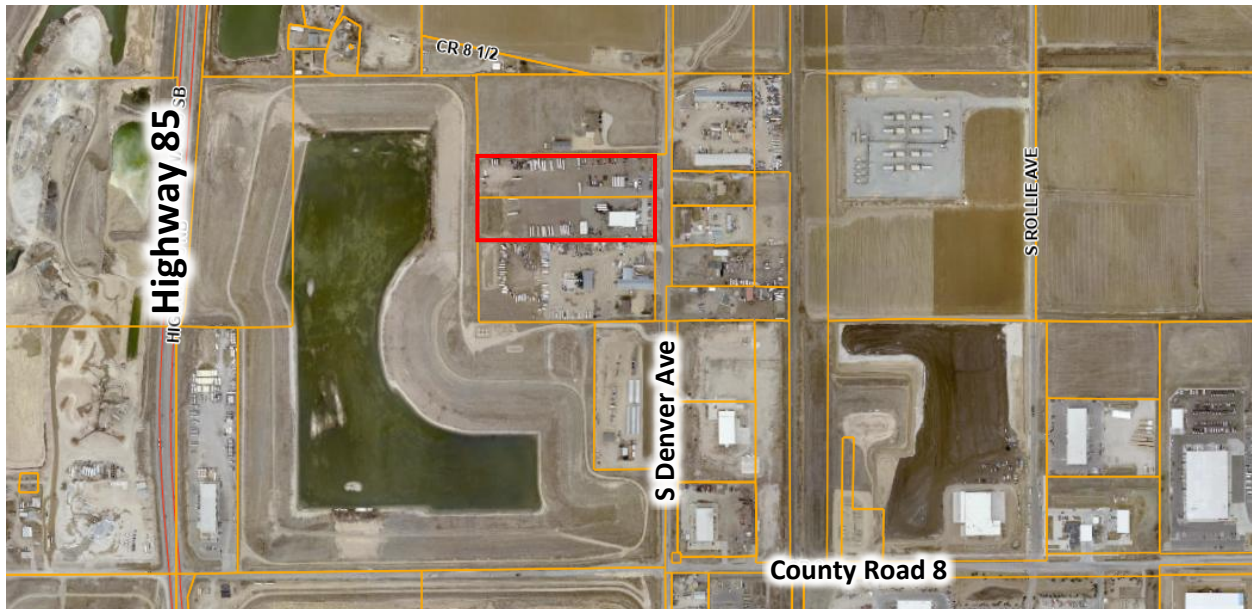
Project name: 2183 S Denver Ave Change of Zone

Owner's Name: Edward Vecchiarelli ("Applicant")

Representative: Bob Choate of Coan, Payton, & Payne, LLC

Location of Request:

The site is located west and adjacent to South Denver Avenue and 1,750 feet north of County Road 8, more or less. (the Property). The Property is located in the Southeast Quarter of Section 18, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Property described above is two legal parcels, comprised of Lot 2 and Lot 3 of the Yarbrough Minor Subdivision. The Property is currently zoned I-1.

The Applicant has submitted a Change of Zone request to change Lots 2 and 3 from 'I-1' to 'I-2' to match to better comply with the Comprehensive Plan and prior approved uses.

Site Size: The Property is 10.012 acres, more or less.

Current Zone District:

- 'I-1' Light Industrial

Proposed Zone District: 'I-2' Heavy Industrial.

Proposed Use: Potential new user is a pipeline and utility company looking to store equipment and vehicles in the yard while not being used at job sites.

Existing Use: Trucking company.

Hearing Dates: Planning Commission – August 28, 2025 at 6:00 PM; and
City Council – September 16, 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

On July 23rd, 2013, the Yarbrough Acres First and Second Annexation to the City of Fort Lupton was recorded. As part of the Annexation process, it was zoned I-1.

A Site Plan, known as the Dave's Earthworks, Inc Site Plan, was approved by City Council by Resolution No. 2016R043 on November 8, 2016. The Site Plan was recorded on May 19, 2017 Reception No. 4303674.

A Site Plan, known as the 2183 S Denver Ave Administrative Site Plan, was approve by staff and recorded on September 1, 2020 Reception No. 4625384.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone to the 'I-2' Heavy Industrial Zone District.

A change of zone is processed under [Chapter 16 Section 2.03](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the Change of Zone, 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 Change of Zone. 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 Change of Zone, 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 August 7, 2025.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on August 13, 2025.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'I-1' Light Industrial Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code.

The Applicant wishes to change the zone of the Property to the 'I-2' Heavy Industrial Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code. The intent of the I-2 Zone District is to provide for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

Section 2.03 outlines applicable review criteria for a Change of Zone that are as follows:

- (1) The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The Comprehensive Plan designates the property as Industrial, which designates a higher intensity than the other industrial Land Use "Light Industrial and Office. The Change of Zone better directly meets the goals of the Comp Plan.

- (2) The proposal will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transition with other complementary uses and development.

The rezoning is consistent with the gradual intensification of industrial uses and developments that have been present along South Denver Avenue and County Road 8. Many industrial uses have gone through city review and many have been built to date.

- (3) Whether the area has changed since the existing zoning has been in place, or is it changing to a degree that it is in the public interest to rezone the property.

There have been two users over the past decade. In 2017 a landscape company moved in, and in 2020 the existing trucking company moved in. Rezoning the property serves the public interest by creating consistency between anticipated land uses based on the Zone District and Future Land Use Designation.

- (4) The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

The property is served by city water but not city sewer. A well and septic system do exist on site.

- (5) The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

The Change of Zone is required to bring the property into better conformance with the Comprehensive Plan's Future Land Use Designation, since that has been updated more recently than when this property was annexed and initially zoned to I-1.

- (6) Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

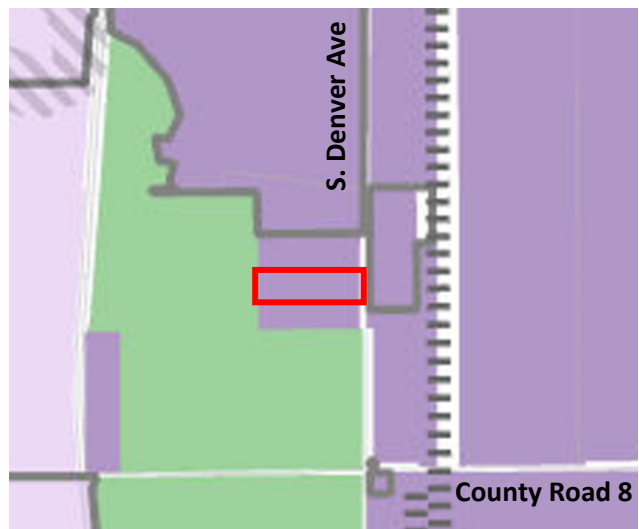
There are no anticipated negative impacts associated with a heavier industrial user. Impacts are addressed at time of review of proposed land use, which this case does not create.

The Change of Zone request meets the criteria listed above.

The Applicant has submitted the required documents pursuant to the Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Industrial (purple). This designation allows for a mix of heavy and light industrial uses as well as office development, intended to provide an appropriate environment for higher intensity users. These areas should be utilized to attract major employers and support economic development that will complement residential growth within the community. Developments within this designation should be carefully reviewed to account for potential impacts on adjacent land uses from high intensity operations.



With this in mind, the Change of Zone to I-2 is in line with the future land use map.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

City Administrator	Building Inspector	Economic Development Manager
City Attorney	GIS Specialist	Development Review Engineer
Police Chief	Public Works Director	Finance Director
Fort Lupton Fire Protection District	United Power	Comcast

Century Link	Xcel Energy	Hyper Fiber
Intrepid Fiber	Postmaster	Weld County Department of Planning
Weld County Department of Public Health and Environment	Weld County Public Works	Weld County GIS

STAFF RECOMMENDATION

Staff recommends approval. The Change of Zone application both forwards the goals of the Comprehensive Plan for use and character of the specific location of the property and meets the criteria for review within the City's development standards.

For more information on this development, please refer to the documents found at:

<https://www.fortluptonco.gov/DocumentCenter/Index/967>



COAN, PAYTON & PAYNE, LLC

PROJECT NARRATIVE

Project:

Vecchiarelli Change of Zone

Address:

2183 S. Denver Avenue, Fort Lupton, CO 80621

Legal Description:

Lots 2 and 3, Yarbrough Acres Minor Subdivision, located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 18, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado, according to the plat thereof recorded October 14, 2013, at reception number 3970670 in the records of the Weld County Clerk and Recorder.

PROJECT NARRATIVE:

The project site is currently zoned as I1- Light Industrial and is proposed to be re-zoned as a I2- Heavy Industrial. Outside of the rezoning, there are no immediate changes proposed to this site as all uses conform to the proposed rezoning. In regard to structures, the project site currently has an existing office and shop in the southeast portion of the site. Additionally, the project site has driver and truck parking in the remainder of the lot.

The project site is currently being leased to a trucking company. The Owner desires to lease the project site to a new tenant within the upcoming months and wants to rezone the site to allow for a more flexible use. The Owner is currently in negotiations with a potential tenant and is close to agreeing to terms of a lease. The potential tenant is a utility contractor who will utilize the property for storage of building materials and heavy equipment. The building materials being stored will be water pipes, sewer pipes, and similar products.

The proposed rezoning to I2- Heavy Industrial is expected to bring the property into conformance with the Fort Lupton Comprehensive Plan Future Land Use Map and the surrounding area uses. The surrounding areas are primarily used for I2 with Agriculture and I1 dispersed throughout. This change of zone is not anticipated to have any effect on the surrounding parcels.

LOT 2 AND 3, YARBROUGH MINOR SUBDIVISION,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

REQUESTED ZONING:
I-2 (HEAVY INDUSTRIAL)

01 = Soil Type per U.S. Department of Agriculture National Resources Conservation Service Web Soil Survey

01 - Altvan loam, 0 to 1 percent slopes.
21 - Dacono clay loam, 0 to 1 percent slopes.

1. This Survey was prepared without the benefit of a Commitment for Title Insurance or Title Policy. No further easement and/or right of way research, other than may be shown on this Map, was requested by the client or performed by Interline Land Surveying, Inc. for the preparation of this survey. Easements and/or rights-of-way, if shown on this Map, were taken from finda plots, known information and information provided by others & may not be complete.
2. Underground oil/gas facilities and/or utilities were not located for this Survey. It is recommended prior to any construction that the property owner(s) verify the location of any said underground facilities and/or utilities and coordinate with the owners of said underground facilities and/or utilities. Any utilities and/or evidence of utilities shown hereon are based upon on-site observation only.
3. **BASIS OF BEARINGS STATEMENT:** Basis of Bearings for this survey are based on an assumed bearing of North 00°25'46" East on the East line of the Northeast Quarter of the Southeast Quarter of Section 18-1--66, City of Fort Lupton, County of Weld, State of Colorado. Note: Monuments of said line as shown hereon.
4. The current zoning for this Parcel is Light Industrial (I-1). The proposed zoning is to be designated as Heavy Industrial (I-2).
5. According to the Weld County Property Search Website, there are no geological hazards affecting this site, and no mineral resources on this site.
6. The soil limitations are shown and noted as indicated on The Natural Resources Conservation Service Web Soil Survey Website.
7. Per the Federal Emergency Management Agency (FEMA) Flood Zone Mapping for this area this property lies within:

ZONE X: Area of minimal flood hazard.

	Boundary Line/Lot Line
	Existing Right-of-Way Line
	Allotment Line/Adjacent Property Line
	Soil Type Boundary
	: Found Monument (as noted).
	: Set No. 4 Rebar with 1" Dia. Red Plastic Cap Marked LS 30462 (or as noted).
	: Indicates calculated position or change in direction (bearing) and/or distance. No Monument Found or Set.
	Asphalt Surface
	Concrete Surface
	Gravel Surface

Note: Lines and/or Symbols, as shown above, may or may not have been used on this survey.

'SUBJECT PROPERTY
AS-SURVEYED ACREAGE:
10.02± ACRES

*Weld County Assessor's
Parcel I.D. No.: 147118401002
and 147118401003

*Information above per the most recent records (May 2, 2025) of the Weld County Colorado Assessor's Office

Lots 2 and 3, Yarbrough Minor Subdivision, County of Weld, State of Colorado

also known by street and numbers: 2183 South Denver Avenue Fort Lupton,
Colorado 80621

Know all men by these presents, that I/we, Vecchiarelli Holdings, LLC., 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 consent to this Change of Zone.

IN WITNESS WHERETO, we have hereunto set our hands and seals this ____ day of _____, 2025.

VECCHIARELLI HOLDINGS, LLC BY: AS:

State of Colorado)
County of Weld) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

My commission expires: _____.

Witness my Hand and Official Seal

Notary Public

This is to certify that a Change of Zone of the above described property was approved by Ordinance 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 ordinance on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said Change of Zone upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

Attest:

City Clerk

Approved this ____ day of _____, 2025.

City Engineer

Approved this ____ day of _____, 2025.

Director of Public Works

Approved this ____ day of _____, 2025.

City Administrator

Recommended this _____ day of _____, 2025,
by Resolution No. _____.

Chairperson, Fort Lupton Planning Commission

I, Steven John Stencel, Professional Land Surveyor in the State of Colorado, do hereby certify that this Change of Zone was performed by me or under my personal supervision, and that this plat is an accurate representation therefore, based upon my knowledge, information and belief. I further certify that the survey and this plat comply with all applicable rule, regulations, and laws of the State of Colorado, the State Board of Registration for Professional Engineers and Professional Land Surveyors, and Weld County.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencil
Colorado PLS No. 30462

[illegible]

INTERMILL LAND SURVEYING, INC.

VECCHIARELLI HOLDINGS, LLC

CHANGE OF ZONE

CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

DATE: JUN 17 2015 1:01

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DRAWN BY: <u> KMZ </u>	
CHECKED BY: <u> </u>	
APPROVED BY: <u> </u>	
DATE: <u> 06-27-2025 </u>	
SCALE: <u> 1" = 30' </u>	
PROJECT NO.: <u> </u>	
P-25-9803	
SHEET	OF
1	1

CHANGE OF ZONE-VECCHIARELL

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

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 8/7/2025, 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 Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 8/7/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-139115

Jean Schaffer
Notary Public
My commission ends January 16, 2028

JEAN SCHAFER
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 **Change of Zone referred to as the 2183 S Denver Ave COZ25-002, located at 2183 S Denver Ave** 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, August 28, 2025, at 6:00 P.M., and before the City Council on Tuesday, September 16, 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.

LÉGAL DESCRIPTION

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Legal Notice No. FLP1313
First Publication: August 7, 2025
Last Publication: August 7, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 13th day of August, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **2183 S Denver Ave Change of Zone** was sent via United States Mail, postage pre-paid, to the following addresses:

HUBERT TRUST JOSEPH L 1115 3 RD ST FORT LUPTON, CO 806211741	SALINAS FIDEL PO BOX 655 HUDSON, CO 806420655	LEBLANC CLAUDE 3525 COTTONWOOD CIR FREDERICK, CO 805045679
LENZ DEVIN S 2202 S DENVER AVE FORT LUPTON, CO 806218336	GREENFIELD INDUSTRIAL PARK LLC 7415 VARDON WAY FORT COLLINS, CO 805288867	SCHEEL LEON A 2055 S DENVER AVE FORT LUPTON, CO 806218335
CITY AND COUNTY OF DENVER BOARD OF WATER COMMISSIONERS 1600 W 12 TH AVE DENVER, CO 802043412	MAXUM ENTERPRISES LLC PO BOX 54446 LEXINGTON, KY 405554446	



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 **Change of Zone** referred to as the **2183 S Denver Ave Change of Zone COZ25-002** located at **2183 S Denver Ave** 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, August 28, 2025 at 6:00 P.M., and before the City Council on Tuesday, September 16, 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: 2183 S Denver Ave Change of Zone

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

Lots 2 and 3, Yarbrough Acres Minor Subdivision, located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 18, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado, according to the plat thereof recorded October 14, 2013 at reception number 3970670 in the records of the Weld County Clerk and Recorder.

CHANGE OF ZONE

LOT 2 AND 3, YARBROUGH MINOR SUBDIVISION,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

CURRENT ZONING:
I-1 (LIGHT INDUSTRIAL)

REQUESTED ZONING:
I-2 (HEAVY INDUSTRIAL)

'SUBJECT PROPERTY' DESCRIPTION:

Lots 2 and 3, Yarbrough Minor Subdivision, County of Weld, State of Colorado

also known by street and numbers: 2183 South Denver Avenue Fort Lupton,
Colorado 80621

OWNER'S APPROVAL:

Know all men by these presents, that I/we, Vecchiarelli Holdings, LLC., 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
consent to this Change of Zone.

IN WITNESS WHERETO, we have hereunto set our hands and seals this ____ day
of _____, 2025.

VECCHIARELLI HOLDINGS, LLC BY: AS:

State of Colorado }
County of Weld }
The foregoing instrument was acknowledged before me this ____ day of _____, 20____.
My commission expires: _____.
Witness my Hand and Official Seal

Notary Public

Mayor's Certificate:

This is to certify that a Change of Zone of the above described property was approved by
Ordinance 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 ordinance on behalf of the City of Fort Lupton, hereby acknowledges and adopts the
said Chang of Zone upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

Attest:

City Clerk

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

LAND SURVEYOR'S CERTIFICATION:

I, Steven John Stencel, a Professional Land Surveyor in the State of Colorado, do hereby certify that
this Change of Zone was performed by me or under my personal supervision, and that this plat is an
accurate representation therefore, based upon my knowledge, information and belief. I further certify
that the survey and this plat comply with all applicable rule, regulations, and laws of the State of
Colorado, the State Board of Registration for Professional Engineers and Professional Land Surveyors,
and Weld County.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

01 = Soil Type per U.S. Department of Agriculture National Resources
Conservation Service Web Soil Survey

01 = Altvan loam, 0 to 1 percent slopes.
21 = Dacono clay loam, 0 to 1 percent slopes.

GENERAL NOTES

1. This Survey was prepared without the benefit of a Commitment for Title
Insurance or Title Policy. No further easement and/or right of way research,
other than may be shown on this Map, was requested by the client or
performed by Intermill Land Surveying, Inc. for the preparation of this survey.
Easements and/or rights-of-way, if shown on this Map, were taken from final
plats, known information and information provided by others & may not be
complete.

2. Underground oil/gas facilities and/or utilities were not located for this Survey.
It is recommended prior to any construction that the property owner(s) verify
the location of any said underground facilities and/or utilities and coordinate
with the owners of said underground facilities and/or utilities. Any utilities
and/or evidence of utilities shown hereon are based upon on-site observation
only.

3. **BASIS OF BEARINGS STATEMENT:** Basis of Bearings for this survey are based
on an assumed bearing of North 00°25'46" East on the East line of the
Northeast Quarter of the Southeast Quarter of Section 18-1-66, City of Fort
Lupton, County of Weld, State of Colorado. Note: Monuments of said line as
shown hereon.

4. The current zoning for this Parcel is Light Industrial (I-1). The proposed
zoning is to be designated as Heavy Industrial (I-2).

5. According to the Weld County Property Search Website, there are no geological
hazards affecting this site, and no mineral resources on this site.

6. The soil limitations are shown and noted as indicated on The Natural
Resources Conservation Service Web Soil Survey Website.

7. Per the Federal Emergency Management Agency (FEMA) Flood Zone Mapping
for this area this property lies within:

FEMA Flood Zone Map Number 08123C2120E, Effective Date of January 20,
2016.

The subject property lies within FEMA Flood Zone 'X' and Flood Zone 'A'. The
site appears to be within a FEMA regulated flood zone. FEMA flood information
obtained from the FEMAwebsite(https://msc.fema.gov/portal/search). As FEMA
regulated flood areas affect the subject property, one's best interest is to
consult with Weld County, Colorado to discuss the possibility of additional
'locally' regulated flood hazard areas affecting the subject property.

ZONE X: Area of minimal flood hazard.

LINE LEGEND / SYMBOL LEGEND

Boundary Line/Lot Line
Existing Right-of-Way Line
Aliquot Line/Adjacent Property Line
Soil Type Boundary
Found Monument (as noted).
Set
Set No. 4 Rebar with 1" Dia. Red
Plastic Cap Marked LS 30462
(or as noted).
Indicates calculated position or
change in direction (bearing)
and/or distance. No Monument
Found or Set.

Asphalt
Surface
Concrete
Surface
Gravel
Surface

Note: Lines and/or Symbols, as
shown above, may or may not have
been used on this survey.

SITE DATA TABLE

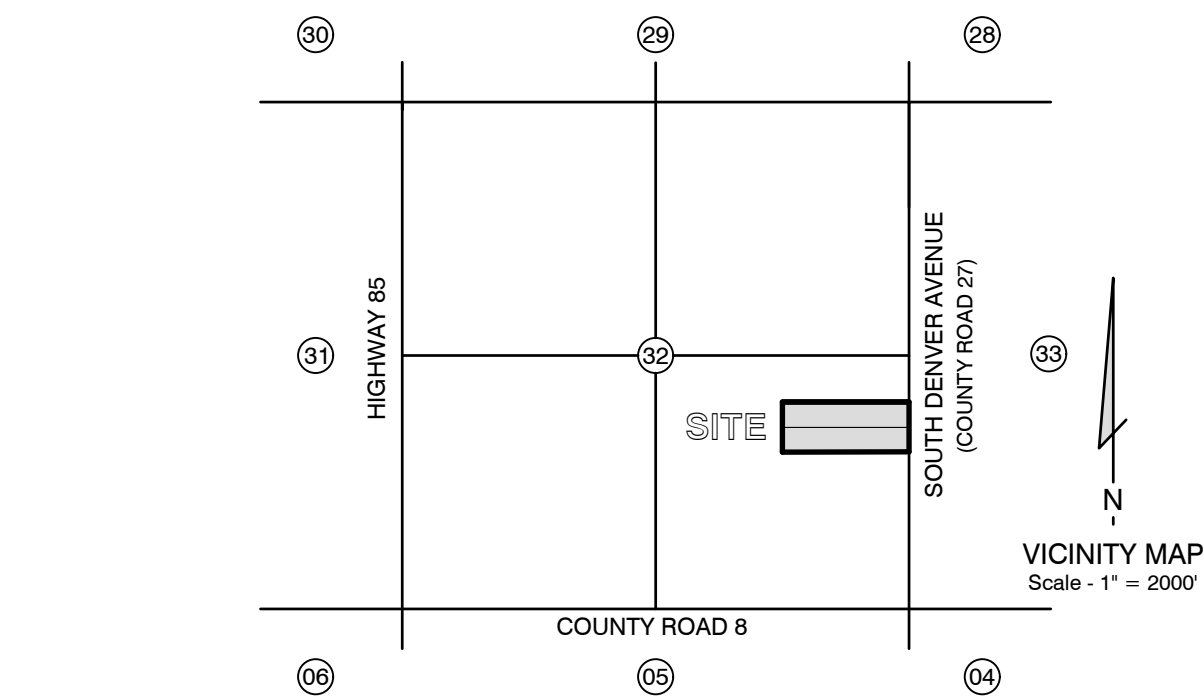
'SUBJECT PROPERTY'
AS-SURVEYED ACREAGE:
10.02± ACRES

*PROPERTY OWNER(S) AT TIME OF
SURVEY:
VECCHIARELLI HOLDINGS, LLC
2183 DENVER AVENUE
FORT LUPTON, COLORADO 80621

PROPERTY ADDRESS:
2183 DENVER AVENUE
FORT LUPTON, COLORADO 80621

*Weld County Assessor's
Parcel I.D. No.: 147118401002
and 147118401003

*Information above per the most recent
records (May 2, 2025) of the Weld
County Colorado Assessor's Office



LEON SCHEEL
PARCEL NO. 147118000093
(WELD COUNTY)
ZONING: A (AGRICULTURE)

E. 1/4 Corner
Sec 18-1-66
Found No. 6 Rebar in
Range Box with 3-1/4"
dia. Alum Cap (LS 28283)

GREENFIELD INDUSTRIAL PARK, LLC
PARCEL NO. 14717000070
(WELD COUNTY)
ZONING: I-2 (HEAVY INDUSTRIAL)

JOSEPH HUBERT TRUST
PARCEL NO. 147117000040
(WELD COUNTY)
ZONING: A (AGRICULTURE)

MATTHEW LABLANC
PARCEL NO. 147117000062
(WELD COUNTY)
ZONING: A (AGRICULTURE)

DEVIN LENZ
PARCEL NO. 147117000063
(WELD COUNTY)
ZONING: A (AGRICULTURE)

FIDAL SILANAS
PARCEL NO. 147117000043
(FORT LUPTON)
ZONING: I-1 (LIGHT INDUSTRIAL)

PIERCE HARDY LIMITED PARTNERSHIP
PARCEL NO. 147117301003
MA-N-B0 BNONE L3
(FORT LUPTON)
ZONING: I-1 (LIGHT INDUSTRIAL)

VILLANO BROTHERS PROPERTIES, INC
PARCEL NO. 147118400095
(FORT LUPTON)
ZONING: AG (AGRICULTURE)

Found 1/2" rebar (length
unknown) with 1" diameter
red plastic cap stamped LS
30462

S. 1/16 Corner
Sec 18-1-66
Found No. 6 Rebar in
Range Box with 2-1/2" dia.
Alum Cap (LS 28283)



SCALE: 1" = 100'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

CITY AND COUNTY OF DENVER
PARCEL NO. 147118000005
(FORT LUPTON)
ZONING: AG (AGRICULTURE)

Soil Type
Boundary

MAXUM ENTERPRISES, LLC
PARCEL NO. 147118401001
(FORT LUPTON)
ZONING: I-1 (LIGHT INDUSTRIAL)

CS. 1/16 Corner
Sec 18-1-66
Found No. 6 Rebar
with 2-1/2" dia. Alum
Cap (LS 23027)

Found 1/2" rebar (16" long)
with 1" diameter red plastic
cap stamped LS 30462

CITY AND COUNTY OF DENVER
PARCEL NO. 147118000005
(FORT LUPTON)
ZONING: AG (AGRICULTURE)

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT: VECCHIARELLI HOLDINGS, LLC

TITLE: CHANGE OF ZONE
LOT 2 AND 3, YARBROUGH MINOR SUBDIVISION,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

DRAWN BY: KMZ

CHECKED BY:

APPROVED BY:

DATE: 06-27-2025

SCALE: 1" = 30'

PROJECT NO.: P-25-9803

SHEET OF

1 1

CHANGE OF ZONE-VECCHIARELLI

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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit
2183 S Denver Ave Change of Zone
Project No. COZ25-002



Facing S Denver Ave

I, Patricia Ashley hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 12 day of August, 2025.

[Signature]
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Patricia Ashley this 18 day of August, 2025. Witness my hand and seal.

My commission expires 6/30/2029.

[Signature]

Notary Public

Shannon DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES 06/30/2029

RESOLUTION NO. P2025-010

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN AMENDED PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE AMENDED PRELIMINARY PLAT LOCATED ON A PART OF THE WESTERN HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission recommended to City Council conditional approval of the Sunrise Preliminary Plat submitted by DeDe Carlson of Carlson Associates (“Applicant”) for a preliminary plat of a residential subdivision consisting of 200 single-family residential lots (61 single-family detached reduced lots, 92 single-family attached duplexes, and 47 single-family detached small lots) at a public hearing on November 14, 2024, which was approved with conditions by City Council on December 3, 2024; and

WHEREAS, the Applicant has submitted an Amended Preliminary Plat with deviations requiring the Applicant receive appropriate Preliminary Plat approval prior to administrative approval of a Final Plat per Section 16-2 of the City code; and

WHEREAS, the Planning Commission held a public hearing on August 28, 2025, for the purpose of reviewing an amended preliminary plat known as the Sunrise Amended Preliminary Plat submitted by the Applicant for a residential subdivision consisting of 157 single-family residential detached lots; and

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

WHEREAS, all legal 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 notice of the public hearings on the property at least fifteen (15) days before the hearing date; 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 to City Council approval of the Sunrise Amended Preliminary Plat conditional upon the following:

1. Prior to finalizing the Amended Preliminary Plat:
 - A. Applicant shall address staff redlines on the Amended Preliminary Plat.
 - B. Applicant shall address staff redlines on the Open Space Layout Plan.
 - C. Applicant shall address all comments from Public Works.
 - D. Applicant shall address comments from Weld GIS.
2. Prior to Administrative Approval of the Final Plat:
 - A. The Amended Preliminary Plat shall be approved by City Council. All redlines and conditions on the Amended Preliminary Plat must be addressed. The Amended Preliminary Plat must be signed and finalized.

**DONE THIS 28TH DAY OF AUGUST, 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON,
COLORADO.**

Chairman

ATTEST:

Planning Director

**SUNRISE AMENDED PRELIMINARY PLAT STAFF REPORT
PROJECT NO. PPL24-001**

PROJECT DESCRIPTION

Project No.: PPL24-001

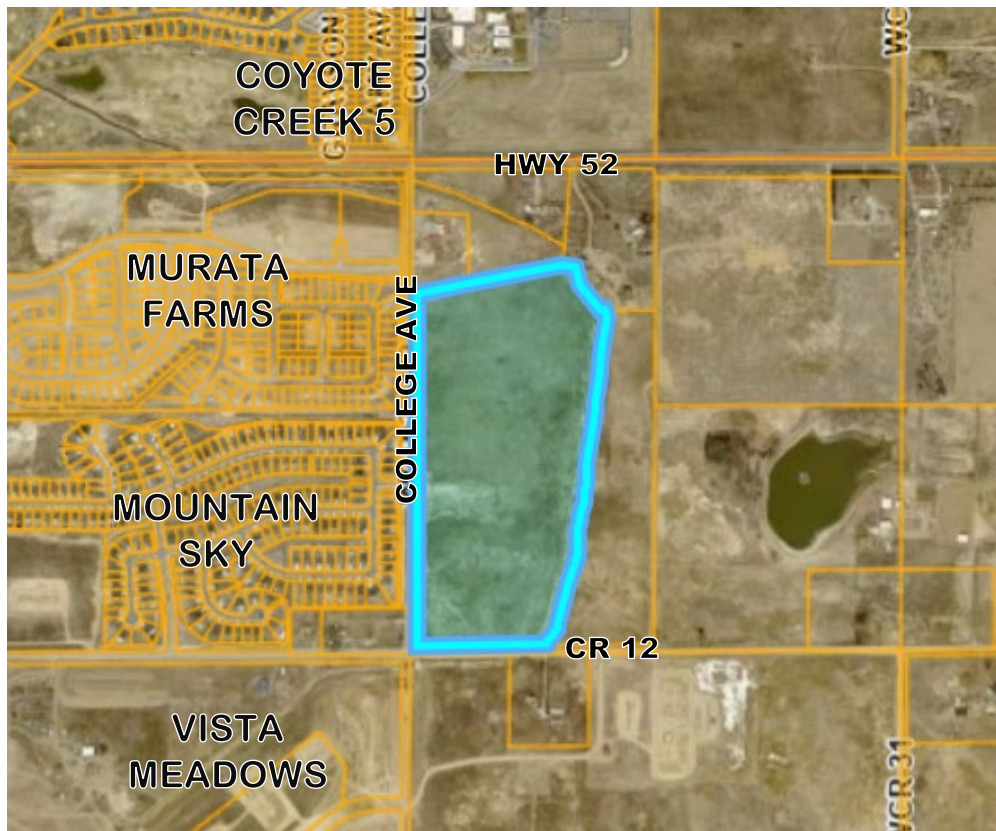
Project Name: Sunrise Amended Preliminary Plat

Owner's Name: George and Anna Taylor

Representative: Dede Carlson, Carlson Associates ("Applicant")

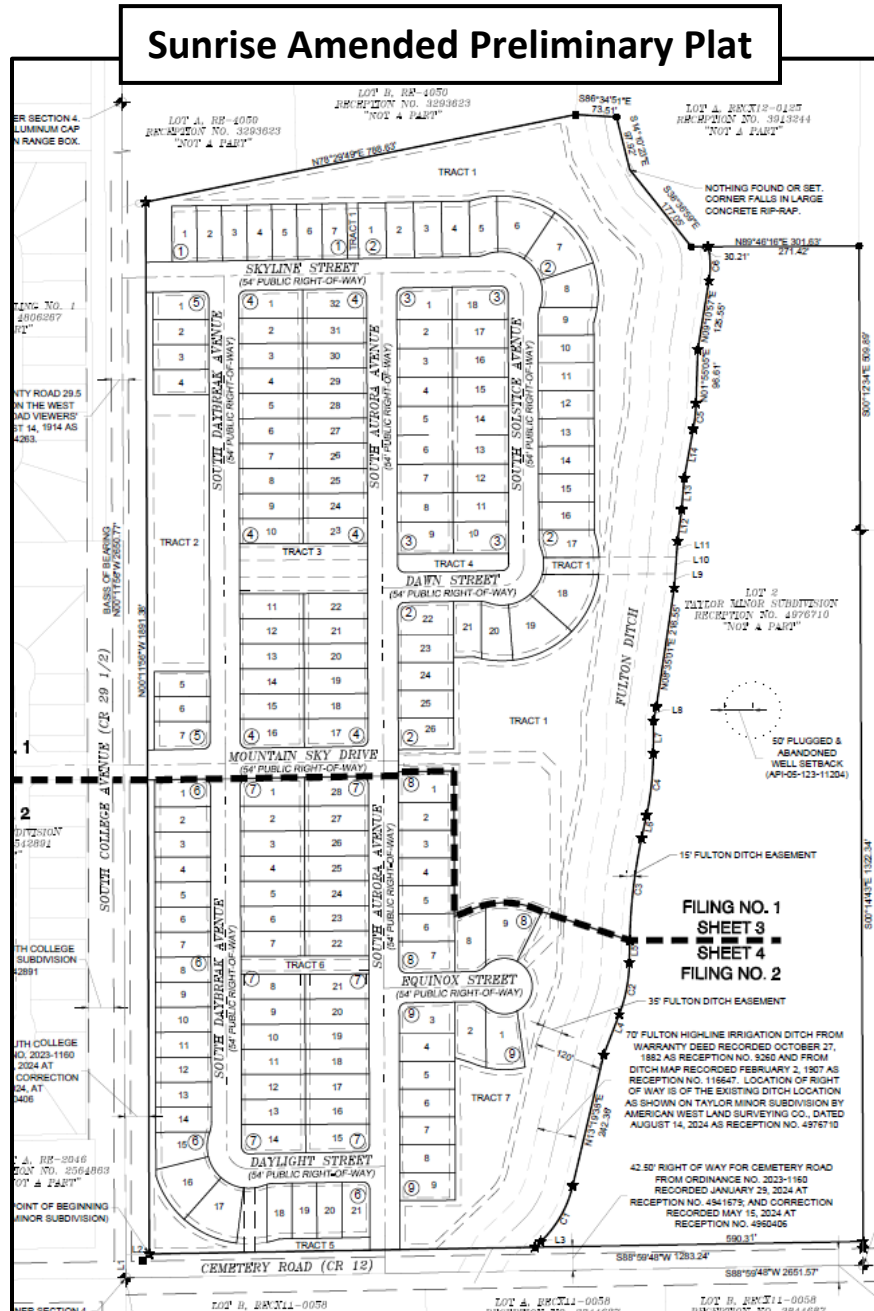
Location of Request:

The site is located east and adjacent to College Ave and north and adjacent to CR 12 (The Property). The Property is located in the western half of the Southeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.

