



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, September 16, 2025
6:00 PM
130 South McKinley Avenue

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

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

Call to Order

Pledge of Allegiance

Roll Call

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

Approval of Agenda

Review of Accounts Payables

a. September 16, 2025 Accounts Payable

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

a. September 2, 2025 City Council Meeting Minutes

b. AM 2025-116 Accepting the 2026 CIRSA Property Casualty, Renewal Quotations Estimated to be \$1,308,628.32, the No-Fault Water Line Rupture Quote for \$3,034 and the Property Damage for Mobile Equipment for \$1,044

c. AM 2025-117 Approve the 2026 Colorado Big Thompson Assessment from Northern Colorado Water Conservancy District for an Amount not to Exceed \$177,146.52, Allocated from the Utility Fund-Water

d. AM 2025-118 Accepting a Bid Proposal from Design Workshop to Serve as the Consultant Firm to Develop a Parks and Trails Master Plan for an Amount Not to Exceed \$280,000.00, Allocated from the General Fund Parks Department

e. AM 2025-119 Approving a Resolution Ratifying the Mayor's Appointment of the Attached List of Candidates to the Youth Advisory Committee for a Term Ending August 31, 2026

f. AM 2025-120 Authorize Notice to Proceed for Jacobs to Begin a Time and Material Capital Improvement Project (CIP) for the Rehab of Five Generators for an Amount Not to Exceed \$32,134.18 from the CIP Budget

g. AM 2025-121 Approve a Resolution Revising the Water and Sewer Infrastructure Investment Fee Schedule for 2026, Effective December 1, 2025

h. AM 2025-122 Approve a Resolution of the Fort Lupton City Council Acting as the Fort Lupton Utility Enterprise Board Modifying the Raw Water Dedication Requirement for New Construction

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

- a. AM 2025-123 An Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the 2183 South Denver Avenue Change of Zone
- b. AM 2025-124 Approving a Resolution Accepting an Amended Preliminary Plat, Known as the Sunrise Amended Preliminary Plat for a Residential Subdivision
- c. AM 2025-125 An Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the Lancaster Crossing Change of Zone
- d. AM 2025-126 Approving a Resolution Accepting a Preliminary Plat, Known as the Lancaster Preliminary Plat for a Residential Subdivision

Action Memorandum

- a. AM 2025-127 Amending the Contract for GH Phipps Construction Companies to Proceed with Contracting, and Procuring Subs and Materials and Constructing the New City Hall Facility for the Final Guaranteed Maximum Price

Information Memorandum

- a. IM 2025-015 Public Works Award of Contract to Site Services Drilling, LLC for an Amount Not to Exceed \$12,000.00 for a Time and Materials Agreement for Test Drilling Wells at the Waste Water Treatment Plant Lagoon in Association with McGrane Water Engineers Engineering Services Agreement for the Lagoon Water Storage Project from the Utility Fund

Staff Reports

Mayor/Council Reports

Future City Events

- a. September 18, 2025 - Senior / Disabled Residents Fall Clean-up Curbside Pick-Up
September 20, 2025 - Fall Clean-up Day, 800 12th Street, 8:00 a.m. - 12:00 p.m.
October 3, 2025 - Fall Back to Fitness, Recreation Center, 203 S. Harrison Ave, 6:00 p.m. - 8:30 p.m.
October 4, 2025 - Dia de Los Muertos at Pumpkinfest, Historic Fort Lancaster, 2001 Historic Parkway, 3:00 p.m. - 8:00 p.m.

Upcoming Meetings

- a. September 30, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
October 7, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
October 14, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
October 21, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

Executive Session

- a. *To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e). Building Permit Fees.*

Adjourn

Council Check Report

City of Fort Lupton

By Check Number

Date Range: 09/03/2025 - 09/16/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: New Main Operating-New Main Operating						
003612	JOHNSON MARK LLC	09/05/2025	Regular	0.00	450.34	108577
INV0001826	Invoice	09/05/2025	Brian Oswalt-Case #2024C042153	0.00	450.34	
003901	PROFESSIONAL FINANCE CO	09/05/2025	Regular	0.00	357.43	108578
INV0001827	Invoice	09/05/2025	Keith Jackel - Case #2025C031349	0.00	357.43	
002254	ADIDAS AMERICA INC	09/09/2025	Regular	0.00	2,406.90	108579
6163733284	Invoice	08/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	51.90	
6163903093	Invoice	08/12/2025	GF-MERCHANDISE-ADMIN	0.00	60.00	
6163918487	Invoice	08/14/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	43.20	
6163942550	Invoice	08/17/2025	GF-MERCHANDISE-ADMIN	0.00	87.60	
6163960758	Invoice	08/19/2025	GF-MERCHANDISE-ADMIN	0.00	953.10	
6163981026	Invoice	08/21/2025	GF-MERCHANDISE-ADMIN	0.00	130.80	
6163995546	Invoice	08/22/2025	GOLF-UNIFORMS-PRO SHOP	0.00	213.30	
6164022515	Invoice	08/26/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	867.00	
000044	AGFINITY INC	09/09/2025	Regular	0.00	4,053.49	108580
I86778	Invoice	08/25/2025	GOLF-ULEADED GASOHOL-MAINT	0.00	2,770.75	
I86779	Invoice	08/25/2025	GOLF-FIELDMASTER DYED DIESEL-MAINT	0.00	1,282.74	
000104	ASSOCIATED POOL BUILDERS, INC	09/09/2025	Regular	0.00	775.69	108581
A107264	Invoice	08/25/2025	REC-POOL PARTS-REC CENTER	0.00	775.69	
000108	AUSMUS LAW FIRM PC	09/09/2025	Regular	0.00	8,300.00	108582
9654	Invoice	09/01/2025	GF-2025 City Attorney Services-Legal	0.00	6,500.00	
9661	Invoice	09/01/2025	GF-PROSECUTION SERVICES FOR AUG 202...	0.00	1,800.00	
002108	CDPHE WATER QUALITY CONTROL DIVISION	09/09/2025	Regular	0.00	13,920.00	108583
WU261168253	Invoice	09/03/2025	CDPHE WQCD Annual Permit	0.00	13,920.00	
000182	CEM SALES & SERVICE INC	09/09/2025	Regular	0.00	3,544.00	108584
I2501548	Invoice	08/05/2025	REC-POOL CHEMICALS-REC CENTER	0.00	3,544.00	
000228	CINDY BARSTOW	09/09/2025	Regular	0.00	151.25	108585
2007846.001	Invoice	08/25/2025	REC-PRO-RATED MEMBERSHIP REFUND-	0.00	151.25	
001949	CIVIL RESOURCES LLC	09/09/2025	Regular	0.00	2,848.00	108586
19-305.02.04	Invoice	08/27/2025	UF-LAGOON SLURRY WALL PROJECT-WAT...	0.00	2,848.00	
000247	CLIFTONLARSONALLEN LLP	09/09/2025	Regular	0.00	120.75	108587
L251528301	Invoice	08/27/2025	GF-HSA PAYROLL ADVICE-FIN	0.00	120.75	
003644	COLORADO CARDIO GYM EQUIPMENT OUTLET	09/09/2025	Regular	0.00	913.99	108588
82625-1	Invoice	08/26/2025	REC- EXPRESSO BIKE-REC	0.00	799.00	
9325-1	Invoice	09/03/2025	REC-REPAIR TO STAIRMASTER-REC CENTER	0.00	114.99	
000307	COMCAST CABLE COMM, LLC	09/09/2025	Regular	0.00	203.59	108589
0147405 SEPT25	Invoice	09/01/2025	CPR-PHONE/INTERNET FOR SEPT 2025-M...	0.00	203.59	
002878	DC DIRTWORKS LLC	09/09/2025	Regular	0.00	95.00	108590
082625	Invoice	08/26/2025	GOLF-BACKFLOW PREVENTER VALVE-PRO ...	0.00	95.00	
003559	DRAKE DUO PRINTS LTD	09/09/2025	Regular	0.00	492.90	108591
1294	Invoice	08/25/2025	CPR-TRAPPERS DAY PICKLEBALL SHIRTS-A...	0.00	273.90	
1299	Invoice	09/02/2025	REC-UNIFORMS-REC CENTER	0.00	219.00	
003687	EXTREME CARE LLC	09/09/2025	Regular	0.00	340.00	108592

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Date Range: 09/03/2025 - 09/16/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
34452	Invoice	08/25/2025	REC-AVIRON ROWER REPAIR-REC CENTER	0.00	340.00	
000512	FUZION FIELD SERVICES LLC	09/09/2025	Regular	0.00	229.35	108593
394249	Invoice	08/23/2025	GOLF-PORTABLE TOILET RENTAL FEES-MA...	0.00	229.35	
002143	GREEN CO2 SYSTEMS	09/09/2025	Regular	0.00	829.25	108594
00385465	Invoice	08/14/2025	REC-POOL CHEMICALS-REC CENTER	0.00	245.77	
00385856	Invoice	08/20/2025	REC-POOL CHEMICALS-REC CENTER	0.00	40.20	
00386385	Invoice	08/27/2025	REC-POOL CHEMICALS-REC CENTER	0.00	40.19	
02105142	Invoice	09/01/2025	REC-CYLINDER,, VALVE, SENSOR-REC CENT...	0.00	330.31	
02105808	Invoice	09/01/2025	GF-CHEMICALS FOR SPLASH PAD-PARKS	0.00	172.78	
000567	HIGH COUNTRY BEVERAGE CORP	09/09/2025	Regular	0.00	2,165.10	108595
W-7186342	Invoice	09/02/2025	GOLF-BEVERAGES-PRO SHOP	0.00	2,165.10	
003657	HOWARD BECKER	09/09/2025	Regular	0.00	509.50	108596
25051	Invoice	09/03/2025	GF-CERTIFICATE OF WARRANTY 09/03/25-...	0.00	509.50	
002977	JOSEPH ELLIOTT USA LLC	09/09/2025	Regular	0.00	1,180.64	108597
33679	Invoice	08/01/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	1,180.64	
003784	KIMLEY-HORN AND ASSOCIATES	09/09/2025	Regular	0.00	43,522.50	108598
32661972	Invoice	08/01/2025	SD-CR31 & 14th ST OUTFALL ENGINEERIN...	0.00	7,015.00	
32922340	Invoice	08/01/2025	SD-CR31 & 14th ST OUTFALL ENGINEERIN...	0.00	36,507.50	
001913	LUXOTTICA OF AMERICA, INC	09/09/2025	Regular	0.00	224.24	108599
6922463131	Invoice	08/07/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	224.24	
003741	MEMBERSPORTS INC	09/09/2025	Regular	0.00	1,500.00	108600
MS-3674-18006	Invoice	08/15/2025	GOLF-MONTHLY SUBSCRIPTION FOR AUG/...	0.00	1,500.00	
000799	MITY-LITE, INC	09/09/2025	Regular	0.00	6,852.16	108601
00191563	Invoice	08/22/2025	CPR-COMMUNITY ROOM TABLE REPLACE...	0.00	6,852.16	
003916	PHOTO BOOTH OF THE ROCKIES LLC	09/09/2025	Regular	0.00	795.00	108602
REC10055	Invoice	08/22/2025	CPR-VIDEO BOOTH FOR TRAPPER'S DAY-E...	0.00	795.00	
003545	POINT AND PAY, LLC	09/09/2025	Regular	0.00	50.00	108603
PNP11108-00-07...	Invoice	08/25/2025	GF-MONTHLY FEE FOR JULY 2025-PLANNI...	0.00	50.00	
002265	QUADIENT FINANCE USA INC	09/09/2025	Regular	0.00	982.00	108604
8087446 JULY-A...	Invoice	08/27/2025	GF-POSTAGE RECHARGES FOR JUNE 25-A...	0.00	982.00	
003155	SHIRTS BY CHA LLC	09/09/2025	Regular	0.00	565.00	108605
3217	Invoice	08/21/2025	CPR-TRAPPER'S DAY BANNERS (13)-EVENTS	0.00	565.00	
001016	SMASH ATHLETICS INC	09/09/2025	Regular	0.00	1,837.84	108606
20308	Invoice	08/27/2025	CPR-BASEBALL JERSEYS AND HATS-ATHL	0.00	1,837.84	
001026	SPECIALTY CIGARS, LLC	09/09/2025	Regular	0.00	542.94	108607
US16-40566817	Invoice	08/19/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	542.94	
001040	STERICYCLE	09/09/2025	Regular	0.00	73.78	108608
8011715664	Invoice	08/18/2025	REC-BIOHAZARD-REC CENTER	0.00	73.78	
001052	SWIRE COCA-COLA, USA	09/09/2025	Regular	0.00	980.80	108609
48626762010	Invoice	08/29/2025	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	980.80	
002967	SYNERGETIC STAFFING LLC	09/09/2025	Regular	0.00	1,383.68	108610
21012216	Invoice	09/02/2025	GF-TEMP WAGES AUGUST 26-29, 2025-FIN	0.00	1,383.68	
001105	TOSHIBA FINANCIAL SERVICES	09/09/2025	Regular	0.00	2,777.81	108611
562719195	Invoice	09/01/2025	Copier Lease	0.00	2,777.81	
001149	UTILITY NOTIFICATION CENTER	09/09/2025	Regular	0.00	357.22	108612
225080628	Invoice	08/31/2025	SF-4TH BILLING TIER ANNUAL ASSESSMEN...	0.00	357.22	

Council Check Report

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
001201	WELD COUNTY SCH DIST RE8	09/09/2025	Regular	0.00	8,603.75	108613
61	Invoice	08/01/2025	GF-CROSSING GUARD SALARIES 2024-2025..	0.00	8,603.75	
001638	WICKHAM TRACTOR CO	09/09/2025	Regular	0.00	273.09	108614
IE25536	Invoice	08/20/2025	GOLF-PARTS-MAINT	0.00	273.09	
001217	WOHNRADE CIVIL ENGINEERS INC	09/09/2025	Regular	0.00	2,195.50	108615
2657	Invoice	09/01/2025	SST-9th Street Extension Engineering-Stre...	0.00	2,195.50	
002254	ADIDAS AMERICA INC	09/16/2025	Regular	0.00	149.40	108616
6164076543	Invoice	09/03/2025	GF-UNIFORMS-PD	0.00	24.60	
6164076544	Invoice	09/03/2025	GF-UNIFORMS-PD	0.00	56.70	
6164088795	Invoice	09/05/2025	GF-UNIFORMS-PD	0.00	68.10	
003510	ANGEL MORALES	09/16/2025	Regular	0.00	60.57	108617
091025	Invoice	09/10/2025	GF-REIMBURSE FOR USING PERSONAL CC-...	0.00	60.57	
000160	BREAKTHRU BEVERAGE COLORADO	09/16/2025	Regular	0.00	1,035.62	108618
123177400	Invoice	09/04/2025	GOLF-BEVERAGES-PRO SHOP	0.00	131.00	
123177401	Invoice	09/04/2025	GOLF-BEVERAGES-PRO SHOP	0.00	904.62	
002437	CASEY SNIDER	09/16/2025	Regular	0.00	90.00	108619
2007852.001	Invoice	09/05/2025	REC-REFUND FOR VOLLEYBALL-	0.00	90.00	
000239	CITY OF FORT LUPTON	09/16/2025	Regular	0.00	320.00	108620
CIT#E0025646-2	Invoice	09/08/2025	GF-RESTITUTION PAYMENTS-	0.00	320.00	
000250	COLORADO ASSOCIATION OF CHIEFS OF POLICE	09/16/2025	Regular	0.00	1,110.00	108621
5532	Invoice	09/05/2025	GF-POST FORM TESTS-HR	0.00	1,110.00	
003740	COLORADO PORTABLES LLC	09/16/2025	Regular	0.00	780.00	108622
134648	Invoice	09/05/2025	CPR-PORTABLE TOILET SERVICES FOR TD P...	0.00	780.00	
000306	COMCAST BUSINESS	09/16/2025	Regular	0.00	2,889.28	108623
250087294	Invoice	09/01/2025	GF/CPR/REC-INTERNET SERVICE FOR SEPT ...	0.00	2,889.28	
000307	COMCAST CABLE COMM, LLC	09/16/2025	Regular	0.00	178.65	108624
0116038 SEPT25	Invoice	09/01/2025	REC-SEPTEMBER 2025 PHONE SERVICE-RE...	0.00	178.65	
003559	DRAKE DUO PRINTS LTD	09/16/2025	Regular	0.00	499.00	108625
1298	Invoice	09/02/2025	CPR-T-SHIRS FOR SPONSORS-EVENTS	0.00	499.00	
001374	EPOCH EYEWEAR	09/16/2025	Regular	0.00	585.25	108626
INV-027674	Invoice	09/03/2025	GOLF-MERCHANDISE-PRO SHOP	0.00	585.25	
002821	FIESTA TIME INC	09/16/2025	Regular	0.00	1,290.00	108627
5954	Invoice	08/29/2025	REC-TABLES/CHAIRS FOR ADULT NITE @ S...	0.00	205.00	
5957	Invoice	09/05/2025	CPR-STREET DANCER EQUIPMENT-EVENTS	0.00	1,085.00	
002011	FRONT RANGE LUMBER COMPANY	09/16/2025	Regular	0.00	51.96	108628
48440/2	Invoice	08/28/2025	GF-PARTS/SUPPLIES-PARKS	0.00	51.96	
000513	G & G EQUIPMENT	09/16/2025	Regular	0.00	159.65	108629
165034	Invoice	09/03/2025	GF-THROTTLE CONTROL-PARKS	0.00	28.49	
165046	Invoice	09/03/2025	GF-PARTS/SUPPLIES-PARKS	0.00	131.16	
002143	GREEN CO2 SYSTEMS	09/16/2025	Regular	0.00	40.91	108630
00386816	Invoice	09/03/2025	REC-POOL CHEMICALS-REC CENTER	0.00	40.91	
003884	GST FENCE	09/16/2025	Regular	0.00	400.00	108631
205	Invoice	09/01/2025	GF-PICKELBALL COURT FENCING-	0.00	400.00	
003514	LYONS SANDSTONE	09/16/2025	Regular	0.00	2,700.00	108632
28360-01DR	Invoice	09/02/2025	CPR--DEPOSIT FOR CUTTING FLAGSTONE-...	0.00	2,700.00	
000861	NVAA	09/16/2025	Regular	0.00	1,596.00	108633

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
242	Invoice	09/03/2025	CPR-NVAA VOLLEYBALL FEES-ATHL	0.00	1,596.00	
000865	OFFICE DEPOT	09/16/2025	Regular	0.00	193.40	108634
436634010001	Invoice	08/28/2025	GF-SUGAR/CREAMER-ADMIN	0.00	40.97	
436638612001	Invoice	08/27/2025	GF-LOUNGE SUPPLIES-ADMIN	0.00	76.03	
437123988001	Invoice	08/21/2025	GF-COVER-ENG	0.00	76.40	
002842	ROCKY MOUNTAIN MARKETING CONSULTANTS	09/16/2025	Regular	0.00	300.00	108635
25-058	Invoice	09/08/2025	CPR-ADVERTISING FOR FT. LUPTON GUIDE...	0.00	300.00	
000999	SHAMROCK FOODS COMPANY	09/16/2025	Regular	0.00	4,678.06	108636
34674552	Invoice	09/04/2025	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	20.37	
34674553	Invoice	09/04/2025	GOLF-FOOD, BEVERAGES, PRE PACKAGED ...	0.00	4,552.76	
8834381	Invoice	08/01/2025	GOLF-LIQUID EGGS-PRO SHOP	0.00	104.93	
003899	SOTO'S ENTERPRISES, LLC	09/16/2025	Regular	0.00	46,143.25	108637
8539	Invoice	09/02/2025	GF-CITY HALL LANDSCAPE-PARKS	0.00	10,200.00	
8542	Invoice	09/08/2025	GF-CITY HALL LANDSCAPEING-PARKS	0.00	34,443.25	
8545	Invoice	09/02/2025	GF-BRICK REPAIR @ POLICE STATION-FAC	0.00	1,500.00	
001022	SOUTHERN GLAZER'S OF CO	09/16/2025	Regular	0.00	370.68	108638
3840588	Invoice	09/03/2025	GOLF-BEVERAGES-PRO SHOP	0.00	370.68	
003917	STREAMLINE SOFTWARE, INC	09/16/2025	Regular	0.00	1,566.49	108639
3IAN6VOH-0001	Invoice	09/03/2025	GF-ACCESSIBILITY OF PDF'S ON WEBPAGE...	0.00	1,566.49	
001052	SWIRE COCA-COLA, USA	09/16/2025	Regular	0.00	459.20	108640
48722946004	Invoice	09/05/2025	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	459.20	
001137	UNITED POWER	09/16/2025	Regular	0.00	720.96	108641
24165100 AUG25	Invoice	09/03/2025	GF-AUG 2025 ELECTRIC SERVICE (SPLASH ...	0.00	720.96	
001137	UNITED POWER	09/16/2025	Regular	0.00	62,367.61	108642
10553102 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-EMERG SIREN	0.00	22.80	
1194602 AUG25	Invoice	08/31/2025	GC-AUG25 ELECTRIC-CLUBHOUSE	0.00	1,272.17	
1195001 AUG25	Invoice	08/31/2025	GC-AUG25 ELECTRIC-PUMP HOUSE	0.00	4,132.16	
1195501 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WTR TANK&PUMP	0.00	5,662.00	
1195603 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-455 COLLEGE AVE PUMP ...	0.00	808.62	
1195701 AUG25	Invoice	08/31/2025	GC-AUG25 ELECTRIC-MAINT BLDG	0.00	205.36	
1196401 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-WELCOME SIGNS	0.00	36.54	
1207701 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-B&G SPRINKLER CONTROL	0.00	21.24	
1223101 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-B&G 10 HP PUMP	0.00	20.00	
1240301 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-SEWER LIFT STA	0.00	71.73	
1241801 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-PEARSON PK BALLFIELD	0.00	1,616.92	
1241903 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-PEARSON PK	0.00	163.75	
1276101 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WELL #4	0.00	1,407.26	
1279801 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-SCH SIGNAL	0.00	25.64	
1295501 AUG25	Invoice	08/31/2025	CPR-AUG25 ELEC-MUSEUM	0.00	106.93	
1296101 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WELL #5	0.00	44.27	
1299501 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-1ST & MCKINLEY TR SIG	0.00	130.09	
1302801 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-CITY HALL	0.00	2,610.60	
1302901 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WELL #1	0.00	99.73	
1316801 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WELL #3	0.00	820.74	
1322501 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-STREET LIGHTS	0.00	6,097.42	
1360303 AUG25	Invoice	08/31/2025	CEM-AUG25 ELEC-CEMETERY	0.00	34.77	
13842400 AUG25	Invoice	08/31/2025	CPR-AUG25 ELEC-REC SIGN	0.00	68.55	
14427100 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-VERIZON BLDG	0.00	169.41	
15232500 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-TORN SIREN	0.00	22.21	
17149700 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-WCR8 SIGNAL	0.00	58.91	
17761600 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-HERITAGE PARK	0.00	20.06	
17868800 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-LANCASTER SPRINK	0.00	20.00	
18057500 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-S LIFT STATION	0.00	930.54	
18498400 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WELL#7	0.00	343.35	

Council Check Report

Date Range: 09/03/2025 - 09/16/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
18762100 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-LIGHT RECEPTACLES	0.00	29.45	
19545100 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-TERM RES DAM PUMP E	0.00	632.14	
19595600 AUG25	Invoice	08/31/2025	GC-AUG25 ELECTRIC-SIGN LIGHT	0.00	24.93	
20040100AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-TERM RES DAM PUMP W	0.00	203.48	
21675200 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-IRRIGATE 2414 HORSESH...	0.00	215.51	
21675300 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-IRRIGATE 1912 WAGON...	0.00	41.19	
22185901 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-FULTON PARK IRRIGATION	0.00	20.41	
3399301 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-FT LUPTON FLASHERS	0.00	19.20	
6601202 AUG25	Invoice	08/31/2025	GC-AUG25 ELECTRIC-PAVILLION	0.00	38.26	
6612303 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-COYOTE CREEK ENTRANCE	0.00	21.29	
6779701 AUG25	Invoice	08/31/2025	REC-75% AUG25 ELEC-REC	0.00	12,705.88	
704901 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WWTP	0.00	11,391.16	
7225800 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-GAZEBO	0.00	23.40	
726705 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-SIGN 70110&70111	0.00	20.00	
7280200 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WATER TANKS	0.00	21.98	
733101 AUG25	Invoice	08/31/2025	GF-AUG25 ELEC-SHOP	0.00	216.84	
762901 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WELL #13	0.00	433.00	
803908 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-WTR TRMT PLANT	0.00	8,369.96	
8976200 AUG25	Invoice	08/31/2025	UF-AUG25 ELEC-N LIFT STATION	0.00	895.76	
	Void	09/16/2025	Regular	0.00	0.00	108643
	Void	09/16/2025	Regular	0.00	0.00	108644
	Void	09/16/2025	Regular	0.00	0.00	108645
001137	UNITED POWER	09/16/2025	Regular	0.00	250.64	108646
1215802 AUG25	Invoice	09/03/2025	GF-AUGUST 2025 ELECTRIC SERV (VET OFF...	0.00	250.64	
001156	VERIZON WIRELESS SVCS LLC	09/16/2025	Regular	0.00	5,659.16	108647
6122063966	Invoice	08/26/2025	GF- 07/27-08/26 VERIZON HOT SPOTS-MI...	0.00	5,659.16	
001174	WAGNER EQUIPMENT CO.	09/16/2025	Regular	0.00	336.48	108648
P00C2837188	Invoice	08/28/2025	GF-PARTS/SUPPLIES-STREETS	0.00	336.48	
001208	WBA, LOCAL GOVERNMENT LAW	09/16/2025	Regular	0.00	730.31	108649
43197	Invoice	08/31/2025	GF-MET25-002, LANCASTER CROSSING SE...	0.00	730.31	
001189	WELD COUNTY ACCTG DEPART	09/16/2025	Regular	0.00	8,779.97	108650
AUGUST 2025	Invoice	09/01/2025	WELD COUNTY FUEL PURCHASES	0.00	8,779.97	
001212	WILLIAMS AND WEISS CONSULTING LLC	09/16/2025	Regular	0.00	12,780.00	108651
2178	Invoice	09/05/2025	UF/WST-WATER ENGINEERING-UF/WST	0.00	12,780.00	
003133	WS BARRICADE	09/16/2025	Regular	0.00	1,710.00	108652
00141934	Invoice	09/09/2025	CPR-BARRACADES FOR TRAPPER'S DAY-EV...	0.00	1,710.00	
003640	WYOMING TRIBUNE EAGLE	09/16/2025	Regular	0.00	2,074.02	108653
082588372	Invoice	08/31/2025	CPR/REC-REC GUIDE PRINTING-	0.00	2,074.02	
001224	XCEL ENERGY-GAS	09/16/2025	Regular	0.00	199.80	108654
942611095	Invoice	08/31/2025	GFAUG25 GAS BILL-PARKS	0.00	199.80	
000024	ACE HARDWARE OF FORT LUPTON	09/09/2025	EFT	0.00	7.98	9100200
109715/1	Invoice	08/27/2025	GOLF-ADAPTER-MAINT	0.00	7.98	
001327	ALTA PEAK ROLLOFFS LLC	09/09/2025	EFT	0.00	549.24	9100201
5045	Invoice	08/29/2025	GF-ROLLOFF SERVICE FOR AUGUST @WTP...	0.00	549.24	
003196	AMAZE HEALTH	09/09/2025	EFT	0.00	1,665.00	9100202
INV-9541	Invoice	08/31/2025	GF-AUGUST 2025 MONTHLY USER FEES-M...	0.00	1,665.00	
001820	BADGER METER	09/09/2025	EFT	0.00	103,590.21	9100203
1751447	Invoice	08/18/2025	UF-WATER METERS FOR NEW BUILDS-WLI...	0.00	72,727.39	
1751447-1	Invoice	09/03/2025	UF-REPLACEMENT WATER METERS-WATER	0.00	27,065.11	
80209442	Invoice	08/29/2025	UF-METER SERVICES-ADMIN	0.00	3,797.71	

Council Check Report

Date Range: 09/03/2025 - 09/16/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
002853	BUCKEYE CLEANING CENTER	09/09/2025	EFT	0.00	2,536.79	9100204
90696587	Invoice	08/26/2025	REC-JANITORIAL SUPPLIES-REC CENTER	0.00	41.66	
90696588	Invoice	08/26/2025	CPR-JANITORIAL SUPPLIES-COMM CENTER	0.00	181.92	
90696589	Invoice	08/26/2025	REC/CPR-CLEANING SUPPLIES-REC/COMM...	0.00	2,240.25	
90697398	Invoice	08/28/2025	GF-JANITORIAL SUPPLIES-FAC	0.00	72.96	
002723	EAGLE ROCK COMPANY OF COLO	09/09/2025	EFT	0.00	784.17	9100205
14340656	Invoice	09/02/2025	GOLF-BEVERAGES-PRO SHOP	0.00	502.77	
14340657	Invoice	09/02/2025	GOLF-BEVERAGES-PRO SHOP	0.00	281.40	
003720	FREDERICK M GOODBEE	09/09/2025	EFT	0.00	1,600.00	9100206
082625	Invoice	08/26/2025	GF-JUDGE SERVICES FOR AUGUST 2025-C...	0.00	1,600.00	
000505	FRONTIER PRECISION	09/09/2025	EFT	0.00	2,880.80	9100207
INV333231	Invoice	08/29/2025	GF-ANNUAL SOFTWARE SUBSCRIPTION-PL...	0.00	2,880.80	
003609	GENERATOR SOURCE LLC	09/09/2025	EFT	0.00	901.93	9100208
INV106480	Invoice	08/27/2025	UF-BACK UP GENERATOR SERVICE-WTP	0.00	901.93	
002778	KASEYA US LLC	09/09/2025	EFT	0.00	1,821.00	9100209
2464554992868	Invoice	08/31/2025	VSA10 Certification Course (3)	0.00	1,821.00	
003101	LANGUAGELINE SOLUTIONS	09/09/2025	EFT	0.00	75.00	9100210
LL30-013589	Invoice	08/31/2025	GF-TRANSLATION OF BALLOT TO SPANISH...	0.00	75.00	
003316	MIGUEL IRAOLA	09/09/2025	EFT	0.00	500.00	9100211
08312025	Invoice	08/31/2025	GF-TRANSLATION SERVICES FOR AUG 2025..	0.00	500.00	
000862	O'REILLY AUTO PARTS	09/09/2025	EFT	0.00	141.56	9100212
4489-242031	Invoice	08/22/2025	GOLF-OIL FILTERS-MAINT	0.00	52.54	
4489-243357	Invoice	08/28/2025	GOLF-SUPPLIES-MAINT	0.00	67.44	
4489-243405	Invoice	08/28/2025	GOLF-MOTOR OIL-MAINT	0.00	21.58	
000999	SHAMROCK FOODS COMPANY	09/09/2025	EFT	0.00	1,163.69	9100213
34651486	Invoice	08/28/2025	GOLF-FOOD, BEVERAGES, PRE PACKAGED ...	0.00	1,163.69	
001594	WILBUR-ELLIS COMPANY LLC	09/09/2025	EFT	0.00	980.00	9100214
17416900	Invoice	08/13/2025	GOLF-FERTILIZER-MAINT	0.00	980.00	
003580	ABTECH TECHNOLOGIES	09/16/2025	EFT	0.00	34,800.00	9100215
W206333-IN	Invoice	08/31/2025	Annual Renewal of StorTrust - DRRaS	0.00	34,800.00	
001293	AMAZON.COM	09/16/2025	EFT	0.00	1,861.65	9100216
13DH-HR1R-4JVD	Invoice	09/05/2025	GF-SUPPLIES-HR	0.00	59.10	
19KW-QGFC-4VK4	Invoice	09/09/2025	IT Amazon Orders	0.00	535.06	
1MFQ-JHKK-4R1C	Invoice	09/05/2025	GF-SUPPLIES-EC DEV	0.00	73.92	
1V3L-4G1J-47L4	Invoice	09/05/2025	GF-SUPPLIES/PARTS-STREETS/ADMIN	0.00	891.94	
1XPK-L7K1-46XQ	Invoice	09/05/2025	GF-3 Ring Binder 5 Tab Dividers (3)-FIN	0.00	301.63	
002853	BUCKEYE CLEANING CENTER	09/16/2025	EFT	0.00	1,700.20	9100217
90673792	Invoice	09/01/2025	GOLF-SUPPLIES-PRO SHOP	0.00	193.62	
90683558	Invoice	09/01/2025	GOLF-CLEANING SUPPLIES-PRO SHOP	0.00	186.92	
90698631	Invoice	09/04/2025	CPR-JANITORIAL SUPPLIES-COMM CENTER	0.00	414.90	
90699580	Invoice	09/08/2025	REC-CLEANING SUPPLIES-REC CENTER	0.00	19.14	
90699872	Invoice	09/09/2025	GOLF/GF-CLEANING SUPPLIES-PRO SHOP/...	0.00	885.62	
000361	DBC IRRIGATION SUPPLY	09/16/2025	EFT	0.00	420.75	9100218
S6086250.001	Invoice	08/26/2025	GF-SUPPLIES-PARKS	0.00	420.75	
000505	FRONTIER PRECISION	09/16/2025	EFT	0.00	4,732.00	9100219
INV333507	Invoice	09/04/2025	GF-CATALYST 10 ANNUAL SOFTWARE FEES...	0.00	4,732.00	
002674	HAYES POZNANOVIC KORVER, LLC	09/16/2025	EFT	0.00	11,673.50	9100220
1445	Invoice	09/04/2025	WST-August Legal Fees - Water	0.00	11,673.50	