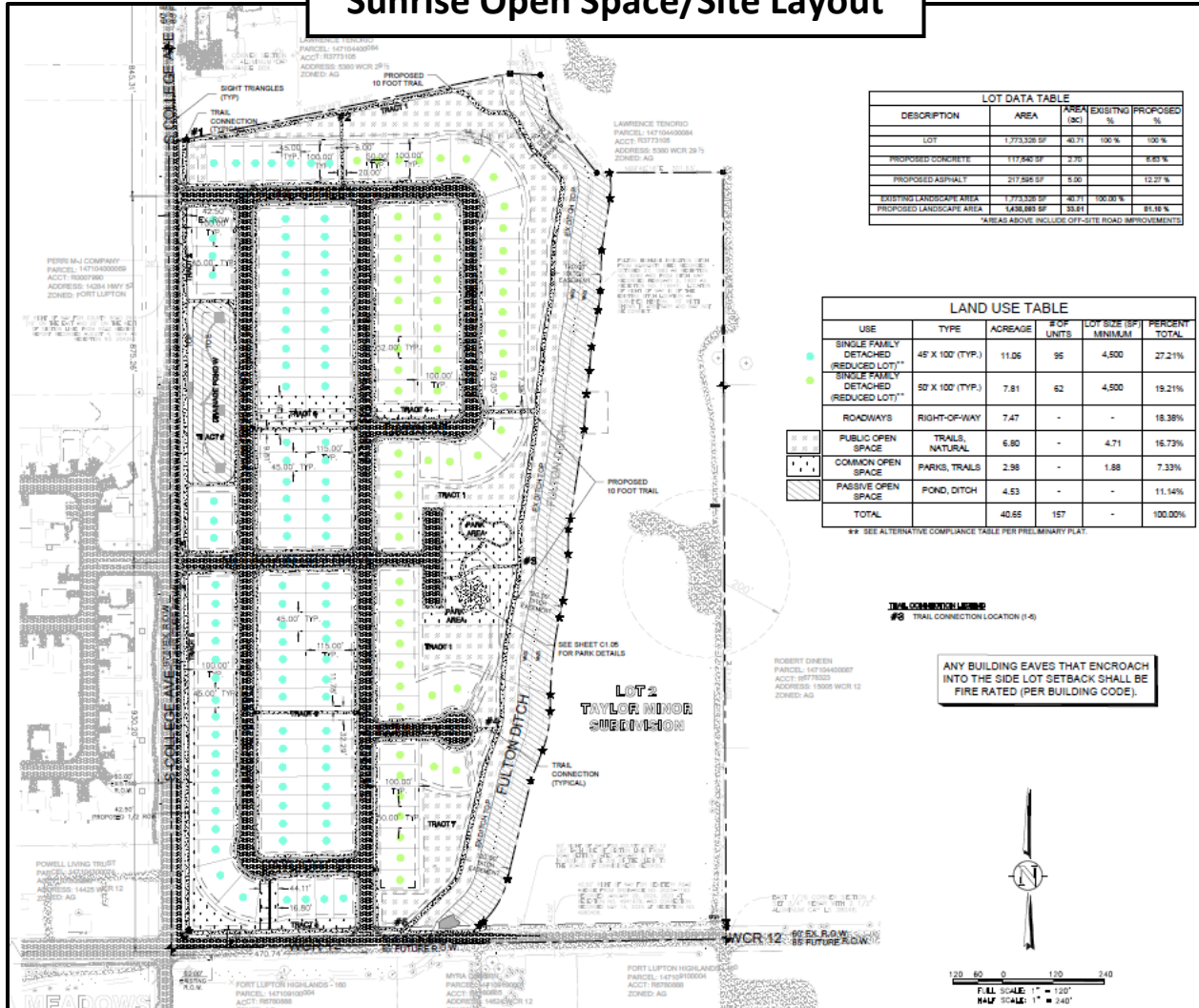


Nature of Request:

The Applicant has submitted a request for consideration of an Amended Preliminary Plat with 157 single-family detached reduced lots bordered by open space, a park and a 10' trail along the Fulton Ditch. The amendments center around the number and types of lots, with the previously approved preliminary plat containing 200 lots (61 single-family detached reduced lots, 92 single-family attached duplexes, and 47 single-family detached small lots).



Sunrise Open Space/Site Layout



Site Size: 40.71 acres, more or less.

Zone District (current): A mix of R-2 Mixed-Density Residential (22.84 acres more or less), R-3 High Density Residential (6.23 acres more or less), and P- Parks and Open Space (11.64 acres more or less).

Proposed Zone District: No change.

Proposed Use: 157 detached single-family lots bordered by open space, a park, and a 10' trail along the Fulton Ditch.

Existing Use: The Property is currently vacant agricultural land.

Meeting Dates: Planning Commission – August 28, 2025 at 6:00 PM; and
City Council – September 16, 2025 at 6:00 PM.

Meeting Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

SUMMARY OF PREVIOUS APPLICATIONS

On October 22, 2019 Planning Commission reviewed a Sketch Plat Plan for a former concept plan on the site, named Villaggio Classico. City Council reviewed and approved with conditions on November 4th, 2019. However, the Villaggio Classico Sketch Plat Plan is no longer current nor being proposed.

On November 4, 2019 City Council approved the annexation agreement for the Taylor Annexation (Ordinance No. 2019-1067). The initial zoning for the property was R-1.

On August 15, 2023 City Council reviewed a Service Plan and an Intergovernmental Agreement (IGA) for this property with Sunrise Metropolitan District (Ordinance No. 2023-0125). City Council approved the Service Plan and IGA.

On August 14, 2024 the Taylor Minor Subdivision (Project No. MSD2022-0001) was recorded, splitting the 56.49 acre property east of the ditch, creating the current 40.71 acre parcel. Right-of-Way was dedicated along College Ave and CR 12 on January 29th, 2024.

On December 3, 2024, City Council approved the Sunrise Comprehensive Plan Amendment, Change of Zone, and Preliminary Plat. The Preliminary Plat contained a mix of 61 single family-detached reduced lot homes, 92 duplexes, and 47 single-family small lot detached homes (200 lots).

APPLICATION PROCESS

The Applicant is requesting approval of an Amended Preliminary Plat. The Final Plat was also submitted concurrently with these applications, however it is a staff review that will need to meet all applicable conditions and criteria for conformance with this Amended Preliminary Plat.

The Amended Preliminary Plat is processed under the same criteria as a Preliminary Plat outlined [Chapter 16 Section 2.02.E](#) of the Fort Lupton Municipal Code (“Code”). After required public notice of the Preliminary Plat, 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 Preliminary Plat. 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 Amended Preliminary Plat, 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 publishing, posting, and mailing 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 August 7, 2025.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on August 13, 2025.

EXISTING CONTEXT

Nearby uses include agricultural land with an oil and gas well to the east of the Fulton Ditch, existing rural residences to the northeast, northwest, and south, and the Mountain Sky and Murata Farms subdivisions to the west. The Fulton Ditch runs north/south through the eastern edge of the site.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant is requesting approval of an Amended Preliminary Plat, which follows the same review criteria as a Preliminary Plat. Section 2.02(E)(2) outlines applicable review criteria for Preliminary Plats that are as follows:

- a) The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.

The Comprehensive Plan designates the property as Single Family Detached. Staff finds that this Amended Preliminary Plat is in line with this designation and furthers the goals of the Comprehensive Plan by creating housing diversity and density and expanding the City's open space and trail connections.

- b) The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.

The proposed Amended Preliminary Plat utilizes the Fulton Ditch area as open space with the proposed trail and park providing an open space buffer from the residential uses. The applicant is working with Public Works to ensure proper drainage for the site.

- c) The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of the subdivision regulations, and are coordinated with existing or potential development on adjacent property.

The applicant is working with staff to meet all design standards through the review and redlines, as shown as a condition on the proposed resolution. As a whole, the applicant has done a great job of working with staff to meet the standards of the new code for subdivision, streets, open space, etc. The layout will align with Mountain Sky to the west and tie into the larger trail system along the Fulton Ditch.

- d) The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.

Staff finds that the proposed lot types match the R-2 and R-3 zoning. The applicant will work with staff in the Final Plat and building permits to ensure all site specific design standards are met on each lot.

- e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.

The applicant is working with staff to ensure all improvements meet required standards. A Subdivision Improvements Agreement will be brought to Council for approval. Staff feels that the submittal has shown that requirements for all improvements can be met through the proposed conditions and subsequent reviews.

- f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.

The applicant is proposing two filings/phases of the project. Staff has a redline that the park be completely constructed with the first filing. With this addressed, staff feels the phasing is logical and straightforward for creating a cohesive development.

- g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

The Applicant is working with City Staff to address drainage along with all other relevant engineering items.

- h) The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.

The proposed Amended Preliminary Plat furthers planned development/buildout of College Ave and CR 12, along with improvements to infrastructure for conveying drainage around the Fulton Ditch.

- i) The recommendations of professional staff or any other public entity or review agencies asked to officially review the preliminary plat.

The Applicant will need to address and/or acknowledge all relevant referral comments as shown as conditions on the proposed resolution.

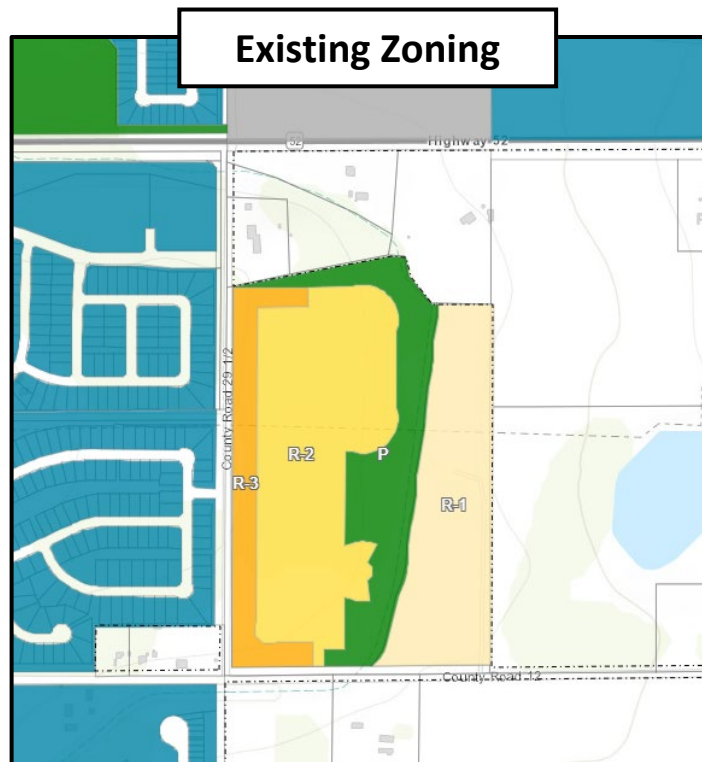
The Amended Preliminary Plat request meets the criteria listed above with the submittal and/or by addressing staff and referral comments as a condition of approval. The Applicant has submitted the required documents pursuant to the Code.

The applicant has submitted this Amended Preliminary Plat with changes to lot types from the December 3, 2024 Preliminary Plat approval. The road, trail, and subdivision design are intended to remain similar outside of changes to accommodate lot type. The applicant has worked with staff to address many of the redlines and conditions from the original approval and will continue to do so with the conditions listed on the proposed resolution.

CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	Unincorporated Weld County	Agriculture

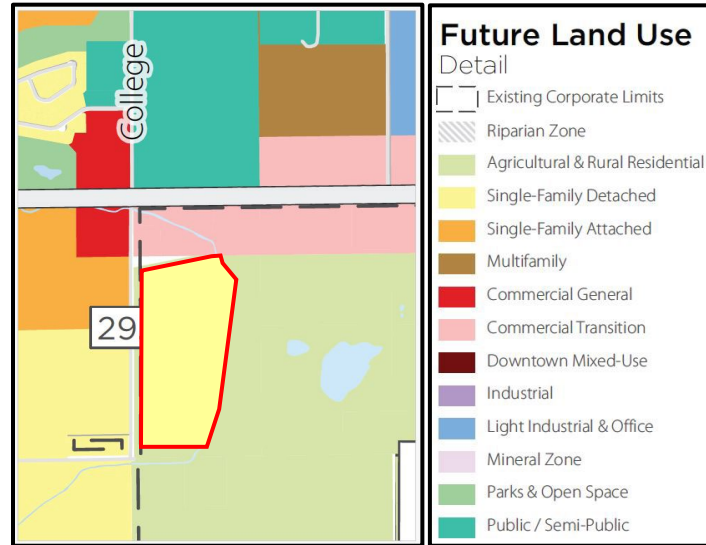
EAST	Unincorporated Weld County	Agriculture
WEST	PUD	Residential



The Change of Zone to a mix of R-2 Mixed-Density Residential, R-3 High Density Residential, and P- Parks and Open Space zone districts was approved alongside the original Preliminary Plat review on December 3, 2024. This Amended Preliminary Plat application is in line with allowed lot types and uses in the applicable zoning districts.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

As mentioned above, the Future Land Use Map designates the property as Single-Family Detached per the approval on December 3, 2024. The Comprehensive Plan states that “[t]his designation allows for neighborhoods of predominantly single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City’s urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses. Given market demand, single family neighborhoods are likely to remain the primary residential designation within Fort Lupton and should see considerable growth in the future.” *The proposed use aligns with this Future Land Use designation.*



REFERRALS

Building/Grounds Manager	Police Chief	Xcel Energy
City Administrator	Public Works Director	Hyper Fiber
Building Inspector	Golf Course Manager	Postmaster
OMI	Fort Lupton Fire Protection District	Weld Co Dept of Planning
Economic Development Manager	CDOT	Weld Co Dept of Public Health & Env.
City Attorney	Colorado Parks and Wildlife	Weld Co Public Works
Recreation Manager	United Power	Weld Co School District RE-8
GIS Specialist	Comcast	Weld Co GIS
Development Review Engineer	CenturyLink	NCWCD
Western Midstream	State Geologist	Fulton Ditch Company

Referrals were provided to the list above with the original Preliminary Plat review. Updated referrals will be sent with the Final Plat administrative review.

STAFF RECOMMENDATION

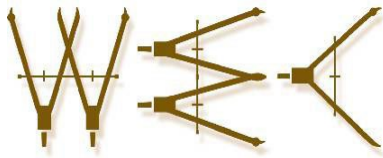
Staff recommends approval of the Amended Preliminary Plat with the conditions listed on the proposed resolution. The Applicant's proposed uses align with the previously approved Comprehensive Plan Amendment and Change of Zone. The reduction in density from the previously approved Preliminary Plat proposed by the Applicant creates no additional impact while bringing the same excellent additions to the Parks and Trails system as previously proposed. The Applicant has done a great job of working with staff to address comments to date, so staff is confident in the Applicant's ability to address all conditions and outstanding items.

Additional documents are available for review at:

<https://www.fortluptonco.gov/DocumentCenter/Index/969>

Original referral responses can be viewed at:

<https://www.fortluptonco.gov/DocumentCenter/Index/910>



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

July 29, 2025

City of Fort Lupton Planning Department
1200 Dexter Street Unit W 13
Ft. Lupton, CO 80621

RE: SUNRISE SUBDIVISION AMENDED PRELIMINARY & FINAL PLAT NARRATIVE

City Design Review Team:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize “Sunrise Residential Development” project and the proposed amended Preliminary & Final Plats. The Change of Zone and Comprehensive Plan Amendments were approved as part of Ordinance 2024-1181 and Resolution 2024R068 dated February 15, 2025.

Carlson Associates wish to develop Lot 1 of the Taylor Minor Subdivision (40.71 acres) located within the City of Fort Lupton. The subject property is located primarily on the west half of the southeast quarter of Section 4, Township 1 North, Range 66 West of the 6th P.M., County of Weld, Colorado

The property was annexed into the City of Fort Lupton in 2021. The Fulton Ditch runs along the east side of the property border. The property was zoned R-1 (Single-Family Residential) shortly after annexing, and has since been revised to R-2 (mixed-density residential), R-3 (high density residential), and P (parks and open space) per Ordinance 2024-1181, effective February 15, 2025.

PURPOSE / BACKGROUND

Within the R-2 and R-3 zoning we are proposing 157 single-family detached residential lots. The previously approved layout contained 200 single-family residential lots consisting of reduced lots, small lots, and duplex lots (4.9 units per acre). There are approximately 3.9 dwelling units per acre. See the table below for the proposed lot dimensions and minimum lot size for each proposed residential lot type, each conforming to the residential lot standards laid out for this zoning category.

Residential Lot Type	Proposed Lot Dimension	Minimum Lot Size
Single-Family Detached Reduced Lots	45' X 100' (4,500 sf)	4,500 sf
Single-Family Detached Reduced Lots	50' x 100' (5,000 sf)	4,500 sf

Along with the 18.87 acres of residential lots (R-2 & R-3), this development also proposes 6.8 acres of Public Open Space (trails and natural open space zoned P) and 2.98 of Common Open Space (parks, activity areas, and trails). This project requires a minimum of 4.71 acres of Public Open Space and 1.88 acres of Common Open Space based on the 157 proposed residential lots. The subdivision will also include 4.53 acres of Passive Open Space (detention pond and Fulton Ditch) which was not included in the total open space calculations for the project.

ADJACENT USES

To the north lies rural residential and agricultural, to the east is pasture ground and a large acreage (70 ac +/-) residence, to the south is agricultural and an Oil/Gas pad, to the southwest is newly approved and near beginning construction Vista Meadows PUD (400+/- lots). The property is bordered to the west by the newly built Mountain Sky Subdivision (single family homes). See Current Zoning Map. Fig. No.1 on the next page.

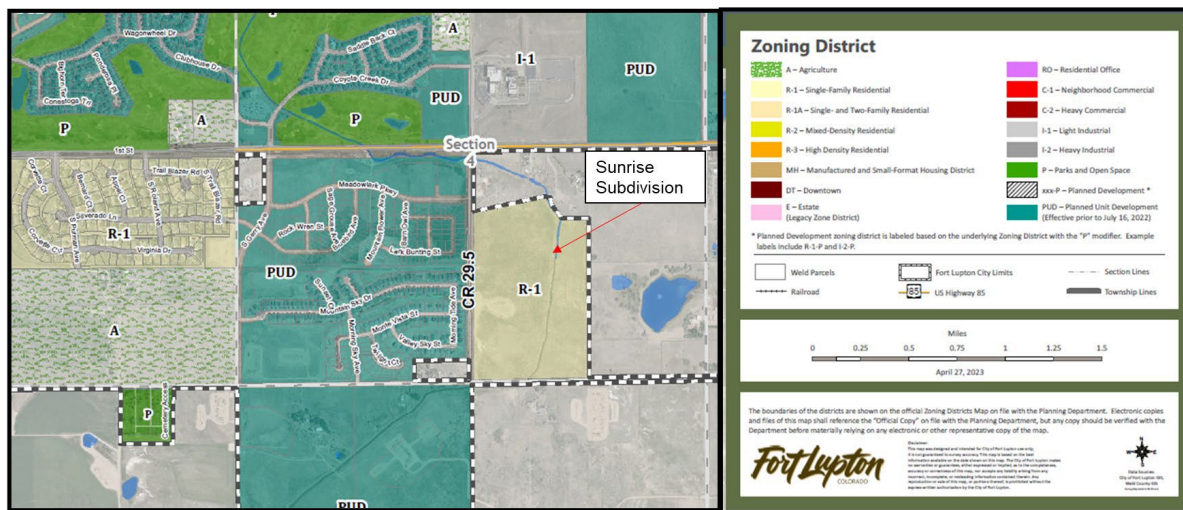


Fig. No. 1

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

This proposed development will match uses (single family residential) west (Mountain Sky Subdivision) and southwest (Vista Meadows Subdivision). Sunrise Residential Development will conform to all applicable City of Fort Lupton zoning regulations and standards. WEC has previously notified both the west and southwest Developers, and the adjacent property owners via Neighborhood Meeting about the proposed development.

COMPREHENSIVE PLAN

The City's Comprehensive Plan shows this area as agriculture and rural residential. See Fig. No.2. It was zoned R1 in 2021.

The proposed development aligns with the intent of the City of Fort Lupton's Comprehensive and Zoning Map. The proposed single family detached Future Land Use Designation will complement the surrounding land uses currently adjacent to the property. The uses will enhance and promote the welfare of the area by increasing the variety of residential home choices available.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed single family detached uses will be required to conform in all other respects to all applicable City of Fort Lupton R-2, R-3 & P zone regulations and standards.

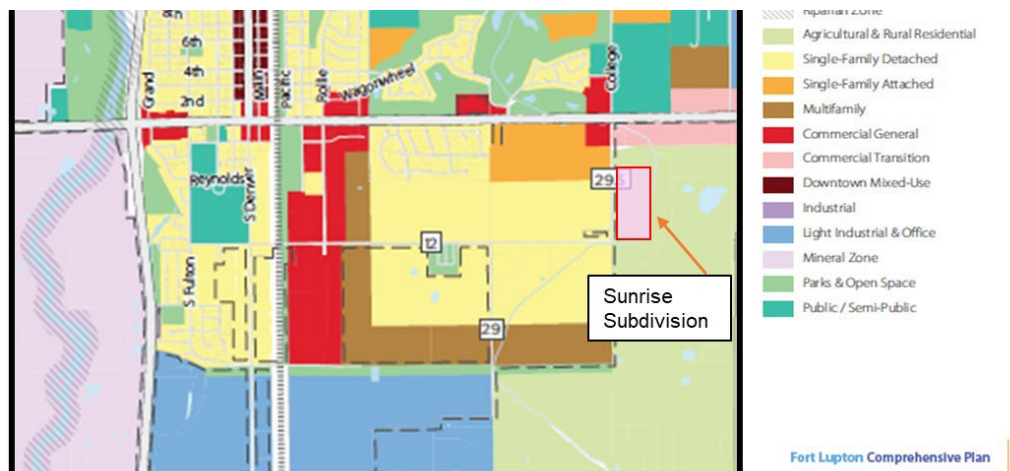


Fig No. 2

ACCESS LAYOUT

The project is proposing two accesses from County Road 29 1/2, one aligned with the Mountain Sky Development, and another located approximately 875 feet north of the Mountain Sky/Sunrise access (which is 845 feet south of the WCR 29 1/2 and Highway 52 intersection). A third access is proposed from County Road 12 approximately 470 feet east of the WCR 12 and WCR 29 1/2 intersection. See Fig. No. 3 below.

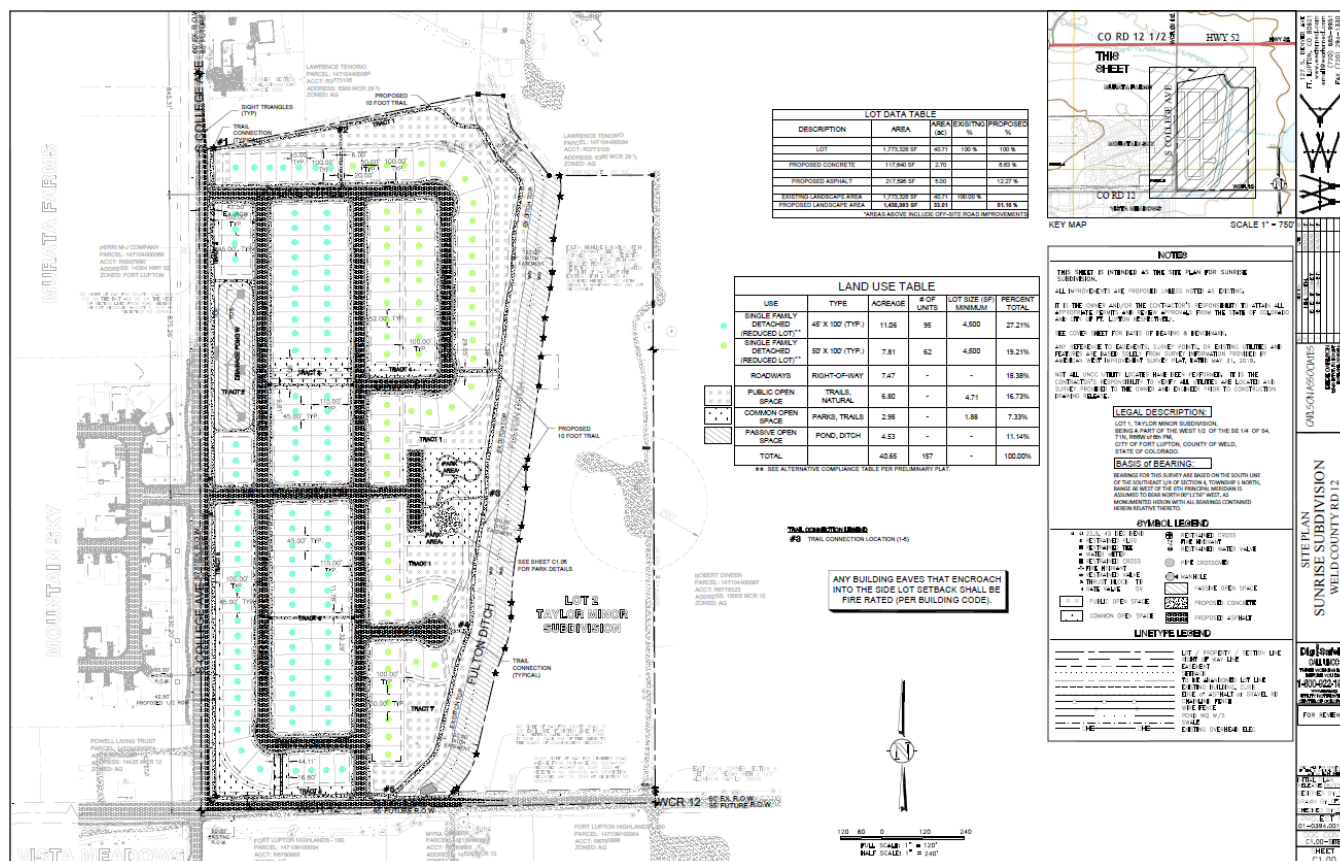


Fig. No. 3

GEOLOGICAL HAZARDS

A preliminary Geotech report has been done on the subject property and concluded that no geological hazards or environmental concerns are present.

DENSITY

LOT	AREA (Acres)	RESIDENTIAL USE	UNITS #	DENSITY (DU/Ac)
45' X 100'	11.06	Single Family Detached Reduced Lot	95	8.59
50' X 100'	7.81	Single Family Detached Reduced Lot	62	7.94
LOT AREA DENSITY	18.87		157	8.32

PHASING

The proposed phasing is indicated in Fig. No. 4 below.

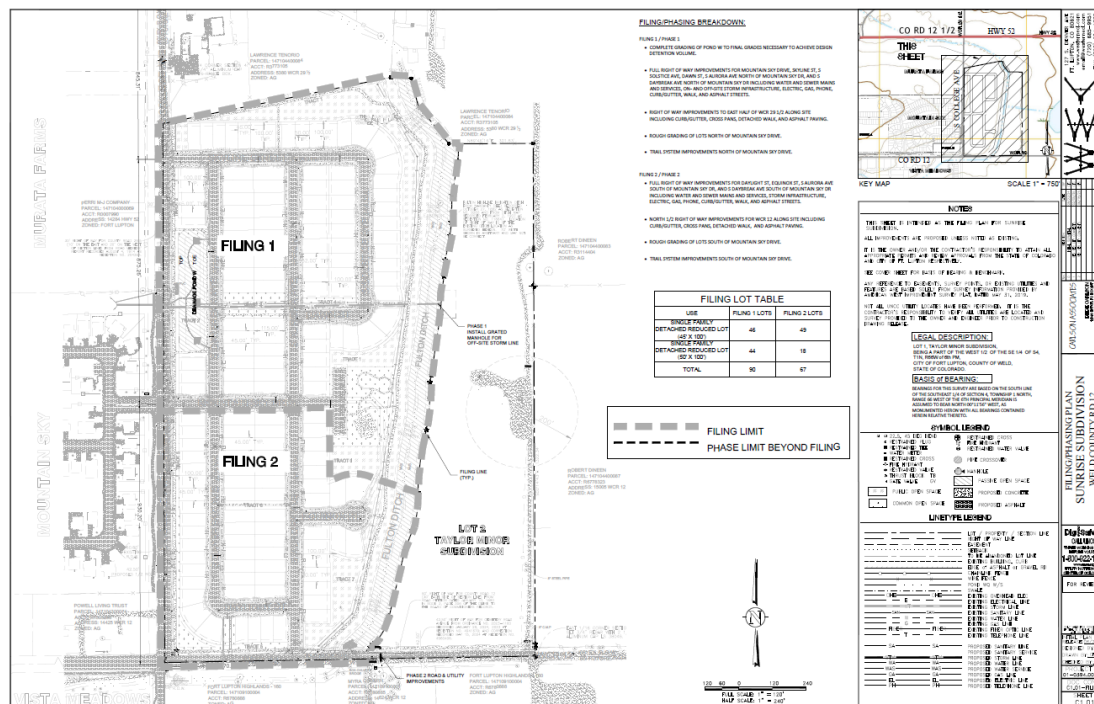


Fig. No.4

Filing 1

- Complete grading of pond w to final grades necessary to achieve design detention volume.
- Full right of way improvements for Mountain Sky Drive, Skyline St, S Solstice Ave, Dawn St, S Aurora Ave north Of Mountain Sky Dr, and S Daybreak Ave north of Mountain Sky Dr including water and sewer mains and services, on- and off-site storm infrastructure, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- Right of way improvements to east half of WCR 29 1/2 along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots north of Mountain Sky Drive.
- Trail system improvements north of Mountain Sky Drive.

Filing 2

- Full right of way improvements for Daylight St, Equinox St, S Aurora Ave south of Mountain Sky Dr, and S Daybreak Ave south of Mountain Sky Dr including water and sewer mains and services, storm infrastructure, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- North 1/2 right of way improvements for WCR 12 along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots south of Mountain Sky Drive.
- Trail system improvements south of Mountain Sky Drive.

TRANSPORTATION PLAN

The Town has existing roadways to the east and west, north, and south. An additional 25 feet of Right of Way for WCR 12 and WCR 29 ½ has been submitted by separate legal and exhibit along the south and west boundaries respectively. See Fig. No. 5

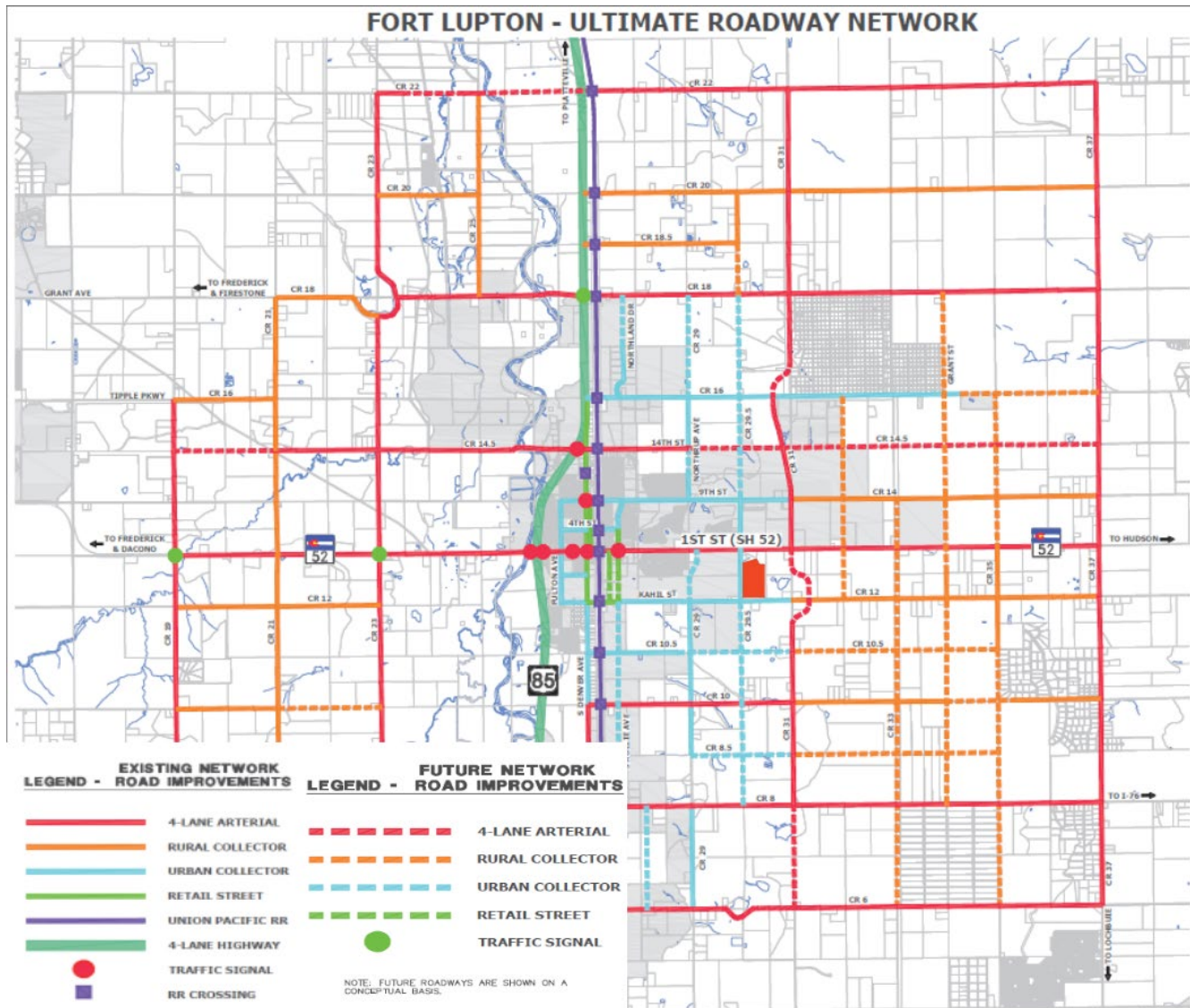


Figure 5

REVIEW CHECKLIST

1. Complete land use application	Enclosed.
2. Complete deposit (escrow) agreement	Turned in by applicant.
3. Project narrative.	This Document
4. Notice Compliance	Enclosed
5. Legal Description in Word Format	Enclosed
6. Ownership Information	Enclosed
7. Existing Conditions Plan	Enclosed
8. Plat/Change of Zone Map	Enclosed
9. Detailed Statement of Requested Change	Enclosed
10. Site & Open Space Layout / Map	Enclosed
11. Preliminary Plat – Construction Plans	Enclosed
12. Final Drainage Report	Enclosed
13. Traffic Study	Enclosed
14. Utility Study	Enclosed
15. SIA Template	Enclosed
16. Geotechnical Report	Enclosed
17. A SWMP and Stormwater Discharge permit	In Progress

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

We believe this new development will enhance the welfare and livelihood of the City of Fort Lupton and help to increase the variety of residential home choices in a booming residential area.

The desired schedule is to achieve approvals and begin Construction after Final Plat, Subdivision Improvements Agreement, Security Deposits, and Final Engineering Drawing approvals.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, T1N, R66W OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF TAYLOR MINOR SUBDIVISION RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710,

CONTAINING 40.714 ACRES, MORE OR LESS,

CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE CARLSON ASSOCIATES, INC., BEING THE SOLE OWNER(S) 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 PRELIMINARY PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

CARLSON ASSOCIATES, INC. c/o SCOTT CARLSON

CARLSON ASSOCIATES, INC. c/o DEDE CARLSON

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 20____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PRELIMINARY PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO. 2024R069 OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE 3RD DAY OF DECEMBER, A.D., 2024 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 PRELIMINARY PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST:

CITY CLERK
(SEAL)

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 20____.

CITY ENGINEER

CITY ADMINISTRATOR'S APPROVAL

APPROVED THIS ____ DAY OF _____, 20____.

CITY ADMINISTRATOR

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS

PLANNING COMMISSION RECOMMENDATION

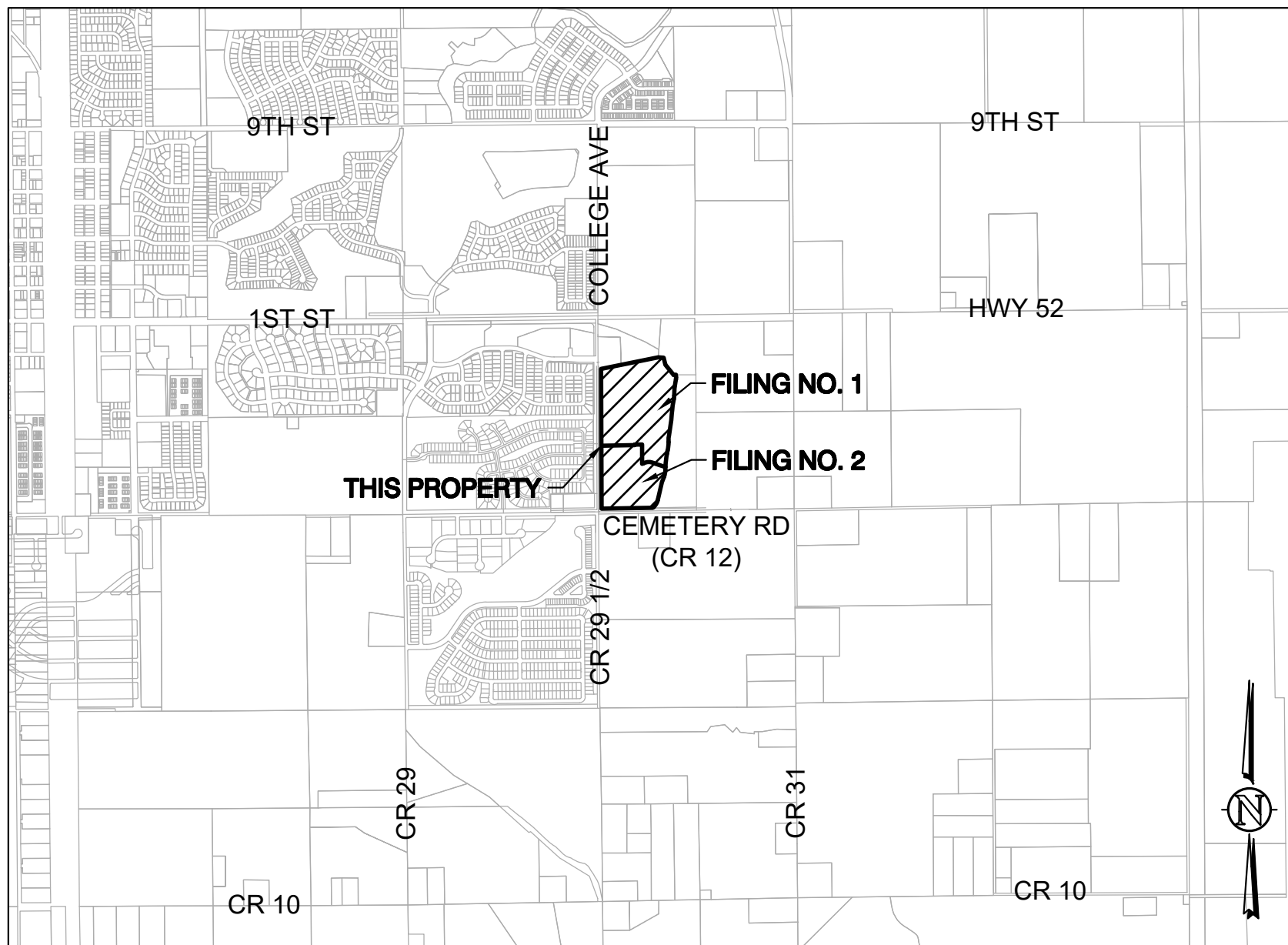
RECOMMENDED THIS 14TH DAY OF NOVEMBER, 2024, BY RESOLUTION NO. P2024-020.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

SUNRISE SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. PPL24-001
157 RESIDENTIAL LOTS - 7 TRACTS
40.714 ACRES
SHEET 1 OF 4



VICINITY MAP

SCALE 1' = 2,000'

NOTES

- 1) BASIS OF BEARING: THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'56" WEST, AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF, A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 7) ANY BUILDING EAVES THAT ENCROACH INTO THE SIDE LOT SETBACK SHALL BE FIRE RATED (PER BUILDING CODE).

SURVEYOR'S CERTIFICATE

I, MERLE R. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF SUNRISE SUBDIVISION WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

MERLE R. HOOS P.L.S. 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

SURVEYOR'S IMPROVEMENT CERTIFICATE

I HEREBY CERTIFY THAT, ON THE DATE SHOWN, A FIELD SURVEY WAS CONDUCTED UNDER MY SUPERVISION OF THE ABOVE-DESCRIBED PROPERTY, AND THAT ALL BUILDING IMPROVEMENTS, EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME ARE CORRECTLY SHOWN ON THE ABOVE PLAT. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS BY AND/OR ON THIS PROPERTY, UNLESS OTHERWISE NOTED.

MERLE R. HOOS P.L.S. 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

OWNERSHIP & MAINTENANCE SUMMARY TABLE

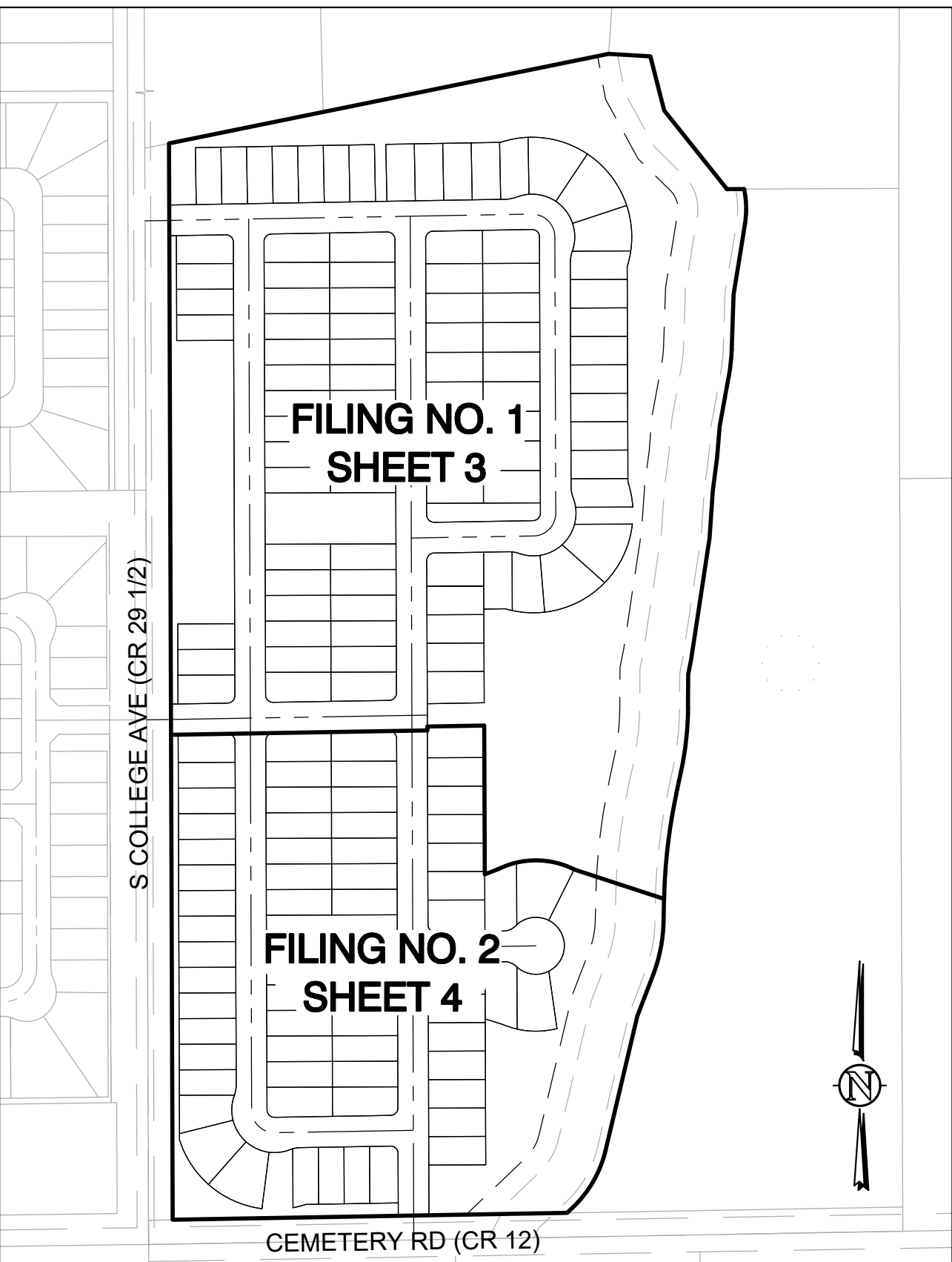
TRACT OR EASEMENT	AREA		OWNERSHIP	MAINTENANCE	USE
TRACT 1	396,820 SQ. FT.	9.110 ACRES	DISTRICT	HOA	DITCH / UTILITY / DRAINAGE EASEMENTS, OPEN SPACE / PARK
TRACT 2	60,095 SQ. FT.	1.380 ACRES	DEVELOPER / DISTRICT	HOA	DETENTION POND, UTILITY EASEMENTS, OPEN SPACE
TRACT 3	20,725 SQ. FT.	0.476 ACRES	DISTRICT	HOA	UTILITY / DRAINAGE EASEMENTS, OPEN SPACE
TRACT 4	6,378 SQ. FT.	0.146 ACRES	DISTRICT	HOA	UTILITY / DRAINAGE EASEMENTS, OPEN SPACE
TRACT 5	28,382 SQ. FT.	0.652 ACRES	DISTRICT	HOA	UTILITY / DRAINAGE EASEMENTS, OPEN SPACE
TRACT 6	7,427 SQ. FT.	0.171 ACRES	DISTRICT	HOA	UTILITY / DRAINAGE EASEMENTS, OPEN SPACE
TRACT 7	123,931 SQ. FT.	2.845 ACRES	DISTRICT	HOA	DITCH / UTILITY / DRAINAGE EASEMENTS, OPEN SPACE

ALTERNATIVE COMPLIANCE TABLE

CODE SECTION #	CODE REQUIREMENT	PROPOSED ALTERNATIVE	JUSTIFICATION
5.02.A	49' MAX LOT WIDTH FOR DETACHED HOUSE - REDUCED LOT	52' MAX LOT WIDTH (60' FOR CORNER LOTS) FOR DETACHED HOUSE - REDUCED LOT	2.07.B.5.a - AESTHETIC CONSIDERATIONS THAT PERMIT BETTER COORDINATION OF THE LOT AND BUILDING WITH THE ESTABLISHED CHARACTER OF THE SPECIFIC AREA. THE PROPOSED HOME PRODUCT WILL BENEFIT FUNCTIONALLY & AESTHETICLY FROM A SLIGHTLY INCREASED LOT WIDTH.
5.03.A	DETACHED HOUSE - REDUCED LOT (NEIGHBORHOOD FRONTAGE)	DETACHED HOUSE - REDUCED LOT (SUBURBAN FRONTAGE)	2.07.B.5.a - AESTHETIC CONSIDERATIONS THAT PERMIT BETTER COORDINATION OF THE LOT AND BUILDING WITH THE ESTABLISHED CHARACTER OF THE SPECIFIC AREA. SUBURBAN FRONTAGE FOR THE 45 FOOT LOTS WILL PROVIDE A LESS DENSE (GARAGE DOMINANT) THAN BETTER ALIGNS WITH A MORE OPEN SPACE FEEL THROUGHOUT THE SUBDIVISION. A FRONT PORCH HAS BEEN PROVIDED PER TABLE 5-4 MATCHING THE R-2 AND R-3 STANDARDS IN TABLE 5-3. THE PROPOSED GARAGE WILL BE BEHIND THE FBL OF THE PORCH

LAND USE TABLE

	AREA		# OF LOTS	% OF TOTAL
SINGLE-FAMILY LOTS (50' WIDTH)	340,085 SQ. FT.	7.807 ACRES	62	19.18 %
SINGLE-FAMILY LOTS (45' WIDTH)	482,083 SQ. FT.	11.067 ACRES	95	27.18 %
TRACTS	643,759 SQ. FT.	14.779 ACRES	-	36.30 %
PUBLIC RIGHT-OF-WAY	307,592 SQ. FT.	7.061 ACRES	-	17.34 %
TOTAL	1,773,519 SQ. FT.	40.714 ACRES	157	100.00 %



KEY MAP

SCALE 1' = 250'

American West
Land Surveying Co.
A Family Owned Corporation Since 1991

PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

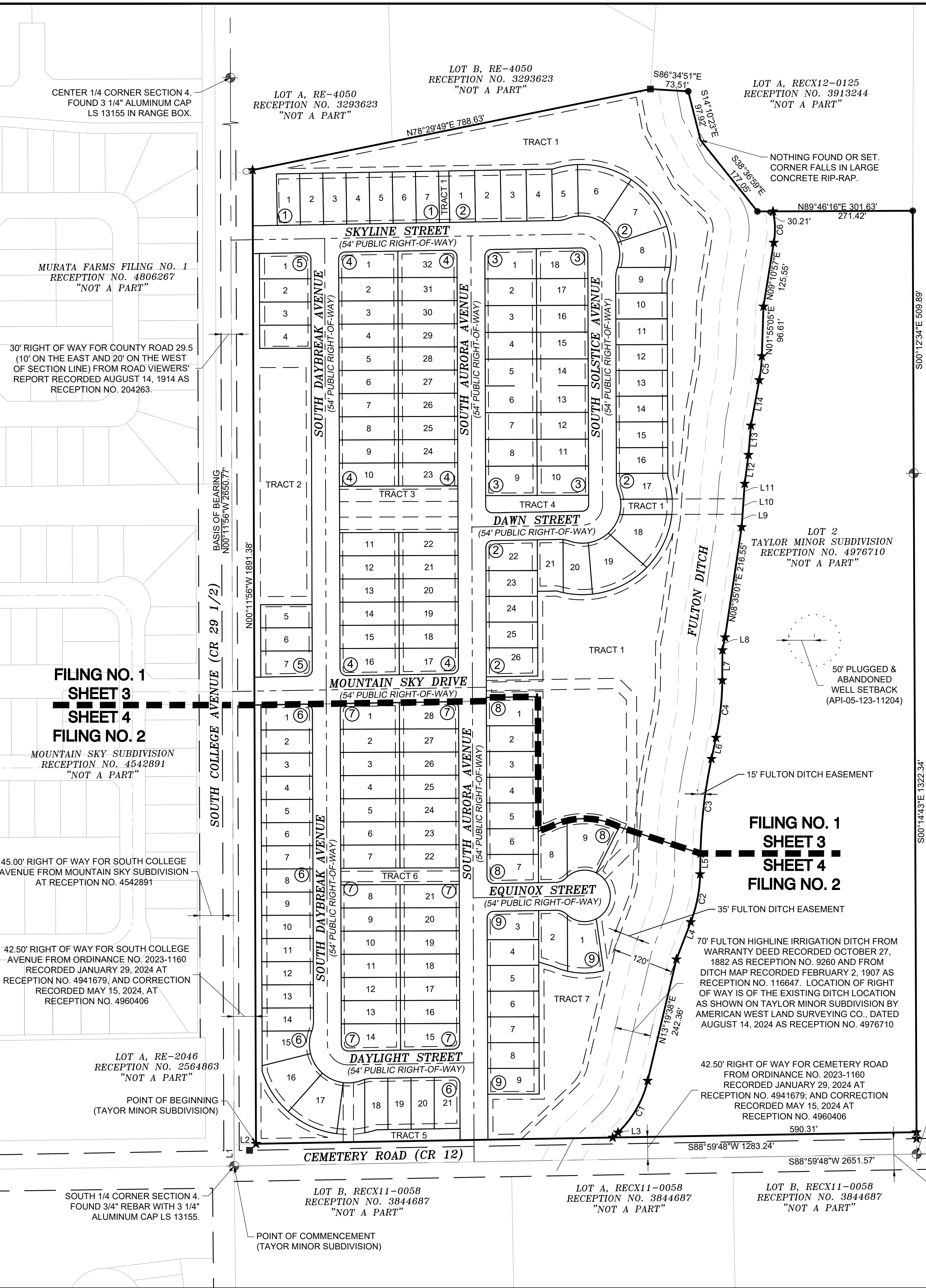
SCALE: VARIES DRAWN BY: WEC CHECKED BY: MRH DATE: August 08, 2024
JOB NO: 22-169 REVISIONS: July 29, 2025

SUNRISE SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. PPL24-001
157 RESIDENTIAL LOTS - 7 TRACTS
40.714 ACRES
SHEET 2 OF 4

120 60 0 120 240
FULL SCALE: 1" = 120'
HALF SCALE: 1" = 240'



LINE TABLE - FILING NO. 1		
LINE #	BEARING	DISTANCE
L1	S00°11'56"E	42.50
L2	S88°59'48"W	42.50
L3	N46°25'22"E	14.27
L4	N21°00'29"E	77.43
L5	N01°09'29"E	40.17
L6	N12°04'18"E	41.97
L7	N00°22'02"E	58.54
L8	N11°23'36"E	25.49
L9	N03°57'19"E	25.02
L10	N03°57'24"E	30.08
L11	N03°57'14"E	29.32
L12	N07°31'22"E	56.62
L13	N04°43'48"E	57.14
L14	N10°22'46"E	89.70
L15	S89°00'24"W	1.80
L16	N89°00'24"E	12.34
L17	N00°11'51"W	6.15
L18	S00°11'51"E	7.00
L19	S00°11'51"E	13.00
L20	S00°11'51"E	7.00
L21	S00°11'52"E	13.00
L22	S00°11'48"E	7.00
L23	N09°10'57"E	40.00
L24	N10°22'46"E	95.62
L25	N04°43'48"E	60.13
L26	N07°31'22"E	57.43
L27	N03°57'19"E	83.30
L28	N11°33'09"E	32.57
L29	N00°22'02"E	70.12
L30	N12°04'18"E	41.97
L31	N01°09'29"E	40.17
L32	N21°00'29"E	85.49

LINE TABLE - FILING NO. 2		
LINE #	BEARING	DISTANCE
L33	S69°06'01"W	24.25
L34	S72°51'22"E	30.21

CURVE TABLE - FILING NO. 2					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C55	20.59	13.00	90°46'09"	N45°34'55"W	18.51
C56	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C57	20.59	13.00	90°46'09"	N45°34'55"W	18.51
C58	35.42	150.00	13°31'49"	S70°10'16"W	35.34
C59	104.13	150.00	39°46'29"	N83°10'35"W	102.05
C60	23.31	30.00	44°31'06"	N66°43'53"E	22.73
C61	2.98	50.00	3°24'54"	N46°10'46"E	2.98
C62	60.06	50.00	68°49'26"	N82°17'57"E	56.51
C63	1.10	50.00	1°15'18"	S62°39'41"E	1.10
C64	20.23	50.00	23°10'48"	S50°26'38"E	20.09
C65	88.86	50.00	101°49'47"	S12°03'39"W	77.62
C66	59.99	50.00	68°44'33"	S82°39'11"E	56.46
C67	1.64	50.00	1°52'36"	N47°20'37"W	1.64
C68	23.35	30.00	44°36'15"	N68°42'27"W	22.77
C69	234.85	50.00	269°07'21"	S00°58'00"E	71.25
C70	20.60	13.00	90°48'43"	S45°36'12"E	18.51
C71	20.24	13.00	89°11'17"	N44°23'48"E	18.25
C72	70.76	150.00	27°01'35"	S89°09'21"W	70.10
C73	28.63	150.00	10°56'12"	S71°51'46"E	28.59
C74	20.60	13.00	90°46'14"	S45°34'58"E	18.51
C75	20.25	13.00	89°13'46"	S44°25'02"W	18.26
C76	20.60	13.00	90°46'14"	S45°34'58"E	18.51
C77	10.81	62.03	9°59'09"	S79°49'32"W	10.80
C78	8.68	62.03	8°01'11"	S70°49'22"W	8.68
C79	33.95	75.00	25°56'16"	S84°16'22"W	33.66
C80	45.00	75.00	34°22'39"	S65°34'10"E	44.33
C81	45.00	75.00	34°22'39"	S31°11'31"E	44.33
C82	41.47	75.00	31°40'43"	N01°50'10"E	40.94
C83	3.52	59.23	3°24'13"	N20°17'17"E	3.52
C84	18.65	59.23	18°02'35"	N09°33'53"E	18.57
C85	22.17	59.23	21°26'47"	S11°15'59"W	22.04
C86	165.42	75.00	126°22'18"	S45°30'37"E	133.87
C87	19.49	62.03	18°00'20"	N75°48'57"E	19.41
C88	23.32	175.00	7°38'08"	N75°26'55"E	23.30
C89	54.90	175.00	17°52'48"	N88°14'47"E	54.67
C90	105.00	174.92	34°23'37"	N65°33'52"W	103.43
C91	94.05	174.92	30°48'28"	N32°59'22"W	92.93
C92	199.06	175.02	65°09'55"	N50°10'22"W	188.50

CURVE TABLE - FILING NO. 1					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.51	204.00	33°00'12"	N29°49'43"E	115.89
C2	95.27	275.00	19°51'01"	N11°04'59"E	94.80
C3	185.39	973.30	10°54'49"	N06°36'53"E	185.11
C4	112.35	550.00	11°42'16"	N06°13'10"E	112.16
C5	46.67	316.00	8°27'41"	N06°08'56"E	46.62
C6	61.21	165.00	21°15'18"	N01°26'45"E	60.86
C7	49.01	175.00	16°02'48"	S79°39'32"W	48.85
C8	110.15	175.00	36°03'51"	N74°17'09"W	108.34
C9	115.67	175.00	37°52'19"	S37°19'04"E	113.58
C10	80.87	175.00	26°28'43"	N05°08'33"W	80.16
C11	27.77	175.00	9°05'28"	N12°38'32"E	27.74
C12	22.17	59.06	21°30'26"	S11°15'05"W	22.04
C13	2.39	59.06	2°18'55"	S20°50'51"W	2.39
C14	47.20	75.00	36°03'26"	S00°21'12"E	46.42
C15	49.57	75.00	37°52'19"	N37°19'04"W	48.68
C16	49.52	75.00	37°49'53"	S75°10'10"E	48.63
C17	19.13	75.00	14°36'39"	N78°36'34"E	19.07
C18	19.49	62.03	18°00'22"	N75°48'58"E	19.41
C19	22.17	59.06	21°30'26"	S11°15'05"W	22.04
C20	165.42	75.00	126°22'18"	S45°30'37"E	133.87
C21	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C22	20.24	13.00	89°12'15"	S44°24'17"W	18.26
C23	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C24	20.24	13.00	89°12'15"	S44°24'17"W	18.26
C25	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C26	44.74	175.00	14°36'58"	N10°52'31"W	44.62
C27	29.12	175.00	9°31'57"	N01°12'57"E	29.08
C28	115.88	175.00	37°56'17"	S25°15'23"W	113.77
C29	119.84	175.00	39°14'06"	S63°50'36"W	117.51
C30	57.23	175.00	18°44'10"	S87°10'15"E	56.97
C31	12.93	175.00	4°14'04"	N75°41'09"W	12.93
C32	7.06	56.93	7°06'17"	S87°49'30"E	7.05
C33	15.09	56.93	15°11'20"	N78°40'42"W	15.05
C34	34.92	75.00	26°40'35"	N85°43'53"W	34.60
C35	43.58	75.00	33°17'27"	N64°17'06"E	42.97
C36	42.62	75.00	32°33'28"	N31°21'39"E	42.05
C37	30.27	75.00	23°07'24"	S03°31'13"W	30.06
C38	13.95	75.00	10°39'17"	S13°22'08"E	13.93
C39	19.49	62.03	18°00'20"	S14°11'03"E	19.41
C40	165.33	75.00	126°18'11"	S44°27'19"W	133.83
C41	22.15	56.93	22°17'37"	N80°13'50"W	22.01
C42	20.25	13.00	89°13'46"	S44°25'02"W	18.26
C43	20.60	13.00	90°46'14"	N45°34'58"W	18.51
C44	20.25	13.00	89°13'46"	N44°25'02"E	18.26
C45	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C46	20.59	13.00	90°46'09"	S45°34'55"E	18.51
C47	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C48	22.58	45.00	28°45'12"	N31°07'08"W	22.35
C49	20.36	45.00	25°55'29"	N03°46'48"W	20.19
C50	28.95	196.00	8°27'41"	N06°08'56"E	28.92
C51	87.84	430.00	11°42'16"	N06°13'10"E	87.69
C52	208.25	1093.30	10°54'49"	N06°36'53"E	207.94
C53	53.70	155.00	19°51'01"	N11°04'59"E	53.43
C54	48.52	84.00	33°05'44"	N29°52'30"E	47.85

SYMBOL LEGEND

⊕

SECTION CONTROL MONUMENT AS NOTED HEREON

★

SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046

●

FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973

●

FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937

○

FOUND 1/2" REBAR W/ NO CAP

◇

CALCULATED POSITION - NOTHING FOUND OR SET

•

END OF CURVE / LINE OR INTERSECTION POINT

U.E.