Council Check Report

Date Range: 09/03/2025 - 09/16/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
002778	KASEYA US LLC	09/16/2025	EFT	0.00	9,694.45	9100221
CI_1684987	Invoice	09/05/2025	VSAx and BMS Annual Charge [09/01/2025..	0.00	9,219.26	
CI_1684987-1	Invoice	09/05/2025	Additional License for Maintenance	0.00	310.19	
CI_1684987-2	Invoice	09/10/2025	Difference in total cost on req02364	0.00	165.00	
001943	PINNACOL ASSURANCE	09/16/2025	EFT	0.00	500.00	9100222
22136877	Invoice	08/14/2025	GF-DEDUCTABLE-PD	0.00	500.00	
001101	TODD HODGES DESIGN, LLC	09/16/2025	EFT	0.00	9,755.20	9100223
3730	Invoice	09/08/2025	GF-PLANNING SEVICES AUGUST 25-SEPT 7,...	0.00	9,755.20	
001153	VALLEY FIRE EXTINGUISHER	09/16/2025	EFT	0.00	115.00	9100224
169282	Invoice	08/29/2025	CPR-DRY CHEM RECHARGE, MAINT-MUSE...	0.00	115.00	
000119	BANK OF COLORADO	09/05/2025	Bank Draft	0.00	7,365.27	DFT0002649
INV0001823	Invoice	09/05/2025	HSA DISTRIBUTION	0.00	7,365.27	
000119	BANK OF COLORADO	09/05/2025	Bank Draft	0.00	904.16	DFT0002650
INV0001824	Invoice	09/05/2025	HSA DISTRIBUTION	0.00	904.16	
001416	VALIC_1	09/05/2025	Bank Draft	0.00	48,483.35	DFT0002651
INV0001825	Invoice	09/05/2025	VALIC - 457(b) \$ Contributions	0.00	48,483.35	
001265	IRS	09/05/2025	Bank Draft	0.00	95,094.83	DFT0002652
INV0001828	Invoice	09/05/2025	Federal Withholding	0.00	95,094.83	
001418	CO DEPARTMENT OF REVENUE	09/05/2025	Bank Draft	0.00	15,663.00	DFT0002653
INV0001829	Invoice	09/05/2025	CO Withholding	0.00	15,663.00	

Bank Code New Main Operating Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	150	75	0.00	280,660.80
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	5	5	0.00	167,510.61
EFT's	43	25	0.00	194,450.12
	198	108	0.00	642,621.53

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	150	75	0.00	280,660.80
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	5	5	0.00	167,510.61
EFT's	43	25	0.00	194,450.12
	198	108	0.00	642,621.53

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH/CONSOLIDATED CASH	9/2025	642,621.53
			642,621.53

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 2, 2025**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, September 2, 2025. Mayor Zo Hubbard called the meeting to order at 6:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Hubbard, Councilmembers, Claud Hanes, Michael Sanchez, Bruce Fitzgerald, David Crespín and Valerie Blackston. Councilmember Chris Ceretto arrived at 6:04 p.m.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Finance Director, Leann Perino and Chief of Police, William Carnes.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Mayor or Council.

APPROVAL OF AGENDA

It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to approve the agenda as presented. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the September 2, 2025, payables; there were no questions or comments from the Mayor or Council.

PROCLAMATION

Mayor Hubbard proclaimed the month of September as Suicide Awareness and Prevention Month in the City of Fort Lupton.

Micaela Sanchez with North Range Behavioral Health addressed the Council and thanked them for proclaiming September as Suicide Awareness and Prevention month. She stated that Weld County lost 67 individuals to suicide in 2024. She encouraged everyone to know their resources and stated they have an office located in Fort Lupton.

CONSENT AGENDA

It was moved by Claud Hanes and seconded by Bruce Fitzgerald to approve the Consent Agenda as presented with the following items:

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 2, 2025**

- August 19, 2025 City Council Meeting Minutes
- Second Reading of Ordinance 2025-1188 APPROVING THE SUBMISSION OF A BALLOT ISSUE TO THE REGISTERED VOTERS VOTING IN THE COORDINATED ELECTION TO BE HELD NOVEMBER 4, 2025, A BALLOT ISSUE PERTAINING TO THE CONTINUANCE OF THE WATER SALES TAX OF 1% FOR WATER ACQUISITION AND IMPROVEMENT FUND, DECLARING AN EMERGENCY AND SETTING THE TITLE AND CONTENT OF THE BALLOT FOR THE ELECTION
- Approving Resolution 2025R036 RATIFYING THE MAYOR'S APPOINTMENT OF THE ATTACHED LIST OF CANDIDATES TO THE YOUTH ADVISORY COMMITTEE FOR A TERM BEGINNING AUGUST 1, 2025 AND ENDING AUGUST 31, 2026 (AM 2025-112)
- Approve Purchase Order with Badger Meter for New Water Meters and Endpoints for an Amount Not to Exceed \$100,000.00 from 2025 Utility Fund - Water Line Repairs Replacement Meters (AM 2025-113)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2025-114 Award the County Road 18 Mill & Overlay Project to Top-Notch Pavement Solutions LLC for an Amount Not to Exceed \$151,158.30, Allocated from the Street Sales Tax Fund

County Road 18 just west of Highway 85 has had deep ruts and potholes that are in dire need of fixing. The current project to be done includes approximately 3,500 sq. yd of surface to be milled with a new surface overlay added. This contract is not to exceed \$151,158.30 and comes from the Street Sales Tax Fund.

Although the portions of the Asphalt Patch & Seal budget are earmarked for previous projects, it is staff's belief that there will still be over \$400,000.00 left over after those projects are completed, thus, there will be plenty of budget left over to complete the County Road 18 Mill & Overlay project.

Mayor Hubbard asked when the project will begin. Monroe Peck, City Engineer Project Manager stated it will likely start towards the end of September or early October. Councilmember Chris Ceretto asked what the length of the project will be and where it starts and ends. Mr. Peck responded stating it is primarily over the bridge and about 50 feet on the other side of the bridge.

It was moved by Michael Sanchez and seconded by Valerie Blackston to Award the County Road 18 Mill & Overlay Project to Top-Notch Pavement Solutions LLC for an Amount Not to Exceed \$151,158.30, Allocated from the Street Sales Tax Fund. Motion passed unanimously on roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 2, 2025**

AM 2025-115 Authorize the Mayor to Execute an Agreement for the Purchase of Windy Gap Units from Platte River Power Authority for \$9,700,000.04, Allocated from the Utility Fund's Cash in Lieu Funds and from the Water Sales Tax Fund

Platte River Power Authority (PRPA) held a bid process to sale 3 units of its Windy Gap water. The City of Fort Lupton was able to buy 2 of the 3 units via the bid process. The City currently owns 13 units that it purchased from the City of Greeley in 2005 (3 Units) and PRPA in 2017 (10 Units). This additional water will help keep our water portfolio secure for the citizens and businesses.

The wholly consumable effluent resulting from use of Windy Gap Units can be used to augment additional well pumping by the City of Fort Lupton. The well pumping can be related to non-potable use and also potentially provide a future potable water source if well water is blended with high quality water or treated using advanced treatment methods. The wholly consumable effluent is an added value that is not possible with CBT water.

The total of \$9,700,000.04 for the Windy Gap Units will be paid for out of the Utility Fund's Cash in lieu funds (\$5M) and from the water sales tax fund (\$4.7M).

It was moved by Chris Ceretto and seconded by Valerie Blackston to Authorize the Mayor to Execute an Agreement for the Purchase of Windy Gap Units from Platte River Power Authority for \$9,700,000.04, Allocated from the Utility Fund's Cash in Lieu Funds and from the Water Sales Tax Fund. Motion passed unanimously on roll call vote.

INFORMATION MEMORANDUM

IM 2025-014 Submission of the Participation and Release Form in the New National Opioids Settlement with Secondary Manufacturers

On November 2, 2021 City Council approved AM 2021-181 to Participate in the Opioid Settlement with the State of Colorado. The Colorado Opioid Settlement Tracker (COST) has been set up and will be the program to help organize the opt-in or opt-out process. The City is proceeding with the Opt-out of direct funding option. It will join the regions resource group to maximize funding potential and limit staff requirements for tracking of funds.

Colorado has reached settlements with eight opioids manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus ("Settling Defendants").

In order for Colorado to maximize its share of the settlement proceeds, these opioid settlements (like prior opioid settlements) require that Colorado's Local Governments participate in the settlements by releasing their opioid-related legal claims against the

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 2, 2025**

settling Defendants. Fort Lupton cannot receive funds from any opioid settlement it does not join. Staff will process the documents to send to the regional group similar to the prior round.

Importantly, the terms of the Colorado Opioid Memorandum of Understanding (“Colorado MOU”), which governs the distribution of opioid settlement funds in Colorado, will also apply to the recent opioid settlements. FORT LUPTON has already signed the Colorado MOU and does not need to re-sign it to participate in the recent opioid settlements.

STAFF REPORTS

Mari Peña, City Clerk, stated she conducted a drawing to determine the order in which candidate names will be placed on the November 4, 2025 election ballot.

MAYOR/COUNCIL REPORTS

No reports from the Council.

FUTURE CITY EVENTS

September 3, 2025 - Coffee with a Cop, Recreation Center 203 S. Harrison Ave., 8:00 a.m.

September 5, 2025 - Tomato Festival Street Dance, 4th & Denver Ave., 6:00 p.m. - 8:00 p.m.

September 6, 2025 - Tomato Festival Pancake Breakfast, Parade, and City Tour and Activities, 7:00 a.m. - 3:00 p.m.

September 11, 2025 - Transportation Plan Public Meeting, City Council Chambers, 130 S. McKinley Ave., 6:00 p.m.

September 18, 2025 - Senior / Disabled Residents Fall Clean-up Curbside Pick-Up

September 20, 2025 - Fall Clean-up Day, 800 12th Street, 8:00 a.m. - 12:00 p.m.

UPCOMING MEETINGS

September 9, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

September 16, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

September 30, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

October 7, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 2, 2025**

ADJOURNMENT

The meeting adjourned at 6:11 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council,

Zo Hubbard, Mayor

DRAFT

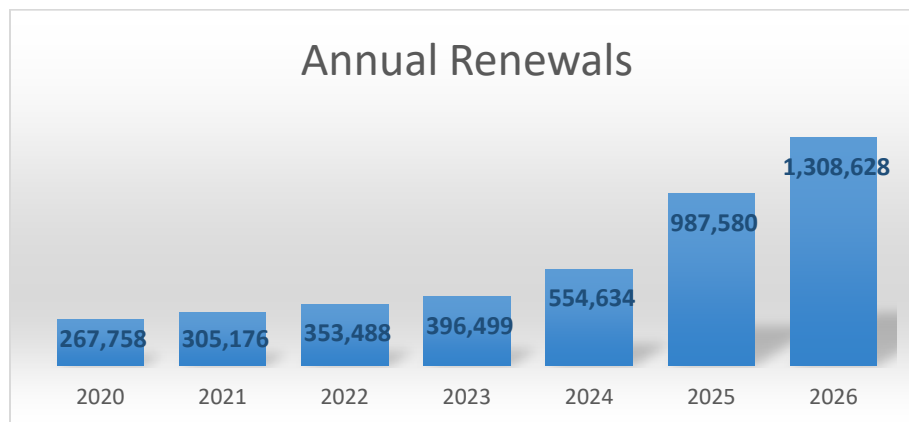


SUBJECT FOR DISCUSSION

Accepting the 2026 CIRSA Property Casualty, Renewal Quotations Estimated to be \$1,308,628.32, the No-Fault Water Line Rupture Quote for \$3,034 and the Property Damage for Mobile Equipment for \$1,044.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

CIRSA (Colorado Intergovernmental Risk Sharing Agency) submits an estimated bill for The City's Property Casualty renewal. The estimate must be accepted, signed and returned to CIRSA by October 1. The 2026 quote is a \$314,937.49 increase compared to the premium paid in 2025. The increases in previous years has been due in large part to the police and legislative official's liability costs.



The 2026 renewal has increased 32% see attachment B for details on increases.

FINANCIAL CONSIDERATIONS

The estimated renewal will be allocated between the funds and added to the 2026 budget.

LEGAL/POLITICAL CONSIDERATIONS

None.

ALTERNATIVES/OPTIONS

None

STAFF RECOMMENDATIONS

Accept the renewal quotes from CIRSA.

Attachments:

- a. Quote
- b. 2026 Renewal Quote Comparison to 2025 Renewal

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

August 29, 2025

Leann Perino, Finance Director
City of Fort Lupton
130 South McKinley
Fort Lupton, CO 80621

RE: 2026 Property/Casualty Preliminary Contribution Quotation(s)

Dear Leann:

Enclosed is the preliminary quotation(s) for your 2026 contribution to the CIRSA Property/Casualty Pool.

We are pleased to report that the 2026 average increase for Property/Casualty coverage is 5.42%. Your entity's quote(s) may reflect a greater or lesser increase, or overall decrease, depending on a variety of underwriting factors, including loss experience, changes in exposures, changes in total operating expenditures, chosen deductibles and limits, and other factors.

For your convenience, this quote(s) includes a breakdown of contribution by line of coverage, the amount of any Loss Control Credits available to your entity, and optional payment plans. If you requested alternative quote options reflecting different liability limits or various deductible options for 2026, these quotes are also included.

If you would like to explore additional liability limits or deductible options, CIRSA's Finance Team is available to assist you with this assessment. Keep in mind that selecting a higher deductible means your entity will assume more of the cost in the event of a claim. Therefore, it's crucial to evaluate your entity's ability to handle a higher deductible. Please contact Linda Black, Assistant Director and Chief Financial Officer, at (720) 605-5440 or lindab@cirsa.org.

The attached quotation(s) provides a preliminary quotation(s). Final invoices, e-mailed on December 18, 2025, will be adjusted for any changes made to your 2026 renewal application. Moreover, quoted contributions may also change if CIRSA membership changes significantly for 2026 and/or actual excess insurance premiums are not adequately funded by the budget established within your rate.

If your entity is a member of both the workers' compensation pool and the property/casualty pool, each quote reflects a 1.5% multi-pool discount. If your entity withdraws from either pool effective January 1, your entity is no longer eligible for the multi-pool discount, and a new quote for the pool you are remaining in will need to be generated and accepted.

Also included in this packet is a general description of the types and monetary limits of the proposed coverages to be provided to 2026 CIRSA Property/Casualty members.

If you requested a quote for one or more of the CIRSA self-funded optional coverage programs, Excess Cyber (Data Privacy and Network Security), No-Fault Water Line Rupture and/or Sewer Back-Up coverage, or Property Damage Caused by Member's Operation of Mobile Equipment coverage the quotes and plan information are included in this renewal quote packet.



If you have requested quotations for any of the optional coverage programs including Equipment Breakdown, Excess Crime, Community Service Workers' Accident Medical Plan, Sports Accident Medical Plan, Occupational Accidental Death and Dismemberment Plan, Volunteer Accident Medical Plan, or Detainee Medical coverage, they are not included in this mailing. The majority of the carriers that provide coverage for each program are unable to provide quotes until later this year. We anticipate that quotations for these optional coverages will be emailed to members in October.

The acceptance forms must be completed and returned to CIRSA on or before **Wednesday, October 1, 2025**. When completing your property/casualty form, please make sure to:

- Initial the desired quote option you wish to accept for 2026.
- Write the amount of any available Loss Control Credits you wish to use in the appropriate section of the *Loss Control Credits* table on the quotation sheet.
- Indicate which payment option you would like for 2026 on the quotation sheet.
- Indicate if you will be participating in the optional Uninsured/Underinsured Motorist Coverage, Excess Cyber coverage, No-Fault Water Line Rupture and/or Sewer Back-Up coverage, or Property Damage Caused by Member's Operation of Mobile Equipment coverage program(s).
- Return the signature page signed by an authorized signer.

When completing your optional coverage forms, please make sure to:

- Indicate if you wish to accept or decline coverage.
- Return the signature page signed by an authorized signer.

We thank you for your continued membership in CIRSA, and for your commitment to public entity pooling. Our CIRSA Services Brochure is also attached. If you would like further information, or a virtual or face-to-face meeting, please reach out to Shannon Pursley, Communications & Engagement Manager, at (303) 594-6249 or shannonp@cirsa.org. We are also available to give presentations to your governing body upon request.

Thank you for the opportunity to serve you. We look forward to continuing our relationship with you in 2026.

Sincerely,



Tami A. Tanoue
Executive Director

Enc.



CIRSA Property/Casualty Pool
Preliminary 2026 Contribution Quotation
FL2026PC

City of Fort Lupton
130 South McKinley
Fort Lupton, CO 80621

All Risk Property Deductible:	\$5,000
Standard – 1% of individual damage building values or .1% of total building values.	
Auto Liability Deductible:	\$1,000
Auto Physical Damage Deductible:	\$5,000
General Liability Deductible:	\$1,000
Public Officials Errors & Omissions Liability Deductible:	\$1,000
Law Enforcement Liability Deductible:	\$25,000
Auto Liability Limit:	\$5,000,000
Liability Limit:	\$10,000,000

Description	Amount
Total 2026 Preliminary Quotation before Credits	\$1,304,550.32
Multi-Pool Discount Applied?	No

*If your entity is a member of both pools (PC & WC), each quote reflects a 1.5% multi-pool discount. If your entity withdraws from either pool effective January 1, your entity is no longer eligible for the multi-pool discount. A new quote for the pool you are remaining in will need to be generated and accepted

Loss Control Credits (Please indicate the amount that you wish to use. Amount may be split between available options.)

Description	Amount	Credit Options		
		Credit Contribution	Deposit/Leave in Account	Send Check
2025 Loss Control Audit Credit	(\$1,789.00)			
Balance Remaining from Prior Years' LC Credits	(\$0.00)			
Total Preliminary Quotation with all Available Credits	\$1,302,761.32			

Billing Options (Please indicate which option you choose)

☒ Annual Billing on January 1, 2026
☐ Quarterly Billing January 1, April 1, July 1, and October 1, 2026

To Renew with Quoted Option Initial Here: _____



CIRSA Property/Casualty Pool
Preliminary 2026 Contribution Quotation
FL2026PC

	Exposure	Contribution
PROPERTY COVERAGE		
All Risk Property Building Values	\$109,642,078.74	\$175,794.84
All Risk Property Contents Values	\$9,327,372.91	\$14,955.06
OTHER PROPERTY		
Business Income	\$3,108,302.00	\$4,983.70
Loss of Rents	\$0.00	\$0.00
Extra Expense	\$367,000.00	\$588.43
Valuable Papers	\$113,558.00	\$182.07
Electronic Data Processing	\$1,249,133.00	\$2,002.80
Accounts Receivable	\$570,575.00	\$914.83
Fencing	\$488,900.00	\$783.88
Mobile Equipment	\$1,610,683.00	\$2,582.49
Employee-Owned Tools	\$0.00	\$0.00
Law Enforcement Animals	\$0.00	\$0.00
Overhead Transmission Lines or Distribution Lines & Poles	\$0.00	\$0.00
Park Equipment	\$1,926,069.00	\$3,088.17
Athletic Equipment	\$322,848.00	\$517.64
Outdoor Lighting	\$884,921.00	\$1,418.84
Transformers	\$0.00	\$0.00
Signage	\$85,635.00	\$137.30
Swimming Pool Items	\$289,574.00	\$464.29
General Outdoor Items	\$165,375.00	\$265.15
Other Miscellaneous Property	\$131,016.00	\$210.06
Fine Arts	\$52,324.00	\$83.89
Golf Courses	\$3,296,647.00	\$5,285.69
Watercraft	\$0.00	\$0.00
Drones	\$11,235.00	\$18.01
AUTO LIABILITY COVERAGE		
All Trucks	32	\$24,229.14
Ambulances	0	\$0.00
Cars/Truck-Emergency Response	30	\$35,865.50
Cars-Passenger	6	\$2,391.03
Fire Trucks	0	\$0.00
Motorcycles	0	\$0.00
School Buses	0	\$0.00
Street Sweepers	2	\$1,514.32
Trailers	15	\$0.00
Transportation Buses	1	\$2,889.17
AUTO PHYSICAL DAMAGE COVERAGE		
All Trucks Values	\$1,274,114.00	\$23,632.78
Ambulances Values	\$0.00	\$0.00
Cars/Truck-Emergency Response Values	\$1,515,167.00	\$28,103.92
Cars-Passenger Values	\$178,666.00	\$3,313.97
Fire Trucks Values	\$0.00	\$0.00
Motorcycles Values	\$0.00	\$0.00
School Buses Values	\$0.00	\$0.00
Street Sweepers Values	\$676,138.00	\$12,541.28
Trailers Values	\$708,000.00	\$13,132.27
Transportation Buses Values	\$122,000.00	\$2,262.90
GENERAL LIABILITY COVERAGE		
Total Operating Expenditures (less airport expenditures)	\$104,440,278.00	\$167,561.90
SEPARATELY-RATED EXPOSURES		
Electric Distribution Payroll	0.00	\$0.00
Electric Generation Payroll	0.00	\$0.00
Gas Payroll	0.00	\$0.00
Residential Property Square Footage	0.00	\$0.00
Jail/Holding Facilities Area	160.00	\$4.37



CIRSA Property/Casualty Pool
Preliminary 2026 Contribution Quotation
FL2026PC

Recreational Facilities Area	66,237.00	\$2,588.06
Swimming Pools (Total Number)	2.00	\$358.60
Water/Sewer Payroll	690,793.30	\$6,031.54
PUBLIC OFFICIALS ERRORS & OMISSIONS COVERAGE		
Total Operating Expenditures (less airport expenditures)	\$104,440,278.00	\$338,826.92
Employment Practices Liability	\$104,440,278.00	\$18,196.69
Employment Benefit Liability	\$104,440,278.00	\$7,370.81
LAW ENFORCEMENT LIABILITY		
Police Department Full Time Officers	27.00	\$399,458.01
Police Department Reserve/Part Time Officers	0.00	\$0.00
Optional Coverages		
Property Damage from Mobile Equipment		\$0.00
No-Fault Water Line Rupture and/or Sewer Backup	Option	\$0.00
Total Contribution		\$1,304,550.32

Fort Lupton Property Schedule - FL2026PC

Cirs I D	Use	Address	Postal	Remove Building	Remove Date	Property Excluded	Building Value	Contents Value	Deductible	Final Property Contribution	Final Contents Contribution	Contribution	Member
12000084	Administration Offices	1200 Dexter St., Unit W-12 & W-13	80621	No		No	\$0.00	\$117,936.00	\$5,000	\$0.00	\$189.09	\$189.09	Fort Lupton
12000061	Bathroom	Pearson Park	80621	No		No	\$31,516.19	\$48,215.54	\$5,000	\$50.53	\$77.31	\$127.84	Fort Lupton
12000059	Bleachers	Pearson Park	80621	No		No	\$22,043.02	\$0.00	\$5,000	\$35.34	\$0.00	\$35.34	Fort Lupton
12000025	City Hall Complex	130 South McKinley Avenue	80621	No		No	\$3,580,000.00	\$589,555.51	\$5,000	\$5,740.00	\$945.26	\$6,685.26	Fort Lupton
12000004	City Hall Complex - Former Well Station #1	130 South McKinley Avenue	80621	No		No	\$90,000.00	\$0.00	\$5,000	\$144.30	\$0.00	\$144.30	Fort Lupton
12000090	Dog Kennel	1025 1st Street	80621	No		No	\$460,000.00	\$25,000.00	\$5,000	\$737.54	\$777.62	\$40.08	Fort Lupton
12000039	East Lift Station	9th Street and Aspen Avenue	80621	No		No	\$295,000.00	\$0.00	\$5,000	\$472.99	\$0.00	\$472.99	Fort Lupton
12000065	Golf Course - Cart Storage Building	2 Clubhouse Drive	80621	No		No	\$205,000.00	\$0.00	\$5,000	\$328.69	\$0.00	\$328.69	Fort Lupton
12000081	Golf Course - Pump Station	2 Clubhouse Drive	80621	No		No	\$192,000.00	\$0.00	\$5,000	\$307.84	\$0.00	\$307.84	Fort Lupton
12000079	Golf Course - Restroom	412 Ryan Avenue	80621	No		No	\$65,000.00	\$0.00	\$5,000	\$104.22	\$0.00	\$104.22	Fort Lupton
12000040	Golf Course Clubhouse	2 Clubhouse Drive	80621	No		No	\$1,075,000.00	\$410,953.52	\$5,000	\$1,723.60	\$658.90	\$2,382.50	Fort Lupton
12000042	Golf Course Maintenance/Storage Building	2 Clubhouse Drive	80621	No		No	\$400,000.00	\$497,656.51	\$5,000	\$641.34	\$797.92	\$1,439.26	Fort Lupton
12000078	Koshio Park Restroom Building	131 McKinley Avenue	80621	No		No	\$65,000.00	\$0.00	\$5,000	\$104.22	\$0.00	\$104.22	Fort Lupton
12000045	Koshio Park Shelter	South McKinley Avenue	80621	No		No	\$50,000.00	\$0.00	\$5,000	\$80.17	\$0.00	\$80.17	Fort Lupton
12000020	Lagoon Aerators (1)	Lagoon	80621	No		No	\$0.00	\$18,728.12	\$5,000	\$0.00	\$30.03	\$30.03	Fort Lupton
12000085	Library	370 South Rolfe Avenue	80621	No		No	\$5,620,000.00	\$2,184,000.00	\$5,000	\$9,010.84	\$3,501.72	\$12,512.56	Fort Lupton
12000068	Library	425 S. Denver Ave.	80621	No		No	\$0.00	\$2,761,236.47	\$5,000	\$0.00	\$4,427.23	\$4,427.23	Fort Lupton
12000015	Museum	453 1st Street	80621	No		No	\$1,055,000.00	\$71,819.76	\$5,000	\$1,691.54	\$115.15	\$1,806.69	Fort Lupton
12000053	North Lift Station/Sewer	1240 Factory Circle	80621	No		No	\$680,000.00	\$0.00	\$5,000	\$1,090.28	\$0.00	\$1,090.28	Fort Lupton
12000060	Park Shelter	Community Center	80621	No		No	\$273,000.00	\$0.00	\$5,000	\$437.72	\$0.00	\$437.72	Fort Lupton
12000064	Pedestrian Bridge	12215 CO Highway 52 and South Platte River	80621	No		No	\$1,450,000.00	\$0.00	\$5,000	\$2,324.86	\$0.00	\$2,324.86	Fort Lupton
12000067	Playground	851 Northrup Ave.	80621	No		No	\$55,515.55	\$0.00	\$5,000	\$56.94	\$0.00	\$56.94	Fort Lupton
12000050	Playground Equipment	203 S. Harrison Ave.	80621	No		No	\$98,576.14	\$0.00	\$5,000	\$158.05	\$0.00	\$158.05	Fort Lupton
12000018	Playground Equipment	City Park	80621	No		No	\$31,055.70	\$0.00	\$5,000	\$49.79	\$0.00	\$49.79	Fort Lupton
12000022	Playground Equipment	Pearson Park	80621	No		No	\$35,205.76	\$0.00	\$5,000	\$56.45	\$0.00	\$56.45	Fort Lupton
12000023	Playground Equipment	Lancaster Park	80621	No		No	\$35,205.76	\$0.00	\$5,000	\$56.45	\$0.00	\$56.45	Fort Lupton
12000066	Public Works - Shop C	800 12th Street	80621	No		No	\$260,000.00	\$71,819.76	\$5,000	\$416.87	\$115.15	\$532.02	Fort Lupton
12000063	Public Works - Shop - Vehicle Storage B	800 12th Street	80621	No		No	\$300,000.00	\$0.00	\$5,000	\$481.01	\$0.00	\$481.01	Fort Lupton
12000069	Public Works - Shop D	800 12th Street	80621	No		No	\$110,000.00	\$0.00	\$5,000	\$176.37	\$0.00	\$176.37	Fort Lupton
12000013	Public Works Shop A	800 12th Street	80621	No		No	\$650,000.00	\$170,797.82	\$5,000	\$1,042.18	\$273.85	\$1,316.03	Fort Lupton
12000088	Recreation Center Additions	203 S Harrison Ave	80621	No		No	\$1,982,860.40	\$734,187.30	\$5,000	\$19,212.74	\$1,177.16	\$20,389.90	Fort Lupton
12000052	Recreation Center/Community Center	203 South Harrison Avenue	80621	No		No	\$15,910,000.00	\$1,327,006.80	\$5,000	\$25,509.33	\$2,127.66	\$27,636.99	Fort Lupton
12000062	Recreation Center/Community Center - Shop/Multi-Purpose Building	205 South Harrison Avenue	80621	No		No	\$200,000.00	\$132,700.71	\$5,000	\$320.67	\$212.77	\$533.44	Fort Lupton
12000089	Restroom	Community Center Park	80621	No		No	\$318,140.00	\$5,000.00	\$5,000	\$510.09	\$8.02	\$518.11	Fort Lupton
12000055	Shop - Cemetery	13750 WCR 12	80621	No		No	\$47,010.60	\$3,820.91	\$5,000	\$75.37	\$6.13	\$81.50	Fort Lupton
12000057	Skate Park	Skate Park	80621	No		No	\$300,000.00	\$0.00	\$5,000	\$481.01	\$0.00	\$481.01	Fort Lupton
12000076	South Lift Station	9th Street and Grand Avenue	80621	No		No	\$475,000.00	\$0.00	\$5,000	\$761.59	\$0.00	\$761.59	Fort Lupton
12000077	Storage Building	Pearson Park	80621	No		No	\$31,449.60	\$0.00	\$5,000	\$50.42	\$0.00	\$50.42	Fort Lupton
12000035	Tank Farm - Tank #1 - 1,000,000 Gallons	401 County Road 29 1/2	80621	No		No	\$1,300,000.00	\$0.00	\$5,000	\$2,084.36	\$0.00	\$2,084.36	Fort Lupton
12000034	Tank Farm - Tank #2 - 1,000,000 Gallons	401 County Road 29 1/2	80621	No		No	\$1,300,000.00	\$0.00	\$5,000	\$2,084.36	\$0.00	\$2,084.36	Fort Lupton
12000011	Tank Farm - Tank #3 - 1,000,000 Gallons	401 County Road 29 1/2	80621	No		No	\$1,300,000.00	\$0.00	\$5,000	\$2,084.36	\$0.00	\$2,084.36	Fort Lupton
12000024	Tank Farm Booster Station	401 County Road 29 1/2	80621	No		No	\$1,100,000.00	\$0.00	\$5,000	\$1,763.69	\$0.00	\$1,763.69	Fort Lupton
12000082	Terminal Storage Reservoir	16660 Weld County Road 16	80621	No		No	\$12,806,600.00	\$0.00	\$5,000	\$20,533.49	\$0.00	\$20,533.49	Fort Lupton
12000000	Wastewater Treatment Plant - Administration Office	12285 CO Highway 52	80621	No		No	\$400,000.00	\$130,508.50	\$5,000	\$641.34	\$209.25	\$850.59	Fort Lupton
12000027	Wastewater Treatment Plant - Aerobic Digester (2)	12285 CO Highway 52	80621	No		No	\$2,000,000.00	\$0.00	\$5,000	\$3,206.70	\$0.00	\$3,206.70	Fort Lupton
12000001	Wastewater Treatment Plant - Blower/Pump Building	12285 CO Highway 52	80621	No		No	\$1,215,000.00	\$0.00	\$5,000	\$1,948.07	\$0.00	\$1,948.07	Fort Lupton
12000028	Wastewater Treatment Plant - Clarifier-Final	12285 CO Highway 52	80621	No		No	\$952,000.00	\$0.00	\$5,000	\$1,526.39	\$0.00	\$1,526.39	Fort Lupton
12000002	Wastewater Treatment Plant - Dewatering Building	12285 CO Highway 52	80621	No		No	\$1,300,000.00	\$0.00	\$5,000	\$2,084.36	\$0.00	\$2,084.36	Fort Lupton
12000003	Wastewater Treatment Plant - Disinfection/UV Building	12285 CO Highway 52	80621	No		No	\$845,000.00	\$0.00	\$5,000	\$1,354.83	\$0.00	\$1,354.83	Fort Lupton
12000080	Wastewater Treatment Plant - Headworks	12285 CO Highway 52	80621	No		No	\$500,000.00	\$0.00	\$5,000	\$801.68	\$0.00	\$801.68	Fort Lupton
12000014	Wastewater Treatment Plant - Oxidation Ditch	12225 CO Highway 52	80621	No		No	\$4,150,000.00	\$0.00	\$5,000	\$6,653.91	\$0.00	\$6,653.91	Fort Lupton
12000051	Water Treatment Plant - Domestic Water Storage - 3,000,000 Gallons	16660 County Road 16	80621	No		No	\$2,980,000.00	\$0.00	\$5,000	\$4,777.99	\$0.00	\$4,777.99	Fort Lupton
12000033	Water Treatment Plant - Main Building	16660 County Road 16	80621	No		No	\$29,325,000.00	\$26,429.66	\$5,000	\$47,018.29	\$42.38	\$47,060.67	Fort Lupton
12000036	Water Treatment Plant - Water Tank - 500,000 Gallons	16660 County Road 16	80621	No		No	\$850,000.00	\$0.00	\$5,000	\$1,362.85	\$1.00	\$1,362.85	Fort Lupton
12000010	Well #13	9th Street and Lancaster Avenue	80621	No		No	\$150,000.00	\$0.00	\$5,000	\$240.50	\$0.00	\$240.50	Fort Lupton
12000006	Well #3	West of Denver on 9th Street	80621	No		No	\$170,000.00	\$0.00	\$5,000	\$272.57	\$0.00	\$272.57	Fort Lupton
12000007	Well #4	Fulton Avenue and 5th Street	80621	No		No	\$150,000.00	\$0.00	\$5,000	\$240.50	\$0.00	\$240.50	Fort Lupton
12000005	Well #5	South of High School	80621	No		No	\$140,000.00	\$0.00	\$5,000	\$224.47	\$0.00	\$224.47	Fort Lupton
12000009	Well #6	N. of Key Energy	80621	No		No	\$134,900.00	\$0.00	\$5,000	\$216.29	\$0.00	\$216.29	Fort Lupton
12000008	Well #7	Fulton Avenue	80621	No		No	\$145,000.00	\$0.00	\$5,000	\$232.49	\$0.00	\$232.49	Fort Lupton
							\$109,642,078.72	\$9,327,372.89	\$5,000	\$175,794.84	\$14,955.06	\$190,749.90	