UTILITY EASEMENT

#

BLOCK NUMBER

LINETYPE LEGEND

—

EXISTING PROPERTY LINE

—

PROPOSED LOT LINE

—

ADJACENT LOT LINE

—

SECTION LINE

—

EXISTING RIGHT-OF-WAY LINE

—

PROPOSED RIGHT-OF-WAY LINE

—

EASEMENT LINE

—

ROAD CENTERLINE

—

FILING LINE

American West

Land Surveying Co.

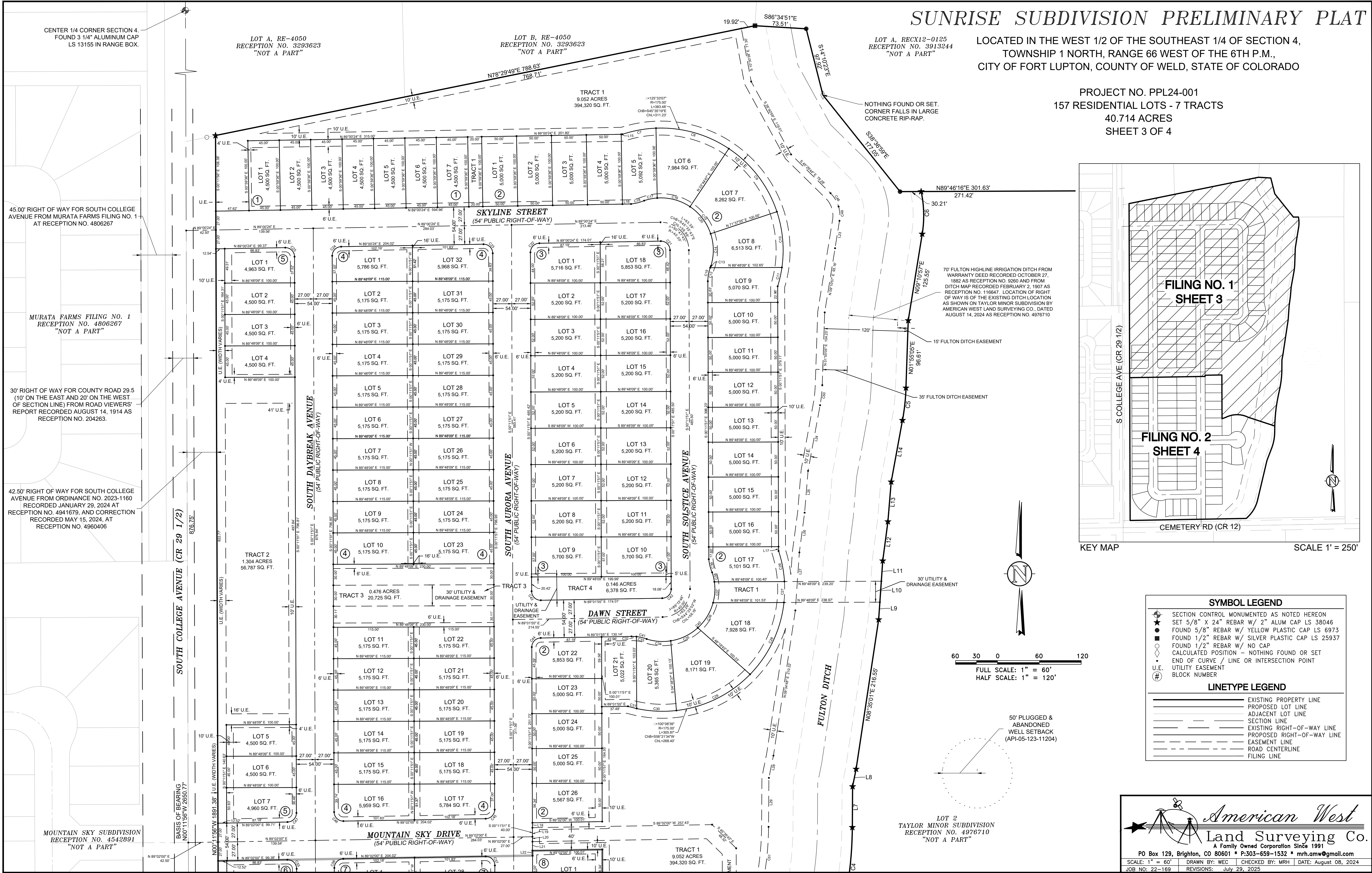
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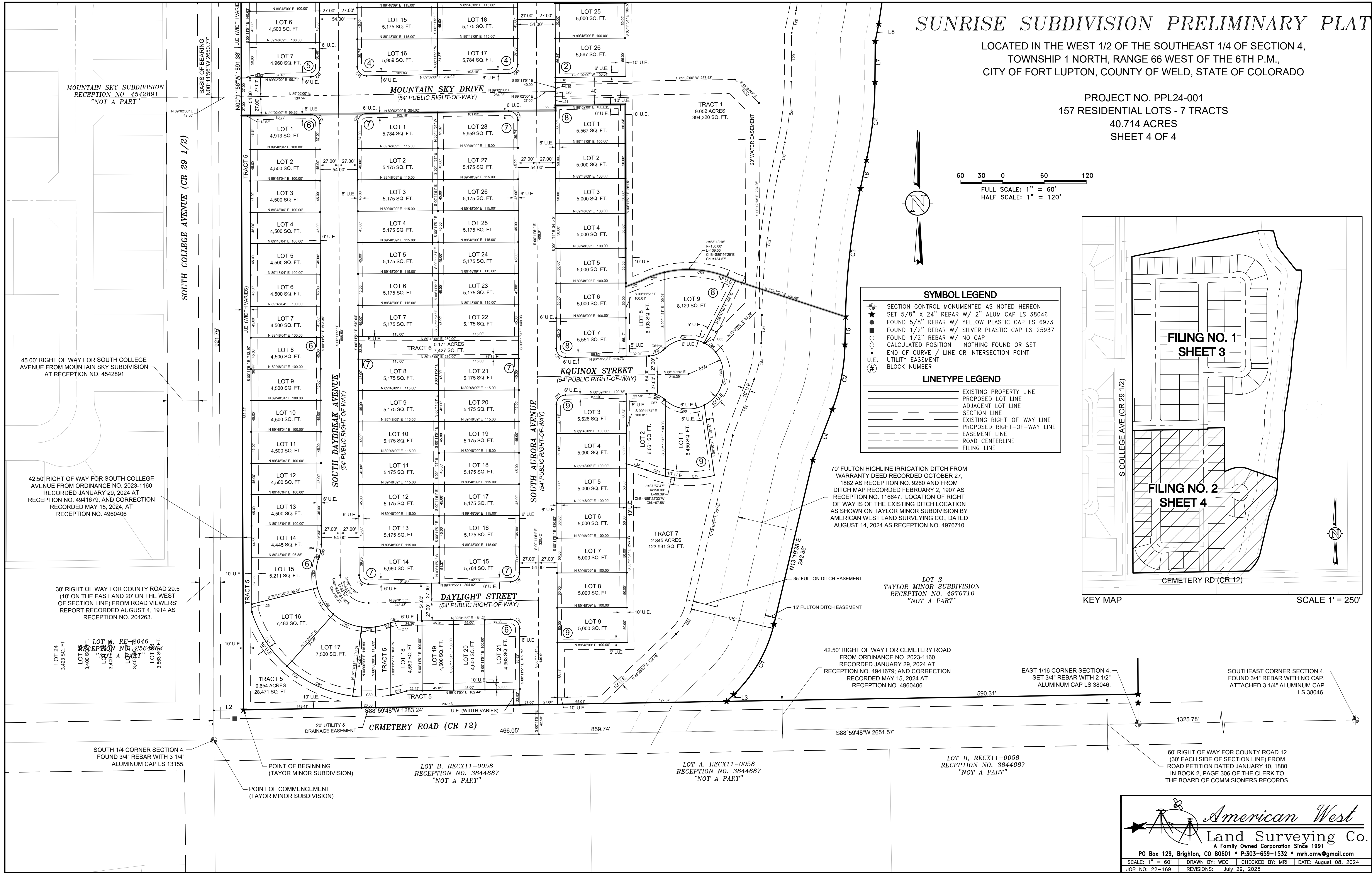
SCALE: 1" = 120' DRAWN BY: WEC CHECKED BY: MRH DATE: August 08, 2024

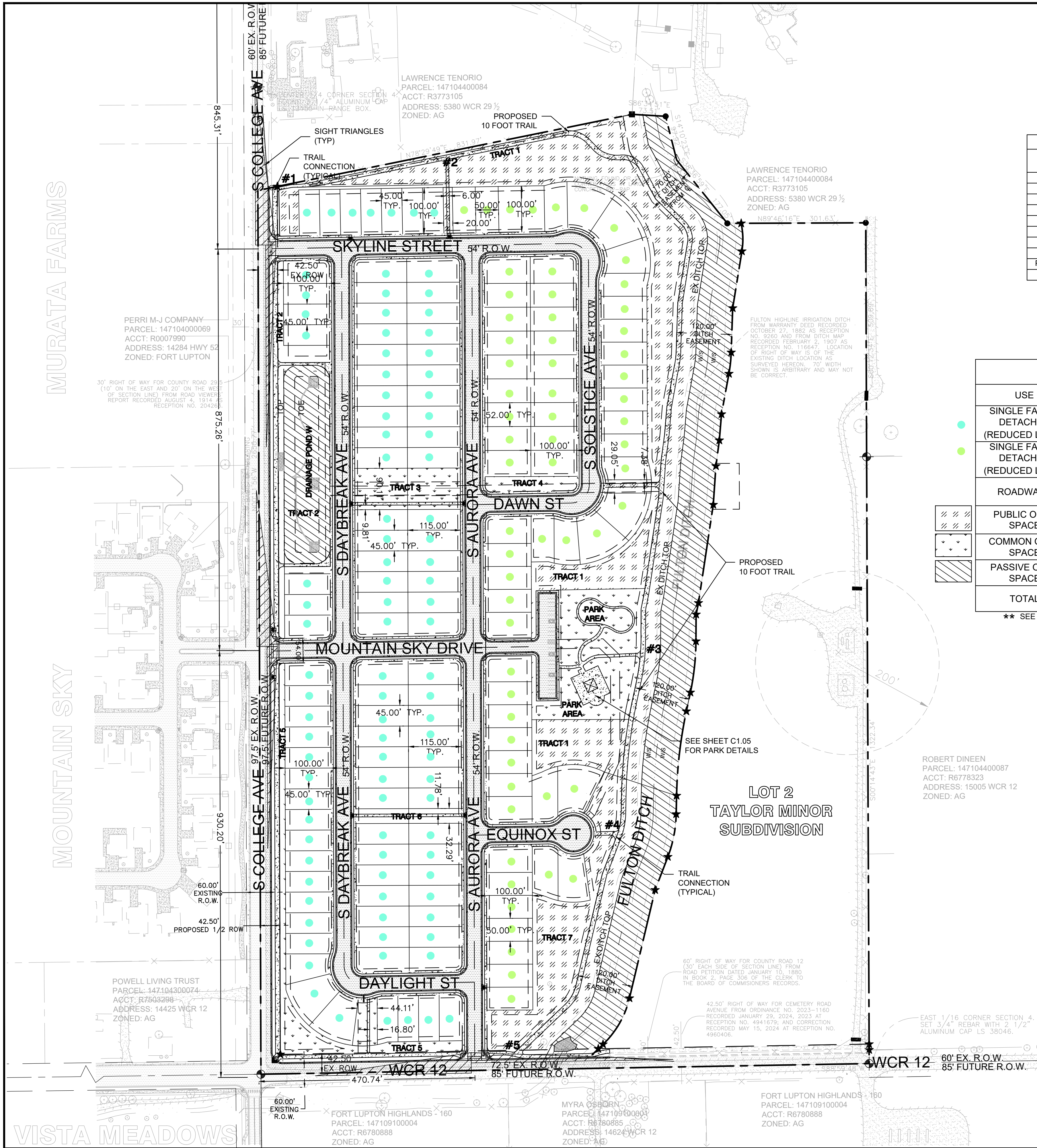
JOB NO: 22-169 REVISIONS: July 29, 2025

T:\0394_001_00-HAYDEN\DWG\CD\0394-001-WEI-PLATS.dwg, 03/11/25 6:39:30 PM, AutoCAD PDF (General Documentation) v3, ARCH expanded D (36.00 x 24.00 inches), WEC 24-36, WEC 24-36



T:\0394_001_00-HAYDEN\DWG\CD\0394-001-REC-PLATS.dwg, 04-S PR, 7/29/2025 6:39:35 PM, AutoCAD PDF (General Documentation).pc3, ARCH expand D (36.00 x 24.00 inches), WEC 24136, WEC 24136





LOT DATA TABLE				
DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	1,773,328 SF	40.71	100 %	100 %
PROPOSED CONCRETE	117,640 SF	2.70		6.63 %
PROPOSED ASPHALT	217,595 SF	5.00		12.27 %
EXISTING LANDSCAPE AREA	1,773,328 SF	40.71	100.00 %	
PROPOSED LANDSCAPE AREA	1,438,093 SF	33.01		81.10 %

*AREAS ABOVE INCLUDE OFF-SITE ROAD IMPROVEMENTS

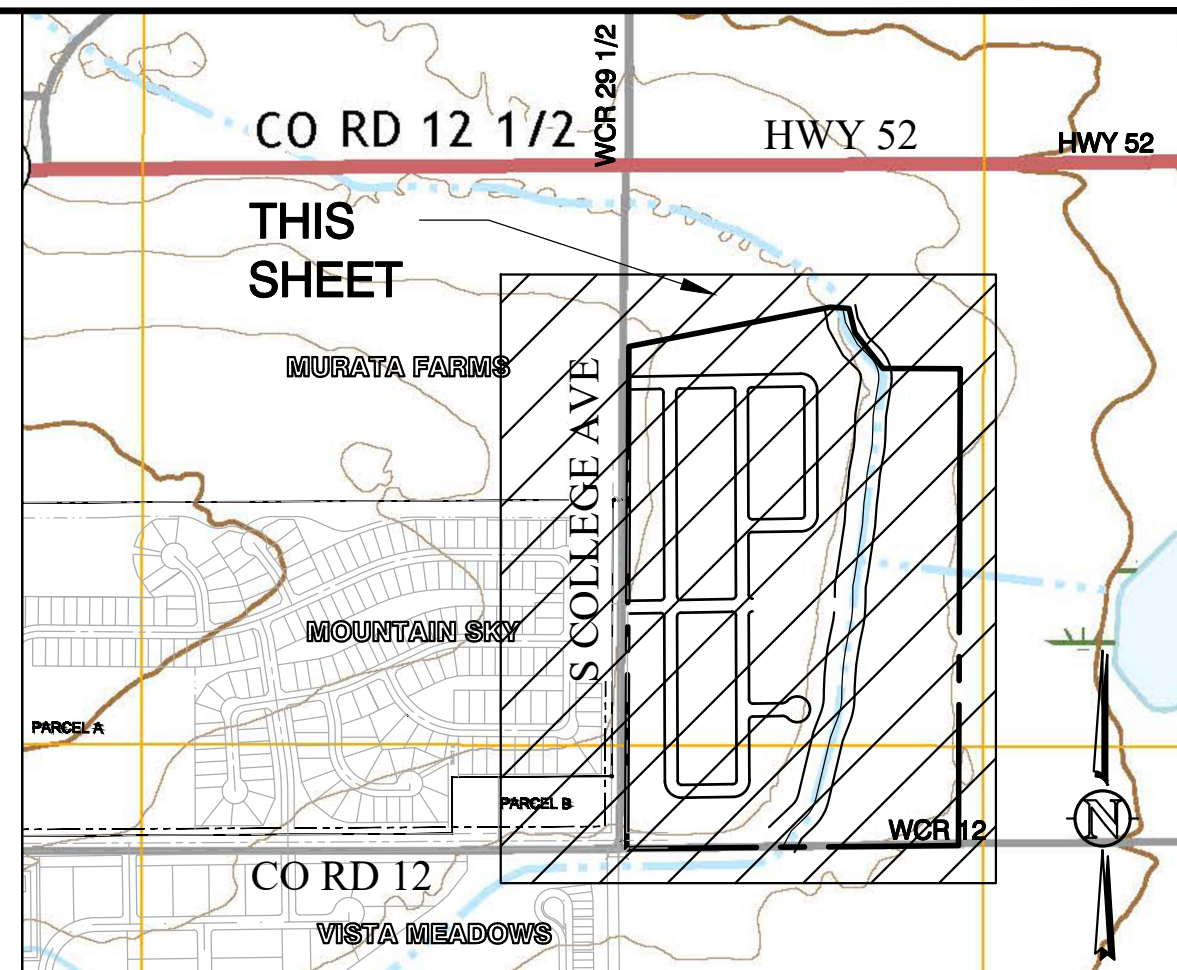
LAND USE TABLE					
USE	TYPE	ACREAGE	# OF UNITS	LOT SIZE (SF) MINIMUM	PERCENT TOTAL
SINGLE FAMILY DETACHED (REDUCED LOT)**	45' X 100' (TYP.)	11.06	95	4,500	27.21%
SINGLE FAMILY DETACHED (REDUCED LOT)**	50' X 100' (TYP.)	7.81	62	4,500	19.21%
ROADWAYS	RIGHT-OF-WAY	7.47	-	-	18.38%
PUBLIC OPEN SPACE	TRAILS, NATURAL	6.80	-	4.71	16.73%
COMMON OPEN SPACE	PARKS, TRAILS	2.98	-	1.88	7.33%
PASSIVE OPEN SPACE	POND, DITCH	4.53	-	-	11.14%
TOTAL		40.65	157	-	100.00%

** SEE ALTERNATIVE COMPLIANCE TABLE PER PRELIMINARY PLAT.

TRAIL CONNECTION LEGEND

#3 TRAIL CONNECTION LOCATION (1-5)

ANY BUILDING EAVES THAT ENCR OACH INTO THE SIDE LOT SETBACK SHALL BE FIRE RATED (PER BUILDING CODE).



KEY MAP SCALE 1" = 750'

NOTES

THIS SHEET IS INTENDED AS THE SITE PLAN FOR SUNRISE SUBDIVISION.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND CITY OF FT. LUPTON RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST IMPROVEMENT SURVEY PLAT, DATED MAY 31, 2019.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

LEGAL DESCRIPTION:

LOT 1, TAYLOR MINOR SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE SE 1/4 OF S4, T1N, R66W OF 6th PM, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING:

BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'56" WEST, AS MONUMENTED HERON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SYMBOL LEGEND

41 41 22.5, 45 DEG BEND	RESTRAINED CROSS
RESTRAINED PLUG	FIRE HYDRANT
RESTRAINED TEE	RESTRAINED WATER VALVE
WATER METER	
RESTRAINED CROSS	PIPE CROSSOVER
FIRE HYDRANT	
RESTRAINED VALVE	MANHOLE
THRUST BLOCK TB	PASSIVE OPEN SPACE
GATE VALVE GV	PROPOSED CONCRETE
PUBLIC OPEN SPACE	PROPOSED ASPHALT
COMMON OPEN SPACE	

LINETYPE LEGEND

LOT / PROPERTY / SECTION LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB
EDGE OF ASPHALT or GRAVEL RD
CHAINLINK FENCE
WIRE FENCE
POND WQ W/S
SWALE
EXISTING OVERHEAD ELEC

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

DATE: 06/18/25
BY: CFC
CHECKED BY: CFC
DESIGNED BY: CFC
DRAWN BY: CFC
PROJECT NO. 01-0394.001.00
DOC CON # C1.00-SITE
SHEET C1.00

ONLY VALID FOR CONSTRUCTION
SCALE: 1" = 120'
DATE: 06/18/25

INITIAL PLAN
RELEASE: 06/23/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0394.001.00
DOC CON # C1.00-SITE
SHEET C1.00

SITE PLAN
SUNRISE SUBDIVISION
WELD COUNTY RD 12
WELD COUNTY, COLORADO

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City of Fort Lupton Legals***
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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 8/7/2025, 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 Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 8/7/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-142796

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 Preliminary Plat referred to as the Sunrise Preliminary Plat, located east and adjacent to College Ave and north and adjacent to County Road 12 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, August 28, 2025, at 6:00 P.M., and before the City Council on Tuesday, September 16, 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

LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP1314
First Publication: August 7, 2025
Last Publication: August 7, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 13th day of August, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **Sunrise Preliminary Plat** was sent via United States Mail, postage pre-paid, to the following addresses:

ARELLANO-ORNEALAS JOSE JUAN 14606 HIGHWAY 52 FORT LUPTON, CO 806218223	POWELL LIVING TRUST 14425 COUNTY ROAD 12 FORT LUPTON, CO 806218205	VILLALOBOS ISAAC 416 MORNING TIDE AVE FORT LUPTON, CO 806214674
OGG BRITTANY ANNE 408 MORNING TIDE AVE FORT LUPTON, CO 806214674	SPENCE JASON ALLAN 400 MORNING TIDE AVE FORT LUPTON, CO 806214674	KOKOSZKA ANNETTE LOUISE 2449 MOUNTAIN SKY DR FORT LUPTON, CO 806214672
BRUNICK JUSTIN D 2441 MOUNTAIN SKY DR FORT LUPTON, CO 806214672	QUIROZ PATRICIA 2433 MOUNTAIN SKY DR FORT LUPTON, CO 806214672	SOTO ALCIRA DANIELA 417 MORNING TIDE AVE FORT LUPTON, CO 806214674
FREEDOM MORTGAGE CORPERATION 11988 EXIT PKWY BLDG 4 FISHERS, IN 460377939	MOUNTAIN SKY METROPOLITAN DISTRICT C/O FRITSCH LAW LLC 3900 E MEXICO AVE STE 300 DENVER, CO 802103945	AMATECO MICHELLE MIRANDA 425 MORNING TIDE AVE FORT LUPTON, CO 806214674
ONSTOTT JORDAN ALEXANDRIA 433 MORNING TIDE AVE FORT LUPTON, CO 806214674	FRANKO MARIE LOU 2442 MONTE VISTA ST FORT LUPTON, CO 806214640	SHAHAN STEPHANIE YVETTE 2434 MONTE VISTA ST FORT LUPTON, CO 806214640
MONGE AMANDA MARIE 2437 VALLEY SKY ST FORT LUPTON, CO 806214650	HOAG MARK WILLIAM 2429 VALLEY SKY ST FORT LUPTON, CO 806214650	TAFOYA MICHAEL 432 MORNING TIDE AVE FORT LUPTON, CO 806214674
GARAY-PORTILLO EFREN 440 MORNING TIDE AVE FORT LUPTON, CO 806214674	NAVARRO MARCO ANTONIO 448 MORNING TIDE AVE FORT LUPTON, CO 806214674	SCHLEUGER GARY L 456 MORNING TIDE AVE FORT LUPTON, CO 806214674
CRUZ FERMIN HERNANDEZ 500 MORNING TIDE AVE FORT LUPTON, CO 806214641	TORRES CRISTIAN JULIAN 508 MORNING TIDE AVE FORT LUPTON, CO 806214641	RODRIGUEZ YATLAHI SANCHEZ 516 MORNING TIDE AVE FORT LUPTON, CO 806214641

Fort Lupton

COLORADO

ADDISON CHASE EDWARD 524 MORNING TIDE AVE FORT LUPTON, CO 806214641	OCHS KAYDEE 2444 VALLEY SKY ST FORT LUPTON, CO 806214650	KENNERLEY JENNIFER LYNNE 2436 VALLEY SKY ST FORT LUPTON, CO 806214650
KEATE BRIAN 2428 VALLEY SKY ST FORT LUPTON, CO 806214650	VIVA LAND VENTURES LP 4900 N MESA ST STE 100 EL PASO, TX 799125904	CW-BRIGGS LLC 8655 S PRIEST DR TEMPE, AZ 852841913
FL MOUNTAIN SKY LLC 500 FAIRFAX ST DENVER, CO 802205133	DINEEN ROBERT J 15005 COUNTY ROAD 12 FORT LUPTON, CO 806218209	TENORIO LAWRENCE J 5380 COUNTY ROAD 29 ½ FORT LUPTON, CO 806212217
RUIZ GERMAIN A PO BOX 317 FORT LUPTON, CO 806210317	GUZMAN GUADALUPE J 14624 COUNTY ROAD 12 FORT LUPTON, CO 80621	FORT LUPTON HIGHLANDS – 160 GP LLP 16047 E LEHIGH CIR AURORA, CO 800132709
MELODY HOMES INC 3131 S VAUGHN WAY STE 301 AURORA, CO 800143509	FRITZSIMMONS JOHN J 4447 RIO GRANDE PL BROOMFIELD, CO 800239441	DINEEN ROBERT J 15005 COUNTY ROAD 12 FORT LUPTON, 806218209



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 **Preliminary Plat** referred to as the **Sunrise Preliminary Plat** located **north and adjacent to CR 12 and east and adjacent to CR 29 1/2** 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, August 28, 2025 at 6:00 P.M., and before the City Council on Tuesday, September 16, 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: **Sunrise Preliminary Plat**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

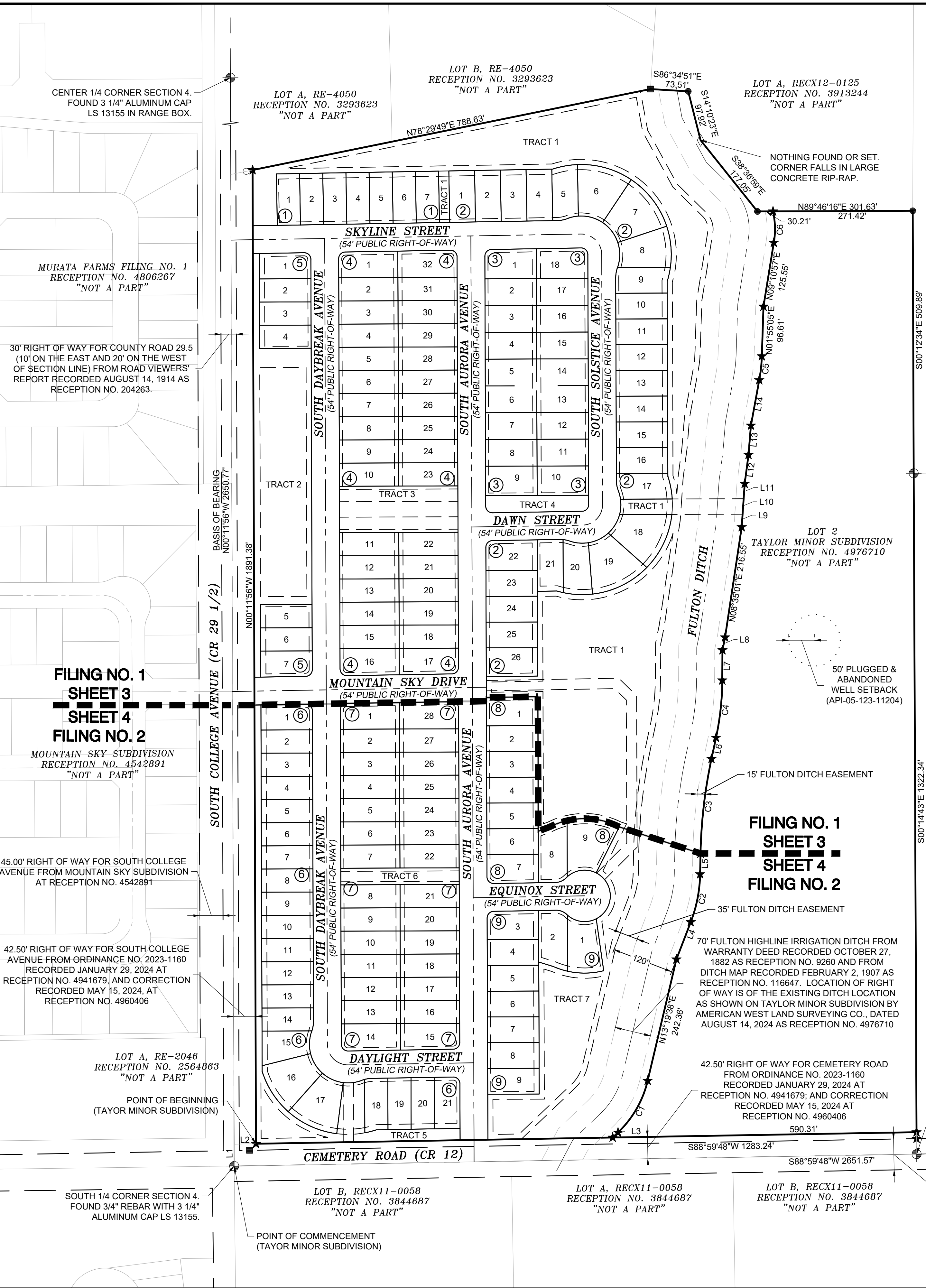
LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

SUNRISE SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROJECT NO. PPL24-001
157 RESIDENTIAL LOTS - 7 TRACTS
40.714 ACRES
SHEET 2 OF 4

120 60 0 120 240
FULL SCALE: 1" = 120'
HALF SCALE: 1" = 240'



LINE TABLE - FILING NO. 1		
LINE #	BEARING	DISTANCE
L1	S00°11'56"E	42.50
L2	S88°59'48"W	42.50
L3	N46°25'22"E	14.27
L4	N21°00'29"E	77.43
L5	N01°09'29"E	40.17
L6	N12°04'18"E	41.97
L7	N00°22'02"E	58.54
L8	N11°23'36"E	25.49
L9	N03°57'19"E	25.02
L10	N03°57'24"E	30.08
L11	N03°57'14"E	29.32
L12	N07°31'22"E	56.62
L13	N04°43'48"E	57.14
L14	N10°22'46"E	89.70
L15	S89°00'24"W	1.80
L16	N89°00'24"E	12.34
L17	N00°11'51"W	6.15
L18	S00°11'51"E	7.00
L19	S00°11'51"E	13.00
L20	S00°11'51"E	7.00
L21	S00°11'52"E	13.00
L22	S00°11'48"E	7.00
L23	N09°10'57"E	40.00
L24	N10°22'46"E	95.62
L25	N04°43'48"E	60.13
L26	N07°31'22"E	57.43
L27	N03°57'19"E	83.30
L28	N11°33'09"E	32.57
L29	N00°22'02"E	70.12
L30	N12°04'18"E	41.97
L31	N01°09'29"E	40.17
L32	N21°00'29"E	85.49

LINE TABLE - FILING NO. 2		
LINE #	BEARING	DISTANCE
L33	S69°06'01"W	24.25
L34	S72°51'22"E	30.21

CURVE TABLE - FILING NO. 2					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C55	20.59	13.00	90°46'09"	N45°34'55"W	18.51
C56	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C57	20.59	13.00	90°46'09"	N45°34'55"W	18.51
C58	35.42	150.00	13°31'49"	S70°10'16"W	35.34
C59	104.13	150.00	39°46'29"	N83°10'35"W	102.05
C60	23.31	30.00	44°31'06"	N66°43'53"E	22.73
C61	2.98	50.00	3°24'54"	N46°10'46"E	2.98
C62	60.06	50.00	68°49'26"	N82°17'57"E	56.51
C63	1.10	50.00	1°15'18"	S62°39'41"E	1.10
C64	20.23	50.00	23°10'48"	S50°26'38"E	20.09
C65	88.86	50.00	101°49'47"	S12°03'39"W	77.62
C66	59.99	50.00	68°44'33"	S82°39'11"E	56.46
C67	1.64	50.00	1°52'36"	N47°20'37"W	1.64
C68	23.35	30.00	44°36'15"	N68°42'27"W	22.77
C69	234.85	50.00	269°07'21"	S00°58'00"E	71.25
C70	20.60	13.00	90°48'43"	S45°36'12"E	18.51
C71	20.24	13.00	89°11'17"	N44°23'48"E	18.25
C72	70.76	150.00	27°01'35"	S89°09'21"W	70.10
C73	28.63	150.00	10°56'12"	S71°51'46"E	28.59
C74	20.60	13.00	90°46'14"	S45°34'58"E	18.51
C75	20.25	13.00	89°13'46"	S44°25'02"W	18.26
C76	20.60	13.00	90°46'14"	S45°34'58"E	18.51
C77	10.81	62.03	9°59'09"	S79°49'32"W	10.80
C78	8.68	62.03	8°01'11"	S70°49'22"W	8.68
C79	33.95	75.00	25°56'16"	S84°16'22"W	33.66
C80	45.00	75.00	34°22'39"	S65°34'10"E	44.33
C81	45.00	75.00	34°22'39"	S31°11'31"E	44.33
C82	41.47	75.00	31°40'43"	N01°50'10"E	40.94
C83	3.52	59.23	3°24'13"	N20°17'17"E	3.52
C84	18.65	59.23	18°02'35"	N09°33'53"E	18.57
C85	22.17	59.23	21°26'47"	S11°15'59"W	22.04
C86	165.42	75.00	126°22'18"	S45°30'37"E	133.87
C87	19.49	62.03	18°00'20"	N75°48'57"E	19.41
C88	23.32	175.00	7°38'08"	N75°26'55"E	23.30
C89	54.90	175.00	17°52'48"	N88°14'47"E	54.67
C90	105.00	174.92	34°23'37"	N65°33'52"W	103.43
C91	94.05	174.92	30°48'28"	N32°59'22"W	92.93
C92	199.06	175.02	65°09'55"	N50°10'22"W	188.50

CURVE TABLE - FILING NO. 1					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.51	204.00	33°00'12"	N29°49'43"E	115.89
C2	95.27	275.00	19°51'01"	N11°04'59"E	94.80
C3	185.39	973.30	10°54'49"	N06°36'53"E	185.11
C4	112.35	550.00	11°42'16"	N06°13'10"E	112.16
C5	46.67	316.00	8°27'41"	N06°08'56"E	46.62
C6	61.21	165.00	21°15'18"	N01°26'45"E	60.86
C7	49.01	175.00	16°02'48"	S79°39'32"W	48.85
C8	110.15	175.00	36°03'51"	N74°17'09"W	108.34
C9	115.67	175.00	37°52'19"	S37°19'04"E	113.58
C10	80.87	175.00	26°28'43"	N05°08'33"W	80.16
C11	27.77	175.00	9°05'28"	N12°38'32"E	27.74
C12	22.17	59.06	21°30'26"	S11°15'05"W	22.04
C13	2.39	59.06	2°18'55"	S20°50'51"W	2.39
C14	47.20	75.00	36°03'26"	S00°21'12"E	46.42
C15	49.57	75.00	37°52'19"	N37°19'04"W	48.68
C16	49.52	75.00	37°49'53"	S75°10'10"E	48.63
C17	19.13	75.00	14°36'39"	N78°36'34"E	19.07
C18	19.49	62.03	18°00'22"	N75°48'58"E	19.41
C19	22.17	59.06	21°30'26"	S11°15'05"W	22.04
C20	165.42	75.00	126°22'18"	S45°30'37"E	133.87
C21	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C22	20.24	13.00	89°12'15"	S44°24'17"W	18.26
C23	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C24	20.24	13.00	89°12'15"	S44°24'17"W	18.26
C25	20.60	13.00	90°47'45"	N45°35'43"W	18.51
C26	44.74	175.00	14°36'58"	N10°52'31"W	44.62
C27	29.12	175.00	9°31'57"	N01°12'57"E	29.08
C28	115.88	175.00	37°56'17"	S25°15'23"W	113.77
C29	119.84	175.00	39°14'06"	S63°50'36"W	117.51
C30	57.23	175.00	18°44'10"	S87°10'15"E	56.97
C31	12.93	175.00	4°14'04"	N75°41'09"W	12.93
C32	7.06	56.93	7°06'17"	S87°49'30"E	7.05
C33	15.09	56.93	15°11'20"	N78°40'42"W	15.05
C34	34.92	75.00	26°40'35"	N85°43'53"W	34.60
C35	43.58	75.00	33°17'27"	N64°17'06"E	42.97
C36	42.62	75.00	32°33'28"	N31°21'39"E	42.05
C37	30.27	75.00	23°07'24"	S03°31'13"W	30.06
C38	13.95	75.00	10°39'17"	S13°22'08"E	13.93
C39	19.49	62.03	18°00'20"	S14°11'03"E	19.41
C40	165.33	75.00	126°18'11"	S44°27'19"W	133.83
C41	22.15	56.93	22°17'37"	N80°13'50"W	22.01
C42	20.25	13.00	89°13'46"	S44°25'02"W	18.26
C43	20.60	13.00	90°46'14"	N45°34'58"W	18.51
C44	20.25	13.00	89°13'46"	N44°25'02"E	18.26
C45	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C46	20.59	13.00	90°46'09"	S45°34'55"E	18.51
C47	20.25	13.00	89°13'51"	S44°25'05"W	18.26
C48	22.58	45.00	28°45'12"	N31°07'08"W	22.35
C49	20.36	45.00	25°55'29"	N03°46'48"W	20.19
C50	28.95	196.00	8°27'41"	N06°08'56"E	28.92
C51	87.84	430.00	11°42'16"	N06°13'10"E	87.69
C52	208.25	1093.30	10°54'49"	N06°36'53"E	207.94
C53	53.70	155.00	19°51'01"	N11°04'59"E	53.43
C54	48.52	84.00	33°05'44"	N29°52'30"E	47.85

SYMBOL LEGEND

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U.E.

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SECTION CONTROL MONUMENT AS NOTED HEREON
SET 5/8" X 24" REBAR W/ 2" ALUM CAP LS 38046
FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP LS 6973
FOUND 1/2" REBAR W/ SILVER PLASTIC CAP LS 25937
FOUND 1/2" REBAR W/ NO CAP
CALCULATED POSITION - NOTHING FOUND OR SET
END OF CURVE / LINE OR INTERSECTION POINT
UTILITY EASEMENT
BLOCK NUMBER

LINETYPE LEGEND

EXISTING PROPERTY LINE
PROPOSED LOT LINE
ADJACENT LOT LINE
SECTION LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EASEMENT LINE
ROAD CENTERLINE
FILING LINE

American West

Land Surveying Co.

A Family Owned Corporation Since 1991

PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

SCALE: 1" = 120' DRAWN BY: WEC CHECKED BY: MRH DATE: August 08, 2024

JOB NO: 22-169 REVISIONS: July 29, 2025



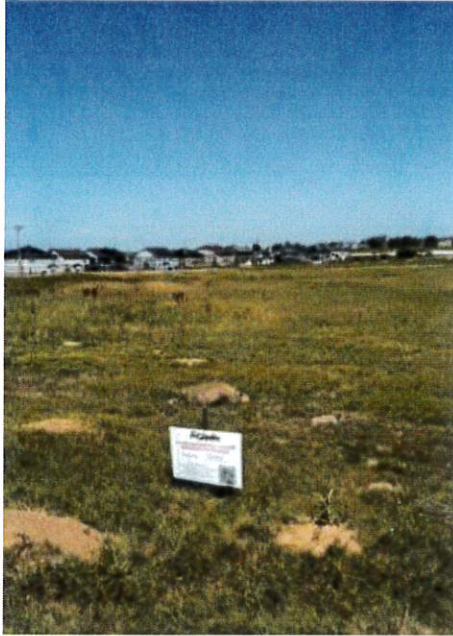
Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

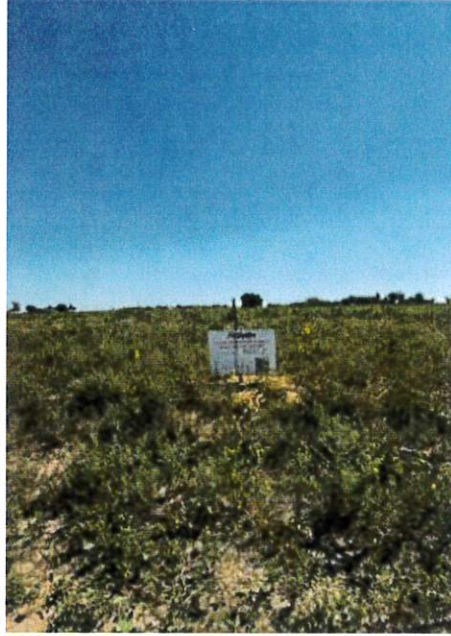
Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit
Sunrise Preliminary Plat
PPL24-001



Facing County Road 12



Facing County Road 29 1/2

I, DeDe Carlson hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 12th day of August, 2025.

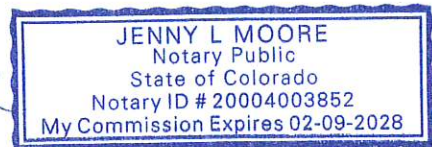
[Signature]

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by DeDe Carlson, this 14th day of August, 2025. Witness my hand and seal.

My commission expires 02/09/2028.

[Signature]
Notary Public



RESOLUTION NO. P2025-011

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING OF ZONE ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing August 28, 2025 for the purpose of reviewing a change of zone known as the Lancaster Crossing Change of Zone from the 'A' Agriculture to the 'R-2' Mixed-Density Residential Zone District on the property legally described in Exhibit A of this Resolution; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Lancaster Crossing Change of Zone application 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 posted notice of the public hearings on the property at least fifteen (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends to City Council approval of the Lancaster Crossing Change of Zone to the R-2 Mixed-Density Residential Zone Districts.

DONE THIS 28TH DAY OF AUGUST 2025 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF (N1/2) OF SECTION THIRTY-THREE (33), AND A PORTION OF THE SOUTH HALF (S1/2) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°43'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2646.93 FEET TO THE WEST LINE OF THE NW1/4 OF SAID SECTION 33;
THENCE NORTH 00°36'14" WEST ALONG THE WEST LINE OF SAID NW1/4 A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE NORTH 00°44'36" WEST ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 28 A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH RIGHT-OF-WAY OF SAID COUNTY ROAD 16 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 89°43'30" EAST A DISTANCE OF 2647.07 FEET;
THENCE NORTH 89°09'47" EAST A DISTANCE OF 1707.45 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 31 THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 30.00 FEET;
THENCE CONTINUING SOUTH 00°31'13" EAST A DISTANCE OF 436.34 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;
THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;
THENCE SOUTH 11°35'13" EAST A DISTANCE OF 547.40 FEET;
THENCE SOUTH 89°32'00" WEST ALONG A LINE FIFTY (50) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1452.11 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 84.85 FEET;
THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;
THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;
THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;
THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;
THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;
THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;
THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;
THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 97.24 ACRES (±4,235,887 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

LANCASTER CROSSING CHANGE OF ZONE STAFF REPORT
PROJECT NO. COZ25-001

PROJECT DESCRIPTION

Project No.: COZ25-001

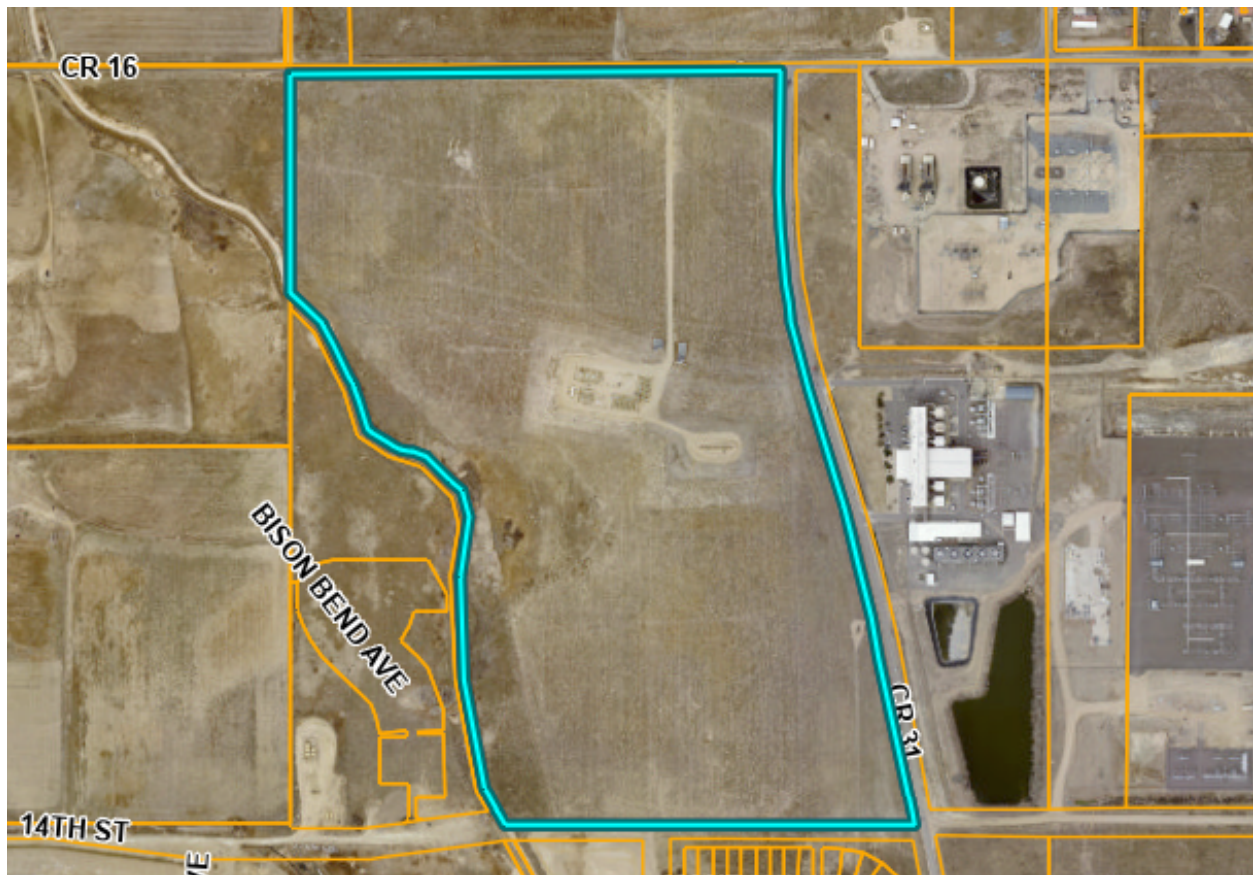
Project Name: Lancaster Crossing Change of Zone

Owner's Name: Thermo Farms General Partnership

Representative: Melissa Wheeler with Baessler Development ("Applicant")

Location of Request:

The site is located approximately located north and adjacent to 14th St. and west and adjacent to WCR 31 (The Property). The Property is located in the Northeast Quarter of Section 33, Township 2 North , Range 66 West of the 6th P.M., County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for consideration of a Change of Zone from 'A' Agriculture to 'R-2' Mixed Density Residential.

Site Size: 91.46 acres, more or less.

Zone District (current): 'A' Agricultural.

Proposed Zone District: 'R-2' Mixed-Density Residential

Proposed Use: Residential subdivision.

Existing Use: Vacant Land.

Meeting Dates: Planning Commission – August 28, 2025 at 6:00 PM; and
City Council – September 16, 2025 at 6:00 PM.

Meeting Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

SUMMARY OF PREVIOUS APPLICATIONS

The Lancaster Concept Plan was presented to the Planning Commission on August 22, 2024. There are no other known applications for this property.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone from 'A' Agriculture to 'R-2' Mixed-Density Residential.

A Change of Zone is processed under [Chapter 16 Section 2.03](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the Change of Zone, 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 Change of Zone. 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 Change of Zone, 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 publishing, posting, and mailing 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 July 31, 2025.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on August 13, 2025.

EXISTING CONTEXT

Nearby uses include agricultural land with an oil and gas well to the east of the Fulton Ditch, existing rural residences to the northeast, northwest, and south, and the Mountain Sky and Murata Farms subdivisions to the west. The Fulton Ditch runs north/south through the eastern edge of the site.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant wishes to change the zone of the Property from 'A' to R-2. Zone Districts are governed by Section 16-4.01 of the Fort Lupton Municipal Code. The intent of the R-2 zone district is to provide residential living in compact, walkable neighborhood settings allowing a mix of housing options at strategic locations that transition to complementary and supporting non-residential uses. Change of One applications are reviewed using the following criteria:

- (1) The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.
- (2) The proposal will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transition with other complementary uses and development.
- (3) Whether the area has changed since the existing zoning has been in place, or is it changing to a degree that it is in the public interest to rezone the property.
- (4) The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.
- (5) The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.
- (6) Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

The Change of Zone request meets the criteria listed above. The Applicant has submitted the required documents pursuant to the Code.

CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	PUD	Residential
EAST	I-2	Industrial

WEST	PUD/Unincorporated Weld County	Residential
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CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates the subject property as Single Family Detached on the Future Land Use Map. This designation supports neighborhoods that are predominantly composed of single-family detached homes on individual lots, while also allowing for a variety of development types, including higher-density housing, particularly within the City's urban core and designated residential growth areas (Comprehensive Plan, Chapter 3: Land Use & Growth Management). The proposed change of zone to 'R-2' is consistent with the goals of this designation.

REFERRALS

Building/Grounds Manager	Police Chief	Xcel Energy
City Administrator	Public Works Director	Hyper Fiber
Building Inspector	Golf Course Manager	Postmaster
OMI	Fort Lupton Fire Protection District	Weld Co Dept of Planning
Economic Development Manager	CDOT	Weld Co Dept of Public Health & Env.
City Attorney	Colorado Parks and Wildlife	Weld Co Public Works
Recreation Manager	United Power	Weld Co School District RE-8
GIS Specialist	Comcast	Weld Co GIS
Development Review Engineer	CenturyLink	NCWCD
Western Midstream	State Geologist	Fulton Ditch Company

Referrals were provided to the list above

STAFF RECOMMENDATION

Staff recommends approval of the Change of Zone.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/956>

Project Narrative | Lancaster Crossing

Preliminary Plat

01/31/2025

General Description/Site Features and Proposed Land Uses

The property is located on the north side of 14th Steet, east of the Fulton Ditch, south of Weld County Road (WCR) 16, and west of WCR 31. The property is approximately 91.46 acres and is currently located in Unincorporated Weld County. The applicant is requesting to subdivide and develop the property in adherence with *Picture Fort Lupton* (Comprehensive Plan) and all City codes. Proposed uses will include 227 single family units, including 147 single family detached units and 78 alley loaded units. The project also proposes to include 149 single family attached (townhome) units. The total 347 residential units across 91.46 acres has an overall project density of 4.08 dwelling units per acre. The project will feature parks, internal sidewalk/trail connections, and multiple residential product types. The project will be constructed to be compatible with surrounding existing uses while developing an attractive residential neighborhood.

Compliance with City of Fort Lupton Comprehensive Plan

Picture Fort Lupton adopted in 2018 is the official policy guide for land use and development. In *Picture Fort Lupton* a vision for the future of Fort Lupton is established to act as not only a guide but a “playbook” for polices, strategies, and objectives that form the image and identity of the community. The following analysis shows how Lancaster Crossing is developed in conformance with *Picture Fort Lupton*.

A Vision for Fort Lupton

The Comprehensive Plans outlines the City of Fort Lupton will be the premier destination of the Front Range. It goes on to state that the City will help to guide investment and development, “to best meet needs of a growing community and support diverse, welcoming neighborhoods.” Lancaster Crossing is looking to develop a residential development which furthers the goals and envisions the full intent of the Comprehensive Plan. Lancaster Crossing is proposed as a residential development with multiple product types to support a diverse and welcoming neighborhood.

Allowing for both single family residential and multi-family (townhome units) residential within this project adheres to the vision set forth in *Picture Fort Lupton* which states, “the development of new high density residential will provide those housing options necessary to attract a wealth of new residents while maintaining Fort Lupton’s ‘small-town’ charm.” As proposed multiple product types allows for multiple price points not only for current



residents but future residents of the Fort Lupton community. Creating not just a neighborhood but a community where all can live, work, and play.

Growth and Development

Lancaster Crossing is currently surrounded by property annexed into the City of Fort Lupton on three sides. It is contemplated in *Picture Fort Lupton* and the Future Land Use map that this parcel is to be developed within the City of Fort Lupton as a residential development. As indicated in the Comprehensive Plan annexation and development of this parcel allows for the city to utilize this annexation as a “strategy to guide future annexations in a manner which results in healthy, manageable growth for the City.” This development proposes just that, to annex and develop a diverse, welcoming residential neighborhood.

As proposed with both single family and multi-family residential uses, this development provides diversity in housing types for the community. *Picture Fort Lupton* states, “Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop single family attached units will provide affordable housing options and contribute to greater housing diversity. This will help the City address housing needs within the community and attract new residents. The City should work with developers to encourage a variety of housing options, including products that offer high density...” With 149 single family attached units and 227 single family units proposed in this development, this project will bring greater housing diversity to Fort Lupton to create diverse, welcoming neighborhoods that boast housing diversity to attract new residents to the greater community.

Transportation and Mobility

This project as proposed provides a safe and efficient multi-modal transportation network. New infrastructure as well as the enhancement of existing infrastructure that will serve pedestrians, bicycles, and vehicles alike is proposed. The Comprehensive Plan expresses a concern for a lack of pedestrian connectivity in the City of Fort Lupton it goes on to say, “As improvements are made along road-way corridors, the City should construct sidewalks and/or trails. Adjacent development should participate in this process by providing the necessary improvements along their property.” This project proposes the extension of College Ave with this development within the property boundary connecting 14th Street to WCR 16. The project proposes improvements including but not limited to sidewalks and



landscaping along 14th Street and College Ave with access to the project from both 14th Street and WCR 16 as well as dedication of ultimate ROW on these roads and WCR 31.

As proposed, new sidewalk infrastructure will fill in existing gaps on 14th Street while the construction and dedication of new roadways will feature new sidewalks and trail connections internally to the site. The project is proposed as a multi-modal pedestrian oriented and walkable community with safe and convenient sidewalks, tree lawns, street trees, roadways and connections both throughout the neighborhood and to adjacent neighborhoods.

Parks, Open Space and Environmental Features

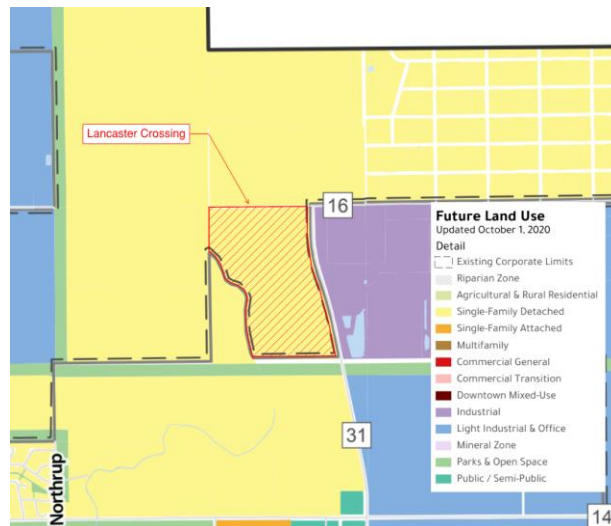
Lancaster Crossing is designed with parks, open space, and environmental features as a priority. The Comprehensive Plan states that a goal of the City is to, “develop new parks to provide all residents to access with parkland.” Lancaster Crossing prioritizes open space and common areas. Future proposed park areas will provide residents of both Lancaster Crossing and Fort Lupton with opportunities as stated in the Comprehensive Plan to, “get active, socialize, and enjoy the outdoors in their community.”

Picture Fort Lupton also establishes the objective to, “develop new trails to establish a comprehensive trail network throughout the community.” Trails are an essential element of parks and open space; Lancaster Crossing will provide enhanced and new sidewalk connections as mentioned above. These new internal sidewalks will not only provide desired interconnectivity but also link this development to larger established and future pedestrian networks throughout the community and region to realize the goals and intent of *Picture Fort Lupton* and the *Fort Lupton Parks & Trails Master Plan*.

Compatibility with the Area

Lancaster Crossing is designed to not only adhere to and further the goals and intent of the Comprehensive Plan but also to be compatible with surrounding area and uses. The Future Land Use Map contemplates this property to be developed as Single-Family Residential. Lancaster Crossing will provide 227 units of single-family residential, additionally this development will also provide 149 units of single family attached residential to develop a diverse, welcoming neighborhood with multiple product types and price points to attract a variety of residents as indicated in the Comprehensive Plan as a goal of the City of Fort Lupton. The Comprehensive Plan also states that, “multi-family complements traditional single family detached by offering the highest density options within Fort Lupton... and contribute to greater housing diversity.”





Lancaster Crossing is proposed as a residential development that is adjacent to existing and planned residential subdivisions to the west and south. Further Lancaster Crossing is designed with buffers on the eastern property boundary to the neighboring industrial uses, with the inclusion of higher density housing (multi-family) in this development, it also helps to transition from the neighboring industrial uses to existing strictly single-family uses.

Statement of Compliance with applicant standards and criteria

Lancaster Crossing will continue coordination with City staff and appropriate stakeholders to meet all applicable standards and criteria of the City of Fort Lupton to develop a high-quality residential subdivision that provides a safe and efficient transportation network that accommodates multi-modal transportation.



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LANCASTER CROSSING ZONING MAP

A PORTION OF THE N1/2 OF SECTION 33 AND A PORTION OF THE S1/2 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION:

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF (N1/2) OF SECTION THIRTY-THREE (33), AND A PORTION OF THE SOUTH HALF (S1/2) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°43'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2646.93 FEET TO THE WEST LINE OF THE NW1/4 OF SAID SECTION 33;

THENCE NORTH 00°36'14" WEST ALONG THE WEST LINE OF SAID NW1/4 A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE NORTH 00°44'36" WEST ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 28 A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH RIGHT-OF-WAY OF SAID COUNTY ROAD 16 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 89°43'30" EAST A DISTANCE OF 2647.07 FEET;
THENCE NORTH 89°09'47" EAST A DISTANCE OF 1707.45 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD 31 THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 30.00 FEET;
THENCE CONTINUING SOUTH 00°31'13" EAST A DISTANCE OF 436.34 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;
THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;
THENCE SOUTH 11°35'13" EAST A DISTANCE OF 547.40 FEET;
THENCE SOUTH 89°32'00" WEST ALONG A LINE FIFTY (50) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 1452.11 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 84.85 FEET;
THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;
THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;
THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;
THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;
THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;
THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;
THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;
THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 97.24 ACRES (±4,235,887 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT **THERMO FARMS GENERAL PARTNERSHIP, L.L.P.**, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS **CHANGE OF ZONE**.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 20____.

THERMO FARMS GENERAL PARTNERSHIP, LLP

BY: REALTY FUNDING SOURCE, LLC, AS PARTNERSHIP CO-MANAGER
BY AND THROUGH WILLIAM J. JOHANNINGMEIER, ON BEHALF OF
JMEIER, INC., MANAGING MEMBER

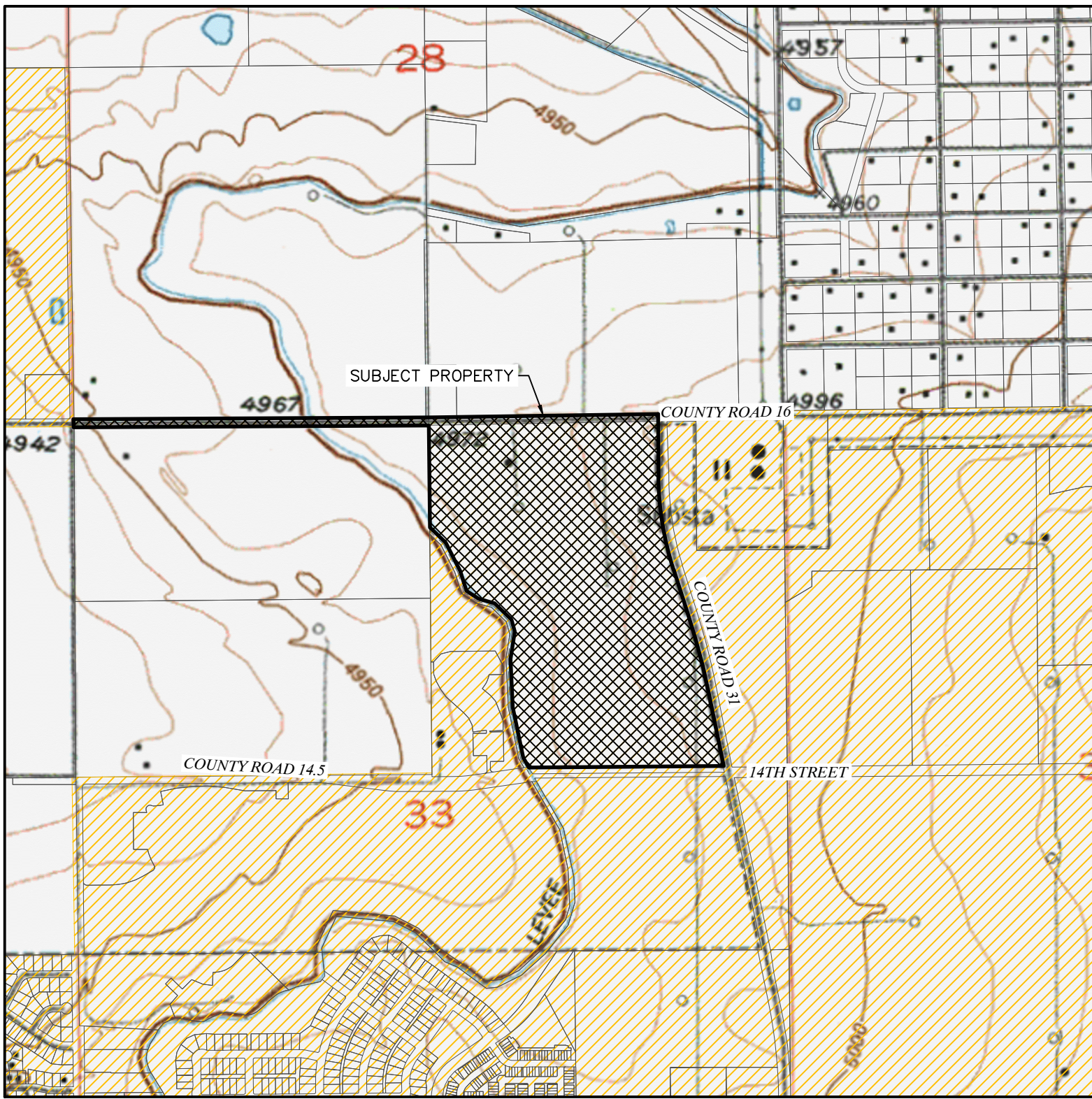
BY: _____
WILLIAM J. JOHANNINGMEIER, PRESIDENT

STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____ OF _____

ON THIS _____ DAY OF _____, 20____, WITNESS MY HAND AND SEAL.

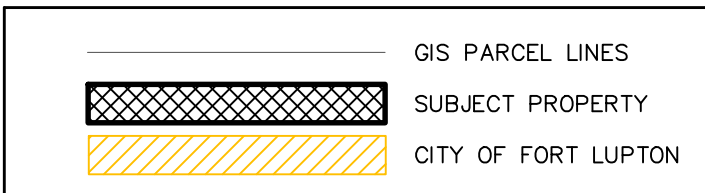
MY COMMISSION EXPIRES: _____.