Fort Lupton Vehicle Schedule - FL2026PC

CIRSA ID	Member Vehide Number	Year	Make And Model	Number of Vehicles	Vehicle Type	Location	V I N	Final APD Value	Auto Physical Damage Deductible	Final Annual AL Contribution	Final Annual APD Contribution	Total AL & APD Contribution	Member
12000005				32	All Trucks			\$1,274,114.00	\$5,000.00	\$24,229.14	\$23,632.78	\$47,861.92	Fort Lupton
12000009				0	Ambulances			\$0.00		\$0.00	\$0.00	\$0.00	Fort Lupton
12000002				6	Cars - Passenger			\$178,666.00	\$5,000.00	\$2,391.03	\$3,313.97	\$5,705.00	Fort Lupton
12000008				0	Fire Trucks			\$0.00		\$0.00	\$0.00	\$0.00	Fort Lupton
12000004				30	Cars/Trucks - Emergency Response			\$1,515,167.00	\$5,000.00	\$35,865.50	\$28,103.92	\$63,969.42	Fort Lupton
12000010				0	Motorcycles			\$0.00		\$0.00	\$0.00	\$0.00	Fort Lupton
12000011				0	School Buses			\$0.00		\$0.00	\$0.00	\$0.00	Fort Lupton
12000006				2	Street Sweepers			\$676,138.00	\$5,000.00	\$1,514.32	\$12,541.28	\$14,055.60	Fort Lupton
12000001				15	Trailers			\$708,000.00	\$5,000.00	\$0.00	\$13,132.27	\$13,132.27	Fort Lupton
12000007				1	Transportation Buses			\$122,000.00	\$5,000.00	\$2,889.17	\$2,262.90	\$5,152.07	Fort Lupton
								\$4,474,085.00		\$66,889.16	\$82,987.12	\$149,876.28	

This preliminary quotation includes all exposures reported on your entity's 2026 Property/Casualty Renewal Application and any Application Amendment Requests received by CIRSA before August 1, 2025.

Please note, for the All Risk Property Deductible shown on page 1 of your quote, an additional property deductible will apply separately to each location in a National Flood Insurance Program (NFIP) Zone A if total building and contents values at that location are in excess of \$1,000,000. The deductible will be the maximum limit of coverage which could have been purchased through NFIP, whether it is purchased or not.

The City of Fort Lupton participated in the 2025 Uninsured/Underinsured Motorist coverage. Please indicate if the City of Fort Lupton will:

- ☒ Accept 2026 Uninsured/Underinsured Motorist coverage
☐ Decline 2026 Uninsured/Underinsured Motorist coverage

The undersigned is authorized to accept this preliminary quotation on behalf of the City of Fort Lupton.

We accept this preliminary quotation for January 1, 2026 to January 1, 2027. We understand our final invoice may increase or decrease depending upon the number of CIRSA Property/Casualty members for 2026, actual excess insurance premiums, and any changes made to our 2026 renewal application.

Signature: _____ Date: _____

Title: _____

Signature must be that of the Mayor, Manager, Clerk or equivalent (such as President of a Special District.)

This page, along with all pages of the applicable attached quote, must be returned on or before Wednesday, October 1, 2025. A mailed, faxed or e-mailed copy is acceptable. Please return to:

Monique Ferguson, Underwriting Coordinator
3665 Cherry Creek North Drive
Denver, CO 80209
E-Mail: MoniqueF@cirsa.org
Fax: (303) 757-8950 or (800) 850-8950

**2026 NO-FAULT WATER LINE RUPTURE & SEWER BACKUP
Quotation and Notice of Acceptance/Rejection Form**

The City of Fort Lupton does wish to purchase this coverage at the below option effective January 1, 2026 through December 31, 2026.

- ☐ Option 1 - \$2,500 Premises/\$10,000 Aggregate - **\$1,213.00**
☐ Option 2 - \$5,000 Premises/\$20,000 Aggregate - **\$1,821.00**
☒ Option 3 - \$10,000 Premises/\$40,000 Aggregate - **\$3,034.00**

The City of Fort Lupton does NOT wish to purchase this coverage for 2026.

☐ Reject

For reference, the City of Fort Lupton participates in Option 3 in this coverage in 2025.

Signature: _____

*Signature must be that of the Mayor, Manager, Clerk or equivalent
(such as President of a Special District).*

Title: _____

Date: _____

This is NOT a bill. An invoice will be sent upon acceptance.

2026 NO-FAULT WATER LINE RUPTURE & SEWER BACKUP

Optional Coverage Plan Information

Coverage: Under liability lines coverage, an indemnity payment to a claimant is made only if an incident falls within a waiver provision in the Governmental Immunity Act and the member is at fault for the damage, such as a dangerous physical condition of the public water or sanitation system arising from the member's faulty construction, operation, or maintenance. This optional coverage will pay a limited amount for damage, including cleanup costs to property of others, when the member has immunity or is otherwise not at fault for the damage.

This coverage is excess of any other valid collectible insurance available to the owners of the affected property. This coverage has been designed to help pay a claimant's deductibles, up to the chosen sublimit per any one premises or commercial occupancy, listed below or to assist those without insurance with some of the damage costs or clean up expenses.

Limits: Members have the option of selecting the following limits of coverage:

Option 1	\$ 2,500	Any one residential premises
	\$ 2,500	Any one commercial occupancy
	\$ 10,000	Annual Member Aggregate
Option 2	\$ 5,000	Any one residential premises
	\$ 5,000	Any one commercial occupancy
	\$ 20,000	Annual Member Aggregate
Option 3	\$ 10,000	Any one residential premises
	\$ 10,000	Any one commercial occupancy
	\$ 40,000	Annual Member Aggregate

Deductibles: \$0

Claims: Claims will be handled by the CIRSA Claims Department. Please report claims using the CIRSA on-line claims system or contact your assigned CIRSA Claims Representative.

*This information is provided only as a general summary of the coverages that apply or are available to CIRSA members. All coverages are governed by the terms, conditions, exclusions and limits stated in the applicable coverage documents. **This summary should not be relied on as a substitute for review of those documents.***

**2026 PROPERTY DAMAGE CAUSED BY MEMBER'S
OPERATION OF MOBILE EQUIPMENT
Quotation and Notice of Acceptance/Rejection Form**

The City of Fort Lupton

☒ does
☐ does NOT

wish to purchase this coverage for the annual premium of **\$1,044.00** effective January 1, 2026, through December 31, 2026.

For reference, the City of Fort Lupton does participate in this coverage in 2025.

Signature: _____

*Signature must be that of the Mayor, Manager, Clerk or equivalent
(such as President of a Special District).*

Title: _____

Date: _____

This is NOT a bill. An invoice will be sent upon acceptance.

**2026 PROPERTY DAMAGE CAUSED BY MEMBER'S
OPERATION OF MOBILE EQUIPMENT
Optional Coverage Plan Information**

Coverage: Currently under the Governmental Immunity Act, members who cause injury or damage while operating mobile equipment have governmental immunity. This optional coverage will pay a limited amount for damage to property to others caused by the member's use of mobile equipment. This includes, but is not limited to, street sweepers, lawn mowing equipment, and mobile equipment (other than motor vehicles) used for snowplowing, etc.

This coverage is excess of any other valid collectible insurance available to the owners of the affected property. This coverage has been designed to help pay a claimant's deductibles (up to the \$2,500 sublimit) or assist those without insurance with some of the damage costs.

Limit: \$2,500 Each Claim
 \$10,000 Annual Member Aggregate

Deductible: \$0

Claims: Claims will be handled by the CIRSA Claims Department. Please report claims using the CIRSA on-line claims system or contact your assigned CIRSA Claims Representative.

*This information is provided only as a general summary of the coverages that apply or are available to CIRSA members. All coverages are governed by the terms, conditions, exclusions and limits stated in the applicable coverage documents. **This summary should not be relied on as a substitute for review of those documents.***

PROPOSED 2026 PROPERTY/CASUALTY COVERAGES

The types and monetary limits of the proposed coverages to be provided to CIRSA Property/Casualty members for the coverage period of January 1, 2026 to January 1, 2027 are generally described below. The scope, terms, conditions, and limitations of the coverages are governed by the applicable CIRSA coverage form, excess and/or reinsurance policies, the CIRSA Bylaws and Intergovernmental Agreement, and other applicable documents.

I. TYPES OF COVERAGES (subject to the limit on CIRSA's liability as described in Section II below):

- A. Property coverage (including auto physical damage and cyber first party, public relations expense and privacy breach expense)
- B. Liability coverage:
 - 1. General liability
 - 2. Automobile liability
 - 3. Law enforcement liability
 - 4. Public officials errors and omissions liability
 - 5. Cyber (third party, security and privacy breach liability)
- C. Crime coverage (including employee dishonesty and theft of money and securities)

II. CIRSA RETENTIONS, LOSS FUNDS, AGGREGATE LIMITS, AND MEMBER DEDUCTIBLES:

For the coverages described in Section I, CIRSA is liable only for payment of the applicable self-insured retentions and only to a total annual aggregate amount for CIRSA members as a whole of the amount of the applicable CIRSA loss fund for the coverage period. There is no aggregate excess coverage over any loss fund.

Coverages in excess of CIRSA's self-insured retentions are provided only by the applicable excess insurers and/or reinsurers in applicable excess and/or reinsurance policies, and shall be payable only by those excess insurers and/or reinsurers. The limits of coverage provided by the excess insurers and/or reinsurers for the coverage period shall be described in the coverage documents issued to the members. Aggregate and other limits shall apply as provided in said documents.

A. CIRSA PROPOSED SELF-INSURED RETENTIONS FOR THE COVERAGE PERIOD:

- 1. \$1,000,000 per claim/occurrence property*
- 2. \$100,000 per claim/annual aggregate cyber first party (public relations expense and privacy breach expense)
- 3. \$1,000,000 per claim/occurrence liability
- 4. \$1,000,000 each and every claim public officials liability
- 5. \$1,000,000 each and every claim law enforcement liability
- 6. \$500,000 per claim/annual aggregate cyber third party (security and privacy breach liability)
- 7. \$150,000 per claim/occurrence crime

*Subject further to CIRSA retention of first \$5,000,000 each and every hail/wind loss and/or occurrence

B. CIRSA LOSS FUND AMOUNTS FOR THE COVERAGE PERIOD:

Loss fund amounts are as adopted or amended from time to time by the CIRSA Board of Directors based on the members in the Property/Casualty Pool for the year and investment earnings on those amounts. Information on the current loss fund amounts is available from CIRSA's Finance Department.

C. PROPOSED EXCESS INSURANCE LIMITS FOR THE COVERAGE PERIOD:

1. Excess property: to \$500 million each claim/occurrence
2. Excess liability: to \$2 million each claim/occurrence; \$5 million each claim/occurrence or \$10 million each claim/occurrence; \$2 million or \$5 million excess auto liability; \$2 million, \$5 million or \$10 million annual aggregate for public officials errors and omission liability. The maximum liability and auto liability limits will be determined based on each member's selection.
3. Excess crime (optional): to \$5 million per claim/occurrence

D. MEMBER DEDUCTIBLES:

A member-selected deductible shall apply to each of the member's claims/occurrences. Payment of the deductible reduces the amount otherwise payable under the applicable CIRSA retention. Allocated loss adjustment expenses are included in the member deductible.

EXPLANATION OF CREDITS AVAILABLE AND ACCEPTANCE OR WITHDRAW PROCEDURES

LOSS CONTROL AUDIT SCORE CREDIT

CIRSA members who received a Loss Control Audit Score of 90 or higher in 2025 and renew their membership in 2026, are eligible for a Loss Control Audit Score Credit. This credit is offered to all members that take an active role in preventing or reducing their losses by complying with the CIRSA Loss Control Standards.

If you did not receive a credit for 2026 and would like to receive one in future years, please contact your Risk Control Representative.

LOSS CONTROL CREDIT ACCOUNT

The CIRSA Board of Directors has approved your use of any balance in the Loss Control Credit Account, except any Special Credit monies, to pay 2026 contributions. Your entity's balance in this account, if any, is shown on the quote letter.

ACCEPTANCE PROCEDURES

Please complete the enclosed acceptance form indicating your decision for 2026 and return it to the CIRSA office ***on or before Wednesday, October 1, 2025***. **Failure to return the form in time may result in the imposition of penalties under CIRSA Bylaw Article XIV upon withdrawal.**

WITHDRAWAL PROCEDURES *(if applicable)*

The enclosed Article XIV of the CIRSA Bylaws describes withdrawal procedures from CIRSA. **Written notice of withdrawal must be received by CIRSA no later than Wednesday, October 1, 2025, for a withdrawal without penalty effective January 1, 2026.** No withdrawing member shall be eligible for the above-described credits.

Article XIV should be read in its entirety for any penalties which would otherwise apply. Withdrawing members who subsequently apply to rejoin CIRSA may be subject to such terms and conditions as established by the CIRSA Board of Directors.

WITHDRAWAL NOTICE

**MUST BE RECEIVED AT THE CIRSA OFFICE
ON OR BEFORE WEDNESDAY, OCTOBER 1, 2025**

Sign and return this form if your entity has decided to **withdraw** from CIRSA effective January 1, 2026. Under CIRSA Bylaws, this form must be received by CIRSA ***no later than Wednesday, October 1, 2025***, for withdrawal without penalty effective January 1, 2026.

NOTICE OF WITHDRAWAL FROM CIRSA

This is to notify the CIRSA Board of Directors that the City of Fort Lupton is withdrawing from CIRSA for purposes of Property/Casualty coverage effective January 1, 2026. We understand the City of Fort Lupton remains obligated and will be billed for any amounts due CIRSA pursuant to the Bylaws and the policies established by CIRSA.

The undersigned is authorized to provide this notice of withdrawal on behalf of the City of Fort Lupton.

Signature must be that of the Mayor, Manager, Clerk, or equivalent (such as President of a Special District.)

Signature: _____

Title: _____

Date: _____

CIRSA BYLAWS
ARTICLE XIV

Withdrawal from Membership

(1) Any member may withdraw from CIRSA by giving prior notice in writing to the Board of Directors of the prospective effective date of its withdrawal.

(2) If the effective date of a member's withdrawal is a date other than January 1, the withdrawing member shall not be entitled to receive any refund of contributions made for administrative costs for the claim year of withdrawal. The withdrawing member shall be entitled to receive within forty-five (45) days after the effective date of withdrawal, a proportionate return of its contribution to any loss fund.

(3) If the effective date of a member's withdrawal is January 1 but the member's written notice of withdrawal is received by CIRSA more than thirty (30) days after the date on which CIRSA mailed a preliminary quotation of the contribution to be assessed the member for the year beginning on that January 1, the withdrawing member shall be obligated to pay its share of CIRSA's administrative costs for the year beginning on that January 1. However, if the preliminary quotation is mailed by CIRSA prior to September 1, members shall not be obligated for future claim year administrative costs if the member's written notice of withdrawal is received by CIRSA on or before the October 1 preceding the January 1 renewal date.

(4) The members may, by a two-thirds (2/3) vote of the members present at a meeting, adopt or amend a policy establishing additional conditions applicable to members which withdraw.

2026 CIRSA RENEWAL QUOTES COMPARED TO 2025 INVOICES

	2025 Invoice	2026 Quote	Increase / (Decrease)	% Increase
All Risk Property - Building	156,403.28	175,794.84	19,391.56	12%
All Risk Property - Contents	13,404.02	14,955.06	1,551.04	12%
Other Property				
Business Income	4,925.60	4,983.70	58.10	1%
Extra Expense	599.02	588.43	(10.59)	-2%
Valuable Papers	179.95	182.07	2.12	1%
Electronic Data Processing	1,979.45	2,002.80	23.35	1%
Accounts Receivable	931.29	914.83	(16.46)	-2%
Fencing	428.45	783.88	355.43	83%
Mobile Equipment	2,552.38	2,582.49	30.11	1%
Park Equipment	1,980.77	3,088.17	1,107.40	56%
Athletic Equipment	511.60	517.64	6.04	1%
Outdoor Lighting	1,402.30	1,418.84	16.54	1%
Signage	1,411.09	137.30	(1,273.79)	-90%
Swimming Pool Items	229.44	464.29	234.85	102%
General Outdoor Items	269.92	265.15	(4.77)	-2%
Other Misc. Property	207.62	210.06	2.44	1%
Fine Arts	82.92	83.89	0.97	1%
Golf Course	5,283.99	5,285.69	1.70	0%
Drones	17.46	18.01	0.55	3%
Auto Liability	57,173.11	66,889.16	9,716.05	17%
All Trucks	22,304.30	24,229.14		
Emergency Response	28,614.07	35,865.50		
Cars-/Passenger	2,201.08	2,391.03		
Street Sweepers	1,394.02	1,514.32		
Transportation	2,659.64	2,889.17		
Auto Physical Damage	65,294.64	82,987.12	17,692.48	27%
All Trucks	20,327.95	23,632.78		
Emergency Response	20,327.94	28,103.92		
Cars-/Passenger	2,850.54	3,313.97		
Street Sweepers	10,787.50	12,541.28		
Trailers	9,054.25	13,132.27		
Transportation	1,946.46	2,262.90		
General Liability	84,987.41	167,561.90	82,574.49	97%
Separately Rated Exposures:				
Water & Sewer Payroll	4,729.17	6,031.54	1,302.37	28%
Jail/Holding Facility Area	3.87	4.37	0.50	13%
Recreational Facility Area	2,236.29	2,588.06	351.77	16%
Swimming Pool	317.66	358.60	40.94	13%
Employment Practices Liability	9,761.85	18,196.69	8,434.84	86%
Employee Benefits Liability	3,853.36	7,370.81	3,517.45	91%
Total Operating Liability	181,236.53	338,826.92	157,590.39	87%
Law Enforcement Liability	387,262.39	399,458.01	12,195.62	3%
<u>Miscellaneous Quotes</u>				
Property Damage from Mobile equipment	1,000.00	1,044.00	44.00	4%
No-Fault Water line Rupture	3,034.00	3,034.00	-	0%
Loss Control Credit				
Total Renewal Quote	993,690.83	1,308,628.32	314,937.49	32%



SUBJECT FOR DISCUSSION

Approve the 2026 Colorado Big Thompson (CBT) Assessment from Northern Colorado Water Conservancy District (NCWCD) for an Amount not to Exceed \$177,146.52, Allocated from the Utility Fund-Water

SUMMARY STATEMENT/BACKGROUND DISCUSSION

CBT annual assessment of \$177,146.52 for the 2026 water year is due October 1, 2025. The charges are for 50-acre-feet of 2025 assessment at a rate of \$53.65 per acre-foot and 3,087 acre-feet of 2026 assessment at \$56.17 per acre-foot. This is a \$8,849 increase over the 2025 assessment of \$168,297.55.

FINANCIAL CONSIDERATIONS

There is \$2,682.50 due for the 2025 water year and will be expensed in the 2025 budget which has \$54,214.35 remaining. The 2026 assessment of \$174,464.02 will be accrued to the balance sheet in 2025 and expensed against the 2026 budget.

LEGAL/POLITICAL CONSIDERATIONS

None

ALTERNATIVES/OPTIONS

None

STAFF RECOMMENDATIONS

Approve the payment of \$177,146.52 from the Utility Fund-Water for the annual CBT Assessment

Attachments: a. Assessment from NCWCD

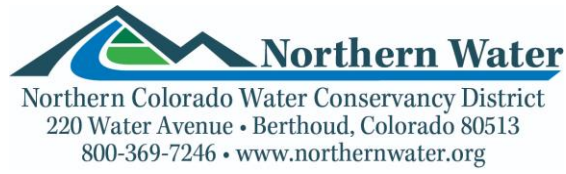
Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



August 27, 2025

Chris Cross
City of Fort Lupton
130 S McKinley Ave
Fort Lupton CO 80621

STATEMENT – ID 1730

Paragraph 4 of your Class B water allotment contract with the Northern Colorado Water Conservancy District provides for payment of assessment charges on 50 acre-foot units of Colorado-Big Thompson Project water as follows:

2025 Water Year: 50 AFUs @ \$53.65 = \$2,682.50

Paragraph 4 of your Section 131 water allotment contract with the Northern Colorado Water Conservancy District provides for payment of assessment charges on 3,087 acre-foot units of Colorado-Big Thompson Project water as follows:

2026 Water Year: ~~3,087~~ AFUs @ \$56.17 = \$174,464.02

3,106 AFUs

Total Due \$177,146.52

Payment is due on or before October 1, 2025. If you have any questions regarding this statement, please contact Sherri Rasmussen at (970) 622-2217.

Please return lower portion with your payment.

Class "B" assessment for: **City of Fort Lupton – ID 1730**

Please make payment to: **NORTHERN WATER**

Amount Due: **\$177,146.52**

Due Date: **October 1, 2025**

Amount Enclosed: _____

ACCOUNTS RECEIVABLE
NORTHERN WATER
220 WATER AVE
BERTHOUD CO 80513



SUBJECT FOR DISCUSSION

Accepting a Bid Proposal from Design Workshop to Serve as the Consultant Firm to Develop a Parks and Trails Master Plan for an Amount Not to Exceed \$280,000.00, Allocated from the General Fund Parks Department

SUMMARY STATEMENT/BACKGROUND DISCUSSION

On August 13, 2025, a committee (including City staff and Parks and Recreation Advisory Committee members) interviewed the top three firms from submitted qualifications for the Parks and Trails Master Plan update. While all three firms were viewed as qualified, Design Workshop ("DW") really stood out due to the quality of their project team that would work on our Master Plan, experience with multiple Parks and Trails Master Plans with identical components, and local/regional experience in the north front range area. Scope of work and fee schedule is included in the Vendor Agreement (attachment A).

FINANCIAL CONSIDERATIONS

The Parks and Trails Master Plan was budgeted for \$300,000. The City was awarded a Great Outdoor Colorado (GOCO) – Planning and Capacity grant for \$140,000 with \$160,000 City match (2025 budget in the General Fund Parks Department)

Design Workshop fee - \$280,000
City Community Engagement - \$20,000

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

ALTERNATIVES/OPTIONS

Request for qualifications closed on July 23, 2025, staff could look at other consultants that were interviewed. 11 qualifications were submitted with top three firms interviewed.

STAFF RECOMMENDATIONS

Staff recommends to accept Design Workshop proposal (attachment A) to provide consultant services for the Parks and Trails Master Plan update for an amount not exceed \$280,000.

Attachments: a. Vendor Agreement

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



City of Fort Lupton, Colorado

Vendor Agreement

This VENDOR Agreement is entered into by and between the **City of Fort Lupton**, Colorado (hereinafter "City") and DESIGN WORKSHOP (hereinafter "VENDOR").

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

1. SCOPE OF SERVICES. VENDOR shall perform the referenced services, with project services included in the scope of work set forth and incorporated herein as **Exhibit A**. VENDOR confirms it possesses all necessary permits, if any are required and professional licenses, as needed, and is in good standing with the State of Colorado. Further, VENDOR states, if applicable, it possesses liability insurance.

2. CONTRACT DOCUMENTS. This Agreement consists of and includes this Agreement and the scope of work set forth in the VENDOR's Scope of Work attached hereto as **Exhibit A**. In the event of any conflict between the specific contract terms and requirements of this Vendor Agreement and any terms and conditions of Vendor or Exhibit A, the parties specifically agree the terms of this Vendor Agreement shall control.

3. PERIOD OF SERVICE AND SCHEDULE. The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal.

4. CONTRACT SUM. The City shall pay to the VENDOR for performance and completion of the work and or services encompassed by this Agreement, and the VENDOR will accept as full compensation therefore the sum of not to exceed \$280,000 as set forth in the Fee Schedule incorporated in **Exhibit A**, and subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon review and acceptance of the work by the City, in its sole discretion, including completion by the VENDOR of any review corrections as determined by the City.

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

additional work has been made and the change order is approved by the City in its sole discretion in writing. City shall have the right to make changes within the general scope of VENDOR's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of City and VENDOR.

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

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

8. DOCUMENTS. All documents prepared by VENDOR pursuant to this Agreement shall become the exclusive property of the City after full payment therefore. The parties expressly acknowledge that the work was specifically ordered or commissioned by the City, and further agree that it shall be considered Instruments of Service and Vendor shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Services to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Vendor. The Vendor grants to the City a nonexclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project. The license granted under this section permits the City to authorize the Contractor, Subcontractor, and suppliers, to reproduce applicable portions of the Instruments of Services, solely and exclusively for use in performing services or construction for the project. If the Vendor rightfully terminates this Agreement for cause the license granted in this section shall terminate. In the event the City uses the Instruments of Services without retaining the authors writing authorization, the City releases the Vendor from all claims and causes of action arising from such uses. The City, to the extent permitted by law, further agrees to indemnify and hold harmless the Vendor from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such cost and expense arise from the City's use of the Instruments of Services under this section. Except for the license granted under this section, no other license or right shall be deemed granted or implied under this Agreement. The City shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without prior writing agreement for the Vendor. Any unauthorized use of the Instruments of Services shall be at the City's sole risk.

9. TERMINATION. Services may be terminated by City or VENDOR by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, City shall pay VENDOR all amounts due for all services properly rendered and accepted by the City. No other fees will be paid or owed for services not otherwise rendered. The City may terminate this Vendor Agreement without cause with thirty (30) days' written notice and shall pay for services actually rendered and accepted prior to the effective date of the termination but shall have no further obligation other than as set forth herein.

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

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

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

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

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

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

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

17. STANDARD OF CARE.

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

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

18. LIABILITY INSURANCE

1. Comprehensive General Liability

a. The VENDOR shall name the City as an additional insured on any applicable insurance policy. The VENDOR shall purchase and maintain in force a Comprehensive General Liability Insurance Policy and such other insurance that is appropriate or applicable for the work being performed and services furnished and shall provide protection from claims set forth hereinbelow which may arise out of or result from the VENDOR's performance and furnishing of the work and the VENDOR's other obligations under the Contract Documents, whether performed or furnished by the VENDOR, by any Sub-VENDOR, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:

i. Claims under workers' compensation, disability benefits, and other similar

employee benefit acts;

- ii. Claims for damages because of bodily injury, occupational sickness or disease, or death of the Consultant's employees;
 - iii. Claims for damages because of bodily injury, sickness or disease, or the death of any person other than the VENDOR's employees;
 - iv. Claims for damages insured by personal injury liability coverage which are sustained:
 - a) by any person as a result of an offense directly or indirectly related to the employment of such person by the VENDOR; or
 - b) by any other person for any other reason; Claims for damages, other than to the Work itself, because of injury to or the destruction of tangible property wherever located, including the loss of use resulting therefrom;
 - c) Claims for damages because of bodily injury or the death of any person or property damage arising out of the maintenance, or use of any motor vehicle.
- (a) The insurance required shall include the specific coverages, and be written for not less than the limits of liability and coverages specified or required by Colorado Law, whichever is greater.
- i. If applicable, Workers' Compensation and related coverages:
 - a) State of Colorado Statutory
 - b) Applicable Federal Statutory
 - c) Employer's Liability \$ 100,000 each accident
 \$ 500,000 disease, policy limit
 \$ 100,000 disease, each employee
 - (b) The VENDOR's Comprehensive General Liability Insurance Policy shall include:
 - i. General Aggregate \$ 1,000,000
 - ii. Personal and Advertising Injury \$ 500,000
 - iii. Each Occurrence (Bodily Injury and Property Damage) \$ 500,000
 - iv. Excess or Umbrella Liability Bodily Injury and Property Damage \$ 2,000,000
 Retention \$ 10,000
2. **Automobile Liability**
Combined Single Limit of \$ 2,000,000
3. **If applicable, Professional Liability**
Limits of Liability:
- | | |
|-----------|--------------|
| Aggregate | \$ 4,000,000 |
| Per Claim | \$ 1,000,000 |

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

EXECUTED THIS _____ DAY OF _____, **2025.**

CITY OF FORT LUPTON, COLORADO

BY: _____
TITLE: _____

VENDOR:

BY: _____
TITLE: _____

SCOPE OF WORK

Project Description

Design Workshop shall provide planning and public engagement services for the purpose of completing the Fort Lupton Parks and Trails Master Plan (2026 update). The scope of work includes public engagement, inventory assessment, level of service assessment, needs assessment, capital improvement and financial planning, maintenance and operations planning, implementation action plan, and graphic and written communication to result in a final plan document. This Master Plan will drive long-range planning, direct decision-making and resources toward a clearly defined vision for its future, including park improvements and expansions, parks and recreation facilities, trails, open space management, and future staffing needs. This plan will include the City's current 11 parks including their trails, 115+ acres of greenspace/parkland, provision of outdoor recreation programs, and the next decade of parks and open space provision.

Phase A. Project Kick-Off and Project Management

Design Workshop's approach to project management is one of transparency, inclusiveness, measurability, and clear communication. We will create a Project Management Plan as part of the project kick-off to identify communication protocols, roles and responsibilities, critical success factors, and to coordinate schedules. The Project Management Plan will also further define the scope of work, deliverables, milestone dates, and budget information.

Task A.1. Project Kick-Off

The project will begin with a Strategic Kick Off (SKO) meeting with the Project Team and key Fort Lupton staff, to initiate the project with a collaborative approach and guidance. It will lay the foundation for a clear and inclusive process and will clarify roles, approach, project goals, and community engagement opportunities. The meeting will include discussion to resolve the following:

- Establish project goals and desired outcomes.
- Discuss roles of City Staff, City Council, and stakeholders.
- Confirm a detailed project schedule, work plan, and document review process.
- Define project team roles, responsibilities, and communication procedures.
- Identify additional documents and resources that may be useful to the plan creation process.
- Identify solutions to potential project risks or issues.

- Review the Community Engagement Plan outline, confirming responsibilities and resources, and schedule aligned with community opportunities.
- Work with the City to determine the optimal timing of the bilingual survey, including when to launch, how long to leave it open, and how to promote it concurrently
- Discuss document review and adoption approach.

Task A.2 Site Tour Discussions and Conditions Assessment

We anticipate conducting site tours of parks and trails with Fort Lupton staff such as operations/maintenance staff interviews and select stakeholders involvement. The purpose is to facilitate discussion and observation of current park and trail conditions, constraints, and opportunities. We anticipate a half-day of tours and interviews to provide key insight to inform an understanding of issues and opportunities for sites. If possible, the site tour will be conducted in tandem with a key milestone meeting in-person.

Design Workshop will identify inventory and condition evaluation support needs to augment City staff assessments and propose services to evaluate amenities and features within the sites and a system for scoring relative quality. The site tour can be extended with conditions assessment if determined necessary.

Task A.3. Project Management

Every phase will involve project management from Design Workshop's Principal-in-Charge and the Project Manager. To facilitate efficient communication, we are anticipating time for bi-weekly progress meetings with the Fort Lupton Project Manager, utilizing conference call software. Design Workshop will maintain the project schedule, including tracking of key milestones and engagement activities. Quality control reviews will be conducted for all public-facing documents. Monthly reporting of progress will be included with invoicing.

Task A.4 Project Branding and Website Content

Utilizing project branding is a critical tool for telling the story of the planning process and will help unify the project in an accessible and approachable format for the public. Our project branding process will reference the City's existing brand. The brand can then be deployed across print, digital and social media, public engagement materials, as well as the final completed document for the duration of the project. We will confirm the City's preferred writing style and any other relevant branding standards so that they can be integrated into project materials and the final plan document.

Posting project content on a website platform is an important tool for facilitating public engagement. It provides an easily updatable platform that serves as a centralized resource for sharing updated information throughout the life of the project. Design Workshop will

provide content for the City to include in their existing website. This content is anticipated to include a description of the project purpose, process and ways to become involved, link to a map of current park offerings, draft public documents, and links to input methods such as a public survey.

Phase A. Deliverables:

1. *Project Management Plan (PMP), including: project critical success factors (CSF), detailed work plan and project schedule, project risk management plan*
2. *Project kickoff meeting either virtual two (2) hours or in person if paired with the Site Tour*
3. *Site tour and operations/maintenance staff interviews for a half-day.*
4. *Bi-weekly project management meetings (22 one hour meetings), providing meeting agendas, notes with action items*
5. *Monthly project progress report*
6. *Update to project schedule and deliverables schedule (3x).*
7. *Project branding package including a project logo, project name, graphic styles, color scheme, and typography, with one round of edits*
8. *Project website content updates at (3) key milestones throughout the project*

Phase B: Evaluation of Existing Public and Private Parks, Trails, Open Space, and Recreation Facilities

Task B.1. Inventory and Mapping of Existing Assets

Design Workshop will provide a list of GIS file data needs including parks and trails Classification Category recommendations and amenities inventory template. It is anticipated that the City of Fort Lupton GIS Coordinator and System Analyst will provide a complete and up-to-date inventory and map files of locations. Design Workshop anticipates a minimal 20 hours to update geolocated digital GIS files as needed. Design Workshop will create summary graphics and data points to communicate the current parks, open space, and trails offerings and baseline conditions to evaluate level of service.

Design Workshop will review previous plans including the City of Fort Lupton 2018 Parks and Trails Master Plan Update, Comprehensive Plan, and Transportation Plan to identify relevant information, plans, and map files. Relevant regional plans and mapping will also be incorporated.

Task B.2. Facility Conditions and Maintenance Needs Assessment

The Project Team will provide conditions evaluation criteria for the City staff to use in evaluating conditions scoring for each park property. A conditions rating table template will be created that provides an overall park condition rating and the rating of major park assets (i.e., sports fields, park recreation pathways, sports courts, picnic shelters, outdoor restrooms, and playgrounds).

Design Workshop will contribute to this overall scoring based on the site tour observations and maintenance needs records and interviews. A map will be created to display the distribution of the overall park condition ratings. A narrative of potential condition improvement opportunities will be created to inform capital improvement and maintenance recommendations. This will include recommendations for water-wise landscaping and climate resilience strategies.

Maintenance building space needs will be identified for consideration of future location potentials. This task will include testing of future maintenance facility location for sizing and (up to 3 sites) with plan graphics to communicate the opportunity advantages and limitations.

Task B.3. Community Profile, Community Health, and Recreation Trends Memo

City of Fort Lupton resident demographic data and growth projections will be collected and summarized to indicate the implications for parks and trails planning. The demographic data will utilize US Census and Housing ESRI 2025 datasets. In addition, we will collect data from County public health, United Way, School District, and other data sources for public health with comparison of Fort Lupton to Weld County and Colorado (data such as income, age, household size, rate of physical inactivity, disabilities, housing type, personal vehicle, language, etc.). This information will be used to create a story about community need and benefits of parks and recreation as an informational brochure and appendix data with purposes of being used for grant application content.

The Statewide Comprehensive Outdoor Recreation Plan, ESRI recreation spending report and other regional recreation trends data will be reviewed and summarized for applicability to Fort Lupton's recreation needs and potential, identifying key factors for consideration.

Task B.4. Access, Benchmarking, and Level of Service Analysis

Walkshed analysis and service areas: Walk access to parks will be assessed through GIS analysis to discover gaps in service to residential areas and schools. This analysis includes true walk access considering sidewalks, safe crossings and barriers such as major highways. Evaluation will include calculating the percentage households without park within a comfortable walk distance and maps of park gap areas. Service areas will evaluate the distribution of destination park feature locations in consideration of access, such as

regionally the location of sports complexes, regional playgrounds, nature trails etc. This information will be used in considering priorities for future park and recreation element locations and transportation improvements to access.

Benchmark analysis: The Fort Lupton park inventory of park acres, number and types of parks, walking access metrics, and up to five park elements (such as number of playgrounds, sports fields, sports courts, trail miles, etc.) will be compared to up to four select community inventories. NRPA reports on park performance for communities less than 20,000 people and selection of up to four communities that are comparable or aspirational will be used to evaluate benchmark comparisons.

Level of Service (LOS) analysis: Utilizing the data gathered in previous tasks we will develop LOS measurement methods recommendations for park and trails provision and conditions. Once the LOS measures are established the DW team will calculate LOS measurements by park type, identify gaps, and work with the city to develop LOS goals. The park type classifications will be used to develop a park acreage per population ratio and relate to population growth projections to anticipate needed park space by type. This analysis will inform development contribution requirement recommendations for City code amendments.

Task B.5. Analysis of Park Use and Decentralization Opportunities

The Project Team will review available usage data and engage community stakeholders to understand how parks are currently used for recreation programs, events, and sports. This will inform an understanding of park capacity, underutilization, overutilization, and strategies to better meet needs.

Phase B. Deliverables:

1. *GIS-based inventory maps and charts formatted for the document appendix.*
2. *Tailored park and open space classifications data (summary table of park and open space classifications, amenities inventory, and acreage).*
3. *Baseline assessment of asset distribution and service coverage.*
4. *Facility condition rating matrix.*
5. *Maintenance and operations memo with resource needs.*
6. *Recommendations for improving maintenance efficiency and sustainability.*
7. *Spatial distribution park service areas mapping and walking access mapping*
8. *Benchmark memo of up to four comparative communities*
9. *Community profile and recreation trends memo*
10. *LOS mapping analysis and calculations.*
11. *Park usage summary with mapping of high-use and underused assets.*

12. *Program duplication and decentralization opportunities memo.*
13. *Future maintenance facility location site testing graphics (up to 3 sites)*
14. *Recommendations for short- and long-term re-balancing of activity types across the system.*

Phase C: Future Development and Conceptual Planning

Task C.1. Acquisitions Mapping and Assessment

The Project Team will work with City staff to identify prioritization criteria for the acquisition of parks, natural lands, and trails. The three sets of criteria will set a framework for future acquisitions. As data is available, the planning team will overlay spatial land use and environmental datasets that reflect this criteria in order to assess factors of desirability for parks, natural lands, and trails acquisitions. Mapped data will include elements such as land ownership, vacancy, topography, size, proximity to public spaces, habitat, vegetation cover, etc. Findings from the mapping will identify potential locations that are most suitable for future acquisitions.

Task C.2. Future Park Opportunities and Site Concept Development

The Project Team will assess opportunities for future park development or rehabilitation across the system. A list of opportunities for capital projects/improvement will be created for sites do not require conceptual plans to communicate their intentions (such as standard playground replacements).

High-level programming conceptual site plans and character/amenity recommendation graphics will be created for five sites:

- The City's South Platte River open space properties (~185 acres) and potential for connecting trails
- Two neighborhood/community scale parks (locations to be determined)
- One regional park at Golden Ponds (~160 acres)
- A regional trail from Fort Lupton to Brighton (roughly 12 miles), potentially along the South Platte River.

These diagrammatic programming exercises will serve as a means of testing ideas and input generated through the earlier planning process and provide an opportunity for immediate response to community need. Our park design team will base site programming off public input and the needs/demands analysis, along with high-level site analysis component using GIS mapping, field observation, and precedent study that will result in a site analysis framework of identifying opportunities and constraints. This will illustrate

options for improved programming, access, and environmental performance. This task will correspond with Task E.5 Community-Owned Design Process to engage the community.

From this, the design team will produce up to two (2) alternative diagrammatic program concepts plan view exhibits per site, collection of desired character photography, and brief list of design considerations and intentions. These alternatives can then be presented at neighborhood and stakeholder meetings (Task E.5) for feedback. Design Workshop will either produce exhibit boards for City staff to collect input in-person or create an online graphic survey for collecting input.

With feedback from the community and City staff, the design team will then develop a preferred concept design for each site and prepare a matrix of recommendations that can help to phase and budget for future improvements.

Phase C. Deliverables:

1. *Acquisitions prioritization criteria list.*
2. *Composite acquisitions priority area map exhibits (parks, trails, and open space) and findings narrative.*
3. *Plan recommendations connected to acquisitions mapping.*
4. *Park opportunity map and list of projects/improvements.*
5. *Site Concept Development for five (5) sites:*
 - a. *Existing Conditions plan view map diagram formatted as an 11x17 exhibit for each park site (5)*
 - b. *Up to two (2) alternative Concept Program Diagrams for each park site (up to 8 total) formatted for sharing with the community for feedback*
 - c. *Preferred Concept Plan Diagram formatted as an 11x17 exhibit for each park site*
 - d. *Desired character imagery and narrative design intent for each park site*

Phase D: Parks Department Budget, Staffing, and Maintenance Operations Evaluation

Task D.1. Organizational and Financial Capacity Assessment

The Project Team will evaluate the Parks Department's staffing, budget, and operational model to determine the capacity to maintain existing and future assets. Findings will support sustainable planning recommendations, including staffing models, funding strategies, and operational efficiencies. The Plan's vision for improvements and additions will project high level maintenance and CIP fiscal needs and provide strategy recommendations for resource types and funding.

Task D.2. Park Equity Assessment and Investment Strategy

Tapping into community member's unique perspectives, we will utilize an innovative assessment method for assessing quality and identifying opportunities for improvement to inclusion factors of activity levels/diverse participation, distribution/access, and welcoming/safety. We suggest selecting roughly 25 people to contribute to this assessment effort and recommend allocating a budget to compensate community members for their time serving as evaluators of parks and recreation performance through a lens of diversity, equity, and inclusion. By engaging a diverse set of your community members their lived experiences and range of perspectives will inform considerations for improvements and prioritization.

Design Workshop will adapt a workbook for evaluating parks and recreation diversity, equity, and inclusion assessment to Fort Lupton's offerings and context. This evaluation will identify weak points in the properties and activity offerings and strengths of meeting the diverse needs of the community. Assessing your park properties, we propose a half-day site visitation led by our team. We will train and guide the selected community members and City staff in completing the assessments.

The results will include quantitative data to support qualitative observations. Design Workshop will provide a report of the assessment findings for each park, along with our observations and suggested case studies. An investment matrix will be created to link technical and community input findings to transparently communicate investment priorities for improved equity over the next decade.

Phase D. Deliverables:

- 1. Organizational structure and staffing level summary.*
- 2. Operations and maintenance financial assessment.*
- 3. Recommendations for staffing, resourcing, and operational improvements.*
- 4. Recreation inclusion analysis memo.*
- 5. Equitable Investment Prioritization Matrix.*
- 6. Equity assessment workbook (print or online survey)*
- 7. Half-day of guided training of community members for using the equity assessment workbook on-site*
- 8. Equity assessment report per site and summary findings.*

Phase E. Community Engagement

The community engagement strategy for the Fort Lupton Parks and Trails Master Plan will be inclusive, equity-driven, and culturally responsive. Engagement will be tailored to reflect

the City's demographic realities and ensure broad participation across language, age, income, and ability. Community and youth volunteers will be recruited to support events, surveys, and interactive stations. Our approach will meet people where they are, either online, at events, and in everyday spaces, to ensure all voices help shape the future of Fort Lupton's parks and trails.

Task E.1. Advisory Committee Meetings and Community Engagement Plan

The Design Workshop team, in partnership with City staff will develop a Community Engagement Plan (CEP) that includes detailed guidance on public outreach, engagement methods and formats. The CEP will identify engagement goals and tracking methods, engagement timelines, information distribution methods, and responsibilities of City staff and the consultant team. Traditionally underrepresented or underserved populations will be identified along with strategies to overcome barriers to participation. Delivery dates and methods for materials for community information sharing will be coordinated by City staff. The CEP will be an important tool in the process to ensure everyone involved in the project is aware of the status and critical next steps.

A draft Community Engagement Plan will be provided to City staff and the Community Process Committee for input in refining approaches and opportunities or strategies for engagement. The consultant team will meet with the Community Engagement Advisory Committee jointly with the Parks and Recreation Advisory Committee at four project milestones (virtual or in person if aligned with other visit purposes) to discuss methods and coordinate outreach.

Task E.2. Focus Group Discussions

An important element of public engagement is hearing from key user groups and special interests. Focus groups (approximately 10-25 people each) will be conducted to generate targeted conversations. The Project Team will facilitate up to four Focus Group meetings to engage user groups, special interest group representatives, clubs, institutions, City leadership and staff, organizations, diverse perspectives, and other key stakeholders. These listening sessions will provide the opportunity for in-depth discussion and discovery. Input will be gained through facilitated discussions and interactive activities. For budgeting purposes these meetings are proposed to be facilitated within one visit with other in-person visit purposes.

Task E.3. Pop-up Event Materials

During the initial needs assessment phase, booths at events and key locations are an excellent way to promote online surveys, inform about the project, and engage diverse audiences that are unlikely to participate digitally. City staff will conduct pop-up events at

parks, recreation center or pathways during popular community events. Design Workshop will be responsible for content development for exhibit boards at the events and summarizing findings. In addition, an engagement activity will be designed specifically to involve youth Spanish language speakers.

Task E.4. Community Survey

A needs assessment and community values identification are best informed through a robust quantitative community survey. The Design Workshop will draft survey questions for the City Staff and Engagement Committee to provide edit comments. This survey will then be prepared in an online format and paper format for the City to distribute and advertise widely (English and Spanish language versions). A memo of survey methods and results will be created for the plan appendix. A graphic summary of key findings will be created for presentations and the plan document.

The City and consultant team will strategize regarding survey advertisements for gaining participation from typically underrepresented groups. We anticipate the City and volunteers distributing the survey at community events, churches, schools, and more. Survey advertisement materials will be created by Design Workshop for the City's distribution and printing. The City will be responsible for transposing all paper survey responses to electronic tally format.

Task E.5. Community-Owned Design Process

Park site design is an excellent opportunity to encourage community members to envision the future of their community and empower them to shape public spaces. This task will be in tandem with Task C.2 concept plans for the four park sites and regional trail. Design Workshop landscape architects guiding community participants through understanding opportunities for reflecting community needs, site constraints, budget implications, prioritization other trade-off considerations. We will utilize creative formats for engaging participants and coordinate with the City in hosting a series of events ("Design Day") that best attract and engage the diverse population and uplift traditionally underrepresented voices. We anticipate facilitation of a youth classroom setting, a community event (music and food), and a Spanish speaker led event.

Task E.6. City Council Presentations

The Project Team will present to City Council at three (3) key moments: project launch, review of draft findings, and adoption of the final Master Plan. Presentations will be clear, visual, and oriented toward decisions and feedback.

Phase E. Deliverables:

1. *Public Engagement Plan (draft and final)*
2. *Two (2) outreach/public engagement strategy meetings with the City's communication staff (virtual one hour)*
3. *Facilitation of four (4) virtual or in-person Focus Group Meetings at 1.5 hours each over one day*
4. *Focus Group Meetings materials (presentation and questionnaire), agendas, invitation text, and summary notes*
5. *Event planning worksheets, agendas, and materials.*
6. *Booth exhibit boards for information and engagement (up to 4 exhibit boards) (English and Spanish)*
7. *Engagement summary report with tabulated results and key findings.*
8. *Draft survey question options and one round of draft survey revisions*
9. *Final survey questionnaire (English and Spanish) in Qualtrics online format and print format*
10. *Survey advertisement materials (pdf of flier, yard sign, business card, digital post)*
11. *Survey summary memo*
12. *Site concept design workshops (up to 5 events roughly two-hour duration each) with community-led design activities created for youth, Spanish speakers, and surrounding residents. Up to 4 Design Workshop facilitators will conduct these engagements over a period of two days.*
13. *Four (4) Community Advisory Committee meetings (one hour each) virtual or in-person if coordinated with other in-person visits.*
14. *Draft/interim findings presentation and feedback summary.*
15. *Three (3) virtual or in-person presentations to City Council for plan introduction and adoption. Includes presentation slides and speaking notes.*

Phase F. Master Plan Creation

The System Plan document will be created that is user friendly to convey key opportunities and needs to community members, guide decision-makers, as well as provide details needed for City staff implementation. The Plan will integrate findings and graphics created in previous steps, and communicate how parks, open space, and trails are recommended to evolve over the next ten years.

Task F.1. Draft Plan Document Creation

The Design Workshop team will work in this step to develop the draft Plan vision themes, goals, recommended strategies, and action plan. A 75% draft document will serve as a critical check in with staff and external departments. Design Workshop will create a draft

Plan document detailed outline of contents and formatting template for City staffs feedback and alignment with audience needs. It is anticipated the Master Plan will contain:

- The vision for the park system.
- Inventory and needs analysis.
- Engagement report including survey findings.
- Identification of park system gaps and barriers and solutions to addressing them.
- Policy framework: guiding principles, goals and policies, objectives, implementation actions and strategies, and performance measures.
- Performance-based level of service measures for successful plan implementation.
- A prioritized capital improvement list with phasing (durations of near-term, mid-term, long-term).
- Easy-to-ready graphics, charts, mapping, and photographs.
- Identification of resources and/or funding needed to implement the Plan.

Task F.2. Final Plan Document

The Parks Master Plan document will be easy to navigate and graphically rich with maps, charts, and photo image updates and graphics to explain the concepts. Following the 75% draft document revisions, a 90% draft document will be developed for public viewing. The 90% draft Plan will be provided to the City Council for their review and comment to initiate the adoption process. Based upon input received from the public review process, the Plan will be refined and revised to create a final plan document.

Phase F. Deliverables:

- 1. Master Plan guiding principles and goals draft framework.*
- 2. Master Plan document draft outline and graphic template.*
- 3. Park and Trails Master Plan policies, actions, and strategies draft.*
- 4. Exhibit boards of the draft plan (up to 6 exhibit boards)*
- 5. Draft plan online questionnaire*
- 6. 75% complete Parks and Trails Master Plan Draft document with support charts, graphs, and maps and one (1) round of revisions.*
- 7. Draft plan community input online questionnaire and summary of input*
- 8. 90% complete Parks and Trails Master Plan Draft document with one (1) round of revisions.*
- 9. Final Plan Document and appendix pdf.*
- 10. Plan Map files in GIS ESRI ArcPro format.*

CONTRIBUTIONS BY FORT LUPTON

The following are expected roles and responsibilities for the project creation to be provided by the City of Fort Lupton. Parks and Recreation Department staff will serve as the City's Project Manager and supervise the planning effort along with Planning Department.

- Incentives for community engagement participation
- Printing and distribution of paper surveys
- Paper survey and pop-up booth input capture in electronic tallying format
- Printing of pop-up booth exhibit boards
- Printing and distribution of engagement opportunity advertisements
- Form a Community Engagement Advisory Committee
- Invitations and hosting of Committee and public meetings
- City Council and Parks and Recreation Committee meeting scheduling and interim briefings
- Pop-up event location and schedule, hosting
- Volunteer coordination and communications
- Project management meeting participation
- Provision of GIS data, reports, past plans, and other parks and recreation data.

PROJECT CONDITIONS & EXCLUSIONS

The following exclusions are not part of Design Workshop's base scope of services and shall be considered Additional Services. Design Workshop will endeavor to solicit approval from the client prior to commencing services within the approved scope of work, however failure to obtain prior approval does not inhibit Design Workshop from being compensated at Design Workshop standard hourly rates for producing the associated work.

- 1. Client/Client Rep. coordination may need extra time if Design Workshop is required to coordinate with multiple stakeholders or change in contacts.*
- 2. Planning services required because of changes to the Project including but not limited to changes in size or location of project area, quality and complexity, schedule, program, or budget.*
- 3. Extensive itemized breakdowns of hourly activities or provision of detailed backup for reimbursed expenses for accounting purposes are not a normal procedure; however, at the Client's request, Design Workshop will provide this service at an hourly rate of \$65 (sixty-five dollars) per hour.*
- 4. Additional Graphic Deliverables*
 - a. Alternate planning directions and/or alternate solutions after the completion of the planning document;*
 - b. Preparation of marketing, fundraising, promotional and collateral material such as renderings, graphics, etc. not listed herein;*
- 5. Meetings and Site Visits*
 - a. In person, web and site meetings in addition to the number indicated in base scope of services of this agreement;*
- 6. GIS DATA Assumptions*
 - a. All data layers must be provided in the same projection/coordinate system or require additional services to convert.*
 - b. Any GIS data provided to Design Workshop will be in the form of geodatabase, feature class, shape file, table or raster image and accompanied by complete metadata.*
 - c. Our scope of work includes the use of ESRI GIS technology (using ArcGIS Pro and Enterprise Online) to provide a variety of analytical and representational tools to aid the planning process. The scope and fees offered by Design Workshop for projects*

are based upon the assumption that we can obtain GIS base data from you directly, or that you (with our assistance) can ensure delivery of the base information from other entities or individuals. In order to work within our base fee, the data must meet the following conditions:

d. GIS data are complete and usable as-delivered, without need for additions, modifications, corrections, adjustments, etc. The information should be reviewed by the client in advance of providing to Design Workshop to assure that parcel polygons, names, and any attributes associated with the data are complete and accurate as-is. Design Workshop may add additional attributes as part of the inventory, but all attributes received as part of the supplied data must be ready to use as-is.

e. Revisions to GIS base data are often found to be necessary after the consultant has completed an analysis and gained stakeholder and public input. This could be the result of the GIS data being erroneous, not reflecting current conditions, lacking needed information in the attributes fields, or attributes needing to be re-characterized to suit the needs of the project. If changes and updates to the provided data requiring more than five hours of consultant time are desired, this will be the either: 1) the responsibility of the client at the mid-point of the existing conditions evaluation task, or 2) an additional service to be contracted with Design Workshop based on the magnitude of revisions and will not proceed until the Client has authorized the additional services and fees in writing.

f. The client and consultant will agree to a milestone date at which all GIS data will be considered “up-to-date” and sufficient for use in final drafts of deliverables. GIS layer additions, modifications and updated files or changes to analysis tasks will be considered an additional service beyond this point in time.

SCHEDULE

As part of the kick-off, we will also review the project timeline in relation to the grant schedule, which extends to March 2027. While the Plan does not need to be adopted by then, the extended timeline provides flexibility to expand engagement, improve quality, and align with other grant deadlines. The timeline could also be synced with major community events to build momentum. We anticipate tasks running concurrently to inform steps and maintaining momentum with the public and City leadership. In our experience this is ideally a twelve (12) month process with consideration for winter holiday periods.

	SEP 2025	OCT 2025	NOV 2025	DEC 2025	JAN 2026
Phase A. Project Kick-Off and Project Management					
Task A.1. Project Kick-Off					
Task A.2. Site Tour Discussions and Conditions Assessment					
Task A.3. Project Management					
Phase B. Evaluation of Existing Public and Private Parks, Trails, Open Space, and Recreation Facilities					
Task B.1. Inventory and Mapping of Existing Assets					
Task B.2. Facility Conditions and Maintenance Needs Assessment					
Task B.3. Community Profile and Recreation Trends Report					
Task B.4. Walkshed/Service Area/LOS					
Task B.5. Analysis of Park Use and Decentralization Opportunities					
Phase C. Future Development and Conceptual Planning					
Task C.1. Acquisitions Mapping and Assessment					
Task C.2. Future Park Opportunities and Site Concept Development					
Phase D. Parks Department Budget, Staffing and Maintenance Operations Evaluation					
Task D.1. Organizational and Financial Capacity Assessment					
Phase E. Community Engagement					
Task E.1. Stakeholder Interviews					
Task E.2. Community Engagement Activities					
Task E.3. Statistically Valid Survey					
Task E.4. Project Communications					
Task E.5. Community-Owned Design Process					
Task E.6. City Council Presentations					
Phase F. Master Plan Creation					
Task F.1. Draft Plan Document Creation					
Task F.2. Final Plan Document					

Schedule Key

- Meetings
- × Deliverables
- Task Duration

FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026	OCT 2026	NOV 2026

FEE

Compensation to Design Workshop for the services described herein and in accordance with the conditions of this agreement shall be as follow:

Project Phase	Fee
Phase A: Project Kick-Off and Project Management	\$22,590
Phase B: Evaluation of Existing Public and Private Parks, Trails, Open Space, and Recreation Facilities	\$51,380
Phase C: Future Development and Conceptual Planning	\$41,750
Phase D: Parks Department Budget, Staffing, and Maintenance Operations Evaluation	\$26,940
Phase E: Community Engagement	\$83,150
Phase F: Master Plan Document Creation	\$38,710
Reimbursable Expenses (travel, printing, engagement materials)	\$15,480
TOTAL	\$280,000

Reimbursable expenses incurred by Design Workshop and consultants directly related to the project and shall be billed at the consultant team's cost. These expenses include but are not limited to consultant travel, industry data purchases, and printing/materials for meetings conducted by the consultant team. This anticipates 4 trips in total (primary purposes: 1. Project initiation with up to three people, 2. Focus Group Meetings up to three people, 3. Park concepts engagement up to four people, and 4. City Council draft plan presentation up to two people)



SUBJECT FOR DISCUSSION

Approving a Resolution Ratifying the Mayor's Appointment of the Attached List of Candidates (Exhibit A) to the Youth Advisory Committee for a Term Ending August 31, 2026.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Youth Committee was established in 2024 to allow for youth leadership by volunteering and engaging with the community. The City has received applications from two (2) additional candidates wishing to serve on the committee. All candidates have met the requirements to serve on the committee and shall serve through August 31, 2026.