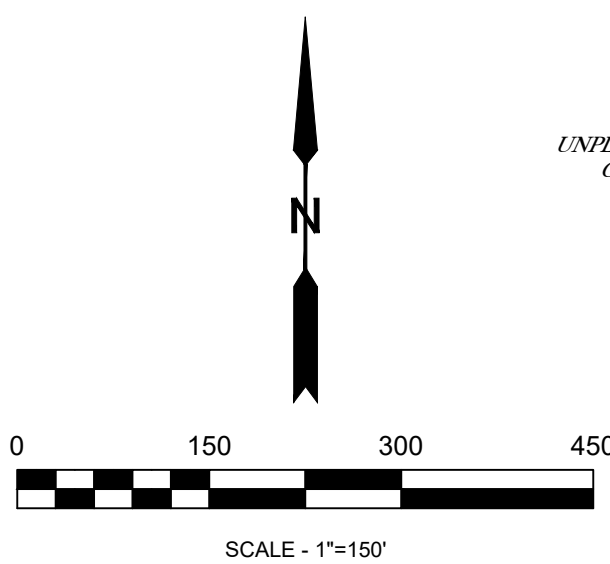
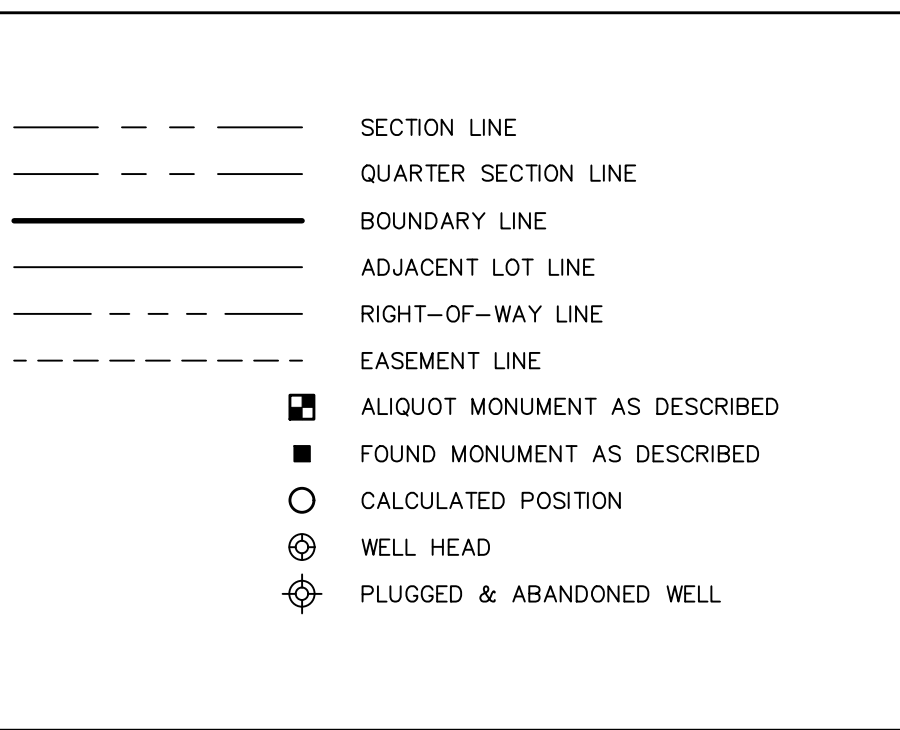
VICINITY MAP

SCALE - 1"=1000'

VICINITY LEGEND



LEGEND



PROJECT CONTACTS

LAND OWNER:
THERMO FARMS
GENERAL PARTNERSHIP, L.L.P.,
1540 MAIN ST. #218/303
WINDSOR, CO 80550

APPLICANT/OWNER'S REPRESENTATIVE:
BAESSLER DEVELOPMENT LLC
33105 COUNTY ROAD 33
GREELEY, COLORADO 80631
ATTN: MELISSA WHEELER

SURVEYOR:
LAT40°, PROFESSIONAL LAND SURVEYORS
6250 WEST 10TH STREET, UNIT 2
GREELEY, COLORADO 80634
ATTN: BRIAN BRINKMAN



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY RESOLUTION NO. _____

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY RESOLUTION NO. _____

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY RESOLUTION NO. _____

CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED THIS _____ DAY OF _____, 20____, BY RESOLUTION NO. _____

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

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

ATTEST: CITY CLERK

MAYOR

SEAL

SURVEYOR'S NOTES

- CURRENT ZONING: (A) AGRICULTURAL / PROPOSED ZONING: (R-2) MIXED-DENSITY RESIDENTIAL
- BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, T.2N., R.66W., AS BEARING NORTH 89°09'47" EAST AS MONUMENTED BY A #6 REBAR WITH A 3.25" ILLEGIBLE ALUMINUM CAP AT THE WEST END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 13482 AT THE EAST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT".

3. THIS CHANGE OF ZONE MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING CITY OF FORT LUPTON MUNICIPAL LIMITS.

4. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

TITLE COMMITMENT NOTE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LAT40°, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OR RECORDS, LAT40°, INC. RELIED UPON ALTA COMMITMENT NUMBER ET1300857, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2023, AS ISSUED BY ELDORADO TITLE ALLIANCE, LLC, TO DELINEATE THE AFORESAID INFORMATION.

SURVEYOR'S STATEMENT

I, BRIAN T. BRINKMAN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS CHANGE OF ZONE WAS PREPARED BY ME, OR UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.



BRIAN T. BRINKMAN-ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175

SHEET SIZE: 24X36

MATCH LINE A
(SEE SHEET 2 OF 2)

REVISIONS	
DESCRIPTION:	DATE:

LANCASTER CROSSING ZONING MAP

S.33 & S.28, T.2N., R.66W.

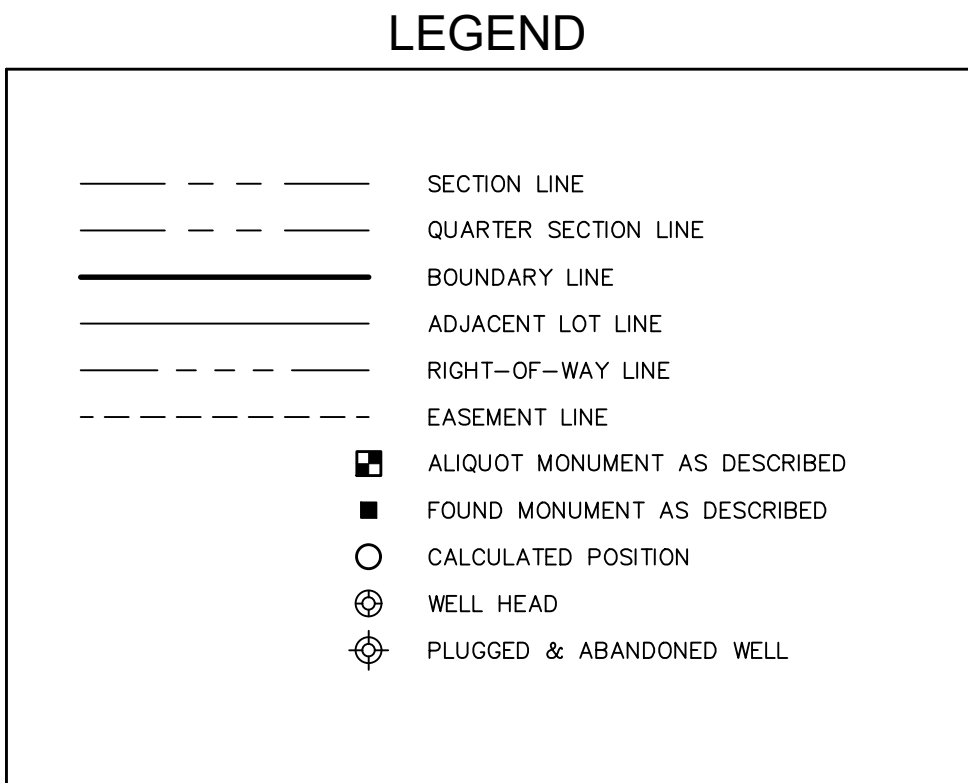
WELD COUNTY, COLORADO

BAESSLER DEVELOPMENT, LLC

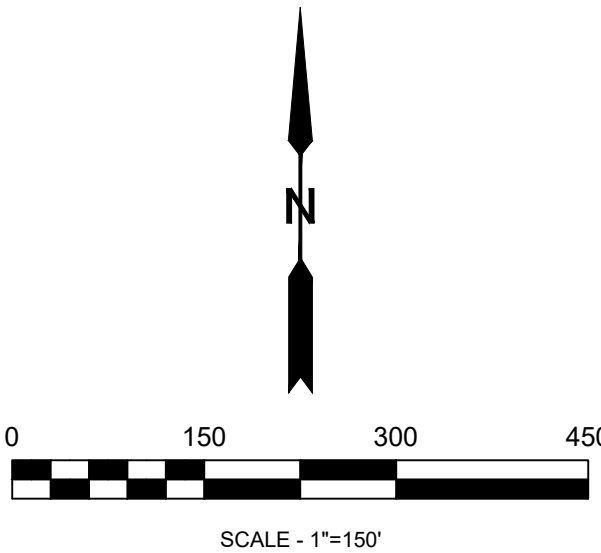
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631

DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/27/2025
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 1 OF 2

A PORTION OF THE N1/2 OF SECTION 33 AND A PORTION OF THE S1/2 OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



LINE TABLE			
LINE		BEARING	DISTANCE
L1	N	29°51'07" W	84.85'
L2	N	11°38'56" W	382.04'
L3	N	02°36°51" W	360.14'
L4	N	08°45'29" E	208.08'
L5	N	16°21'09" W	92.77'
L6	N	45°52'37" W	173.40'
L7	N	74°25'26" W	122.24'
L8	N	56°44'42" W	109.68'
L9	N	17°32'34" W	155.42'
L10	N	27°00'54" W	237.74'
L11	N	46°35'33" W	161.51'



SHEET SIZE: 24X36

LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:

LANCASTER CROSSING ZONING MAP
S.33 & S.28, T.2N., R.66W.
WELD COUNTY, COLORADO
BAESSLER DEVELOPMENT, LLC
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631

DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/27/2025
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 2 OF 2

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

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 7/31/2025, 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 Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 7/31/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-129074

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 Preliminary Plat and Change of Zone referred to as the Lancaster Crossing Preliminary Plat and Change of Zone, located south and adjacent to County Road 16 and west and adjacent to County Road 31 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, August 28, 2025, at 8:00 P.M., and before the City Council on Tuesday, September 16, 2025, at 8:00 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

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (72N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP L5 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE POINT OF BEGINNING;

THENCE NORTH 89°09'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1707.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 31 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 406.34 FEET TO A POINT OF CURVATURE (PC); THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 701.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'07" AND IS SUSTAINED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;

THENCE SOUTH 17°35'13" EAST A DISTANCE OF 327.18 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 833.33 FEET, SAID CURVE HAS A RADIUS OF 5689.58 FEET, A DELTA ANGLE OF 08°22'07" AND IS SUSTAINED BY A CHORD BEARING SOUTH 14°45'13" EAST A DISTANCE OF 833.01 FEET;

THENCE SOUTH 11°35'13" EAST A DISTANCE OF 568.35 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33;

THENCE SOUTH 89°35'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1433.78 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH BY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 142.23 FEET;

THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;

THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;

THENCE NORTH 08°45'28" EAST A DISTANCE OF 208.08 FEET;

THENCE NORTH 18°21'09" WEST A DISTANCE OF 92.77 FEET;

THENCE NORTH 45°53'37" WEST A DISTANCE OF 173.40 FEET;

THENCE NORTH 74°28'26" WEST A DISTANCE OF 122.24 FEET;

THENCE NORTH 58°04'42" WEST A DISTANCE OF 109.88 FEET;

THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;

THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;

THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;

THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 160.58 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 92.90 ACRES (4,048,769 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

Legal Notice No. FLP1312
First Publication: July 31, 2025
Last Publication: July 31, 2025
Publisher: Fort Lupton Press

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 **Preliminary Plat and Change of Zone** referred to as the **Lancaster Crossing Preliminary Plat and Change of Zone**, located south and adjacent to County Road 16 and west and adjacent to County Road 31 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, August 21, 2025, at 6:00 P.M.**, and before the **City Council on Tuesday, September 2, 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

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

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THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS

OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;
THENCE SOUTH 11°35'13" EAST A DISTANCE OF 598.35 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE SOUTH 89°32'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1433.78 FEET TO THE CENTERLINE OF THE FULTON DITCH;
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THENCE NORTH 29°51'07" WEST A DISTANCE OF 142.23 FEET;
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THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;
THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;
THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;
THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;
THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;
THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 92.90 ACRES (±4,046,769 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

Legal Notice No. FLP1312
First Publication: July 31, 2025
Last Publication: July 31, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 13th day of August, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **Lancaster Crossing Preliminary Plat and Change of Zone** was sent via United States Mail, postage pre-paid, to the following addresses:

FEHRN WILLIAM WALTER JR & LAWRENCE, TEDFORD JUSTIN, MERZ TONYA, TEDFORD RYAN 1861 14 TH ST FORT LUPTON, CO 806218722	TURNER DANNY J, TURNER JANIE B 14503 COUNTY ROAD 16 FORT LUPTON, CO 808219202	FORT LUPTON EAST LLP 16047 E LEHIGH CIR AURORA, CO 800132709
MCQUEARY ANN 14519 COUNTY ROAD 16 FORT LUPTON, CO 806219202	CARTER CLIFFORD D 1621 14 TH ST FORT LUPTON, CO 806218718	DOCKTER JAMES A SR TRUST 6156 37 TH ST LUBBOCK, TX 794073634
PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979	RENNOC CORPORATION 5303 S BELLVIEW RD ROGERS, AR 727588816	TRI-STATE GENERATION & TRANSMISSION ASSOCIATION INC ATTN: LAND DEPARTMENT 1100 W 116 TH AVE WESTMINSTER, CO 802342814
SUN WILLOW BEND LLC 27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 480348205	LGI HOMES – COLORADO LLC 1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 773803294	



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 **Preliminary Plat and Change of Zone** referred to as the **Lancaster Crossing Preliminary Plat and Change of Zone** located at **south and adjacent to County Road 16 and west and adjacent to County Road 31** 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, August 28, 2025 at 6:00 P.M., and before the City Council on Tuesday, September 16, 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](http://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED: Lancaster Crossing Preliminary Plat and Change of Zone

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°09'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1707.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 31 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 406.34 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;

THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;

THENCE SOUTH 11°35'13" EAST A DISTANCE OF 598.35 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33;

THENCE SOUTH 89°32'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1433.78 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH BY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 142.23 FEET;

THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;

THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;

THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;

THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;

THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;

THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;

THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;

THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;

THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;

THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;

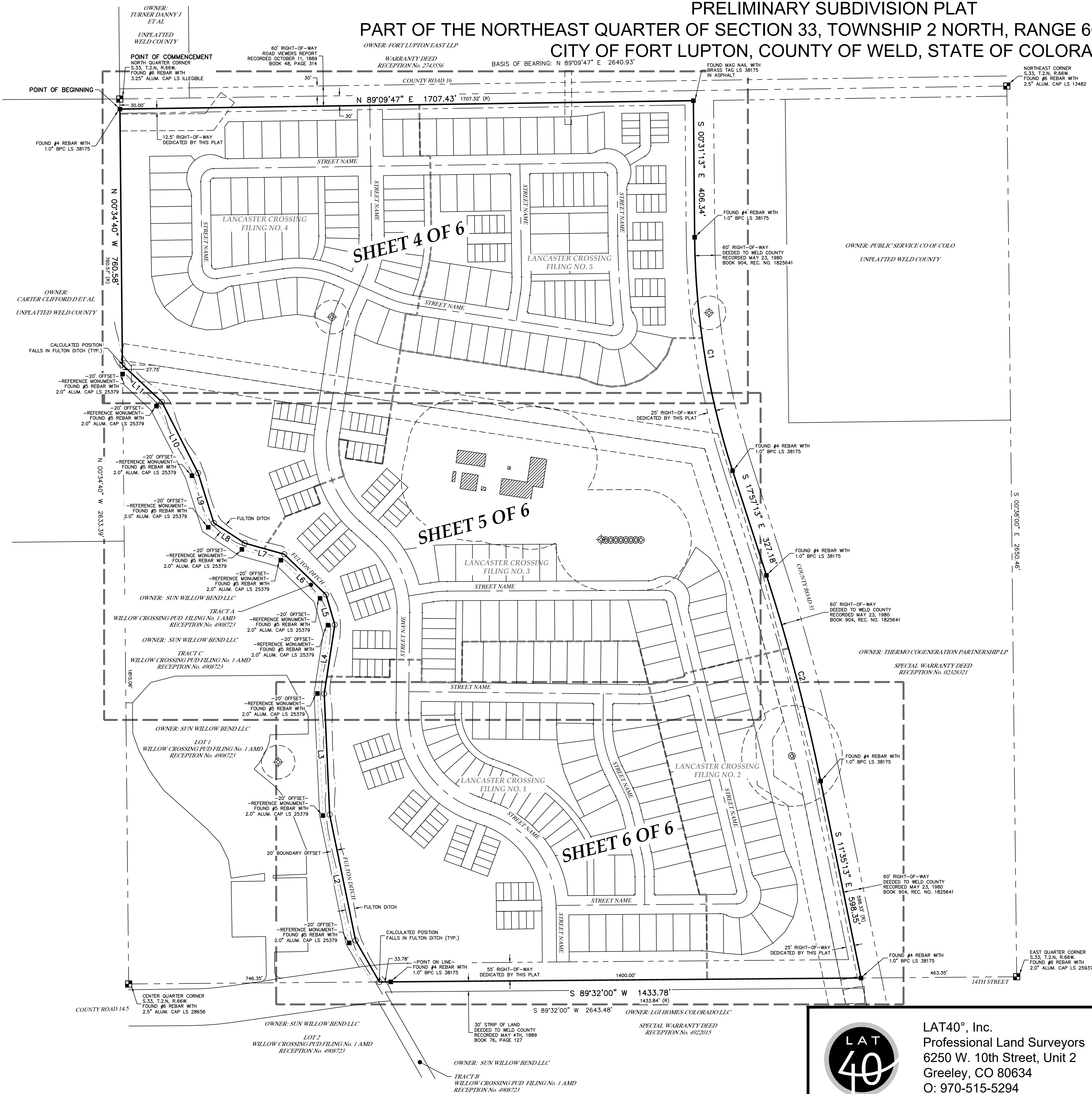
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 92.90 ACRES ($\pm 4,046,769$ SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

LANCASTER CROSSING

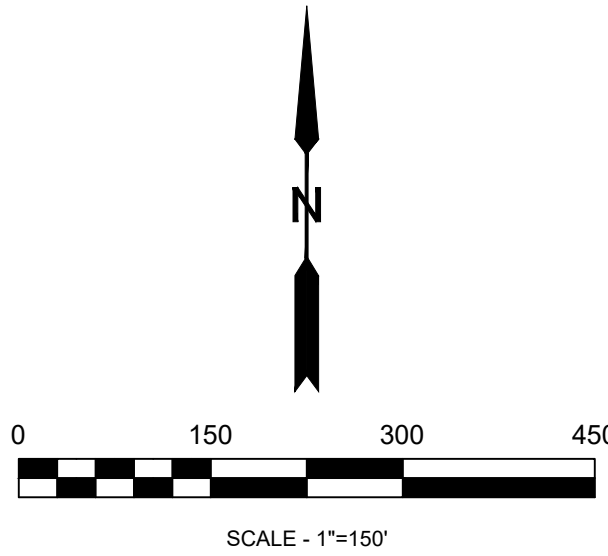
PRELIMINARY SUBDIVISION PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



PRELIMINARY

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



SHEET SIZE: 24X36



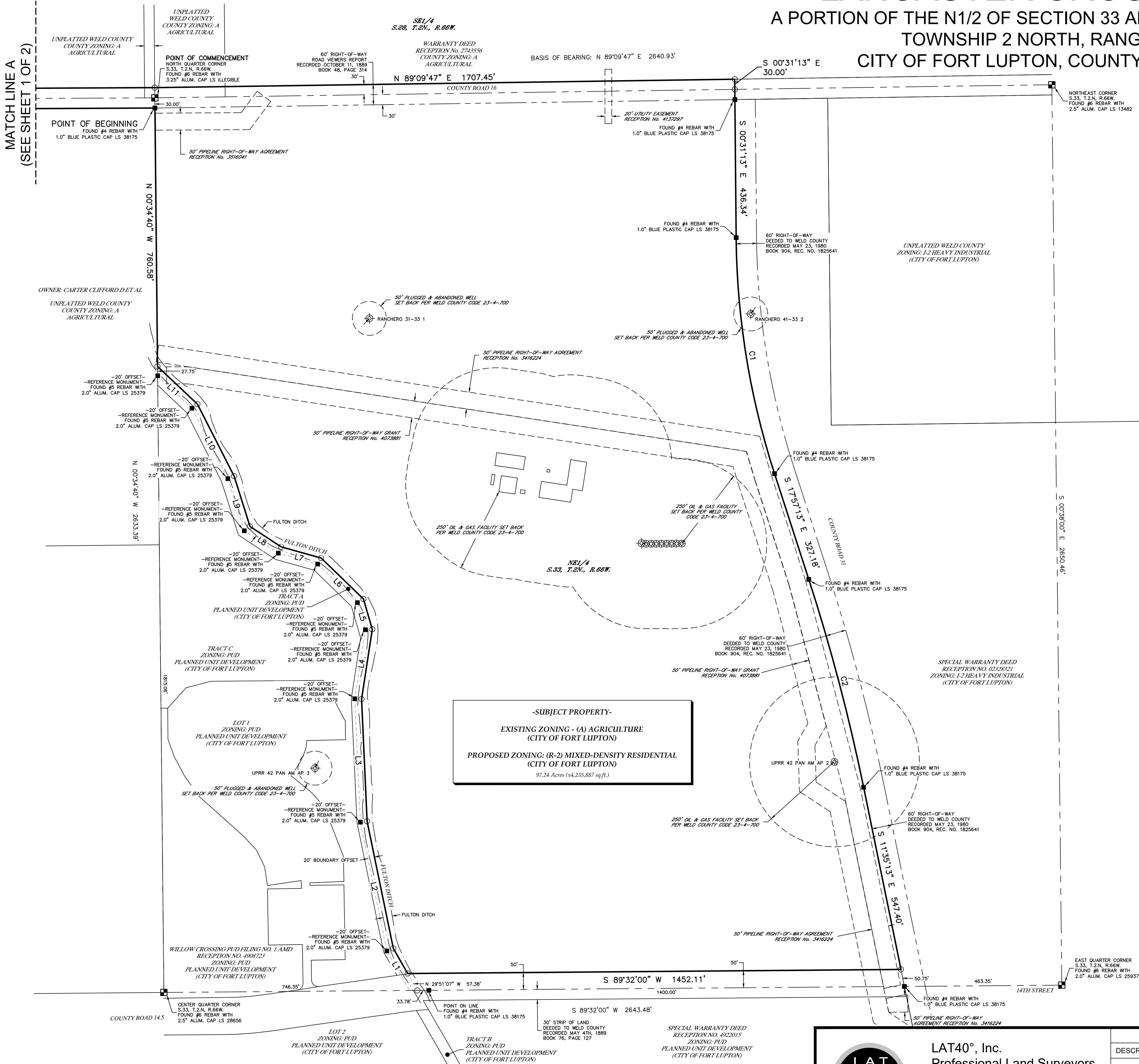
LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
REVISE PHASES & LOTS - LD	5/6/2025

PRELIMINARY SUBDIVISION PLAT		
LANCASTER CROSSING - FORT LUPTON, COLORADO		
SECTION 33, T.2N., R.66W. - WELD COUNTY		
BAESSLER DEVELOPMENT, LLC		
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/30/2025
CHECKED BY: BB	PROJECT #: 2023457	SHEET: 2 OF 6

LANCASTER CROSSING ZONING MAP

A PORTION OF THE N1/2 OF SECTION 33 AND A PORTION OF THE S1/2 OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



LEGEND

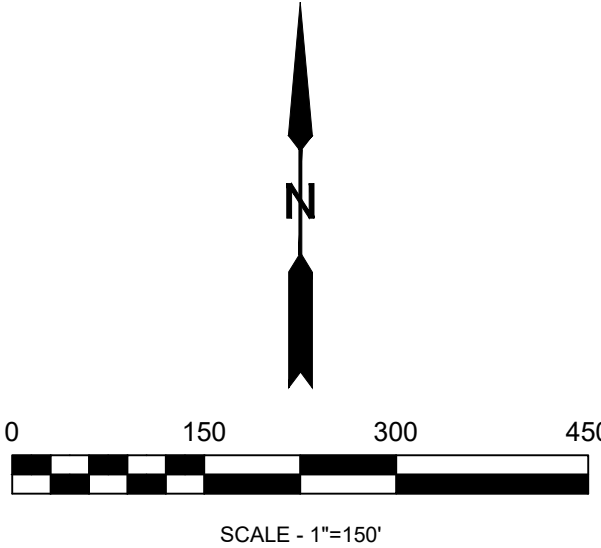
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- WELL HEAD
- PLUGGED & ABANDONED WELL

CURVE		CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	706.46'	2321.83'	17°26'00"	S 09°14'13" E	703.74'	
C2	633.33'	5699.58'	6°22'00"	S 14°46'13" E	633.01'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°51'03" W	84.85'
L2	N 11°38'56" W	382.04'
L3	N 02°36'51" W	360.14'
L4	N 08°45'29" E	208.08'
L5	N 16°21'09" W	92.77'
L6	N 45°52'37" W	173.40'
L7	N 74°25'26" W	122.24'
L8	N 56°44'42" W	109.68'
L9	N 17°32'34" W	155.42'
L10	N 27°00'54" W	237.74'
L11	N 46°35'33" W	161.51'



BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:

LANCASTER CROSSING ZONING MAP		
S.33 & S.28, T.2N., R.66W. WELD COUNTY, COLORADO BAESSLER DEVELOPMENT, LLC 33105 COUNTY ROAD 33, GREELEY, COLORADO 80631		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/27/2025
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 2 OF 2



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Lancaster Crossing Preliminary Plat and Change of Zone
Project Nos. PPL25-001 & COZ25-001



Facing County Road 31



Facing County Road 16

I, Henry McDougall hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 6 day of August, 2025.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Henry McDougall this 13 day of August, 2025. Witness my hand and seal.

My commission expires 06/17/2027.

Melissa Wheeler

Notary Public



RESOLUTION NO. P2025-012

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE LANCASTER CROSSING PRELIMINARY PLAT LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH , RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on August 28, 2025, for the purpose of reviewing a preliminary plat known as the Lancaster Crossing Preliminary Plat submitted by Baessler Development (“Applicant”) for a preliminary plat of a residential subdivision consisting of 347 single-family residential lots (147 single-family detached Houses, 28 alley-loaded lots, and 149 single-family attached lots); and

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

WHEREAS, all legal 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 notice of the public hearings on the property at least fifteen (15) days before the hearing date; 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 to City Council approval of the Lancaster Crossing Preliminary Plat conditional upon the following:

1. Prior to finalizing the Preliminary Plat:

- A. Applicant shall address staff redlines on the Preliminary Plat. The following note shall be added to the plat:
 - i. The property to the east is zoned for heavy industrial use, and contains an existing electrical generation facility that sometimes produces noise and light emissions, and similar actions that may impact lots within this development. Purchaser of properties within this development should be aware of such potential impacts.
- B. Applicant shall address all comments and or requirements from the City Engineer.
- C. Applicant shall provide evidence that the proposed landscape plan is acceptable to the easement holder.

DONE THIS 28TH DAY OF AUGUST, 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

LANCASTER CROSSING PRELIMINARY PLAT STAFF REPORT
PROJECT NO. PPL24-001

PROJECT DESCRIPTION

Project No.: PPL25-001

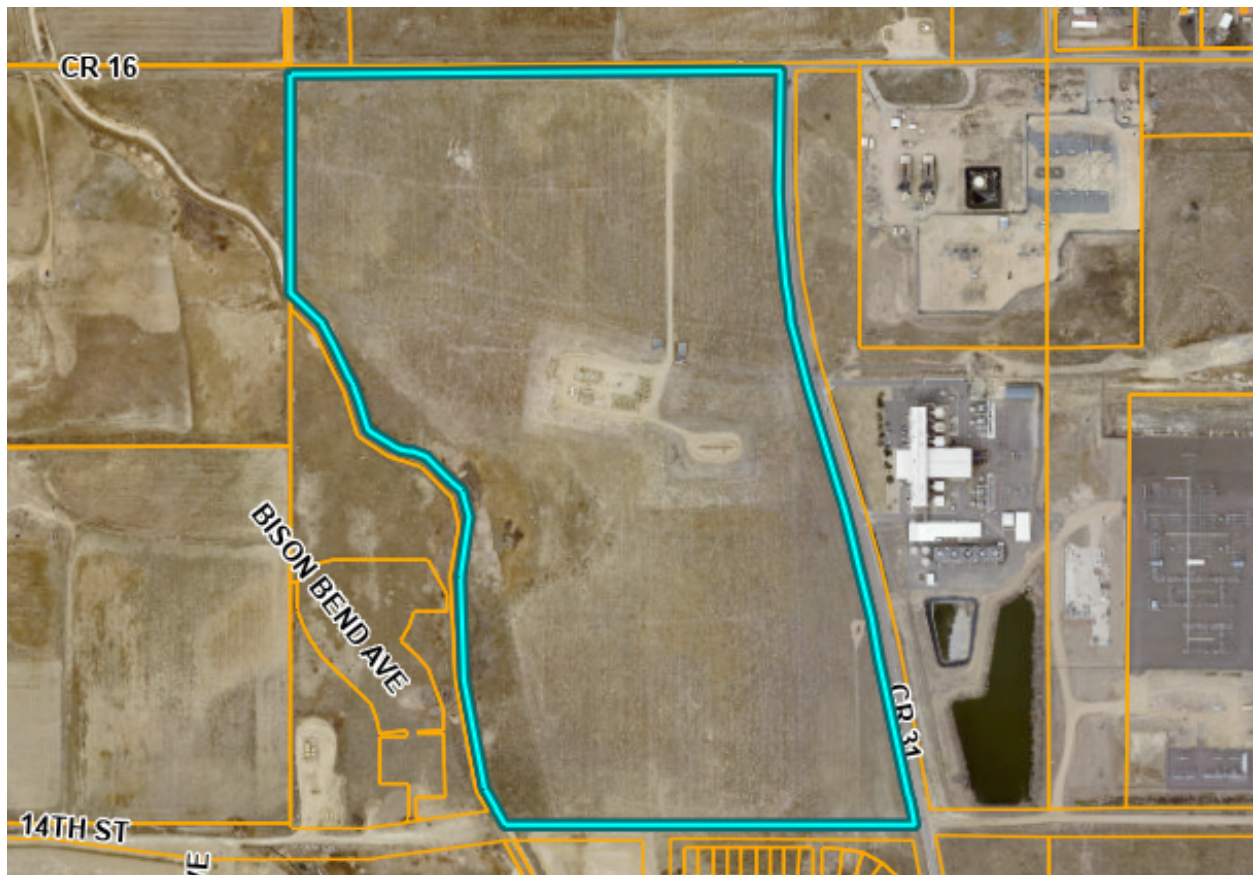
Project Name: Lancaster Crossing Preliminary Plat

Owner's Name: Thermo Farms General Partnership

Representative: Melissa Wheeler with Baessler Development ("Applicant")

Location of Request:

The site is located approximately located north and adjacent to 14th St. and west and adjacent to WCR 31 (The Property). The Property is located in the Northeast Quarter of Section 33, Township 2 North , Range 66 West of the 6th P.M., County of Weld, State of Colorado.



Nature of Request: The Applicant has submitted a request for consideration of a preliminary plat for a total of 347 residential lots. The includes 147 single-family detached lots, 28 alley-loaded lots and 149 single-family attached lots (townhomes).

Site Size: 91.46 acres, more or less.