FINANCIAL CONSIDERATIONS

Not Applicable

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable

ALTERNATIVES/OPTIONS

1. Approve the Resolution.
2. Deny the Resolution and continue to solicit for applications through announcements on the City of Fort Lupton's webpage and social media accounts.

STAFF RECOMMENDATIONS

Staff recommend approving the proposed resolution

Attachments: a. Proposed Resolution with Exhibit A

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION 2025Rxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE MAYOR'S APPOINTMENT OF THE ATTACHED LIST OF CANDIDATES (EXHIBIT "A") TO THE YOUTH ADVISORY COMMITTEE FOR A TERM ENDING AUGUST 31, 2026.

WHEREAS, the Youth Committee was established in 2024 to allow for youth leadership by volunteering and engaging with the community; and

WHEREAS, the Committee has the broad authority to study and research any and all youth activity matter within the City; and

WHEREAS, the Committee shall discuss and decide on various volunteer activities/events to participate in and/or organize throughout the community; and

WHEREAS, the Committee may present Youth and Teen Activities and engagement information to schools, organizations and committees if requested; and

WHEREAS, Youth Committee applicants must be enrolled in grades 6-12. The term shall be from August to August of each year.

WHEREAS, the City has received applications from two (2) candidates wishing to serve on the committee; and

WHEREAS, all applications have been considered by the Mayor; and

WHEREAS, all candidates have met the requirements to serve on the committee.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby ratifies the Mayor's appointment of the attached list of candidates to the Youth Advisory Committees for a term through August 31, 2026.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 16th DAY OF SEPTEMBER.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT "A"

YOUTH ADVISORY COMMITTEE		
Name	Term	Position
Sebastian Sardina Galvan	8/1/2025 – 8/31/2026	
Elizabeth (Lizzy) Holbrook	8/1/2025 – 8/31/2026	
Julie Holm		City Liaison
Valerie Blackston		Ex-Officio



SUBJECT FOR DISCUSSION

Authorize Notice to Proceed for Jacobs to Begin a Time and Material Capital Improvement Project (CIP) for the Rehab of Five Generators for an Amount Not to Exceed \$32,134.18 from the CIP Budget

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Jacobs maintains seven generators for the City, which provide emergency power to three lift station sites, the tank farm pump station, and the water and wastewater treatment plants. While these generators are serviced annually, they are aging assets and currently need a more thorough service, which includes replacement of belts, seals, and other critical parts. The generator at the wastewater plant is being replaced in the coming weeks, and one of the generators at the tank farm was recently repaired, leaving five generators still needing serviced.

FINANCIAL CONSIDERATIONS

The Utility Fund Water Treatment Plant's 2025 CIP Budget included \$60,000 for this project.

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

ALTERNATIVES/OPTIONS

- A. Approve the work order with Jacobs
- B. Reject and defer maintenance.
- C. Delay action on the contract to gather more information.

STAFF RECOMMENDATIONS

Staff recommends approval of the Work Order to Jacobs for professional services to provide engineering design for an amount not to exceed \$32,134.18 for the Generator Rehab project.

Attachments: a. Notice to Proceed - Jacobs.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



SUBJECT FOR DISCUSSION

Approve a Resolution Revising the Water and Sewer Infrastructure Investment Fee Schedule for 2026, Effective December 1, 2025.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Periodically, it is necessary to revise the Water and Sewer Plant Investment Fee Schedule. City staff conducted a survey of water and sewer taps in the surrounding region. No significant changes have occurred within the other communities and Fort Lupton still falls in the middle of the list with only 6 communities having a lesser total tap fee.

METRO Water Recovery is increasing tap fees to \$6,070 (increase of \$160) per Single Family Equivalent (SFE).

The City currently has several projects underway for upgrading the Water Treatment Plant, distribution system and the Wastewater Treatment Plant.

Changes incorporated within this revision include:

Increasing the WWTP PIF to \$12,140 per SFE

No changes needed at this time for the WTP PIF to remain at \$9,200 per SFE

FINANCIAL CONSIDERATIONS

Revising the respective fees will ensure that the City can adequately plan for the improvements to the Wastewater Collection System and Water Distribution System without requiring additional debt

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

ALTERNATIVES/OPTIONS

- A. Approve Resolution
- B. Delay approval
- C. Revise timing and/or amounts.

STAFF RECOMMENDATIONS

Staff recommends approving revisions to the Plant Investment Fees

Attachments: a. Resolution and Revised Water and Sewer Plant Investment Fee Schedule.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2025Rxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON ACTING AS THE FORT LUPTON UTILITY ENTERPRISE BOARD REVISING THE WATER AND SEWER PLANT INVESTMENT FEE SCHEDULE.

WHEREAS, Section 13-124(a) of the Fort Lupton Municipal Code states the water plant investment fee shall be established, and amended from time to time, by written resolution of the Fort Lupton Utility Enterprise Board; and

WHEREAS, Section 13-27(a) of the Fort Lupton Municipal Code states the sewer plant investment fee shall be established, and amended from time to time, by written resolution of the Fort Lupton Utility Enterprise Board; and

WHEREAS, the water and sewer plant investment fee schedule is not adequate to provide for the expansion of the water and sewer treatment plants and for upgrades of the system; and

WHEREAS, it is necessary to raise these fees to reflect prevailing market rate trends and consistent with the needs of the City.

NOW THEREFORE BE IT RESOLVED that the City Council, acting as the Fort Lupton Utility Enterprise Board, hereby modify the plant investment fee requirements of Fort Lupton Municipal Code effective December 1, 2025 for new services.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 16th DAY OF SEPTEMBER 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

CITY OF FORT LUPTON, COLOR
WATER AND SEWER PLANT INVESTMENT FEE SCHEDULE

Effective December 1, 2025

Sewer Plant Investment Fees:

Residential 3/4" Water Service	1	SFE	\$12,140.00
MF / Unit	* Considered Commercial by size		
Commercial 3/4" Water Service	2	SFE	\$24,280.00
Commercial 1" Water Service	4.8	SFE	\$58,272.00
Commercial 1-1/2" Water Service	11	SFE	\$133,540.00
Commercial 2" Water Service	20	SFE	\$242,800.00
Commercial 3" Water Service	43	SFE	\$522,020.00
Commercial 4" Water Service	82	SFE	\$995,480.00
Commercial 6" Water Service	217.98	SFE	** TBD

Water Plant Investment Fees:

Residential 3/4" service	1	SFE	\$9,200.00
MF / Unit	*Considered Commercial by size		

Commercial Water Plant Investment Fees:

Commercial 3/4" Service	2	SFE	\$18,400.00
Commercial 1" Service	4.8	SFE	\$44,160.00
Commercial 1-1/2" Service	11	SFE	\$101,200.00
Commercial 2" Service	20	SFE	\$184,000.00
Commercial 3" Service	43	SFE	\$395,600.00
Commercial 4" Service	82	SFE	** TBD
Commercial 6" Service	217.98	SFE	** TBD

* *Multifamily considered commercial enterprise*

**TBD = *To be determined based on water annual usage*



SUBJECT FOR DISCUSSION

Approve a Resolution of the Fort Lupton City Council Acting as the Fort Lupton Utility Enterprise Board Modifying the Raw Water Dedication Requirement for New Construction.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Periodically, it is necessary to revise the Water Dedication requirements for new construction. City staff conducted a review and analysis of the City's historical water consumption based on lot size, structure size and use of the non-potable water system for irrigation.

The City has previously incentivized the extension of the non-potable irrigation system into new subdivision developments. Previous offers of 4 residential units per CBT share was offered for the inclusion of the non-potable dual water systems. Design standards are revised to require the dual water system with new developments if possible.

The revised model tap assignment system is based on a Utility Study to be provided by the developer to determine irrigation and household water consumption. Consideration is given to the safety factor that most years the CBT delivery of shares is based on 0.7 Acre-ft. Design standards for water wise landscape, efficient water fixtures and restricted areas of turf will be incorporated into developments. The change from 2025 requirements is to clarify the incentive for installing non-potable systems is intended for residential subdivisions.

FINANCIAL CONSIDERATIONS

Revising the raw water dedication requirements will ensure that the City can adequately plan for the City's future water supply demands without requiring additional debt.

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

ALTERNATIVES/OPTIONS

- A. Approve Resolution
- B. Delay approval
- C. Revise timing and/or amounts.

STAFF RECOMMENDATIONS

Staff recommends approving the Resolution for raw water dedication requirements for new construction.

Attachments: a. Proposed Resolution.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2025Rxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON ACTING AS THE FORT LUPTON UTILITY ENTERPRISE BOARD MODIFYING THE CASH-IN-LIEU-OF-WATER FEE REQUIREMENT FOR NEW CONSTRUCTION, PER SECTION 13-122 (e) OF THE FORT LUPTON MUNICIPAL CODE, EFFECTIVE DECEMBER 1, 2025

WHEREAS, Section 13-122(e) of the Fort Lupton Municipal Code states the cash-in-lieu-of-water fee requirements may be suspended or modified, from time to time, by resolution of the Fort Lupton Utility Enterprise Board, to meet the needs of the City; and

WHEREAS, on November 5, 2024, the Fort Lupton Utility Enterprise Board approved Resolution 2024R058 modifying the cash-in-lieu of water fee requirements for new Development Construction; and

WHEREAS, the Fort Lupton Utility Enterprise Board has determined that in order to meet the needs of the City, the water dedication requirements should once again be modified; and

WHEREAS, the Fort Lupton Utility Enterprise Board has reviewed such fee structure for the raw water dedication requirement (Exhibit A) and deems it advisable to meet the needs of the City of Fort Lupton to modify the water requirement; and

WHEREAS, the City of Fort Lupton is a participating municipality of Smart Water Policies in implementing Water Wise solutions for conservation of our precious water resources; and

WHEREAS, Colorado Big Thompson (“CBT”) shares will be considered as 0.7 Acre-feet of water; and

WHEREAS, for suitable shares of water brought free and clear of any cost for new construction will be in accordance with Exhibit A; and

WHEREAS, a non-potable irrigation water system will be required where possible with new development; and

WHEREAS, the non-potable system and annual consumption must to be approved by the Public Works Department to ensure functionality.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

NOW THEREFORE BE IT RESOLVED that the City Council, acting as the Fort Lupton Utility Enterprise Board, hereby modify the cash-in-lieu-of-water fee requirement of Fort Lupton Municipal Code effective December 1, 2025 for new construction.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 16^h DAY OF SEPTEMBER 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A
Raw Water Dedication Requirements
Effective December 1, 2025

Raw Water Dedication for City of Fort Lupton Effective December 1, 2025									
	Raw Water in Acre-feet	Annual Allotment (Metered Gallons)	Single Family Equivalent	C.B.T Raw Water Fee	Water Resource Fee	EX: If Market Value = \$70,000 per CBT Unit	Pre-study Residential Indoor/Outdoor Lot Size Sq. ft.	Pre-study Residential Indoor Use Only Lot Size Sq. ft.	
Residential									
3/4" Inside Use Micro	0.18	59,000	1	Market Value	\$900	\$18,000.00		Up to 5k	
3/4" Single Family	0.25	82,000	1	Market Value	\$1,250	\$25,000.00		5K to 10K	
3/4" Econo	0.35	114,000	1	Market Value	\$1,750	\$35,000.00	Up to 4k	10K to 25k	
3/4" Urban	0.5	163,000	1	Market Value	\$2,510	\$50,100.00	4k to 6k	TBD	
3/4" Standard	0.7	228,000	1	Market Value	\$3,510	\$70,000.00	6k to 10k	TBD	
3/4" Full	1	326,000	1	Market Value	\$5,010	\$100,100.00	10k to 15k	TBD	
1"	1.1	359,000	1	Market Value	\$5,510	\$110,110.00	15k to 25K	TBD	
Commercial									
3/4" Standard	0.7	228,000	2	Market Value	\$3,510	\$70,000.00			
3/4" Full	1	326,000	2	Market Value	\$5,010	\$100,100.00			
1"	1.8	586,800	4.8	Market Value	\$9,020	\$180,180.00			
1 1/2"	3.5	1,141,000	11	Market Value	\$17,540	\$350,350.00			
2"	5.6	1,825,600	20	Market Value	\$28,060	\$560,560.00			
3"	TBD	TBD	43	Market Value	TBD	TBD			
4"	TBD	TBD	82	Market Value	TBD	TBD			
6"	TBD	TBD	217.98	Market Value	TBD	TBD			
Non-Pot Residential									
3/4" Lot size Micro	0.18	59,000	1	Market Value	\$380	\$7,700.00	\$800.00	Up to 1k	
3/4" Lot size Single Family	0.25	82,000	1	Market Value	\$530	\$10,700.00	\$1,100.00	1k to 4k	
3/4" Econo	0.35	114,000	1	Market Value	\$740	\$14,900.00	\$1,500.00	4k to 6k	
3/4" Urban	0.5	163,000	1	Market Value	\$1,060	\$21,200.00	\$2,100.00	6k to 10k	
3/4" Standard	0.7	228,000	1	Market Value	\$1,480	\$29,700.00	\$3,000.00	10k to 15k	
3/4" Full	1	326,000	1	Market Value	\$2,120	\$42,400.00	\$4,200.00	15k to 25K	
1"	1.1	359,000	1	Market Value	\$2,330	\$46,700.00	\$4,700.00	TBD	
Non-Pot Commercial									
3/4" Standard	0.7	228,000	2	Market Value	\$1,480	\$29,700.00	*1	*1	
3/4" Full	1	326,000	2	Market Value	\$2,120	\$42,400.00			
1"	1.8	586,800	4.8	Market Value	\$3,820	\$76,300.00			
1 1/2"	3.5	1,141,000	11	Market Value	\$7,420	\$148,400.00			
2"	5.6	1,826,000	20	Market Value	\$11,870	\$237,400.00			
3"	TBD	TBD	43	Market Value	TBD	TBD			
4"	TBD	TBD	82	Market Value	TBD	TBD			
6"	TBD	TBD	217.98	Market Value	TBD	TBD			
Notes:									
*1 The non-potable system incentive would have to be approved through Public works to ensure functionality and is intended for Residential Development. **									
**Each parcel is unique and requires individual study for an exact water dedication amount, type of water rights dedication needed and/or cash-in-lieu cost to be provided. **									
***Parcel's in CWCWD service areas or outside Northern Water boundaries may have different rates applied due to differing water resource requirements. **									
Water Resource Fee reduction possible with water rights dedication. (CBT is set at .7 Acre-feet per share)									



SUBJECT FOR DISCUSSION

An Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the 2183 South Denver Avenue Change of Zone

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Bob Choate (Applicant) has submitted a request for rezoning of a property, legally described in Exhibit A of the proposed ordinance on behalf of property owners Edward and Patricia Vecchiarelli. The property is Lot 2 and Lot 3 of the Yarbrough Minor Subdivision, comprising of 10.012 acres, more or less, and is located west adjacent along South Denver Avenue. The Applicants are requesting a Change of Zone from 'I-1' Light Industrial to the 'I-2' Heavy Industrial.

The proposed Change of Zone is in line with the Comprehensive Plan, and better fits the current user and better prepares the parcel for a potential user who is planning to submit an Administrative Site Plan.

Additional application information is available for review at
<https://www.fortluptonco.gov/DocumentCenter/Index/967>.

FINANCIAL CONSIDERATIONS

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

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

- a) Adopt the Ordinance.
- b) Continue the hearing for additional information or further study.
- c) Do not adopt the Ordinance.

STAFF RECOMMENDATIONS

Staff and Planning Commission per Resolution P2025-009 recommend approval of the proposed Ordinance rezoning the land described in Exhibit A of the proposed Ordinance to the 'I-2' Heavy Industrial Zone District

Attachments:

- a. Proposed Ordinance
- b. Planning Commission Resolution P2025-009
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Description

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

- f. Change of Zone Map
- g. Referral Responses
- h. Legal Notifications

ORDINANCE NO. 2025-XXXX

INTRODUCED BY:

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE 2183 SOUTH DENVER AVENUE CHANGE OF ZONE, FROM THE I-1 LIGHT INDUSTRIAL ZONE DISTRICT TO THE I-2 HEAVY INDUSTRIAL ZONE DISTRICT AS DEFINED IN EXHIBIT B.

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

WHEREAS, under the procedures detailed in Section 16-2.03 of the Fort Lupton Municipal Code, the Applicant, Bob Choate, submitted a request to rezone 10.012 acres of land more particularly described in Exhibit A; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in both the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the hearing on the property, at least (15) days before the hearing date; and

WHEREAS, the Planning Commission held a public hearing on the change of zone request on September 28, 2025, and has provided City Council with Resolution No. P2025-009 recommending approval of the rezoning of the subject property from the I-1 Light Industrial Zone District to the I-2 Heavy Industrial Zone District as defined in Exhibit B, with all the allowed uses in said districts; and

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the official zoning map be amended to reflect the change of zone on the property described in Exhibit A of this Ordinance to the I-2 Heavy Industrial Zone District as defined in Exhibit B, and that this Ordinance is hereby approved.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 16th day of September 2025.

PUBLISHED in the Fort Lupton Press the 25th day of September 2025.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this ____ day of __20__.

PUBLISHED BY TITLE ONLY the ____ day of __20__.

EFFECTIVE (after publication) the ____ day of __20__.

CITY OF FORT LUPTON, COLORADO

Zo Hubbard, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

(2183 S. DENVER AVENUE, FORT LUPTON, CO 80621)

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.

EXHIBIT B

LEGAL DESCRIPTION OF ZONE DISTRICTS

(2183 S. DENVER AVENUE, FORT LUPTON, CO 80621)

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.

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;

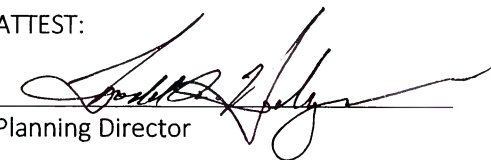
NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the 2183 South Denver Avenue Change of Zone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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 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, August 28, 2025.

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

ROLL CALL

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

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler and Magaly Morales, 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 Wiens seconded.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-009 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

Planner Zachary Mettler presented the item submitted by Coan, Payton & Payne LLC for a change of zone of two legal parcels within the Yarbrough Minor Subdivision. The parcels are currently zoned I-1, and the applicant is requesting to change the zoning to I-2 to better align with the Comprehensive Plan and prior approved uses. Mr. Mettler noted that a potential new user intends to store equipment and vehicles on the property. He also reviewed the zoning of adjacent properties and the Comprehensive Plan designation, which identifies this area as industrial and consistent with the proposed change.

Bob Choate was in attendance on behalf of the property owner to give a presentation. He explained that they are requesting to rezone the two parcels from I-1 to I-2 to permit outdoor storage. He presented a project overview, including the proposed tenant's plan to store equipment and vehicles, which is consistent

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

with allowed uses in the I-2 zoning district. An aerial map was shared to illustrate the location of the office, shop, and parking. He also summarized the neighborhood meeting held on June 16 2025, noting that no significant concerns were raised.

Chair Simone opened up for public comments at 6:07pm.

There were no public comments

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

Chair Simone opened up the hearing for commissioner comments at 6:07pm.

Commissioners discussed:

- Implications of changing to I-2 zoning

Planning Director, Todd Hodges, responded and said there would be no implications.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Wiens seconded.

P2025-010 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 PERLIMINARY PLAT

Planner Zachary Mettler presented the item submitted by Carlson Associates for an amended preliminary plat. The site is located east and adjacent to College Avenue and north and adjacent to County Road 12. Multiple zoning districts apply to the site, including R-2, R-3, P, and Open Space. The amended plat proposes 157 detached single-family lots, a reduction from the 200 lots previously approved in 2024. Zoning remains unchanged and continues to align with the Comprehensive Plan. Mr. Mettler concluded by showing the proposed elevations.

Tate Carlson with Carlson Associates was in attendance to give a presentation. He began by providing a project overview, introducing the team and property owners. The proposal includes 95 single-family detached 45' wide lots, 62 single-family detached 50' wide lots, and open space with a trail along the Fulton Ditch. With the Comprehensive Plan amendment approved in December 2024, the subdivision is consistent with future land use. He concluded by reviewing the proposed elevations and the zoning map.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

Chair Simone opened up for public comment 6:16pm.

Laurie Dineen, an adjacent neighbor, questioned whether the City of Fort Lupton has the infrastructure to support this development. She also asked whether County Road 12 would be extended with street parking, given the subdivision's proposed access on that road. Lastly, she voiced concerns about police activity and whether it will be increased with the growing population.

Chair Simone closed the public comments at 6:19pm.

- Sidewalk connectivity to nearby subdivisions

Mr. Hodges responded to a commissioner's question, explaining that each subdivision is responsible for interconnectivity, frontage, and side improvements. If the City wishes to connect prematurely, it would be their responsibility. He added that a missing segment along County Road 12 has yet to be developed, preventing full connectivity at this time. Mr. Vestal seconded this.

Mike Simone requested to have "adequately addressed" to the resolution.

After discussion Commissioner Kvasnicka moved to approve P2025-010 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Amended Preliminary Plat for a Subdivision Known as the Sunrise Amended Preliminary Plat). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

Ms. Morales presented the two items submitted by Baessler Development for a change of zone and preliminary plat, noting that they would be voted on separately.

The property is located north and adjacent to 14th Street, and west of and adjacent to WCR 31. It is currently zoned Agriculture. The applicants are requesting to rezone the property to R-2 to accommodate a proposed subdivision of 377 lots with mixed housing types and 30 acres of open space, divided into five filings. The Comprehensive Plan designates this area as Single-Family Detached; with the proposed mix of housing types, the development would support a higher residential density. Ms. Morales confirmed that all notification requirements have been met.

Melissa Wheeler with Baessler Development was in attendance to give a presentation. She reviewed the site location and layout, highlighting the proposed buffering on the east side with landscaping, fencing, and a buffer yard. She presented visuals of the Fulton Ditch trail, the proposed entrance monument, and elevations featuring single-family detached homes, alley-loaded houses, and townhomes.

Chair Simone opened up for public comments at 6:37pm.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

There were no public comments.

Chair Simone closed public comments at 6:37pm.

Chair Simone opened up the hearing for commissioner comments.

Commissioners discussed:

- The potential need for sump pumps
- The proposed vegetation between the buffer and houses
- Access on County Road 31
- Responsibility for property maintenance
- Landscaping
- Metro district

Melissa Wheeler clarified that they will not be building basements and crawlspaces, and therefore sump pumps will not be required.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

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

After discussion Commissioner Kvasnicka moved to approve P2025-012 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Preliminary Plat Known as the Lancaster Crossing Preliminary Plat). Commissioner Gonzalez seconded.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

There will be no Planning Commission meeting on September 11th, 2025.

ADJOURNMENT

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025**

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT



2183 S DENVER AVE CHANGE OF ZONE STAFF REPORT
PROJECT NO. COZ25-002

PROJECT DESCRIPTION

Project No.: COZ25-002

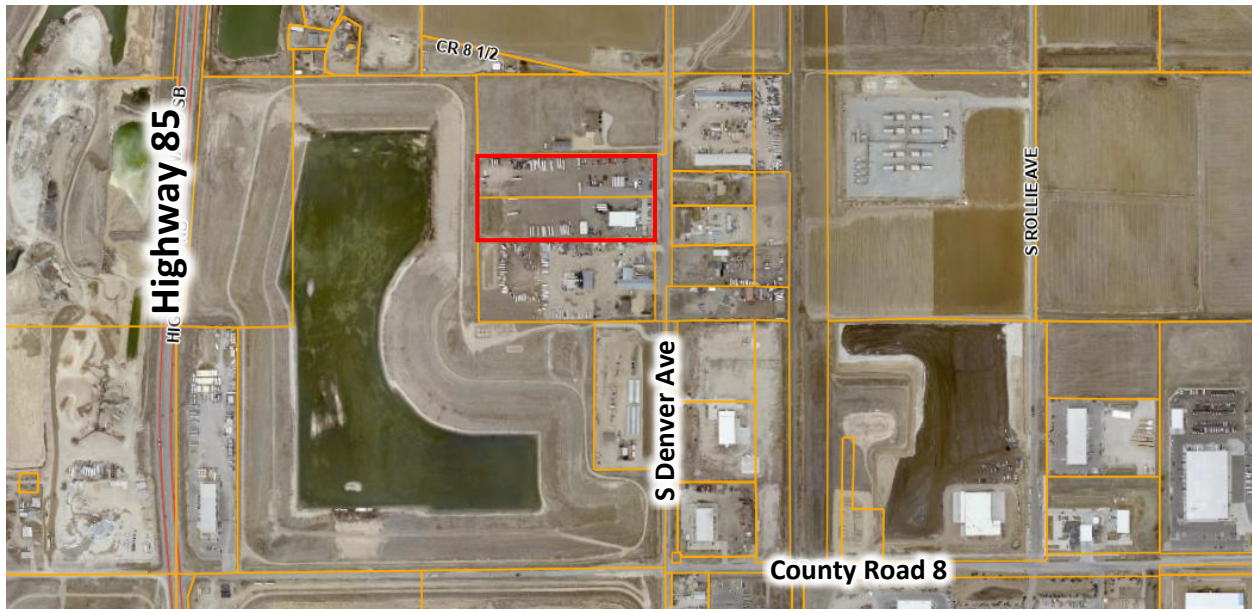
Project name: 2183 S Denver Ave Change of Zone

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.

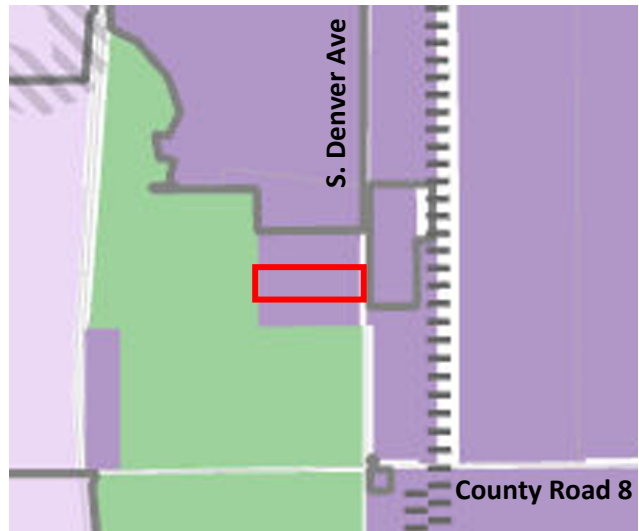
There are no anticipated negative impacts associated with a heavier industrial user. Impacts are addressed at time of review of proposed land use, which this case does not create.

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 and Planning Commission recommend 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.

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)

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

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

- 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.
- 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.
- 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.
- The current zoning for this Parcel is Light Industrial (I-1). The proposed zoning is to be designated as Heavy Industrial (I-2).
- According to the Weld County Property Search Website, there are no geological hazards affecting this site, and no mineral resources on this site.
- The soil limitations are shown and noted as indicated on The Natural Resources Conservation Service Web Soil Survey Website.
- Per the Federal Emergency Management Agency (FEMA) Flood Zone Mapping for this area this property lies within:

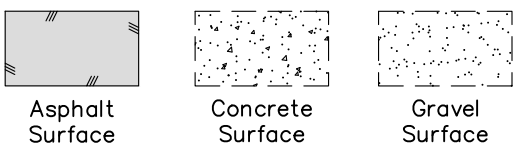
FEMA Flood Zone Map Number 08123C2120E, Effective Date of January 20, 2016.

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.
- DNS



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

'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

DATE:	06-26-2025
BY:	KMZ
REVISIONS:	
County Comments	

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

DWG: \\PLA\proj\14711840\Vecchiarelli\11\Map\Change of Zone_04-24-2025.dwg REFS: DATE: Jun 27, 2025 7:10:21

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

Zachary Mettler

From: Taw Tamlin <ttamlin@ftluptonfire.com>
Sent: Wednesday, August 6, 2025 11:28 AM
To: Zachary Mettler
Cc: Beyza Kirmizi
Subject: RE: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

Zack,

Not sure if I sent you anything on this.

The Fire District has no concerns with the proposed change of zone for this project.

Thank you

*Taw Tamlin
Fire Marshal, CFPE, CFEI*

*Fort Lupton Fire Protection District
1121 Denver Ave.*

*OFFc. 303-857-4603
Cell. 303-710-3968*

District Administration office is closed on Fridays.
www.fortluptonfire.org

From: Zachary Mettler <ZMettler@Fortluptonco.gov>
Sent: Wednesday, August 6, 2025 11:15 AM
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

Hello,

Just a friendly reminder that responses are due August 11th. Thank you to the entities which have responded thus far!



**Zachary Mettler
Planner I**

Main 303.857.6694 | **Direct** (720) 466-6128
Mobile (303) 304-4498 | **Fax** (303) 857-0351
ZMettler@Fortluptonco.gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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

From: Zachary Mettler
Sent: Friday, July 18, 2025 4:23 PM
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone**, being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
<https://www.fortluptonco.gov/DocumentCenter/Index/967>

Any comments you consider relevant to this request would be appreciated. Please reply by **August 11, 2025**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Your time in this matter is greatly appreciated!



Zachary Mettler
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Zachary Mettler

From: William Carnes
Sent: Thursday, August 7, 2025 8:15 AM
To: Zachary Mettler
Cc: Beyza Kirmizi
Subject: RE: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

I have no objections.



William Carnes
Chief of Police

Dispatch: 720.652.4222
Emergency: 911
Tel: (720) 466-6132 | **Fax:** (303) 857-2703
WCarnes@FortLuptonCo.Gov
130 S. McKinley Ave, Fort Lupton, CO 80621

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Zachary Mettler
Planner I

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Mobile (303) 304-4498 | **Fax** (303) 857-0351
ZMettler@Fortluptonco.gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Planning Dept.
From: David Rausch
Date: August 6, 2025
Subject: 2183 S Denver Ave - Vecchiarelli Holdings LLC
Review

Public Works has reviewed the submitted preapplication information for the above-referenced development project and has included the following comments for consideration with the Site Plan submittal.

1. Utilities -

Existing water services at this location

2183 S Denver Ave - Acct # 99-01601-00 - ¾ " Comm

a. Water - Chapter 3

- i. Section 3.24.08 Backflow prevention may be required for this service connection. Plumbing Plans - PW would like to review to determine cross connection control program requirements.
- ii. Plumbing plans should identify back flow prevention devices and will require inspection by a certified backflow prevention technician and registration on the City's Aqua TrackMyBackFlow web site. The backflow device will require annual inspections and entry to the City's Cross Connection Inspection Control system (in accordance with Section 13-85 of the City Municipal Code).
- iii. Backflow prevention assemblies or methods shall be tested by a Certified Cross-Connection Control Technician upon installation and tested at least annually, thereafter.

b. Drainage

- i. This location is not located within a designated Floodplain.

August 5, 2025

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

Re: COZ25-002 2183 S Denver Avenue Change of Zone

Dear Zachary:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Change of Zone for 2183 S Denver Ave. After review of the information, we have the following comments:

- United Power has no concern with the change in zoning from Light Industrial to Heavy Industrial.
- United Power has existing electrical distribution within and/or around the site location. You will need to work with United Power to have the service relocated, removed, and/or abandoned. Please know this will be at the expense of the applicant.

If any modification to existing facilities, including relocation and/or removal, is needed, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Emily Fore
United Power, Inc.
Right of Way Agent
O: 720-685-5605 | Email: platreferral@unitedpower.com

Zachary Mettler

From: Suann Haas <shaas@weld.gov>
Sent: Monday, July 28, 2025 8:48 AM
To: Zachary Mettler
Cc: Beyza Kirmizi
Subject: RE: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

Greetings,

Thank you for sending us this information. At this point we do not have a comment about the change of zoning. Thank you for your consideration to include our office as a contact.

Sincerely,



Suann H Haas

GIS Mapper II, Weld County Assessor's Office

☎ Direct: 970-400-2523

☎ Office: 970-400-3650

✉ shaas@weld.gov

📍 [1400 N 17th Ave, Greeley, CO 80631](#)

IMPORTANT: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Zachary Mettler <ZMettler@Fortluptonco.gov>
Sent: Friday, July 25, 2025 12:37 PM
To: Suann Haas <shaas@weld.gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Subject: RE: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

This Message Is From an External Sender

This email was sent by someone outside Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Of course, have a great weekend!



Zachary Mettler
Planner I

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

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

ZMettler@Fortluptonco.gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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

From: Suann Haas <shaas@weld.gov>
Sent: Friday, July 25, 2025 11:37 AM
To: Zachary Mettler <ZMettler@Fortluptonco.gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Subject: RE: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

Greetings Zachary,

I believe Josh usually deals with these emails and I'm not as familiar with them. I'd like to talk to my office administrator on Monday about this and then get back to you if that's okay. Thank you for contacting me!



Suann H Haas

GIS Mapper II, Weld County Assessor's Office

☎ Direct: 970-400-2523

☎ Office: 970-400-3650

✉ shaas@weld.gov

📍 [1400 N 17th Ave, Greeley, CO 80631](#)

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From: Zachary Mettler <ZMettler@Fortluptonco.gov>
Sent: Friday, July 18, 2025 4:27 PM
To: Suann Haas <shaas@weld.gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>
Subject: FW: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

Hello Suann, I received Josh's auto-reply so wanted to forward this on to you. Thank you have a great weekend



Zachary Mettler
Planner I

Main 303.857.6694 | Direct (720) 466-6128

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

ZMettler@Fortluptonco.gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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

From: Zachary Mettler <ZMettler@Fortluptonco.gov>
Sent: Friday, July 18, 2025 4:23 PM
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: 2183 S Denver Avenue Change of Zone (COZ25-002)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Change of Zone**, being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

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

Any comments you consider relevant to this request would be appreciated. Please reply by **August 11, 2025**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Your time in this matter is greatly appreciated!



Zachary Mettler
Planner I

Main 303.857.6694 | Direct (720) 466-6128

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

ZMettler@Fortluptonco.gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 5, 2025

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

Attn: Zachary Mettler

Re: 2183 S Denver Avenue Change of Zone, Case # COZ25-002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **2183 S Denver Avenue Change of Zone** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along County Road 27.

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

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

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 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 **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

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.

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.

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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)

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

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

- 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.
- 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.
- 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.
- The current zoning for this Parcel is Light Industrial (I-1). The proposed zoning is to be designated as Heavy Industrial (I-2).
- According to the Weld County Property Search Website, there are no geological hazards affecting this site, and no mineral resources on this site.
- The soil limitations are shown and noted as indicated on The Natural Resources Conservation Service Web Soil Survey Website.
- Per the Federal Emergency Management Agency (FEMA) Flood Zone Mapping for this area this property lies within:

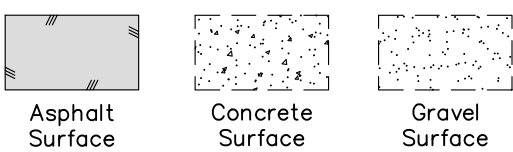
FEMA Flood Zone Map Number 08123C2120E, Effective Date of January 20, 2016.

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.
- DNS



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

'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

INTERMILL LAND SURVEYING, INC.

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

VECCHIARELLI HOLDINGS, LLC

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



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



SUBJECT FOR DISCUSSION

Approving a Resolution Accepting an Amended Preliminary Plat, Known as the Sunrise Amended Preliminary Plat for a Residential Subdivision.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

On December 3, 2024, City Council conditionally approved the Sunrise Preliminary Plat, which included 200 lots (a mix of 61 single family-detached reduced lots, 92 single-family attached duplexes, and 47 single-family detached small lots), bordered by open space, a park, and a 10' trail along the Fulton Ditch.

The Carlson Associates ("Applicant") have submitted an Amended Preliminary Plat with changes that require a return to public hearings for review and approval. The Amended Sunrise Preliminary Plat consists of 157 single-family detached reduced lots. The road network, trail, park, and subdivision designs are intended to remain similar to the originally approved Preliminary Plat, outside of the lower density lot layout. The subject property of the Amended Preliminary Plat is Lot 1 of the Taylor Minor Subdivision, comprising of 40.71 acres, more or less, and is located north and adjacent to CR 12 and east and adjacent to College Ave.

Additional application information and documents, including updated elevations, are available for review at <https://www.fortluptonco.gov/DocumentCenter/Index/969>.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following four alternatives:

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

STAFF RECOMMENDATIONS

Staff and Planning Commission per PC Resolution P2025-010 recommend conditional approval of the Sunrise Preliminary Plat. Conditions are outlined in the proposed resolution.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2025-010
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Narrative
- f. Preliminary Plat
- g. Site Layout-Open Space Plan
- h. Legal Notifications

RESOLUTION NO. 2025Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING AN AMENDED PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE AMENDED PRELIMINARY PLAT, ON A PROPERTY 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 City Council conditionally approved 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 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, and consideration of staff comments, Applicant's presentation, and any public input, the Planning Commission recommended approval of the Amended Preliminary Plat with conditions; and

WHEREAS, the City Council held a public hearing to consider and review the request for an Amended Preliminary Plat; and

WHEREAS, after review of the application and supporting information, the City Council finds that the Amended Preliminary Plat 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 both the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the hearing on the property, at least (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Development Code, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Sunrise Amended Preliminary Plat with the following conditions:

1. Prior to finalizing the Amended Preliminary Plat:
 - A. Applicant shall adequately address staff redlines on the Amended Preliminary Plat.

- B. Applicant shall adequately address staff redlines on the Open Space Layout Plan.
 - C. Applicant shall adequately address all comments from Public Works.
 - D. Applicant shall adequately 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 adequately addressed. The Amended Preliminary Plat must be signed and finalized.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 16th DAY OF SEPTEMBER, 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2025-010

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

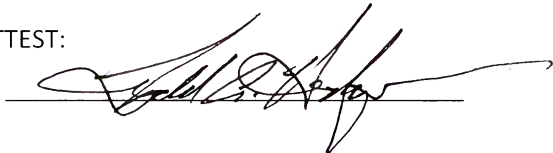
NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends to City Council approval of the Sunrise Amended Preliminary Plat conditional upon the following:

1. Prior to finalizing the Amended Preliminary Plat:
 - A. Applicant shall adequately address staff redlines on the Amended Preliminary Plat.
 - B. Applicant shall adequately address staff redlines on the Open Space Layout Plan.
 - C. Applicant shall adequately address all comments from Public Works.
 - D. Applicant shall adequately 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 adequately 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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 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, August 28, 2025.

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

ROLL CALL

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

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler and Magaly Morales, 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 Wiens seconded.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-009 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

Planner Zachary Mettler presented the item submitted by Coan, Payton & Payne LLC for a change of zone of two legal parcels within the Yarbrough Minor Subdivision. The parcels are currently zoned I-1, and the applicant is requesting to change the zoning to I-2 to better align with the Comprehensive Plan and prior approved uses. Mr. Mettler noted that a potential new user intends to store equipment and vehicles on the property. He also reviewed the zoning of adjacent properties and the Comprehensive Plan designation, which identifies this area as industrial and consistent with the proposed change.

Bob Choate was in attendance on behalf of the property owner to give a presentation. He explained that they are requesting to rezone the two parcels from I-1 to I-2 to permit outdoor storage. He presented a project overview, including the proposed tenant's plan to store equipment and vehicles, which is consistent

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

with allowed uses in the I-2 zoning district. An aerial map was shared to illustrate the location of the office, shop, and parking. He also summarized the neighborhood meeting held on June 16 2025, noting that no significant concerns were raised.

Chair Simone opened up for public comments at 6:07pm.

There were no public comments

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

Chair Simone opened up the hearing for commissioner comments at 6:07pm.

Commissioners discussed:

- Implications of changing to I-2 zoning

Planning Director, Todd Hodges, responded and said there would be no implications.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Wiens seconded.

P2025-010 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 PERLIMINARY PLAT

Planner Zachary Mettler presented the item submitted by Carlson Associates for an amended preliminary plat. The site is located east and adjacent to College Avenue and north and adjacent to County Road 12. Multiple zoning districts apply to the site, including R-2, R-3, P, and Open Space. The amended plat proposes 157 detached single-family lots, a reduction from the 200 lots previously approved in 2024. Zoning remains unchanged and continues to align with the Comprehensive Plan. Mr. Mettler concluded by showing the proposed elevations.

Tate Carlson with Carlson Associates was in attendance to give a presentation. He began by providing a project overview, introducing the team and property owners. The proposal includes 95 single-family detached 45' wide lots, 62 single-family detached 50' wide lots, and open space with a trail along the Fulton Ditch. With the Comprehensive Plan amendment approved in December 2024, the subdivision is consistent with future land use. He concluded by reviewing the proposed elevations and the zoning map.

RECORD OF PROCEEDINGS
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Chair Simone opened up for public comment 6:16pm.

Laurie Dineen, an adjacent neighbor, questioned whether the City of Fort Lupton has the infrastructure to support this development. She also asked whether County Road 12 would be extended with street parking, given the subdivision's proposed access on that road. Lastly, she voiced concerns about police activity and whether it will be increased with the growing population.

Chair Simone closed the public comments at 6:19pm.

- Sidewalk connectivity to nearby subdivisions

Mr. Hodges responded to a commissioner's question, explaining that each subdivision is responsible for interconnectivity, frontage, and side improvements. If the City wishes to connect prematurely, it would be their responsibility. He added that a missing segment along County Road 12 has yet to be developed, preventing full connectivity at this time. Mr. Vestal seconded this.

Mike Simone requested to have "adequately addressed" to the resolution.

After discussion Commissioner Kvasnicka moved to approve P2025-010 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Amended Preliminary Plat for a Subdivision Known as the Sunrise Amended Preliminary Plat). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

Ms. Morales presented the two items submitted by Baessler Development for a change of zone and preliminary plat, noting that they would be voted on separately.

The property is located north and adjacent to 14th Street, and west of and adjacent to WCR 31. It is currently zoned Agriculture. The applicants are requesting to rezone the property to R-2 to accommodate a proposed subdivision of 377 lots with mixed housing types and 30 acres of open space, divided into five filings. The Comprehensive Plan designates this area as Single-Family Detached; with the proposed mix of housing types, the development would support a higher residential density. Ms. Morales confirmed that all notification requirements have been met.

Melissa Wheeler with Baessler Development was in attendance to give a presentation. She reviewed the site location and layout, highlighting the proposed buffering on the east side with landscaping, fencing, and a buffer yard. She presented visuals of the Fulton Ditch trail, the proposed entrance monument, and elevations featuring single-family detached homes, alley-loaded houses, and townhomes.

Chair Simone opened up for public comments at 6:37pm.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

There were no public comments.

Chair Simone closed public comments at 6:37pm.

Chair Simone opened up the hearing for commissioner comments.

Commissioners discussed:

- The potential need for sump pumps
- The proposed vegetation between the buffer and houses
- Access on County Road 31
- Responsibility for property maintenance
- Landscaping
- Metro district

Melissa Wheeler clarified that they will not be building basements and crawlspaces, and therefore sump pumps will not be required.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

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

After discussion Commissioner Kvasnicka moved to approve P2025-012 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Preliminary Plat Known as the Lancaster Crossing Preliminary Plat). Commissioner Gonzalez seconded.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

There will be no Planning Commission meeting on September 11th, 2025.

ADJOURNMENT

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025**

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

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

PROJECT DESCRIPTION

Project No.: PPL24-001

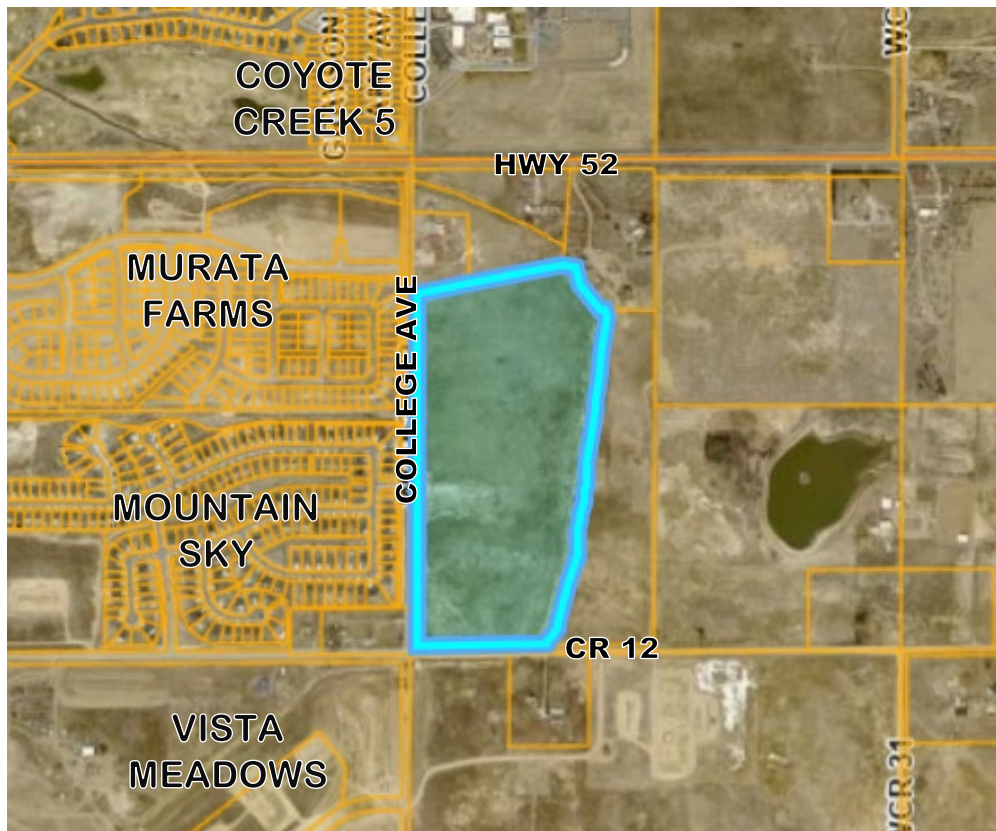
Project Name: Sunrise Amended Preliminary Plat

Owner's Name: George and Anna Taylor

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

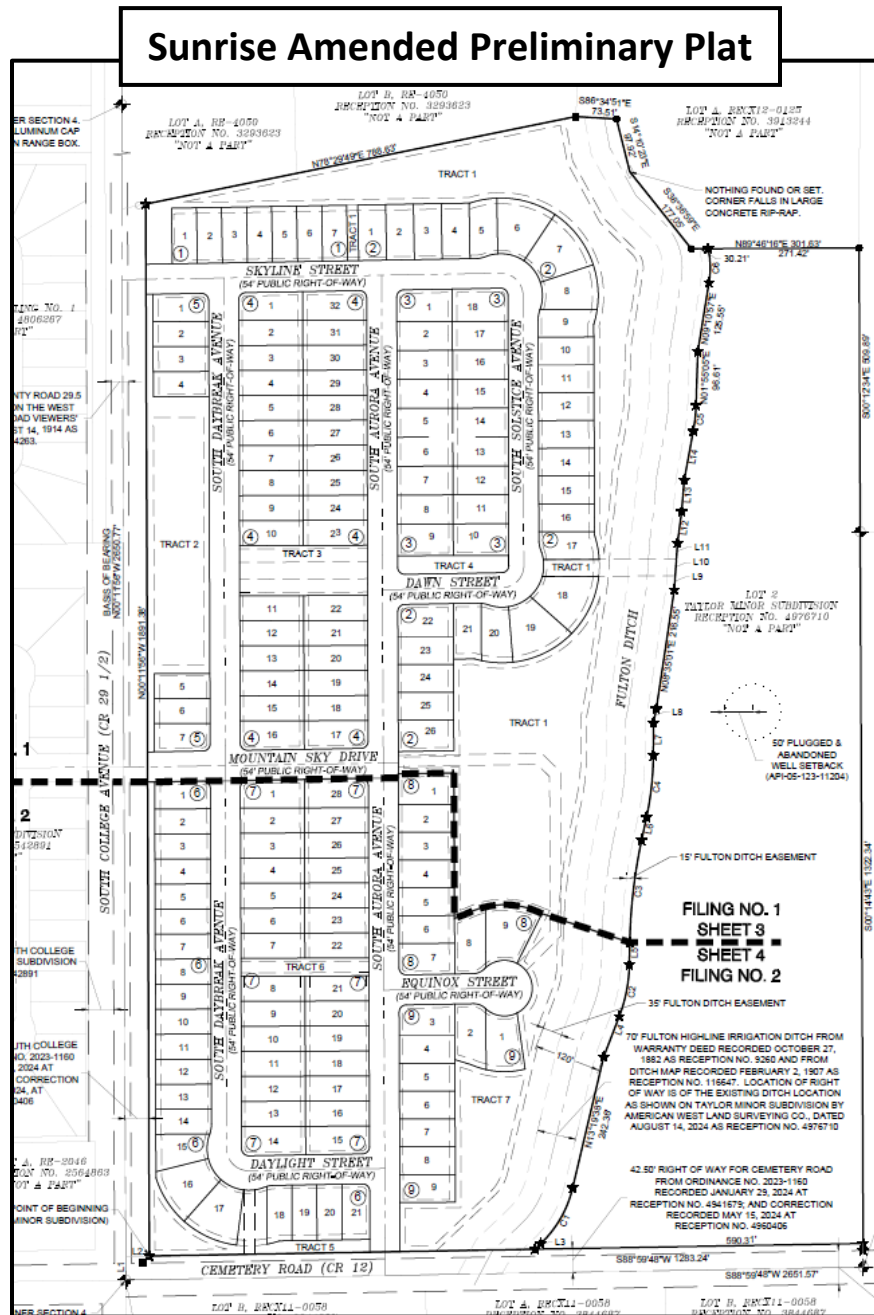
Location of Request:

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.

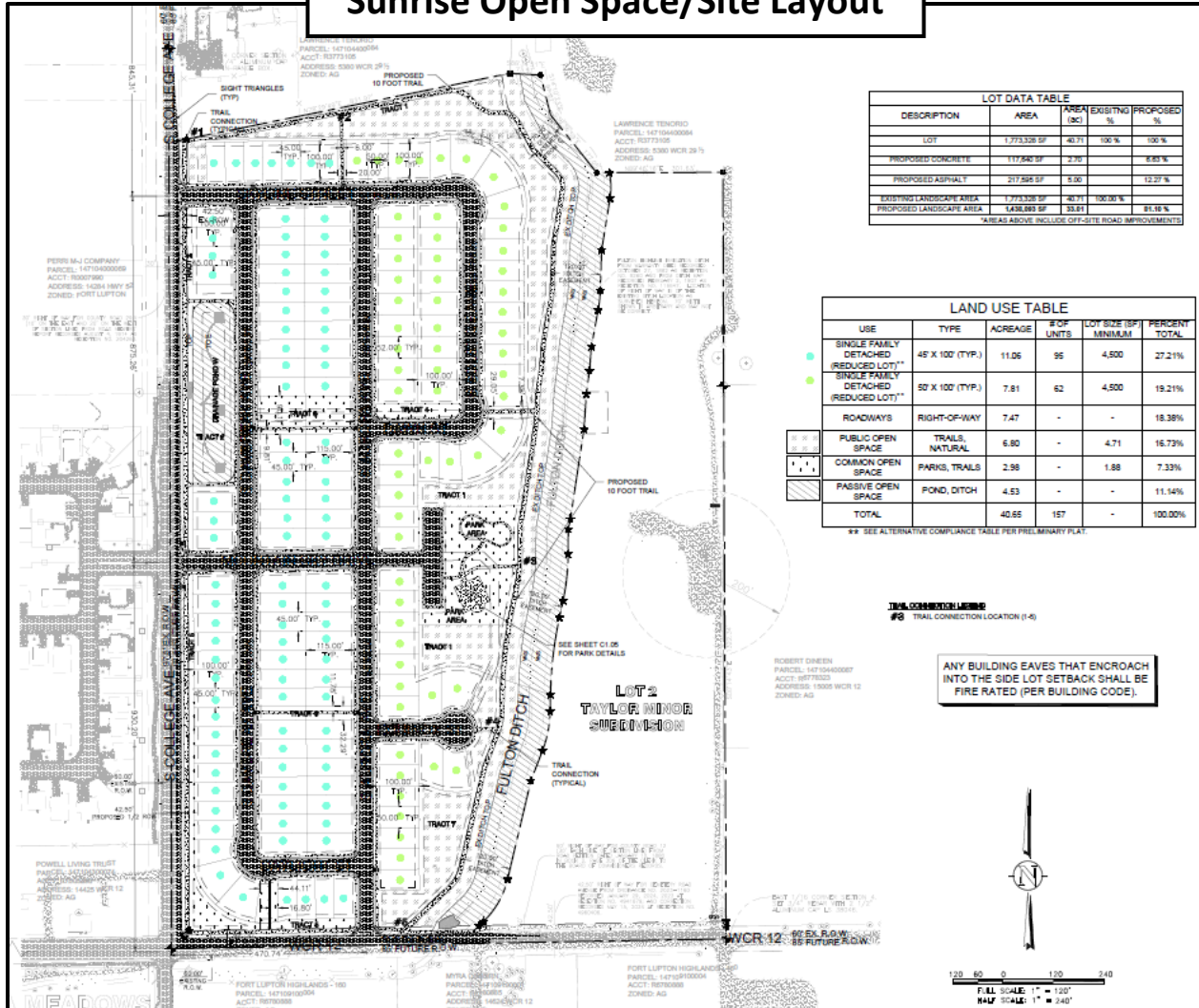


Nature of Request:

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 in [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. Planning Commission recommended conditional approval on August 28, 2025.

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.

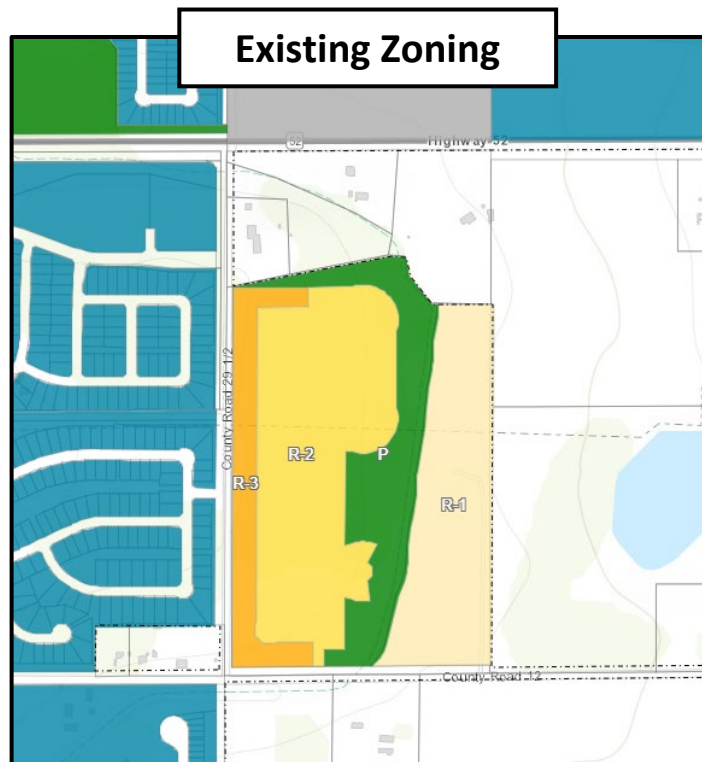
The Amended Preliminary Plat request meets the criteria listed above with the submittal and/or by addressing staff and referral comments as a condition of approval. The Applicant has submitted the required documents pursuant to the Code.

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

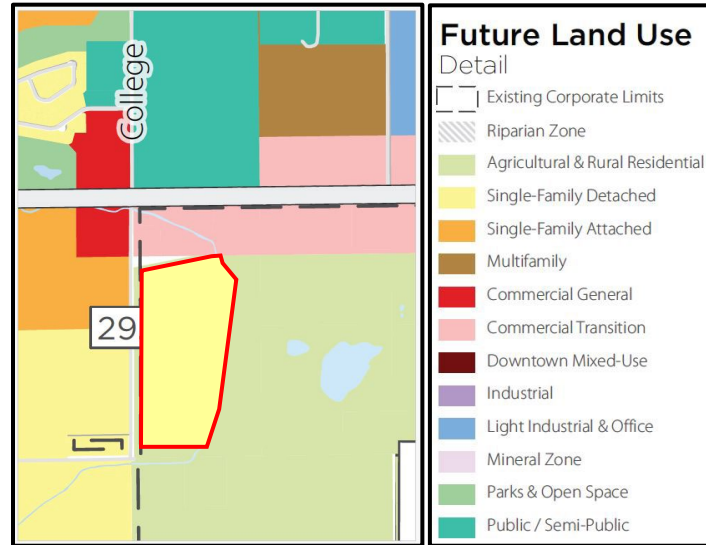
EAST	Unincorporated Weld County	Agriculture
WEST	PUD	Residential



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

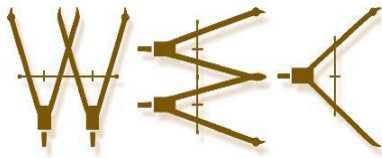
Staff and Planning Commission recommends approval of the Amended Preliminary Plat with the conditions listed on the proposed resolution. The Applicant's proposed uses align with the previously approved Comprehensive Plan Amendment and Change of Zone. The reduction in density from the previously approved 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.

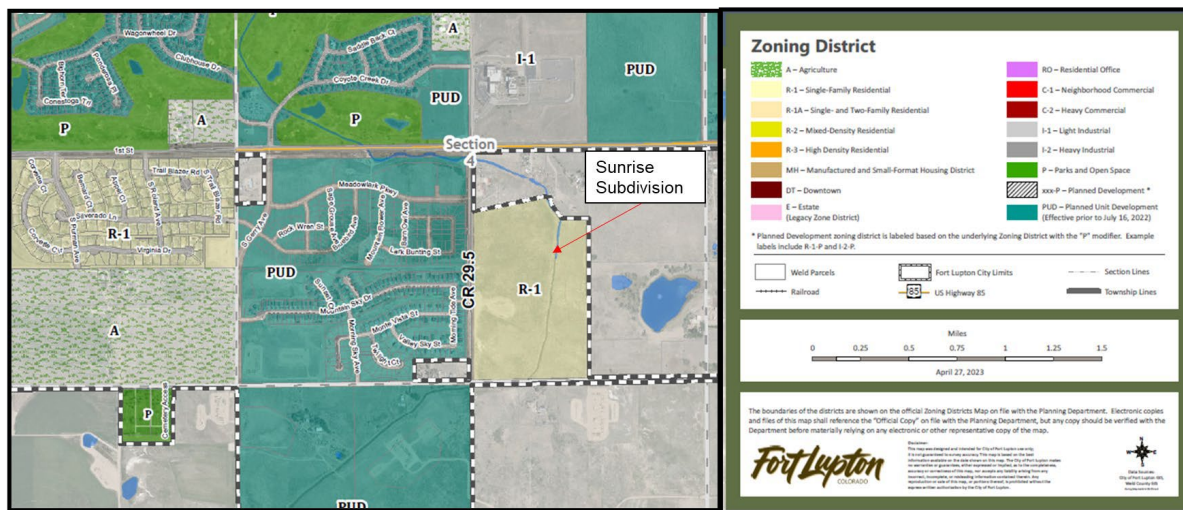


Fig. No. 1

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.

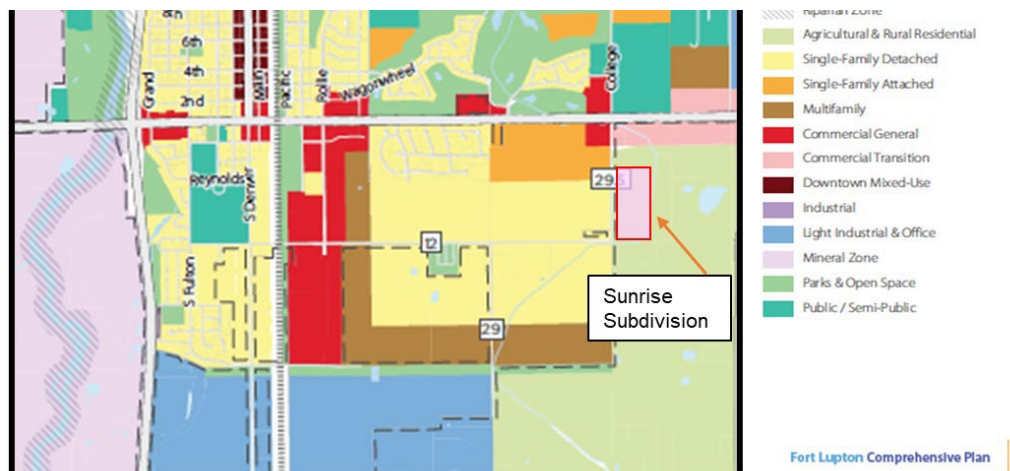


Fig No. 2

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.