Zone District (current): 'A' Agricultural.

Proposed Zone District: 'R-2' Mixed-Density Residential

Proposed Use: Residential subdivision.

Existing Use: Vacant Land.

SUMMARY OF PREVIOUS APPLICATIONS

The Lancaster Concept Plan was presented to the Planning Commission on August 22, 2024. There are no other known applications for this property.

APPLICATION PROCESS

The Applicant is requesting approval of a Preliminary Plat along with concurrent applications for a Comprehensive Plan Amendment and Change of Zone in line with the proposed uses. The Final Plat was also submitted concurrently with these applications, however it is a staff review that will need to meet all applicable conditions and criteria for conformance with this Preliminary Plat.

The Preliminary Plat is processed under [Chapter 16 Section 2.02.D.](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the Preliminary Plat, 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 Preliminary Plat. 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 Preliminary Plat, 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 publishing, posting, and mailing 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 July 31, 2025.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on August 13, 2025.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant is requesting approval of a Preliminary Plat. Section 2.02(D)(2) outlines applicable review criteria for Preliminary Plats that are as follows:

a) The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.

The proposed subdivision is consistent with the Future Land Use Map and supports key goals outlined in Chapter 3 of the Comprehensive Plan, including:

- *Goal LU-1: Promote a mix of housing types to meet the needs of all residents.*
- *Goal LU-4: Encourage compact, walkable neighborhoods with integrated trail systems.*
- *Goal LU-6: Preserve and enhance natural corridors and open space networks.*

The development introduces a range of housing types, single-family detached, alley-loaded, and townhomes, within a designated growth area, supporting housing diversity. The alignment of the Fulton Ditch Trail and preservation of natural corridors reinforce the Plan's emphasis on connected open space and trail-oriented development.

b) The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.

The site avoids geologic hazards and environmentally sensitive areas. The property lies within FEMA Flood Zone X, indicating minimal flood risk, and no critical habitat or slope constraints were identified. Open space tracts buffer oil and gas setbacks and preserve the Fulton Ditch corridor, minimizing environmental impacts. Supported by:

- *Policy NR-2.1: Protect natural features and environmentally sensitive areas.*
- *Section 16-3.60: Environmental protection standards for subdivision design.*

c) The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of the subdivision regulations, and are coordinated with existing or potential development on adjacent property.

The proposed street network and block layout meet the subdivision design standards outlined in Section 16-7-10. Streets connect to adjacent County roads and development, and block lengths remain within the 1,200-foot maximum. Open space is distributed across all filings and includes a 10-foot-wide multi-use trail, pocket parks, and landscaped buffers, supporting the goals of Section 16-2-02(D)(2)(c) and the Comprehensive Plan's mobility and recreation objectives.

These elements support:

- *Policy LU-5.2: Design neighborhoods around parks and civic spaces.*
- *Section 16-3-70: Open space and trail connectivity requirements.*

- d) The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.**

All proposed lots meet the dimensional standards of the R-2 zoning district per Section 16-3-30. Townhome lots request Alternative Compliance for reduced front setbacks under Section 16-3-90, which is supported by alley access, enhanced landscaping, and pedestrian-oriented design. Staff finds that the proposed blocks and lots are capable of meeting applicable standards and promote compatible scale and transitions, consistent with Section 16-2-02(D)(2)(d).

- *Policy LU-3.1: Promote compatible scale and transitions between housing types.*
- *Section 16-3-90: Alternative Compliance for flexibility in design with enhanced public benefit.*

- e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.**

The application demonstrates a preliminary likelihood of meeting infrastructure design and maintenance requirements per Section 16-8-10. Water, sewer, and stormwater systems are feasible and coordinated across phases. Utility easements and pipeline corridors are clearly delineated, and maintenance responsibilities are assigned to the City and HOA as appropriate.

- *Policy CF-1.1: Ensure infrastructure is planned and phased to support growth.*
- *Section 16-8-20: Utility and drainage standards.*

- f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.**

The subdivision is proposed in five filings, each with defined lot counts, housing types, and open space amenities. Staff finds that the phasing plan reflects a logical and coordinated approach to development, consistent with Section 16-2-02(D)(2)(f), and ensures consistent delivery of trails, parks, and infrastructure. This supports:

- *Policy LU-7.2: Coordinate phasing of development with infrastructure and amenities.*
- g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**

Stormwater and utility reports submitted with the application demonstrate that potential impacts are mitigated through accepted engineering practices, as required by Section 16-2-02(D)(2)(g). Detention areas are integrated into open space tracts, and oil and gas setbacks are respected. This reflects:

- *Policy NR-3.1: Minimize environmental impacts through best practices.*
- *Fort Lupton Standards and Specifications Manual, Section 14: Detention Facilities.*

- h) The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.**

The proposed design does not impede future public infrastructure or adjacent development. Right-of-way dedications, trail alignments, and utility corridors are preserved to support future connectivity and service expansion, in accordance with Section 16-2-02(D)(2)(h). This supports:

- *Policy CF-2.2: Preserve corridors for future infrastructure and mobility.*

- The recommendations of professional staff or any other public entity or review agencies asked to officially review the preliminary plat.**

EXISTING CONTEXT

Nearby uses include agricultural land with rural residences to the north and west, a power plant to the east and the Willow Crossing and Cottonwood Farms subdivisions to the south and west. The Fulton Ditch runs north/south through the western edge of the site.

CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	PUD	Residential
EAST	I-2	Industrial
WEST	PUD/Unincorporated Weld County	Residential

CONFORMANCE WITH THE COMPREHENSIVE PLAN

*The Fort Lupton Comprehensive Plan designates the subject property as **Single Family Detached** on the Future Land Use Map. This designation supports neighborhoods that are predominantly composed of single-family detached homes on individual lots, while also allowing for a variety of development types, including higher-density housing, particularly within the City's urban core and designated residential growth areas (Comprehensive Plan, Chapter 3: Land Use & Growth Management).*

In addition to detached units, the Plan acknowledges that Single Family Detached areas may include scattered single-family attached and multi-family housing options, as well as public and semi-public uses, provided they are compatible with surrounding development and contribute to neighborhood character (Policy LU-1.2 and LU-3.1).

The proposed Lancaster Crossing subdivision includes single-family detached lots, smaller alley-loaded lots, and townhome units (single-family attached.)

This mix of housing types supports a higher residential density while maintaining compatibility with adjacent neighborhoods. The inclusion of varied lot sizes and building forms aligns with Policy H-1.1, which encourages a range of housing options to meet the needs of diverse demographics and income levels.

Although the property is currently undeveloped, it is located adjacent to existing residential subdivisions to the west and south, and an industrial development to the east. This context supports the Plan's guidance for coordinated infill and edge development (Policy LU-4.1), and the proposed layout provides

appropriate transitions between residential and industrial land uses through the use of landscape buffers and open space corridors that meet the requirements found in Section 16-8.03 (C)

The subdivision also incorporates key elements of the Comprehensive Plan's Parks, Trails, and Open Space Framework (Chapter 7), including a 10-foot-wide multi-use trail along the Fulton Ditch, over 28 acres of open space and common areas and Integrated pedestrian connections throughout the sit. These features advance Policy PT-2.3, which calls for the preservation and enhancement of natural corridors and the creation of trail-oriented neighborhoods.

Given the site's proximity to existing development, its location within a designated growth area, and its alignment with the Plan's goals for housing diversity, connectivity, and open space integration, staff finds that the proposed development is appropriate and consistent with the Fort Lupton Comprehensive Plan.

REFERRALS

Building Inspector	OMI	Economic Development Manager
City Attorney	Recreation Manager	GIS Specialist
Police Chief	Public Works Director	Development Review Engineer
Fort Lupton Fire Protection District	CDOT	Colorado Parks and Wildlife
Division of Water Resources	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County Department of Panning	Weld County Department of Public Health and Environment	Weld County Public Works
Weld County School District RE-8	Weld County GIS	NWCWD
Fulton Ditch Company	Western Midstream	State Geologist

Referrals were provided to the list above

STAFF RECOMMENDATION

Staff recommends conditional approval of the Lancaster Crossing Preliminary Plat.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/956>

Project Narrative | Lancaster Crossing

Preliminary Plat

01/31/2025

General Description/Site Features and Proposed Land Uses

The property is located on the north side of 14th Steet, east of the Fulton Ditch, south of Weld County Road (WCR) 16, and west of WCR 31. The property is approximately 91.46 acres and is currently located in Unincorporated Weld County. The applicant is requesting to subdivide and develop the property in adherence with *Picture Fort Lupton* (Comprehensive Plan) and all City codes. Proposed uses will include 227 single family units, including 147 single family detached units and 78 alley loaded units. The project also proposes to include 149 single family attached (townhome) units. The total 347 residential units across 91.46 acres has an overall project density of 4.08 dwelling units per acre. The project will feature parks, internal sidewalk/trail connections, and multiple residential product types. The project will be constructed to be compatible with surrounding existing uses while developing an attractive residential neighborhood.

Compliance with City of Fort Lupton Comprehensive Plan

Picture Fort Lupton adopted in 2018 is the official policy guide for land use and development. In *Picture Fort Lupton* a vision for the future of Fort Lupton is established to act as not only a guide but a “playbook” for polices, strategies, and objectives that form the image and identity of the community. The following analysis shows how Lancaster Crossing is developed in conformance with *Picture Fort Lupton*.

A Vision for Fort Lupton

The Comprehensive Plans outlines the City of Fort Lupton will be the premier destination of the Front Range. It goes on to state that the City will help to guide investment and development, “to best meet needs of a growing community and support diverse, welcoming neighborhoods.” Lancaster Crossing is looking to develop a residential development which furthers the goals and envisions the full intent of the Comprehensive Plan. Lancaster Crossing is proposed as a residential development with multiple product types to support a diverse and welcoming neighborhood.

Allowing for both single family residential and multi-family (townhome units) residential within this project adheres to the vision set forth in *Picture Fort Lupton* which states, “the development of new high density residential will provide those housing options necessary to attract a wealth of new residents while maintaining Fort Lupton’s ‘small-town’ charm.” As proposed multiple product types allows for multiple price points not only for current



residents but future residents of the Fort Lupton community. Creating not just a neighborhood but a community where all can live, work, and play.

Growth and Development

Lancaster Crossing is currently surrounded by property annexed into the City of Fort Lupton on three sides. It is contemplated in *Picture Fort Lupton* and the Future Land Use map that this parcel is to be developed within the City of Fort Lupton as a residential development. As indicated in the Comprehensive Plan annexation and development of this parcel allows for the city to utilize this annexation as a “strategy to guide future annexations in a manner which results in healthy, manageable growth for the City.” This development proposes just that, to annex and develop a diverse, welcoming residential neighborhood.

As proposed with both single family and multi-family residential uses, this development provides diversity in housing types for the community. *Picture Fort Lupton* states, “Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop single family attached units will provide affordable housing options and contribute to greater housing diversity. This will help the City address housing needs within the community and attract new residents. The City should work with developers to encourage a variety of housing options, including products that offer high density...” With 149 single family attached units and 227 single family units proposed in this development, this project will bring greater housing diversity to Fort Lupton to create diverse, welcoming neighborhoods that boast housing diversity to attract new residents to the greater community.

Transportation and Mobility

This project as proposed provides a safe and efficient multi-modal transportation network. New infrastructure as well as the enhancement of existing infrastructure that will serve pedestrians, bicycles, and vehicles alike is proposed. The Comprehensive Plan expresses a concern for a lack of pedestrian connectivity in the City of Fort Lupton it goes on to say, “As improvements are made along road-way corridors, the City should construct sidewalks and/or trails. Adjacent development should participate in this process by providing the necessary improvements along their property.” This project proposes the extension of College Ave with this development within the property boundary connecting 14th Street to WCR 16. The project proposes improvements including but not limited to sidewalks and



landscaping along 14th Street and College Ave with access to the project from both 14th Street and WCR 16 as well as dedication of ultimate ROW on these roads and WCR 31.

As proposed, new sidewalk infrastructure will fill in existing gaps on 14th Street while the construction and dedication of new roadways will feature new sidewalks and trail connections internally to the site. The project is proposed as a multi-modal pedestrian oriented and walkable community with safe and convenient sidewalks, tree lawns, street trees, roadways and connections both throughout the neighborhood and to adjacent neighborhoods.

Parks, Open Space and Environmental Features

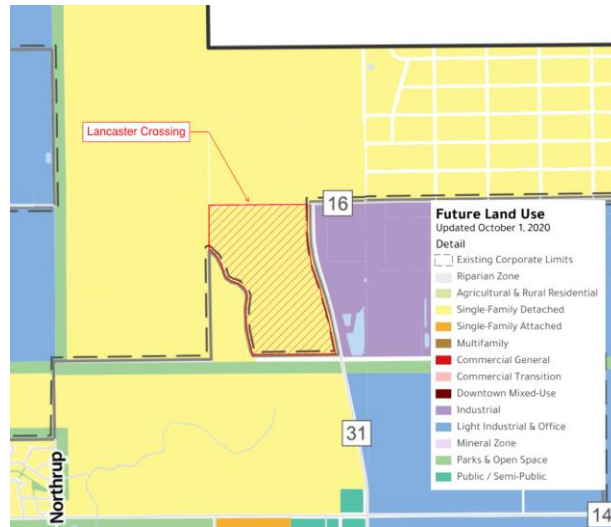
Lancaster Crossing is designed with parks, open space, and environmental features as a priority. The Comprehensive Plan states that a goal of the City is to, “develop new parks to provide all residents to access with parkland.” Lancaster Crossing prioritizes open space and common areas. Future proposed park areas will provide residents of both Lancaster Crossing and Fort Lupton with opportunities as stated in the Comprehensive Plan to, “get active, socialize, and enjoy the outdoors in their community.”

Picture Fort Lupton also establishes the objective to, “develop new trails to establish a comprehensive trail network throughout the community.” Trails are an essential element of parks and open space; Lancaster Crossing will provide enhanced and new sidewalk connections as mentioned above. These new internal sidewalks will not only provide desired interconnectivity but also link this development to larger established and future pedestrian networks throughout the community and region to realize the goals and intent of *Picture Fort Lupton* and the *Fort Lupton Parks & Trails Master Plan*.

Compatibility with the Area

Lancaster Crossing is designed to not only adhere to and further the goals and intent of the Comprehensive Plan but also to be compatible with surrounding area and uses. The Future Land Use Map contemplates this property to be developed as Single-Family Residential. Lancaster Crossing will provide 227 units of single-family residential, additionally this development will also provide 149 units of single family attached residential to develop a diverse, welcoming neighborhood with multiple product types and price points to attract a variety of residents as indicated in the Comprehensive Plan as a goal of the City of Fort Lupton. The Comprehensive Plan also states that, “multi-family complements traditional single family detached by offering the highest density options within Fort Lupton... and contribute to greater housing diversity.”





Lancaster Crossing is proposed as a residential development that is adjacent to existing and planned residential subdivisions to the west and south. Further Lancaster Crossing is designed with buffers on the eastern property boundary to the neighboring industrial uses, with the inclusion of higher density housing (multi-family) in this development, it also helps to transition from the neighboring industrial uses to existing strictly single-family uses.

Statement of Compliance with applicant standards and criteria

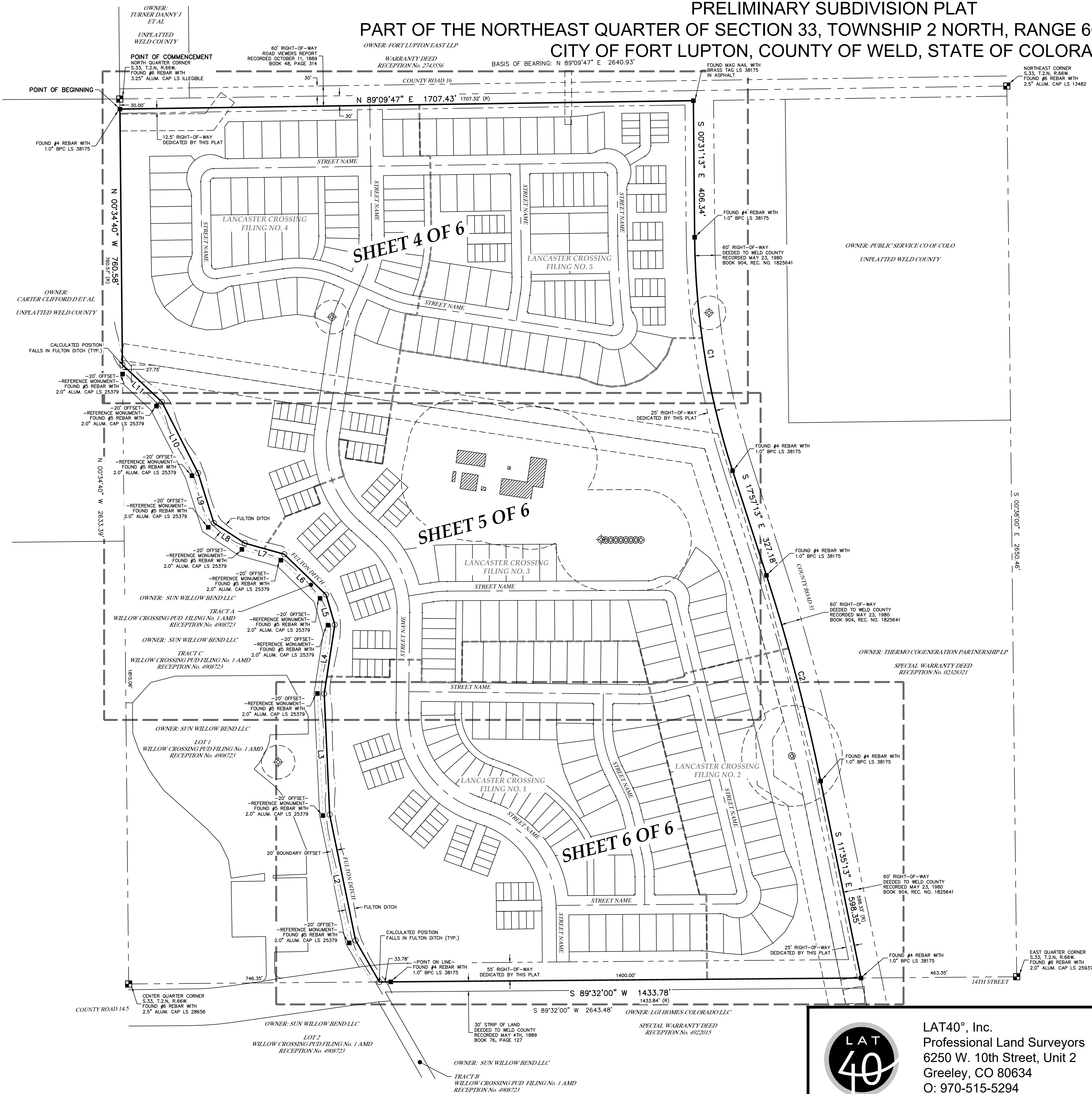
Lancaster Crossing will continue coordination with City staff and appropriate stakeholders to meet all applicable standards and criteria of the City of Fort Lupton to develop a high-quality residential subdivision that provides a safe and efficient transportation network that accommodates multi-modal transportation.



LANCASTER CROSSING

PRELIMINARY SUBDIVISION PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

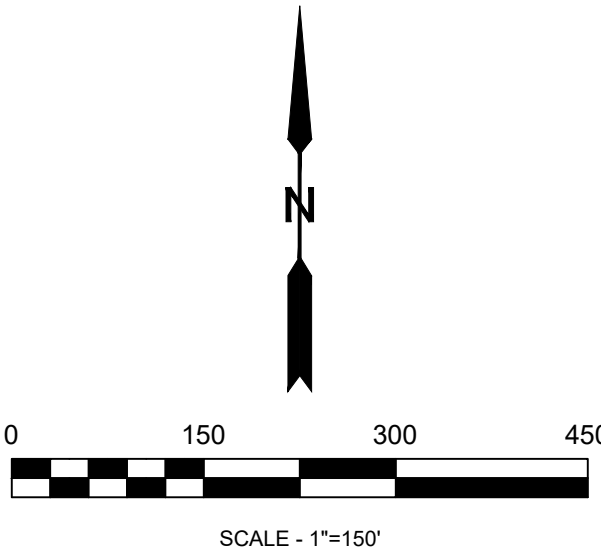


LEGEND

	SECTION LINE		ALIQUOT MONUMENT AS DESCRIBED
	QUARTER SECTION LINE		FOUND MONUMENT AS DESCRIBED
	BOUNDARY LINE		SET 24" OF #4 REBAR WITH A 1.0" BLUE PLASTIC CAP LS 38175, UNLESS OTHERWISE DESCRIBED
	LOT LINE		CALCULATED POSITION
	RIGHT-OF-WAY LINE		RECORD DIMENSION PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED HEREON
	EASEMENT LINE		NT NON-TANGENT
	CENTER LINE		UE UTILITY EASEMENT
	ADJACENT PARCEL LINE		WELL HEAD
	FILING BOUNDARY		PLUGGED & ABANDONED WELL
	SHEET LAYOUT BOUNDARIES		
	OIL & GAS EQUIPMENT		

PRELIMINARY

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
REVISE PHASES & LOTS - LD	5/6/2025

PRELIMINARY SUBDIVISION PLAT		
LANCASTER CROSSING - FORT LUPTON, COLORADO		
SECTION 33, T.2N., R.66W. - WELD COUNTY		
BAESSLER DEVELOPMENT, LLC		
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/30/2025
CHECKED BY: BB	PROJECT #: 2023457	SHEET: 2 OF 6

LANCASTER CROSSING

PRELIMINARY SUBDIVISION PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	706.16	2321.83	1728.03°	S 09°14'31" E	706.16
C2	633.33	5699.58	622.00°	S 14°48'13" E	633.01
C3	128.04	300.00	242°7'15"	S 11°23'25" W	127.07
C4	78.54	300.00	150°00"	S 16°07'02" W	78.30
C5	296.41	300.00	55°36'38"	S 19°41'17" E	286.50
C6	254.65	300.00	48°38'08"	S 23°40'32" E	247.08
C7	205.37	300.00	39°13'22"	N 28°22'55" W	201.38
C8	49.28	300.00	92°44'48"	N 04°03'51" W	49.23
C9	368.06	300.00	70°17'40"	S 34°30'18" E	345.41
C10	353.42	300.00	67°29'55"	N 35°54'11" W	333.34
C11	8.83	300.00	141°13"	N 01°15'37" W	8.83
C12	44.75	300.00	83°42'47"	N 85°30'10" E	44.71
C13	40.11	30.00	76°35'42"	S 51°55'36" E	37.18
C14	54.02	30.00	103°09'44"	S 37°57'08" W	47.01
C15	74.72	300.00	141°16"	N 83°30'24" E	74.63
C16	141.37	300.00	27°00'00"	S 12°51'28" E	140.07
C17	66.65	300.00	12°43'44"	S 19°59'36" E	66.51
C18	68.92	300.00	13°09'44"	S 07°02'52" E	68.77
C19	60.48	38.50	90°00'00"	N 44°09'47" E	54.45
C20	47.29	30.00	90°19'00"	S 45°40'43" E	42.54
C21	263.82	2515.33	6°00'34"	S 03°31'30" E	263.70
C22	55.12	30.00	105°16'19"	S 46°06'22" W	53.69
C23	77.85	300.00	145°32'31"	N 74°49'13" W	77.87
C24	167.31	300.00	31°57'15"	N 82°21'41" W	165.15
C25	65.52	38.50	97°30'00"	N 49°35'13" W	57.89
C26	50.18	300.00	93°34'45"	N 70°25'56" W	49.45
C27	19.64	40.00	28°08'15"	S 75°05'59" W	19.45
C28	179.10	70.00	146°35'30"	N 45°40'43" W	134.09
C29	19.64	40.00	28°08'15"	N 13°32'25" E	19.45
C30	27.11	70.00	72°04'40"	S 72°04'40" W	27.00
C31	64.27	70.00	52°36'29"	N 70°25'56" W	62.04
C32	32.29	70.00	26°25'33"	N 30°54'55" W	32.00
C33	55.37	70.00	45°19'10"	S 45°19'10" E	53.94
C34	1.93	40.00	2°45'33"	S 28°14'15" W	1.93
C35	17.72	40.00	25°22'42"	S 12°10'08" W	17.57
C36	6.18	4.00	55°55'18"	S 29°07'26" W	4.00
C37	37.65	36.00	35°00'	S 29°07'26" W	35.96
C38	211.04	2486.83	4°51'44"	N 02°57'05" W	210.98
C39	20.06	40.00	28°04'20"	N 19°45'08" W	19.85
C40	196.70	16100.04	16°10'00"	N 46°32'24" E	138.08
C41	19.64	40.00	28°08'15"	S 67°11'21" E	19.45
C42	13.11	2486.83	0°18'07"	S 00°40'17" E	13.11
C43	32.00	2486.83	0°44'14"	S 01°11'27" E	32.00
C44	136.11	2486.83	1°36'14"	S 03°07'47" E	136.14
C45	29.77	2486.83	0°41'08"	S 05°02'23" E	29.77
C46	2.34	40.00	3°20'49"	S 07°03'22" E	2.34
C47	17.73	40.00	42°53'55"	S 21°23'33" E	17.58
C48	55.48	70.00	45°24'06"	S 11°24'44" W	54.05
C49	41.11	70.00	33°39'10"	N 28°07'24" E	40.53
C50	41.11	70.00	33°39'10"	N 61°46'34" E	40.53
C51	47.19	70.00	33°39'10"	S 68°37'44" E	46.31
C52	11.79	70.00	9°38'53"	S 57°56'40" E	11.77
C53	85.29	328.50	14°52'31"	S 73°49'13" E	85.05
C54	13.63	328.50	2°22'39"	S 80°04'08" E	13.63
C55	83.40	328.50	14°52'31"	S 73°49'13" E	83.05
C56	21.25	328.50	3°42'25"	S 68°14'10" E	20.62
C57	68.72	262.50	15°00'00"	N 16°07'02" E	68.53
C58	64.86	262.50	15°00'00"	S 07°02'52" E	64.69
C59	3.86	262.50	0°50'37"	S 09°02'21" W	3.86
C60	259.36	262.50	56°36'38"	N 19°41'17" W	248.94
C61	18.28	262.50	5°59'21"	S 06°37'22" W	18.27
C62	241.09	262.50	52°17'18"	S 19°59'36" E	232.70
C63	202.51	337.50	34°22'43"	N 30°48'14" W	199.48
C64	88.33	337.50	14°59'41"	N 40°29'46" W	88.07
C65	114.18	337.50	19°23'00"	N 23°18'24" W	113.64
C66	48.00	337.50	8°50'47"	N 85°30'10" E	48.96
C67	25.83	328.50	4°30'19"	S 83°28'55" W	25.82
C68	23.17	328.50	4°02'29"	S 87°45'19" W	23.17
C69	19.64	40.00	28°08'15"	S 75°05'59" W	19.45
C70	162.33	70.00	132°52'12"	N 51°55'56" W	128.33
C71	19.64	40.00	28°08'15"	N 00°26'23" E	19.45
C72	70.57	70.00	57°45'55"	N 89°28'54" W	67.62
C73	38.89	70.00	31°49'45"	N 44°41'11" W	38.49
C74	44.97	70.00	36°48'36"	N 10°21'57" W	44.20
C75	7.90	70.00	6°28'10"	N 11°16'26" E	7.90
C76	19.64	40.00	28°08'15"	S 02°28'23" W	19.45
C77	19.64	40.00	28°08'15"	N 27°41'52" W	19.45
C78	194.79	70.00	159°26'14"	N 37°57'08" E	137.75
C79	19.64	40.00	28°08'15"	S 76°23'53" E	19.45
C80	10.08	40.00	14°28'00"	S 02°50'45" E	10.08
C81	9.57	40.00	13°42'16"	S 34°54'52" E	9.54
C82	39.36	70.00	32°13'06"	N 25°39'27" W	38.85
C83	38.89	70.00	31°49'45"	N 06°21'40" E	38.39
C84	38.89	70.00	31°49'45"	N 38°11'45" E	38.39
C85	38.89	70.00	31°49'45"	N 70°01'30" E	38.39
C86	38.77	70.00	31°43'51"	S 78°11'41" E	38.27
C87	10.26	40.00	14°42'01"	N 69°40'49" W	10.24
C88	9.38	40.00	13°26'08"	N 83°44'56" W	9.36
C89	316.97	262.50	69°11'08"	S 35°03'34" E	298.06
C90	22.94	262.50	5°00'22"	N 02°58'11" E	22.93
C91	286.01	262.50	6°22'53"	N 36°43'11" W	272.07
C92	8.03	262.50	1°45'07"	N 68°46'35" W	8.03
C93	414.07	337.50	70°17'40"	S 34°30'18" E	388.58
C94	104.95	337.50	17°49'01"	S 00°28'23" W	104.53
C95	32.01	337.50	5°26'04"	S 49°07'05" E	32.00
C96	138.33	337.50	23°29'01"	S 34°39'32" E	137.36
C97	37.03	337.50	5°26'13"	S 20°11'55" E	37.01
C98	106.15	337.50	18°07'20"	S 08°31'27" E	106.31
C99	222.82	262.50	48°38'08"	S 23°40'32" E	216.19
C100	71.42	262.50	15°38'20"	N 07°09'09" W	71.20
C101	32.02	262.50	6°59'20"	N 19°28'29" W	32.00
C102	119.38	262.50	26°03'27"	N 34°57'52" W	118.36
C103	333.46	337.50	56°36'38"	S 19°41'17" E	320.06
C104	8.97	337.50	1°31'21"	S 47°13'55" E	8.97
C105	32.01	337.50	5°26'04"	S 43°45'13" E	32.00
C106	126.05	337.50	21°23'56"	S 30°20'13" E	125.32
C107	32.08	337.50	5°26'43"	S 16°54'53" E	32.06
C108	116.07	337.50	19°42'14"	S 04°20'24" E	115.50
C109	16.29	337.50	3°06'20"	S 07°03'53" W	16.29
C110	88.36	337.50	15°00'00"	S 16°07'02" W	88.11
C111	23.76	337.50	4°02'04"	S 10°38'04" W	23.76
C112	64.59	337.50	15°07'56"	S 07°51'56" E	64.49
C113	151.42	271.50	31°57'15"	S 82°21'35" E	149.46
C114	30.32	271.50	6°23'56"	N 69°34'56" W	30.31
C115	83.59	271.50	17°38'23"	N 81°36'08" W	83.26
C116	37.51	271.50	8°51'16"	N 87°48'16" W	37.48
C117	19.64	40.00	28°08'15"	N 67°35'39" E	19.45
C118	187.87	70.00	153°46'30"	S 49°38'13" E	136.35
C119	19.64	40.00	28°08'15"	N 13°13'55" W	19.45
C120	28.66	70.00	23°27'44"	N 65°19'24" E	28.46
C121	40.16	70.00	32°52'18"	S 86°34'35" E	39.61
C122	38.89	70.00	31°49'45"	S 54°13'31" E	38.39
C123	38.89	70.00	31°49'45"	S 22°23'39" E	38.39
C124	41.27	70.00	33°48'45"	S 10°24'39" W	40.67
C125	7.29	40.00	10°26'52"	N 22°04'36" E	7.28
C126	12.35	40.00	17°41'23"	N 08°00'20" E	12.30
C127	19.64	40.00	28°08'15"	S 44°54'11" E	19.45
C128	178.71	70.00	146°16'30"	S 44°09'47" W	133.98
C129	19.64	40.00	28°08'15"	N 76°46'05" W	19.45
C130	52.00	70.00	47°23'33"	S 07°41'41" E	50.81
C131	43.21	70.00	35°22'17"	S 31°16'14" W	42.53
C132	83.50	70.00	68°20'40"	S 83°07'42" W	78.64
C133	13.10	40.00	18°45'28"	S 77°02'42" E	13.04
C134	6.85	40.00	9°22'47"	S 86°08'50" E	6.84
C135	257.67	2543.83	5°48'13"	N 03°25'20" W	257.56
C136	50.78	2543.83	1°08'38"	S 01°05'32" E	50.78
C137	60.22	2543.83	1°21'32"	S 02°02'22" E	60.22
C138	20.02	2543.83	0°27'03"	S 03°14'45" E	20.02
C139	126.65	2543.83	2°51'09"	S 04°53'52" E	126.64
C140	54.92	328.50	9°34'45"	S 03°57'09" W	54.86