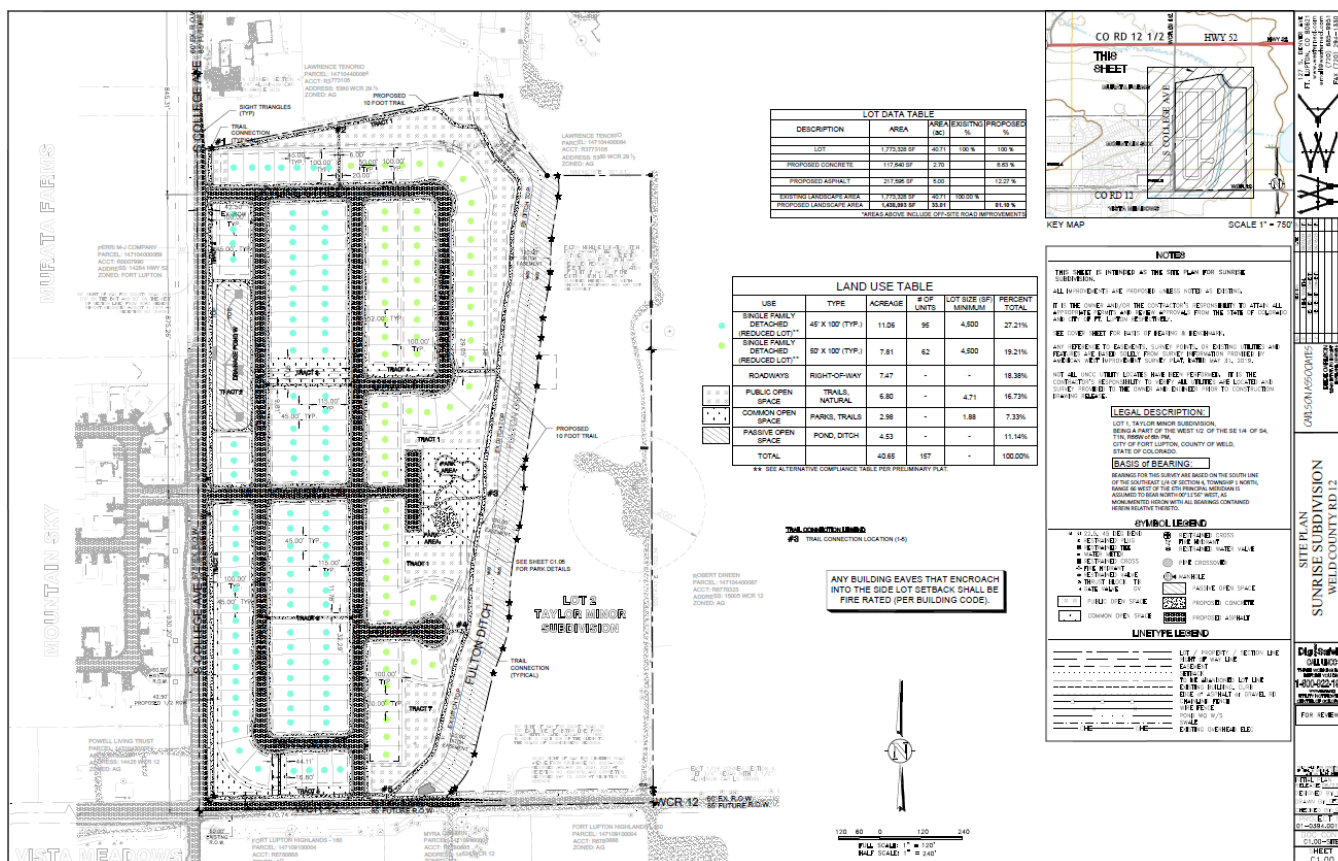


Fig. No. 3

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.

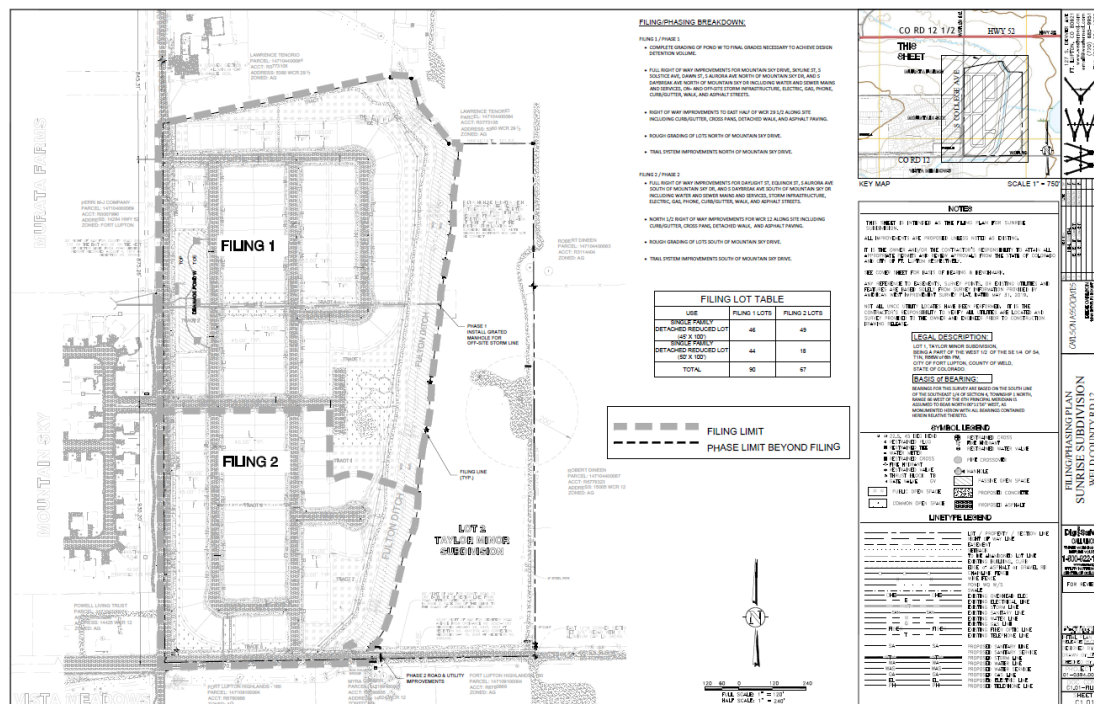


Fig. No.4

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

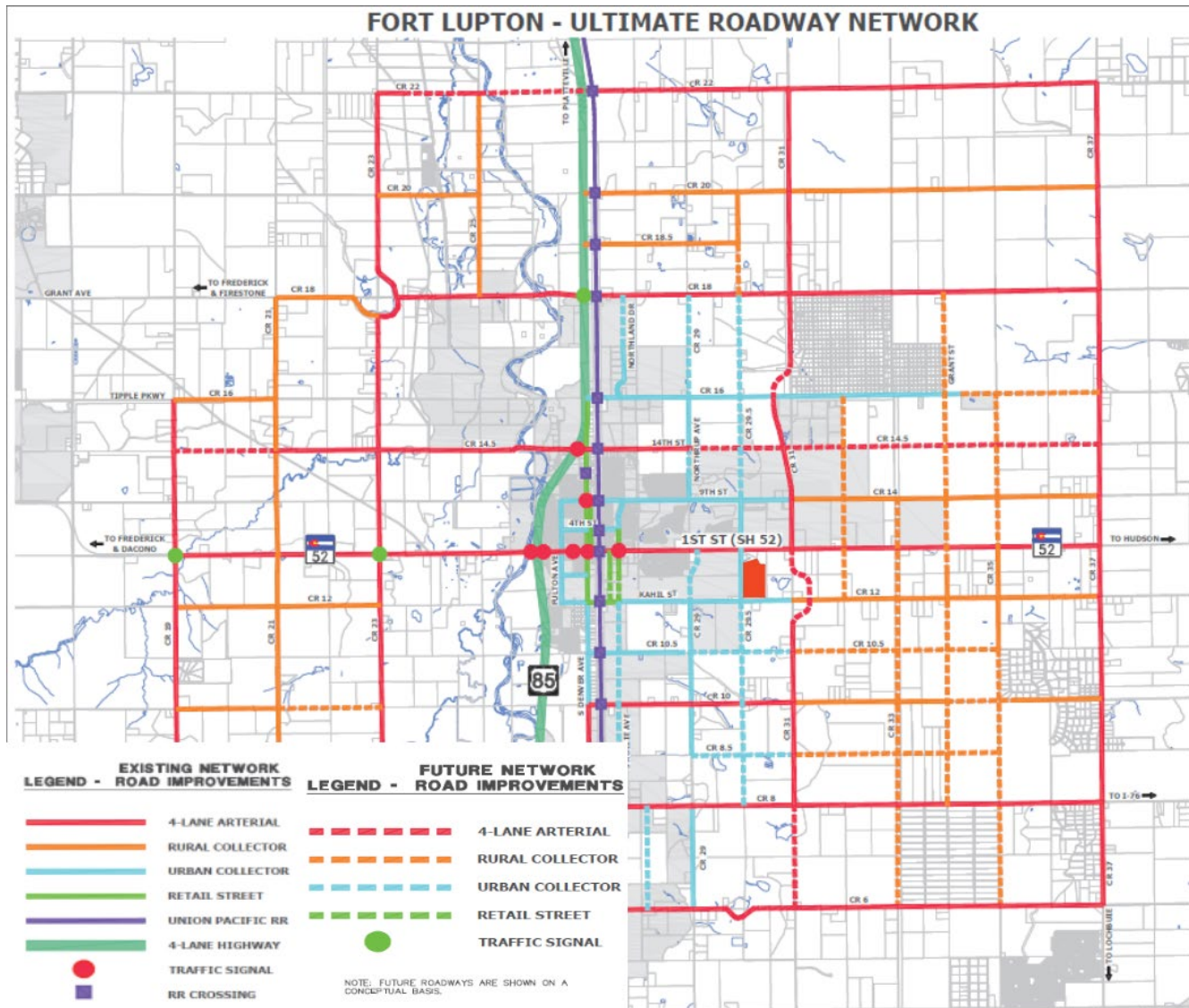


Figure 5

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,



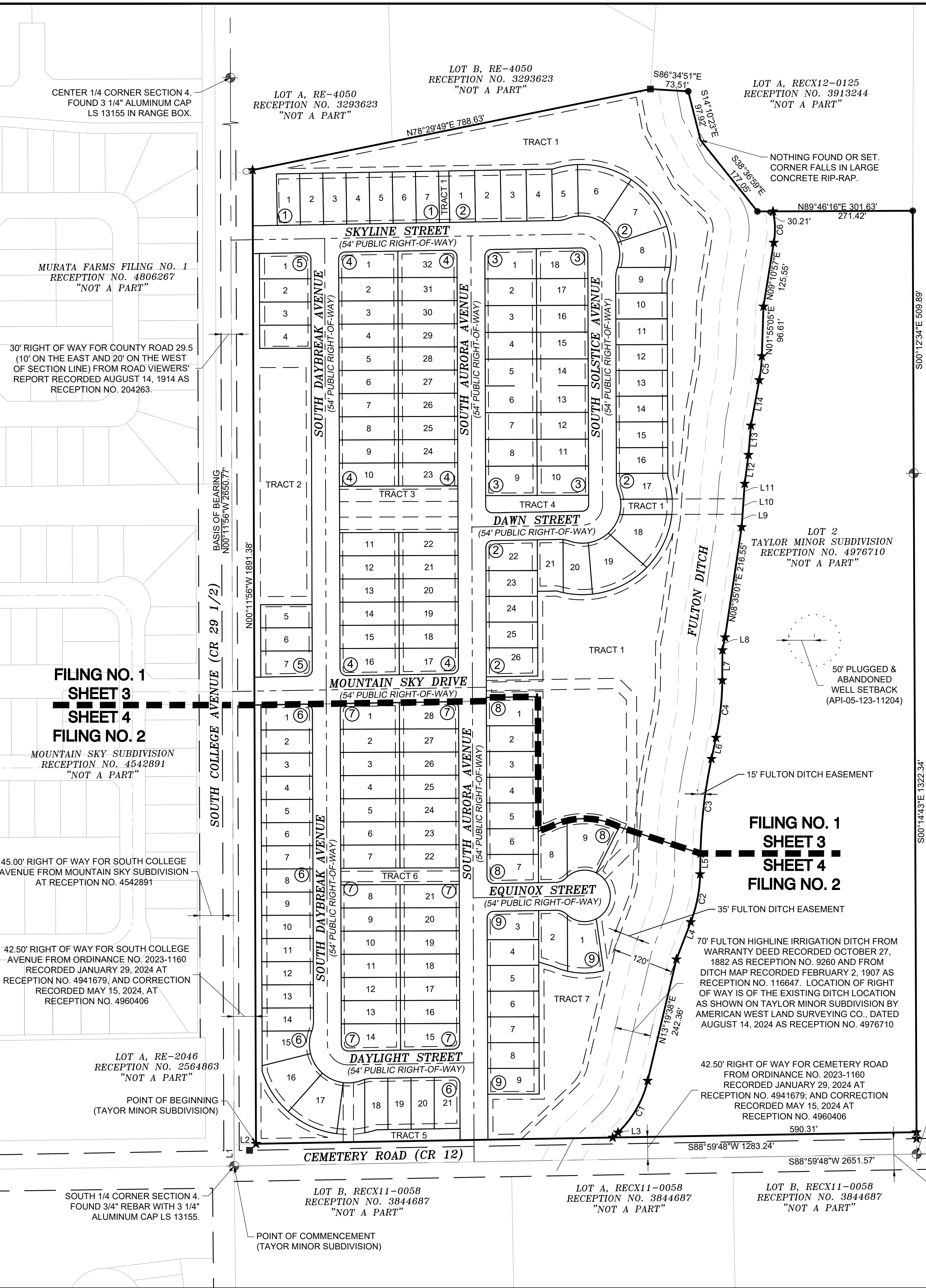
Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

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"W	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°14'08"	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.

#

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

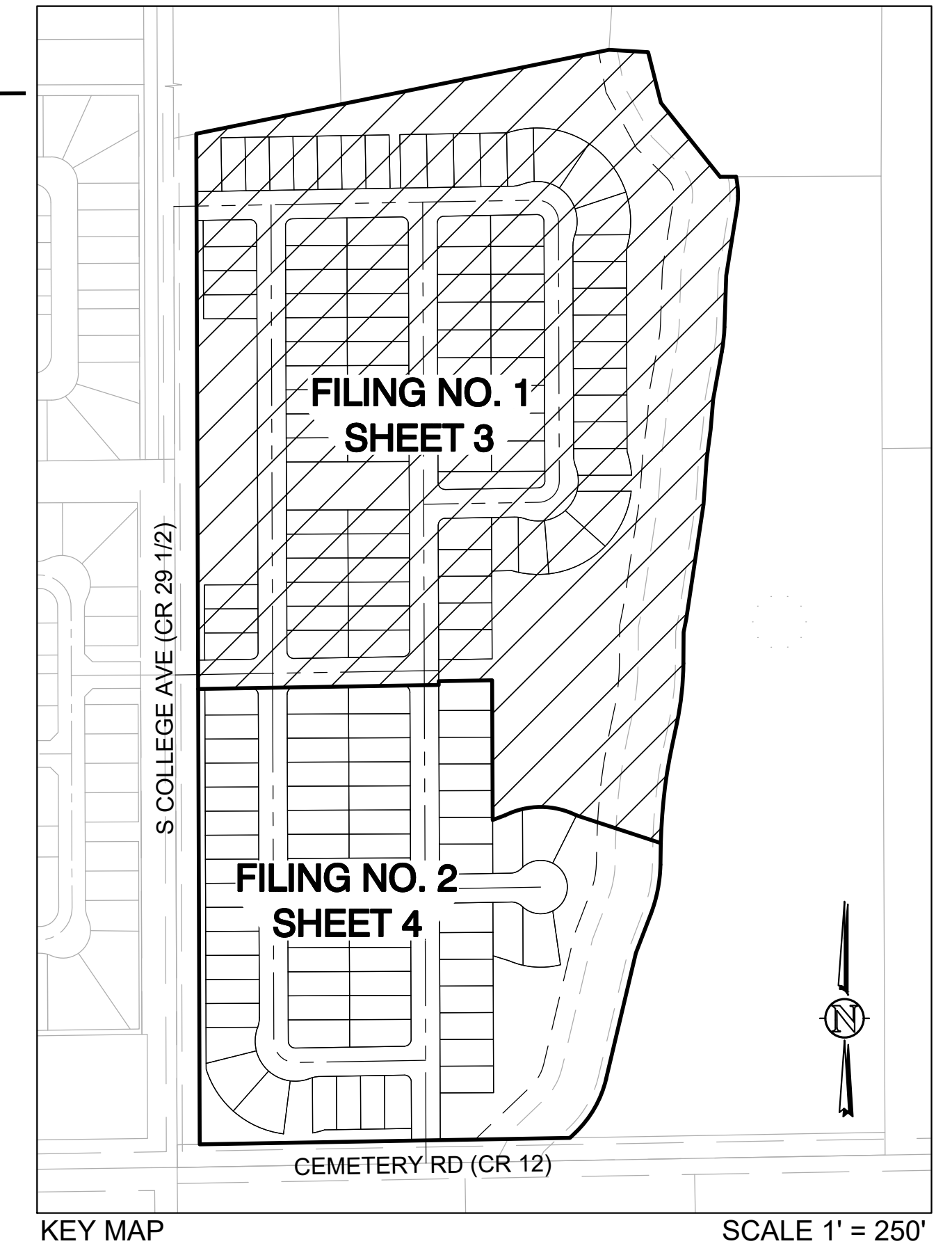
JOB NO: 22-169 REVISIONS: July 29, 2025

SUNRISE SUBDIVISION PRELIMINARY PLAT

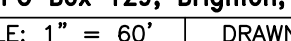
LOT A, RECX12-0125
RECEPTION NO. 3913244
"NOT A PART"

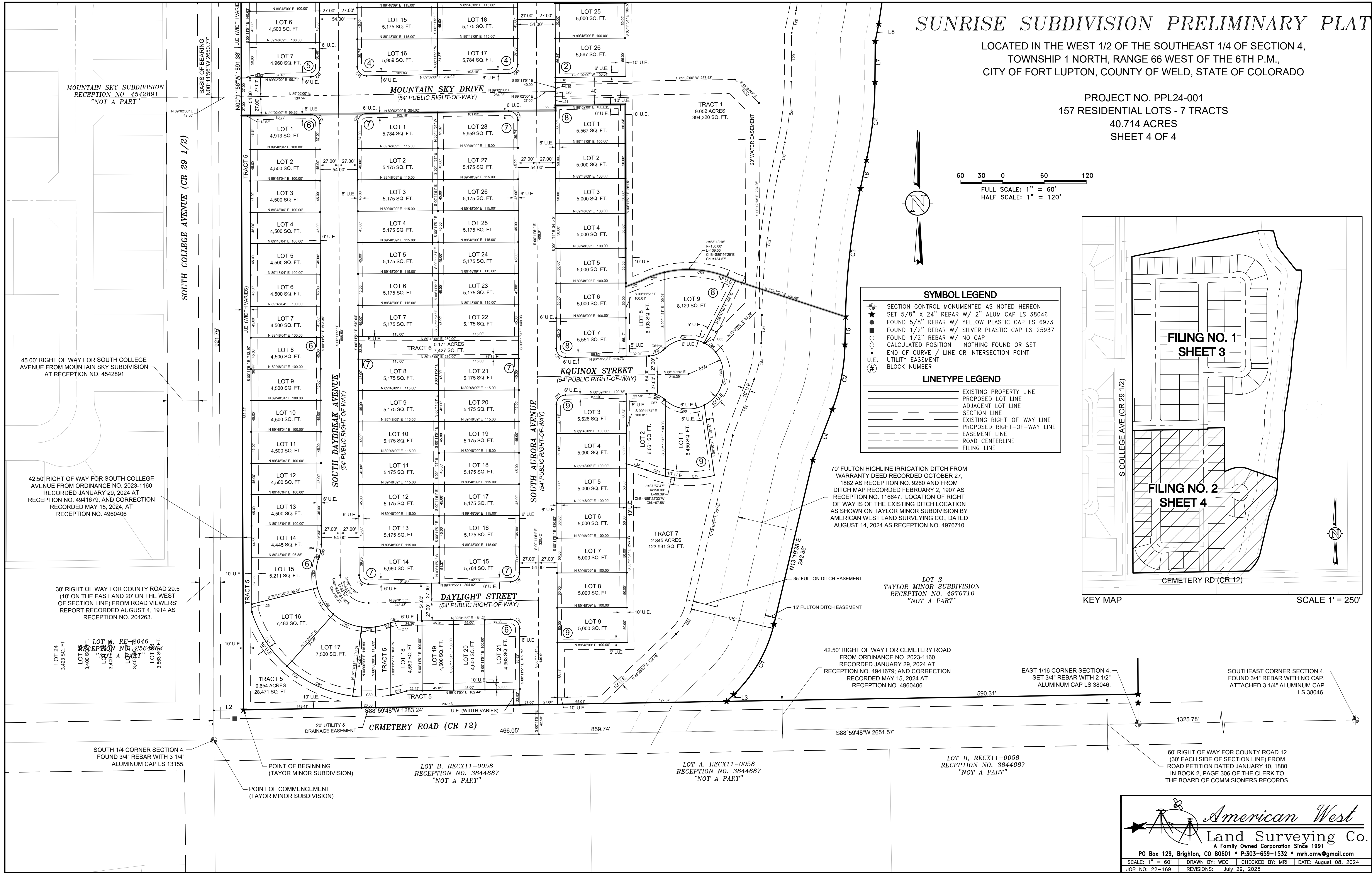
LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

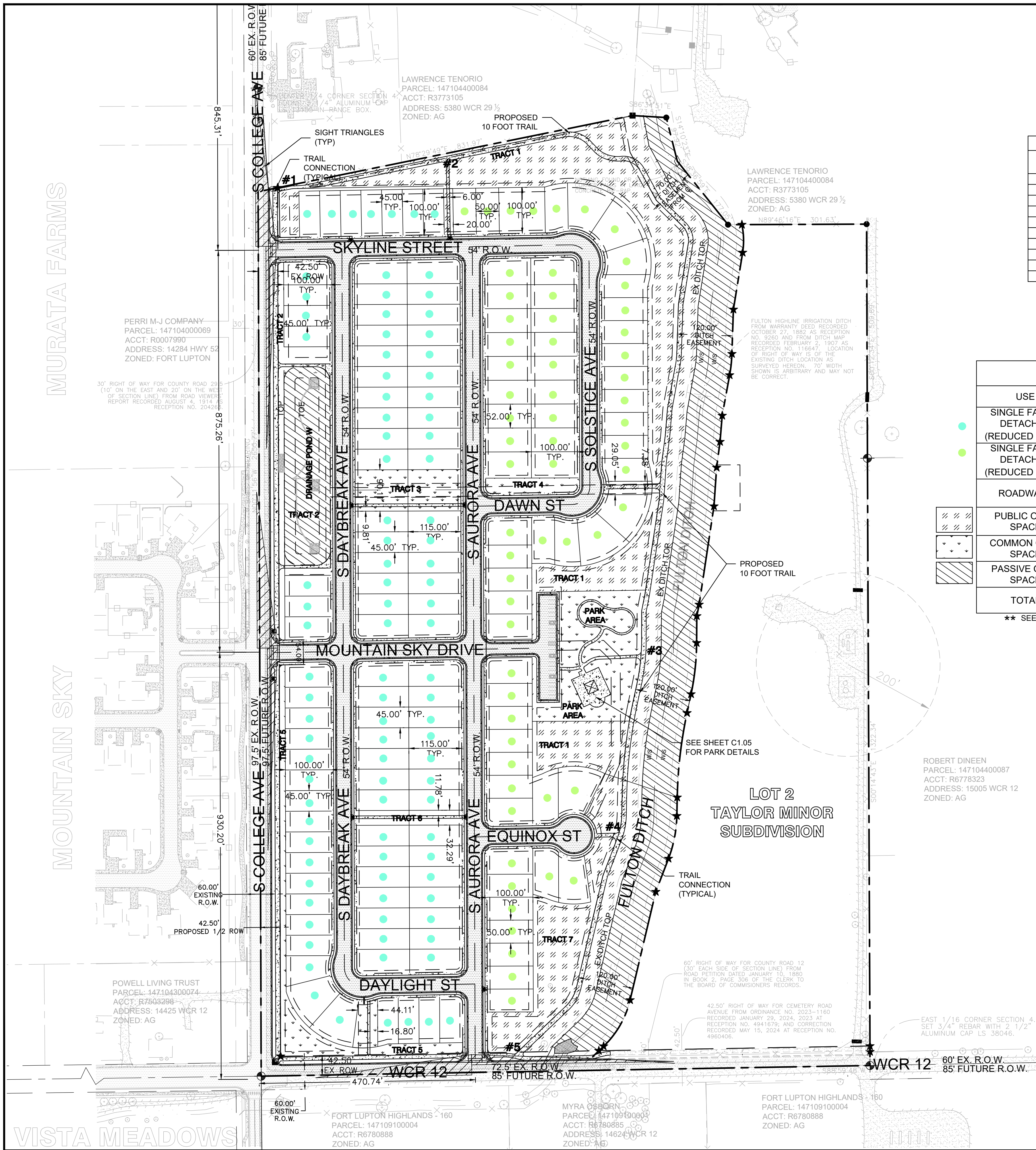
PROJECT NO. PPL24-001
157 RESIDENTIAL LOTS - 7 TRACTS
40.714 ACRES
SHEET 3 OF 4



SYMBOL LEGEND	
	SECTION CONTROL MONUMENTED 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 29537
○	FOUND 1/2" REBAR W/ NO CAP
◇	CALCULATED POSITION - NOTHING FOUND OR SET
U.E.	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
	FLING LINE


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 SCALE: 1" = 60' DRAWN BY: WEC CHECKED BY: MRH DATE: August 08, 2024
 JOB NO.: 22-169 REVISIONS: July 29, 2025





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				

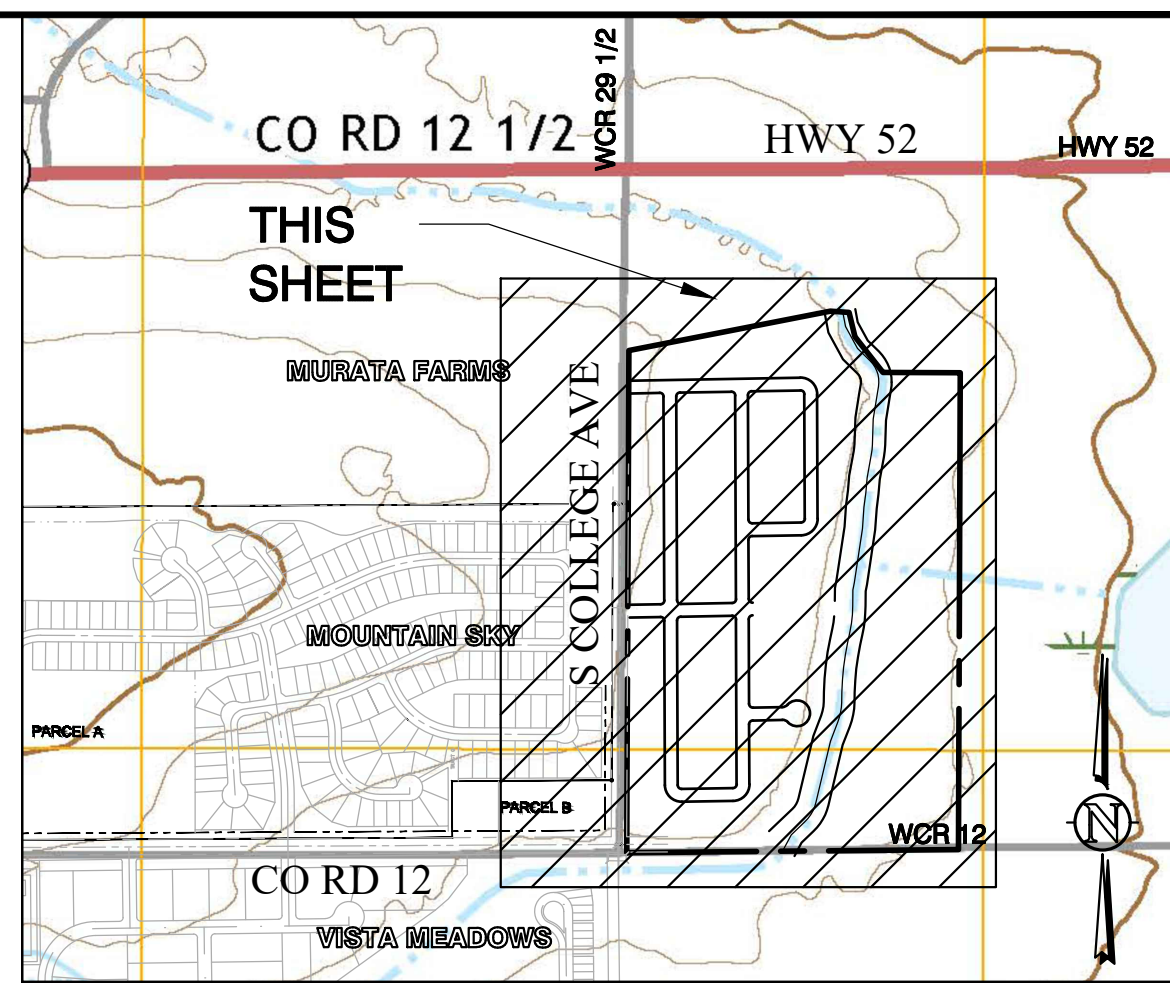
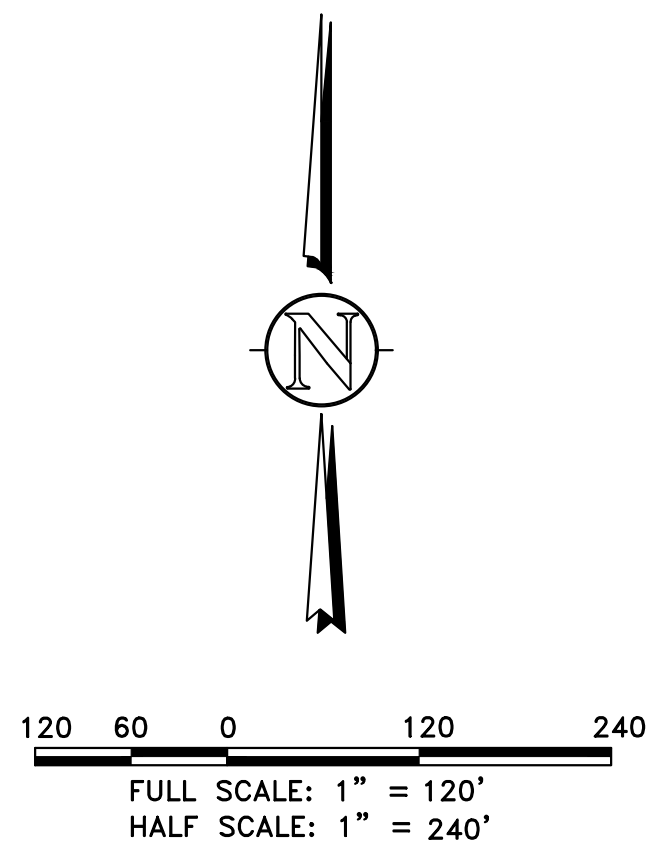
USE	TYPE	ACREAGE	# OF UNITS	LOT SIZE (SF) MINIMUM	PERCENT TOTAL
SINGLE FAMILY DETACHED (REDUCED LOT)**	45' X 100' (TYP.)	11.06	95	4,500	27.21%
SINGLE FAMILY DETACHED (REDUCED LOT)**	50' X 100' (TYP.)	7.81	62	4,500	19.21%
ROADWAYS	RIGHT-OF-WAY	7.47	-	-	18.38%
PUBLIC OPEN SPACE	TRAILS, NATURAL	6.80	-	4.71	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 ENCROACH 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	22.5, 45 DEG BEND		RESTRAINED CROSS
	✱ RESTRAINED PLUG		FIRE HYDRANT
	✱ RESTRAINED TEE		RESTRAINED WATER VALVE
	✱ WATER METER		
	✱ RESTRAINED CROSS		
	✱ FIRE HYDRANT		
	✱ RESTRAINED VALVE		
	✱ THRUST BLOCK TB		
	✱ GATE VALVE GV		
	PUBLIC OPEN SPACE		MANHOLE
	COMMON OPEN SPACE		PASSIVE OPEN SPACE
			PROPOSED CONCRETE
			PROPOSED ASPHALT

LINETYPE LEGEND

Diagram illustrating a utility easement layout. The easement is bounded by a dashed line on the left and a solid line on the right. The layout includes the following features and labels from top to bottom:

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

The diagram also shows a dashed line on the left, a solid line on the right, and a dashed line at the bottom. There are two 'X' marks on the dashed line, one near the center and one near the right edge. The labels are positioned to the right of the diagram.