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C141	41.98	328.50	7°19'19"	N 05°04'52" E	41.95
C142	12.94	328.50	2°15'25"	N 00°17'30" E	12.94
C143	45.39	271.50	9°34'45"	N 03°57'09" E	45.34
C144	70.49	271.50	14°52'31"	S 73°49'13" E	70.29
C145	1.13	271.50	0°14'40"	S 81°08'19" E	1.13
C146	69.36	271.50	14°38'11"	S 73°42'03" E	69.17
C147	143.92	337.50	24°26'00"	S 11°22'47" W	142.84
C148	42.30	337.50	7°10'49"	N 20°07'22" E	42.27
C149	26.85	337.50	4°33'29"	N 14°08'13" E	26.84
C150	26.85	337.50	4°33'29"	N 09°34'43" E	26.84
C151	26.85	337.50	4°33'29"	N 05°01'14" E	26.84
C152	21.98	337.50	3°54'43"	N 00°57'08" E	21.98
C153	186.33	457.52	23°20'03"	S 10°49'51" W	185.04
C154	28.57	457.52	3°34'42"	N 00°57'10" E	28.57
C155	36.40	457.52	4°33'28"	N 05°01'15" E	36.39
C156	36.40	457.52	4°33'28"	N 09°34'44" E	36.39
C157	36.40	457.52	4°33'28"	N 14°08'12" E	36.39
C158	48.57	457.52	6°04'56"	N 19°27'24" E	48.54
C159	189.59	477.52	22°44'45"	S 10°52'15" W	188.54
C160	78.62	477.52	9°26'01"	N 03°52'49" E	78.53
C161	110.96	477.52	13°18'51"	N 15°15'16" E	110.71
C162	111.91	262.50	11°22'36"	N 11°22'36" E	111.07
C163	10.57	262.50	2°18'22"	N 00°18'58" E	10.56
C164	43.35	262.50	9°27'41"	N 06°12'00" E	43.30
C165	58.00	262.50	12°39'35"	N 17°15'38" E	57.88
C166	50.18	262.50	10°50'10"	N 26°16'16" E	50.10
C167	68.70	328.50	11°58'57"	N 72°22'26" W	68.58
C168	20.97	328.50	3°39'25"	N 80°11'37" W	20.96
C169	41.37	328.50	7°12'59"	N 85°01'59" W	41.36
C170	50.11	328.50	8°28'22"	N 86°23'30" W	50.09
C171	2.06	328.50	0°21'32"	S 81°50'33" W	2.05
C172	72.87	142.50	29°18'01"	S 13°48'47" E	72.08
C173	76.59	142.50	29°18'01"	S 13°48'47" E	75.69
C174	6.54	162.50	2°18'22"	N 00°18'58" E	6.54
C175	26.83	162.50	9°27'41"	N 06°12'00" E	26.80
C176	43.02	162.50	15°10'03"	N 18°30'52" E	42.89
C177	40.50	162.50	14°09'17"	N 26°16'16" E	40.46
C178	67.62	271.50	14°16'16"	S 83°30'24" E	67.45
C179	40.01	271.50	8°26'38"	N 80°35'34" E	39.98
C180	27.61	271.50	5°28'59"	N 53°43'38" E	27.59
C181	26.91	337.50	4°34'07"	N 01°38'32" E	26.90
C182	81.82	328.50	14°16'16"	S 83°30'24" E	81.61
C183	41.20	328.50	7°13'20"	N 86°56'37" E	41.17
C184	75.99	328.50	12°50'14"	N 83°23'31" E	75.96
C185	75.46	328.50	13°09'44"	N 07°02'52" W	75.30
C186	20.66	328.50	3°36'14"	N 02°16'07" W	20.66
C187	50.25	328.50	8°45'54"	N 08°27'11" W	50.20
C188	4.53	328.50	0°26'36"	N 83°45'56" E	4.52
C189	72.98	328.50	12°43'44"	N 19°59'36" W	72.83
C190	20.93	328.50	3°39'02"	N 15°27'15" W	20.93
C191	50.55	328.50	9°50'10"	N 50°50'10" W	50.50
C192	1.50	328.50	0°15'43"	N 26°13'37" W	1.50
C193	127.94	271.50	27°00'00"	N 12°51'28" W	126.76
C194	27.78	271.50	5°53'49"	S 23°25'34" E	27.77
C195	39.54	271.50	8°28'07"	S 12°06'07" E	39.53
C196	20.62	271.50	4°21'06"	S 13°03'02" E	20.62
C197	154.80	328.50	27°00'00"	S 12°51'28" E	153.37
C198	44.98	328.50	7°50'17"	S 03°16'27" E	44.97
C199	47.29	328.50	8°18'56"	S 01°19'14" E	47.25
C200	47.29	328.50	8°14'56"	S 19°34'10" E	47.25
C201	15.27	328.50	2°39'50"	S 25°01'33" E	15.27
C202	30.32	328.50	4°29'44"	S 12°58'44" E	30.32
C203	11.70	271.50	2°28'12"	S 25°07'22" W	11.70
C204	48.61	271.50	10°15'32"	N 18°45'30" W	48.55
C205	62.37	271.50	13°02'54"	N 37°02'54" W	62.23
C206	37.03	337.50	6°29'06"	N 08°14'06" E	36.98
C207	126.26	337.50	21°26'07"	N 17°32'06" W	125.53
C208	28.36	337.50	4°48'49"	N 30°39'34" W	28.35
C209	28.36	337.50	4°48'49"	N 25°08'24" W	28.35
C210	28.36	337.50	4°48'49"	N 04°17'13" W	28.35
C211	28.36	337.50	4°48'49"	N 45°06'02" W	28.35
C212	28.36	337.50	4°48'49"	N 49°54'52" W	28.35
C213	28.36	337.50	4°48'49"	N 54°43'42" W	28.35
C214	28.36	337.50	4°48'49"	N 59°32'30" W	28.35
C215	28.36	337.50	4°48'49"	N 64°21'20" W	28.35
C216	17.02	337.50	2°53'24"	N 68°12'26" W	17.02
C217	322.05	337.50	70°19'40"	N 34°30'18" W	302.23
C218	30.08	262.50	6°33'57"	S 66°22'10" E	30.07
C219	48.60	262.50	10°36'28"	S 57°46'57" E	48.53
C220	47.76	262.50	10°26'47"	S 47°16'24" E	47.69
C221	47.76	262.50	10°25'25"	S 36°50'36" E	47.69
C222	47.76	262.50	10°25'25"	S 26°28'11" E	47.69
C223	47.76	262.50	10°25'25"	S 15°59'46" E	47.69
C224	45.33	262.50	9°54'42"	S 05°15'13" E	45.28
C225	7.02	262.50	1°31'54"	S 00°07'25" E	7.02
C226	174.83	142.50	70°17'40"	S 34°30'18" E	164.07
C227	331.74	477.52	41°54'50"	N 02°03'11" W	329.57
C228	33.84	70.00	27°42'07"	N 14°19'04" W	33.52
C229	267.77	457.50	33°32'03"	N 52°53'07" W	263.96
C230	63.48	457.50	7°56'59"	N 32°08'36" W	63.43
C231	0.39	457.50	0°01'11"	N 02°03'11" W	0.39
C232	33.45	70.00	27°22'56"	N 14°09'28" W	33.14
C233	24.17	50.00	27°42'07"	N 14°19'04" W	23.94
C234	316.76	437.50	41°29'01"	N 48°54'38" W	309.89
C235	37.40	437.50	4°48'49"	N 35°52'43" W	37.35
C236	36.76	437.50	4°48'49"	N 35°28'24" W	36.75
C237	36.76	437.50	4°48'49"	N 04°17'13" W	36.75
C238	36.76	437.50	4°48'49"	N 03°06'02" W	36.75
C239	36.76	437.50	4°48'49"	N 49°54'52" W	36.75
C240	36.76	437.50	4°48'49"	N 54°43'41" W	36.75
C241	36.76	437.50	4°48'49"	N 59°32'30" W	36.75
C242	36.76	437.50	4°48'49"	N 64°21'20" W	36.75
C243	22.07	437.50	2°53'24"	N 68°12'26" W	22.07
C244	199.37	162.50	70°17'40"	N 34°30'18" W	187.10
C245	18.62	162.50	6°33'57"	S 66°22'10" E	18.60
C246	30.09	162.50	10°36'28"	S 57°46'57" E	30.04
C247	29.56	162.50	10°25'25"	S 47°16'01" E	29.52
C248	29.56	162.50	10°25'25"	S 36°50'36" E	29.52
C249	29.56	162.50	10°25'25"	S 26°28'11" E	29.52
C250	29.56	162.50	10°25'25"	S 15°59'46" E	29.52
C251	28.06	162.50	9°53'42"	S 05°00'13" E	28.03
C252	4.34	162.50	0°07'25"	S 00°07'25" E	4.34
C253	92.49	437.50	20°15'52"	N 08°04'44" W	92.01
C254	36.89	431.50	5°30'53"	N 30°37'03" W	36.87
C255	34.27	44.00	44°37'17"	N 05°19'29" W	33.41
C256	23.13	337.50	2°53'24"	N 68°12'26" W	23.13
C257	112.54	1010.00	6°23'04"	N 86°20'28" E	112.49

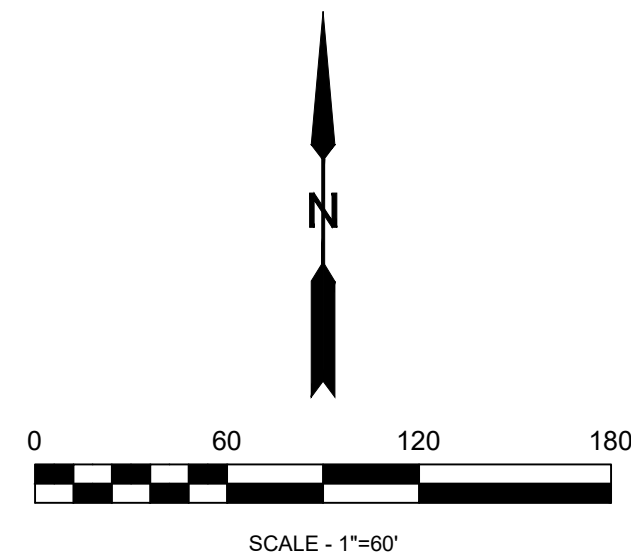
LANCASTER CROSSING

PRELIMINARY SUBDIVISION PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



(SEE SHEET 5 OF 6)



PRELIMINARY

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
REVISE PHASES & LOTS - LD	5/6/2025

PRELIMINARY SUBDIVISION PLAT	
LANCASTER CROSSING - FORT LUPTON, COLORADO	
SECTION 33, T.2N., R.66W. - WELD COUNTY	
BAESSLER DEVELOPMENT, LLC	
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631	
DRAWN BY: LD	SCALE: AS NOTED
CHECKED BY: BB	DATE: 1/30/2025
PROJECT #: 2023457	SHEET: 4 OF 6

SHEET SIZE: 24X36

PRELIMINARY SUBDIVISION PLAT
PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

LANCASTER CROSSING
FILING NO. 5



BRIAN T. BRINKMAN—ON BEHALF OF LAT40*, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



PRELIMINARY SUBDIVISION PLAT
LANCASTER CROSSING - FORT LUPTON, COLORADO
SECTION 33, T.2N., R.66W. - WELD COUNTY
BAESSLER DEVELOPMENT, LLC
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631

Page 84 of 93

LANCASTER CROSSING

PRELIMINARY SUBDIVISION PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

(SEE SHEET 5 OF 6)



PRELIMINARY

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



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PRELIMINARY SUBDIVISION PLAT		
LANCASTER CROSSING - FORT LUPTON, COLORADO		
SECTION 33, T.2N., R.66W. - WELD COUNTY		
BAESSLER DEVELOPMENT, LLC		
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DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/30/2025
CHECKED BY: BB	PROJECT #: 2023457	SHEET: 6 OF 6

SHEET SIZE: 24X36

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

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 7/31/2025, 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 Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 7/31/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-129074

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 Preliminary Plat and Change of Zone referred to as the Lancaster Crossing Preliminary Plat and Change of Zone, located south and adjacent to County Road 16 and west and adjacent to County Road 31 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, August 28, 2025, at 8:00 P.M., and before the City Council on Tuesday, September 16, 2025, at 8:00 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
A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (72N.), RANGE SIXTY-SIX WEST (R. 66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP L5 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE POINT OF BEGINNING;

THENCE NORTH 89°09'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1707.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 31 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 406.34 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 701.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'07", AND IS SUSTAINED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;

THENCE SOUTH 17°52'13" EAST A DISTANCE OF 327.18 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 833.33 FEET, SAID CURVE HAS A RADIUS OF 5689.58 FEET, A DELTA ANGLE OF 08°22'07", AND IS SUSTAINED BY A CHORD BEARING SOUTH 14°45'13" EAST A DISTANCE OF 833.01 FEET;

THENCE SOUTH 11°35'13" EAST A DISTANCE OF 568.35 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33;

THENCE SOUTH 89°25'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1433.78 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH BY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 142.23 FEET;
THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;
THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;
THENCE NORTH 08°45'28" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 18°21'09" WEST A DISTANCE OF 52.77 FEET;
THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;
THENCE NORTH 74°28'26" WEST A DISTANCE OF 122.24 FEET;
THENCE NORTH 58°04'42" WEST A DISTANCE OF 109.88 FEET;
THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;
THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 160.58 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 92.90 ACRES (4,048,769 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

Legal Notice No. FLP1312
First Publication: July 31, 2025
Last Publication: July 31, 2025
Publisher: Fort Lupton Press

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 **Preliminary Plat and Change of Zone** referred to as the **Lancaster Crossing Preliminary Plat and Change of Zone**, located south and adjacent to County Road 16 and west and adjacent to County Road 31 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, August 21, 2025, at 6:00 P.M.**, and before the **City Council on Tuesday, September 2, 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

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION THIRTY-THREE (33) AS MONUMENTED BY A #6 REBAR WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 33 AS MONUMENTED AT THE EAST END BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 13482 AS BEARING NORTH 89°09'47" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2640.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE POINT OF BEGINNING;

THENCE NORTH 89°09'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1707.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;
THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 31 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
THENCE SOUTH 00°31'13" EAST A DISTANCE OF 406.34 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;
THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS

OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;
THENCE SOUTH 11°35'13" EAST A DISTANCE OF 598.35 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE SOUTH 89°32'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1433.78 FEET TO THE CENTERLINE OF THE FULTON DITCH;
THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH BY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:
THENCE NORTH 29°51'07" WEST A DISTANCE OF 142.23 FEET;
THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;
THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;
THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;
THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;
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THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;
THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 92.90 ACRES (±4,046,769 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

Legal Notice No. FLP1312
First Publication: July 31, 2025
Last Publication: July 31, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 13th day of August, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **Lancaster Crossing Preliminary Plat and Change of Zone** was sent via United States Mail, postage pre-paid, to the following addresses:

FEHRN WILLIAM WALTER JR & LAWRENCE, TEDFORD JUSTIN, MERZ TONYA, TEDFORD RYAN 1861 14 TH ST FORT LUPTON, CO 806218722	TURNER DANNY J, TURNER JANIE B 14503 COUNTY ROAD 16 FORT LUPTON, CO 808219202	FORT LUPTON EAST LLP 16047 E LEHIGH CIR AURORA, CO 800132709
MCQUEARY ANN 14519 COUNTY ROAD 16 FORT LUPTON, CO 806219202	CARTER CLIFFORD D 1621 14 TH ST FORT LUPTON, CO 806218718	DOCKTER JAMES A SR TRUST 6156 37 TH ST LUBBOCK, TX 794073634
PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979	RENNOC CORPORATION 5303 S BELLVIEW RD ROGERS, AR 727588816	TRI-STATE GENERATION & TRANSMISSION ASSOCIATION INC ATTN: LAND DEPARTMENT 1100 W 116 TH AVE WESTMINSTER, CO 802342814
SUN WILLOW BEND LLC 27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 480348205	LGI HOMES – COLORADO LLC 1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 773803294	



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 **Preliminary Plat and Change of Zone** referred to as the **Lancaster Crossing Preliminary Plat and Change of Zone** located at **south and adjacent to County Road 16 and west and adjacent to County Road 31** 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, August 28, 2025 at 6:00 P.M., and before the City Council on Tuesday, September 16, 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](http://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED: Lancaster Crossing Preliminary Plat and Change of Zone

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U. S. SURVEY FOOT.

THENCE SOUTH 00°34'40" EAST ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°09'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1707.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 31 AS DESCRIBED IN DEED RECORDED MAY 23, 1980 IN BOOK 904, REC. NO. 1825641;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 31 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 00°31'13" EAST A DISTANCE OF 406.34 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 706.46 FEET, SAID CURVE HAS A RADIUS OF 2321.83 FEET, A DELTA ANGLE OF 17°26'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 09°14'13" EAST A DISTANCE OF 703.74 FEET;

THENCE SOUTH 17°57'13" EAST A DISTANCE OF 327.18 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 633.33 FEET, SAID CURVE HAS A RADIUS OF 5699.58 FEET, A DELTA ANGLE OF 06°22'00", AND IS SUBTENDED BY A CHORD BEARING SOUTH 14°46'13" EAST A DISTANCE OF 633.01 FEET;

THENCE SOUTH 11°35'13" EAST A DISTANCE OF 598.35 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33;

THENCE SOUTH 89°32'00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1433.78 FEET TO THE CENTERLINE OF THE FULTON DITCH;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID FULTON DITCH BY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

THENCE NORTH 29°51'07" WEST A DISTANCE OF 142.23 FEET;

THENCE NORTH 11°38'56" WEST A DISTANCE OF 382.04 FEET;

THENCE NORTH 02°36'51" WEST A DISTANCE OF 360.14 FEET;

THENCE NORTH 08°45'29" EAST A DISTANCE OF 208.08 FEET;

THENCE NORTH 16°21'09" WEST A DISTANCE OF 92.77 FEET;

THENCE NORTH 45°52'37" WEST A DISTANCE OF 173.40 FEET;

THENCE NORTH 74°25'26" WEST A DISTANCE OF 122.24 FEET;

THENCE NORTH 56°44'42" WEST A DISTANCE OF 109.68 FEET;

THENCE NORTH 17°32'34" WEST A DISTANCE OF 155.42 FEET;

THENCE NORTH 27°00'54" WEST A DISTANCE OF 237.74 FEET;

THENCE NORTH 46°35'33" WEST A DISTANCE OF 161.51 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 33;

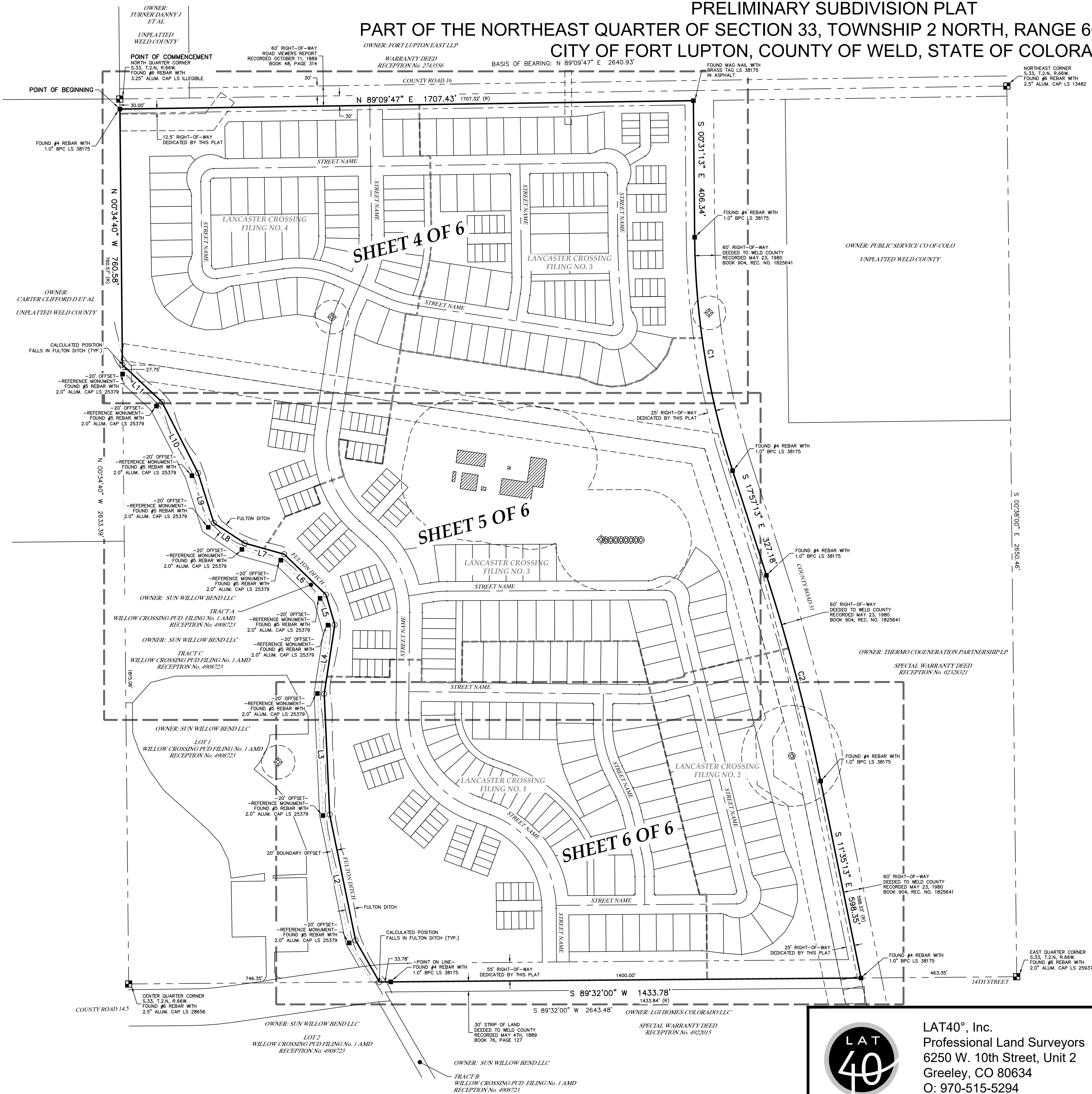
THENCE NORTH 00°34'40" WEST ALONG SAID WEST LINE A DISTANCE OF 760.58 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 92.90 ACRES (±4,046,769 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

LANCASTER CROSSING

PRELIMINARY SUBDIVISION PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

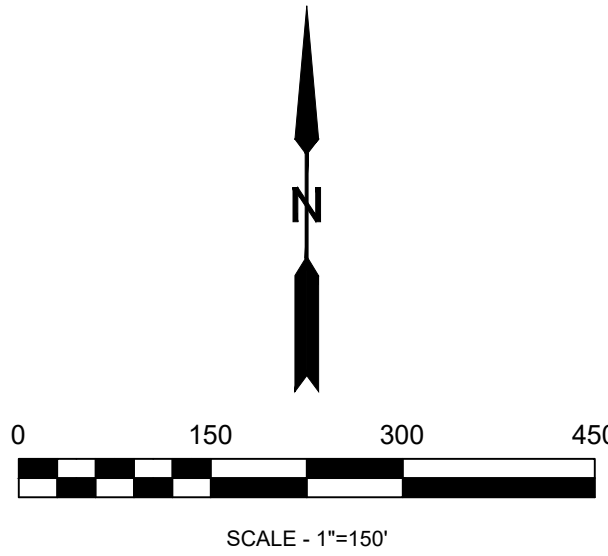


LEGEND

	SECTION LINE		ALIQUOT MONUMENT AS DESCRIBED
	QUARTER SECTION LINE		FOUND MONUMENT AS DESCRIBED
	BOUNDARY LINE		SET 24" OF #4 REBAR WITH A 1.0" BLUE PLASTIC CAP LS 38175, UNLESS OTHERWISE DESCRIBED
	LOT LINE		CALCULATED POSITION
	RIGHT-OF-WAY LINE		RECORD DIMENSION PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED HEREON
	EASEMENT LINE		NT NON-TANGENT
	CENTER LINE		UE UTILITY EASEMENT
	ADJACENT PARCEL LINE		WELL HEAD
	FILING BOUNDARY		PLUGGED & ABANDONED WELL
	SHEET LAYOUT BOUNDARIES		
	OIL & GAS EQUIPMENT		

PRELIMINARY

BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



SHEET SIZE: 24X36



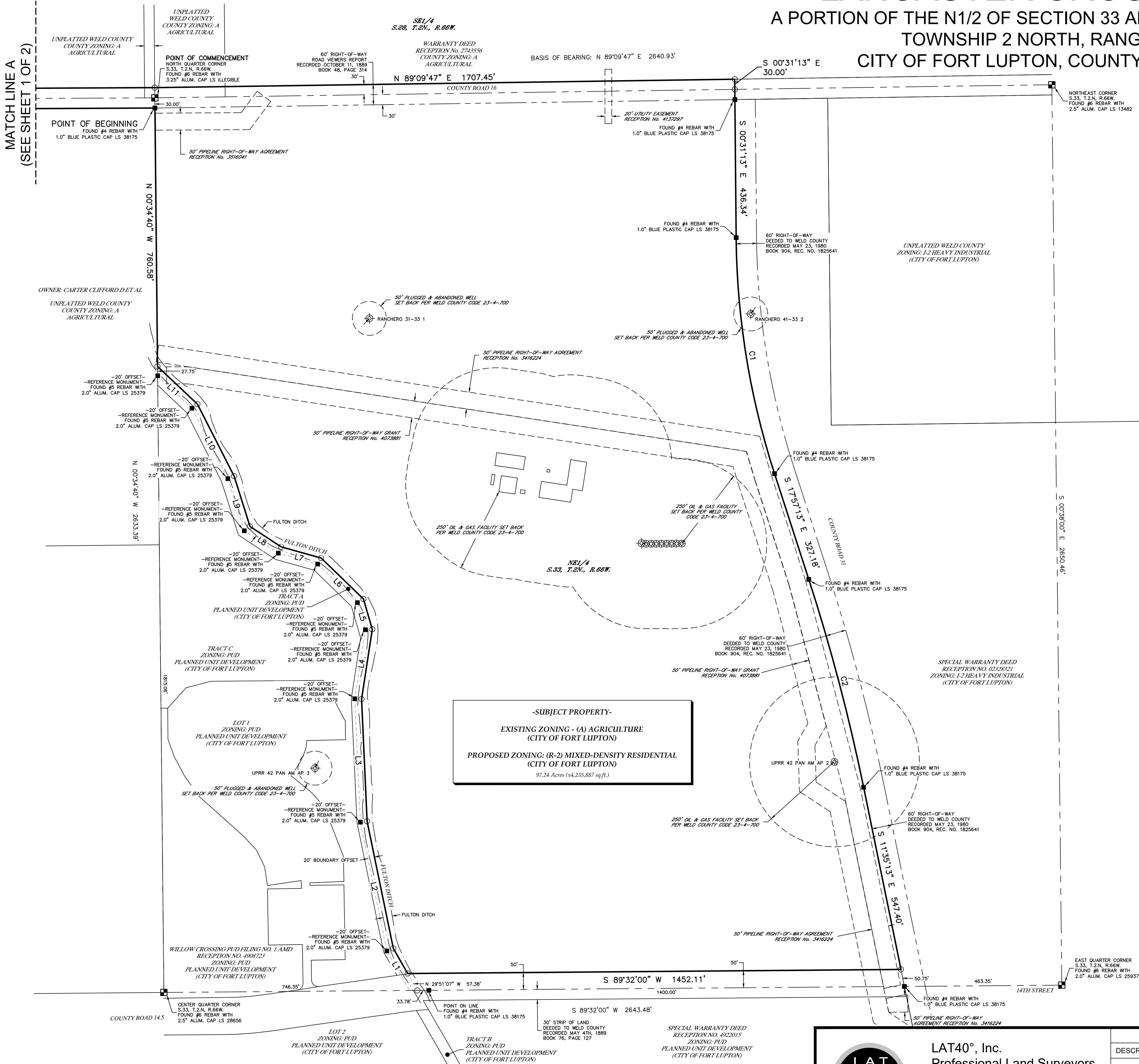
LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
REVISE PHASES & LOTS - LD	5/6/2025

PRELIMINARY SUBDIVISION PLAT		
LANCASTER CROSSING - FORT LUPTON, COLORADO		
SECTION 33, T.2N., R.66W. - WELD COUNTY		
BAESSLER DEVELOPMENT, LLC		
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/30/2025
CHECKED BY: BB	PROJECT #: 2023457	SHEET: 2 OF 6

LANCASTER CROSSING ZONING MAP

A PORTION OF THE N1/2 OF SECTION 33 AND A PORTION OF THE S1/2 OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

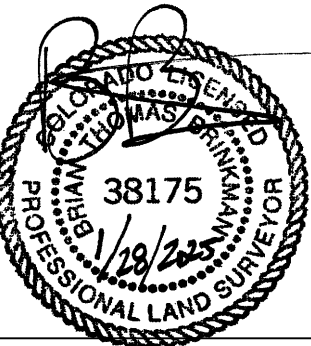


LEGEND

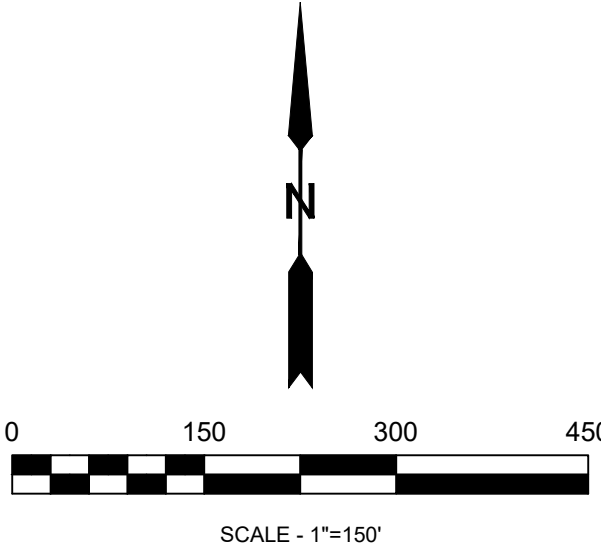
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- WELL HEAD
- PLUGGED & ABANDONED WELL

CURVE		CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	706.46'	2321.83'	17°26'00"	S 09°14'13" E	703.74'	
C2	633.33'	5699.58'	6°22'00"	S 14°46'13" E	633.01'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°51'03" W	84.85'
L2	N 11°38'56" W	382.04'
L3	N 02°36'51" W	360.14'
L4	N 08°45'29" E	208.08'
L5	N 16°21'09" W	92.77'
L6	N 45°52'37" W	173.40'
L7	N 74°25'26" W	122.24'
L8	N 56°44'42" W	109.68'
L9	N 17°32'34" W	155.42'
L10	N 27°00'54" W	237.74'
L11	N 46°35'33" W	161.51'



BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175



SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:

LANCASTER CROSSING ZONING MAP		
S.33 & S.28, T.2N., R.66W. WELD COUNTY, COLORADO BAESSLER DEVELOPMENT, LLC 33105 COUNTY ROAD 33, GREELEY, COLORADO 80631		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/27/2025
CHECKED BY: BB	PROJECT #: 2023457.02	SHEET: 2 OF 2



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Lancaster Crossing Preliminary Plat and Change of Zone
Project Nos. PPL25-001 & COZ25-001



Facing County Road 31



Facing County Road 16

I, Henry McDougall hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 6 day of August, 2025.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Henry McDougall this 13 day of August, 2025. Witness my hand and seal.

My commission expires 06/17/2027.

Melissa Wheeler

Notary Public