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

CARLSON ASSOCIATES		REVISION		DATE		BY	
No.	0	INITIAL	SUBMITAL	09/23/24	CFC		
1	2	REV PER CITY COMMENTS		02/05/25	CFC		
2	1	REV PER CITY COMMENTS		06/18/25	CFC		

DEDE CARLSON
 13460 1ST ST, PO BOX 247
 EASTLAKE, CO 80014
 303-467-3555

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

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CENTER OF COLORADO

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IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
 RELEASE:08/23/24
 DESIGNED BY: CFC
 DRAWN BY: CFC
 CHECKED BY: CFC
 PROJECT NO.
 01-0394.001.00
 DOC CON #
 C1.00-SITE
 SHEET
 C1.00

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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.

20134029363-142796

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

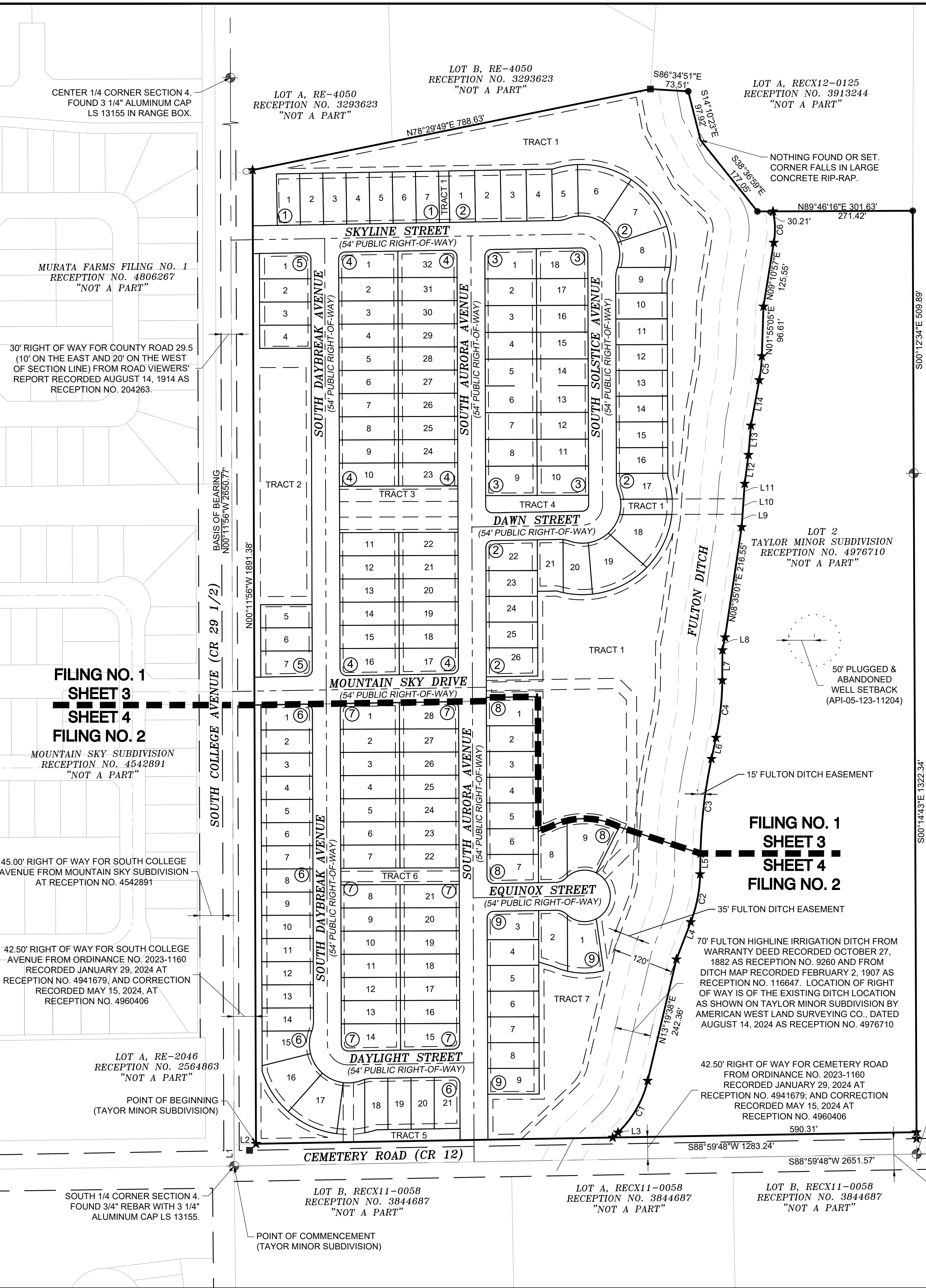
LOT 1, TAYLOR MINOR SUBDIVISION, RECORDED AUGUST 14, 2024 AS RECEPTION NO. 4976710, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING 40.71 ACRES, MORE OR LESS, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

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 * mhw.amw@gmail.com

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

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



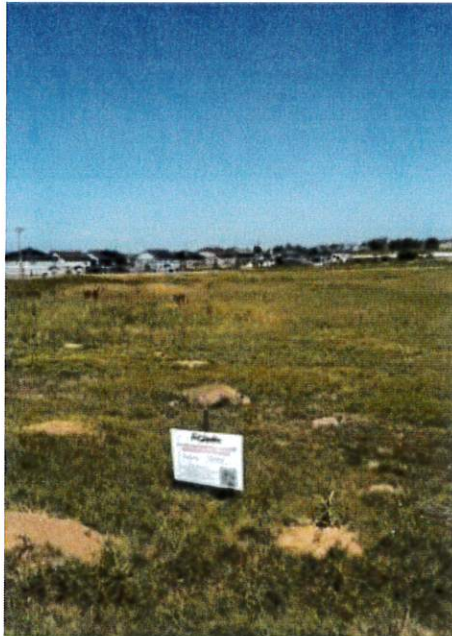
Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

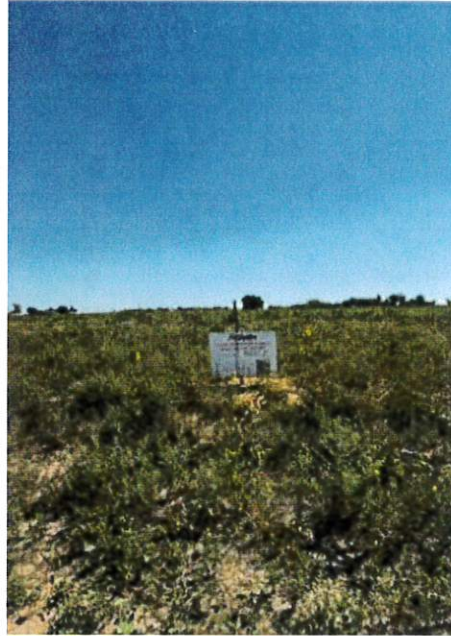
Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit
Sunrise Preliminary Plat
PPL24-001



Facing County Road 12



Facing County Road 29 1/2

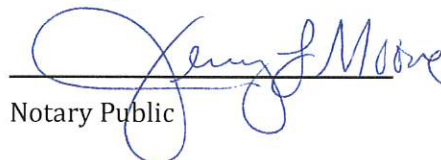
I, DeDe Carlson hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 12th day of August, 2025.

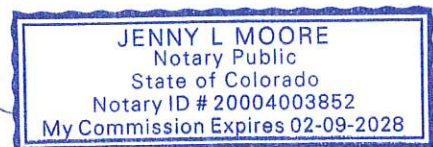


Signature of Owner or Owner's Representative

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.


Notary Public





SUBJECT FOR DISCUSSION

An Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the Lancaster Crossing Change of Zone

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Baessler Development (Applicants) has submitted a request for rezoning of a property located north and adjacent to 14th St. and west and adjacent to WCR 31 (The Property). The Applicants are requesting a Change of Zone from 'A' Agricultural to 'R-2' Mixed-Density Residential.

Additional application information is available for review at
<https://www.fortluptonco.gov/DocumentCenter/Index/956>.

FINANCIAL CONSIDERATIONS

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

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

- a) Adopt the Ordinance.
- b) Continue the hearing for additional information or further study.
- c) Do not adopt the Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the proposed Ordinance rezoning the land described in Exhibit A of the proposed Ordinance to the 'R-2' Mixed-Density Residential Zone District.

Attachments:

- a. Proposed Ordinance
- b. Planning Commission Resolution P2025-011
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Description
- f. Change of Zone Map
- g. Referral Responses
- h. Legal Notifications

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

ORDINANCE NO. 2025-xxxx

INTRODUCED BY:

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE, FROM THE 'A' AGRICULTURAL ZONE DISTRICT TO THE R-2 MIXED-DENSITY RESIDENTIAL ZONE DISTRICT

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

WHEREAS, under the procedures detailed in Section 16-2.03 of the Fort Lupton Municipal Code, the Applicants, Baessler Development, submitted a request to rezone 91.46 acres of land more particularly described in Exhibit A; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in both the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the hearing on the property, at least (15) days before the hearing date; and

WHEREAS, the Planning Commission held a public hearing on the change of zone request on August 28, 2025, and has provided City Council with Resolution No. P2025-012 recommending approval of the rezoning of the subject property from the 'A' Agricultural District to 'R-2' Mixed-Density Residential Zone District, with all the allowed uses in said districts; and

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the official zoning map be amended to reflect the change of zone on the property described in Exhibit A of this Ordinance to the R-2 Mixed-Density Residential and that this Ordinance is hereby approved.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 16th day of September 2025.

PUBLISHED in the Fort Lupton Press the 25th day of September 2025.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this ____ day of ____ 20____.

PUBLISHED BY TITLE ONLY the ____ day of ____ 20____.

EFFECTIVE (after publication) the ____ day of ____ 20____.

CITY OF FORT LUPTON, COLORADO

Zo Hubbard, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

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 ($\pm 4,235,887$ 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.

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

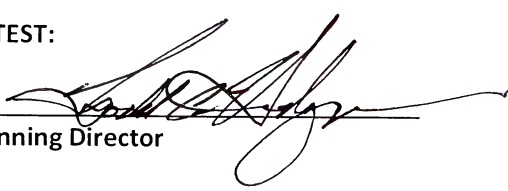
WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Lancaster Crossing Change of Zone application conforms to Colorado Revised Statutes and City codes and policies therein; and

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;

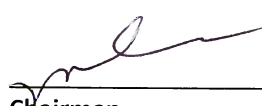
NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends to City Council approval of the Lancaster Crossing Change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

ATTEST:



Planning Director



Chairman

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 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, August 28, 2025.

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

ROLL CALL

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

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler and Magaly Morales, 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 Wiens seconded.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-009 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

Planner Zachary Mettler presented the item submitted by Coan, Payton & Payne LLC for a change of zone of two legal parcels within the Yarbrough Minor Subdivision. The parcels are currently zoned I-1, and the applicant is requesting to change the zoning to I-2 to better align with the Comprehensive Plan and prior approved uses. Mr. Mettler noted that a potential new user intends to store equipment and vehicles on the property. He also reviewed the zoning of adjacent properties and the Comprehensive Plan designation, which identifies this area as industrial and consistent with the proposed change.

Bob Choate was in attendance on behalf of the property owner to give a presentation. He explained that they are requesting to rezone the two parcels from I-1 to I-2 to permit outdoor storage. He presented a project overview, including the proposed tenant's plan to store equipment and vehicles, which is consistent

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

with allowed uses in the I-2 zoning district. An aerial map was shared to illustrate the location of the office, shop, and parking. He also summarized the neighborhood meeting held on June 16 2025, noting that no significant concerns were raised.

Chair Simone opened up for public comments at 6:07pm.

There were no public comments

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

Chair Simone opened up the hearing for commissioner comments at 6:07pm.

Commissioners discussed:

- Implications of changing to I-2 zoning

Planning Director, Todd Hodges, responded and said there would be no implications.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Wiens seconded.

P2025-010 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 PERLIMINARY PLAT

Planner Zachary Mettler presented the item submitted by Carlson Associates for an amended preliminary plat. The site is located east and adjacent to College Avenue and north and adjacent to County Road 12. Multiple zoning districts apply to the site, including R-2, R-3, P, and Open Space. The amended plat proposes 157 detached single-family lots, a reduction from the 200 lots previously approved in 2024. Zoning remains unchanged and continues to align with the Comprehensive Plan. Mr. Mettler concluded by showing the proposed elevations.

Tate Carlson with Carlson Associates was in attendance to give a presentation. He began by providing a project overview, introducing the team and property owners. The proposal includes 95 single-family detached 45' wide lots, 62 single-family detached 50' wide lots, and open space with a trail along the Fulton Ditch. With the Comprehensive Plan amendment approved in December 2024, the subdivision is consistent with future land use. He concluded by reviewing the proposed elevations and the zoning map.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

Chair Simone opened up for public comment 6:16pm.

Laurie Dineen, an adjacent neighbor, questioned whether the City of Fort Lupton has the infrastructure to support this development. She also asked whether County Road 12 would be extended with street parking, given the subdivision's proposed access on that road. Lastly, she voiced concerns about police activity and whether it will be increased with the growing population.

Chair Simone closed the public comments at 6:19pm.

- Sidewalk connectivity to nearby subdivisions

Mr. Hodges responded to a commissioner's question, explaining that each subdivision is responsible for interconnectivity, frontage, and side improvements. If the City wishes to connect prematurely, it would be their responsibility. He added that a missing segment along County Road 12 has yet to be developed, preventing full connectivity at this time. Mr. Vestal seconded this.

Mike Simone requested to have "adequately addressed" to the resolution.

After discussion Commissioner Kvasnicka moved to approve P2025-010 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Amended Preliminary Plat for a Subdivision Known as the Sunrise Amended Preliminary Plat). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

Ms. Morales presented the two items submitted by Baessler Development for a change of zone and preliminary plat, noting that they would be voted on separately.

The property is located north and adjacent to 14th Street, and west of and adjacent to WCR 31. It is currently zoned Agriculture. The applicants are requesting to rezone the property to R-2 to accommodate a proposed subdivision of 377 lots with mixed housing types and 30 acres of open space, divided into five filings. The Comprehensive Plan designates this area as Single-Family Detached; with the proposed mix of housing types, the development would support a higher residential density. Ms. Morales confirmed that all notification requirements have been met.

Melissa Wheeler with Baessler Development was in attendance to give a presentation. She reviewed the site location and layout, highlighting the proposed buffering on the east side with landscaping, fencing, and a buffer yard. She presented visuals of the Fulton Ditch trail, the proposed entrance monument, and elevations featuring single-family detached homes, alley-loaded houses, and townhomes.

Chair Simone opened up for public comments at 6:37pm.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

There were no public comments.

Chair Simone closed public comments at 6:37pm.

Chair Simone opened up the hearing for commissioner comments.

Commissioners discussed:

- The potential need for sump pumps
- The proposed vegetation between the buffer and houses
- Access on County Road 31
- Responsibility for property maintenance
- Landscaping
- Metro district

Melissa Wheeler clarified that they will not be building basements and crawlspaces, and therefore sump pumps will not be required.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

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

After discussion Commissioner Kvasnicka moved to approve P2025-012 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Preliminary Plat Known as the Lancaster Crossing Preliminary Plat). Commissioner Gonzalez seconded.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

There will be no Planning Commission meeting on September 11th, 2025.

ADJOURNMENT

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025**

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

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 policies, 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

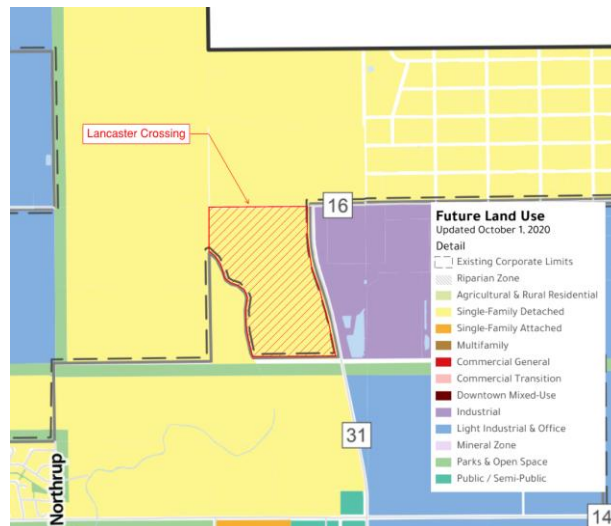
Lancaster Crossing is designed with parks, open space, and environmental features as a priority. The Comprehensive Plan states that a goal of the City is to, “develop new parks to provide all residents to access with parkland.” Lancaster Crossing prioritizes open space and common areas. Future proposed 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 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

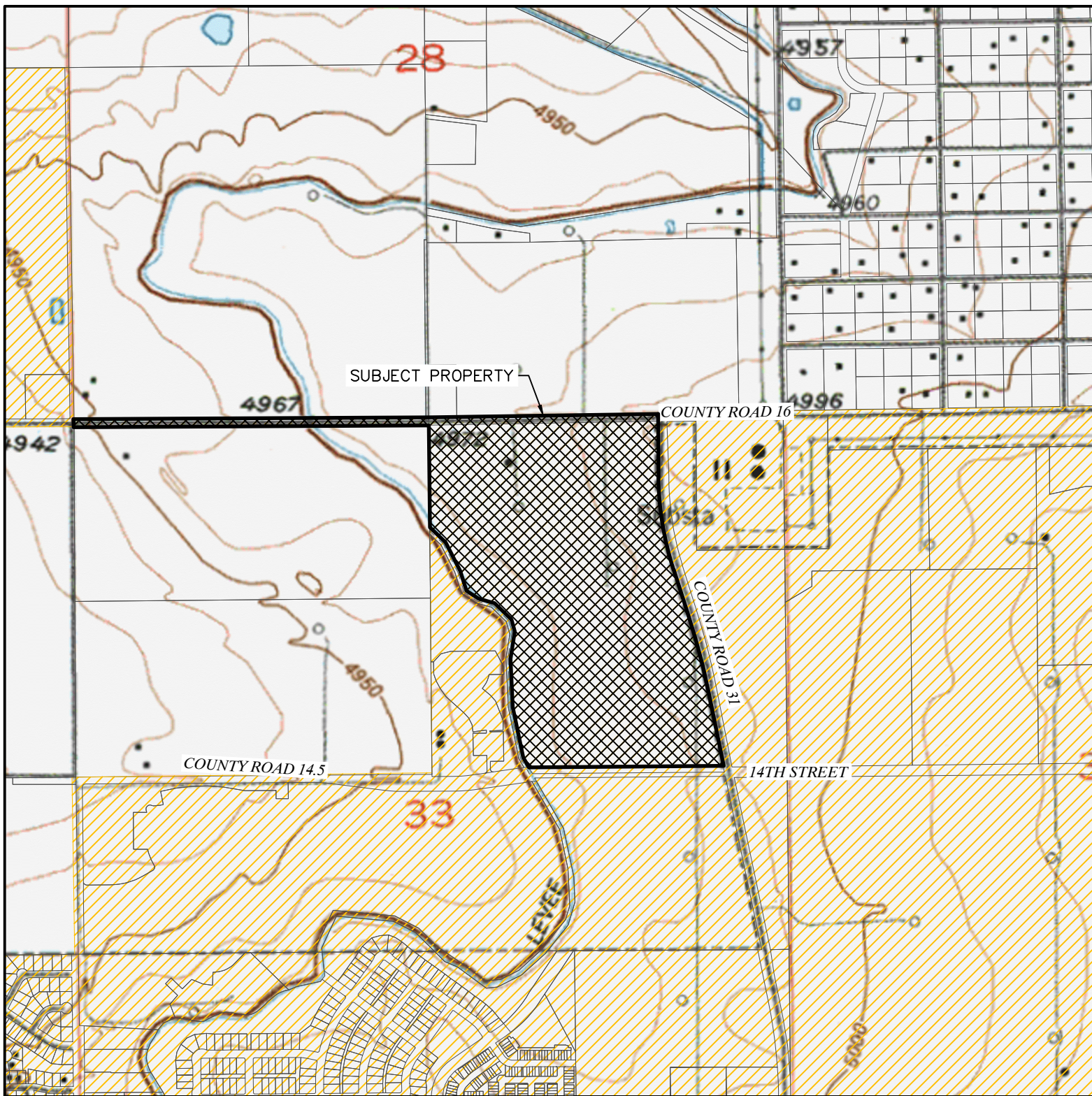
BY: _____
WILLIAM J. JOHANNINGMEIER, PRESIDENT

STATE OF COLORADO)
COUNTY OF WELD) SS

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

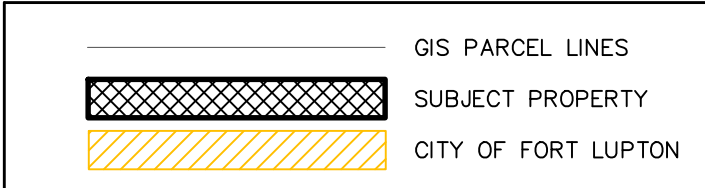
ON THIS _____ DAY OF _____, 20____, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____.

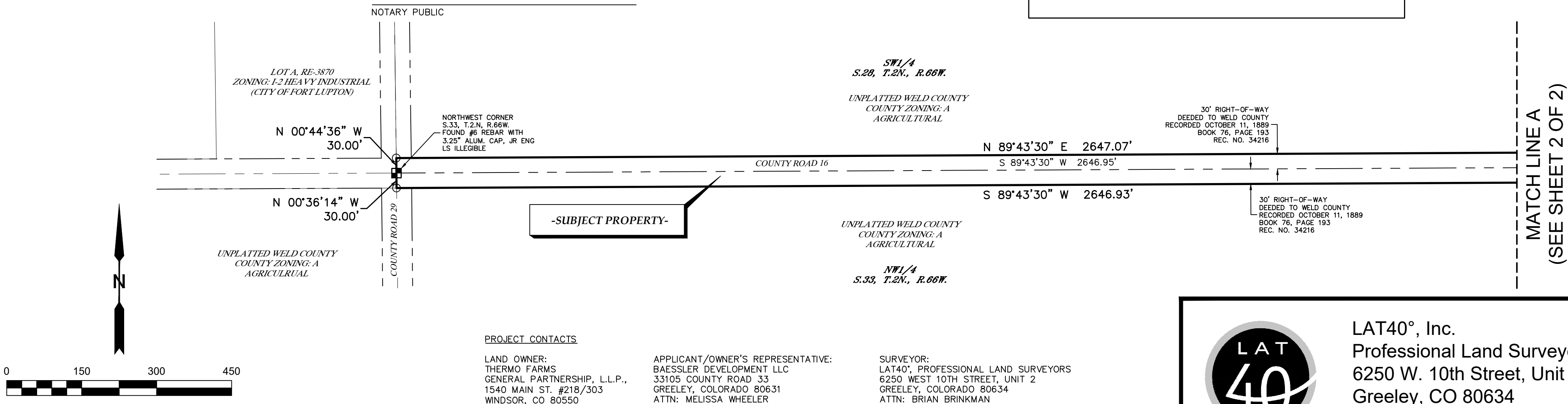
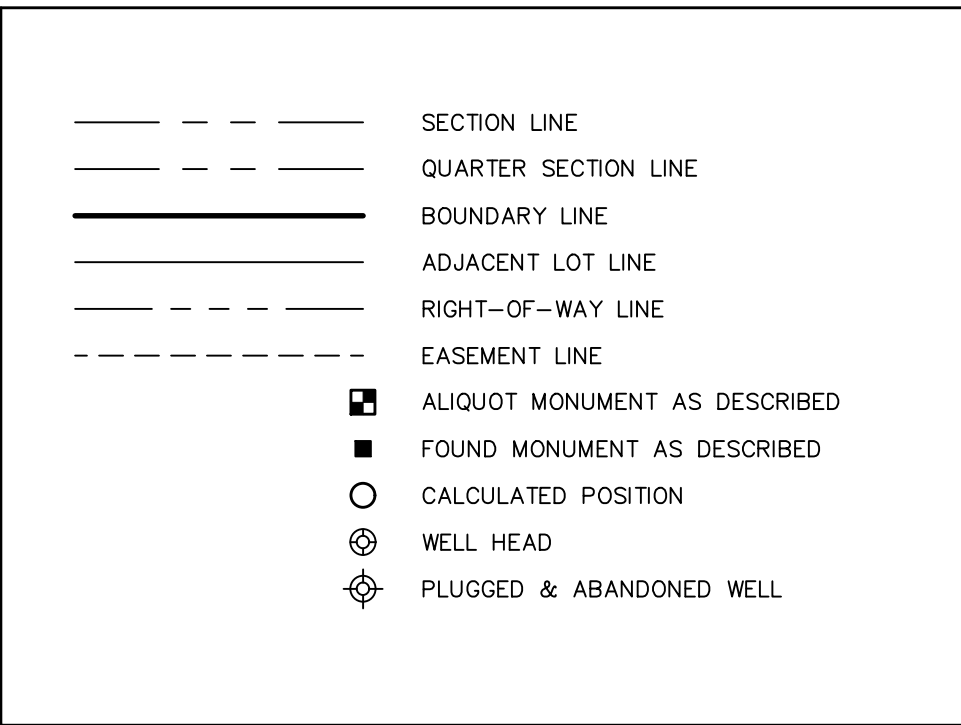


VICINITY MAP
SCALE - 1"=1000'

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.

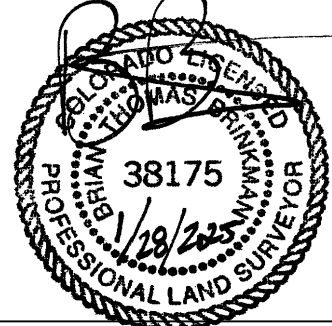
4. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105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

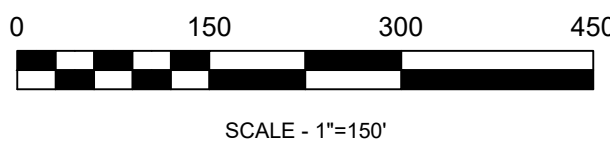
SURVEYOR'S STATEMENT

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



SCALE - 1"=150'

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

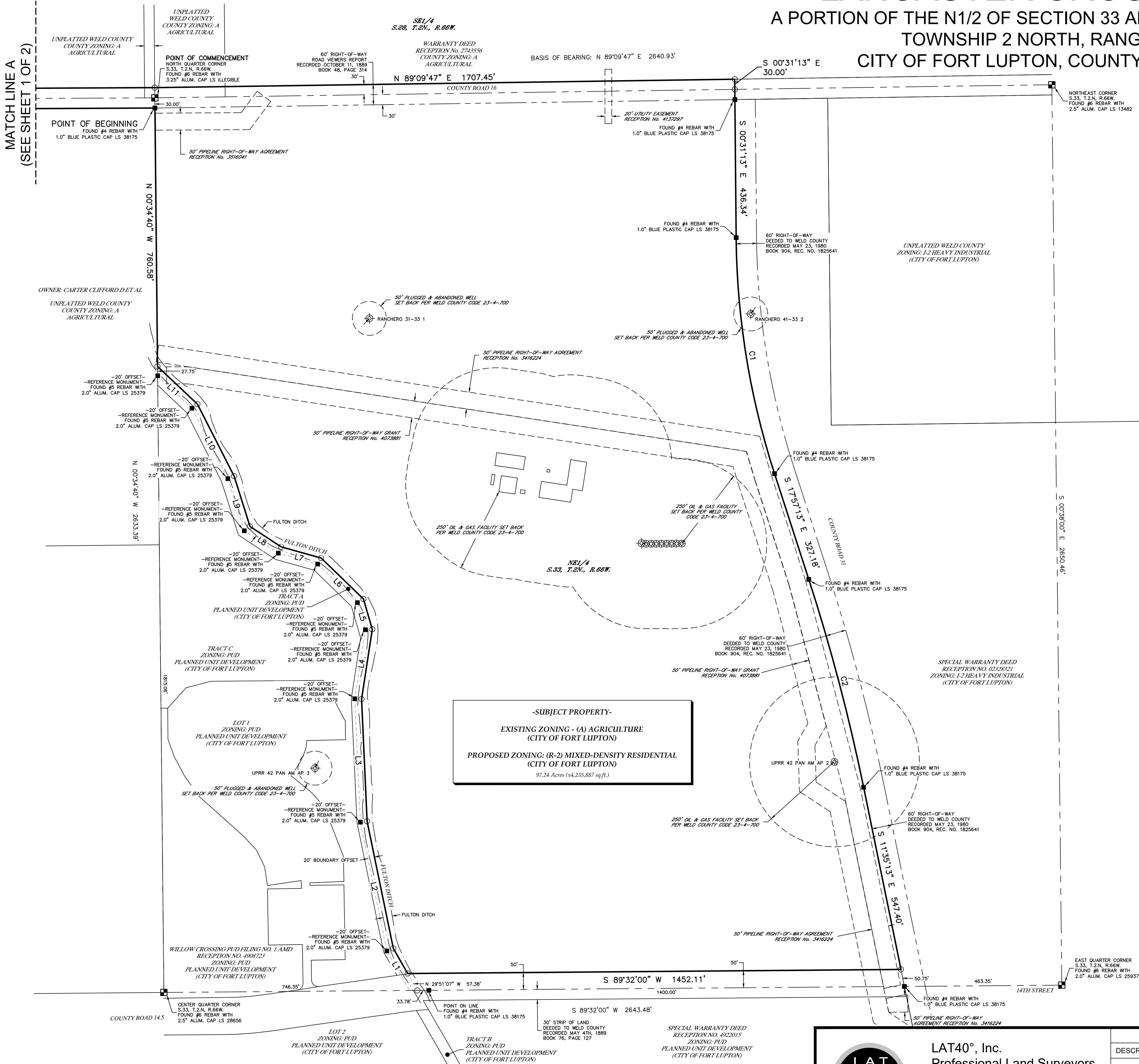
CHECKED BY: BB

PROJECT #: 2023457.02

SHEET: 1 OF 2

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

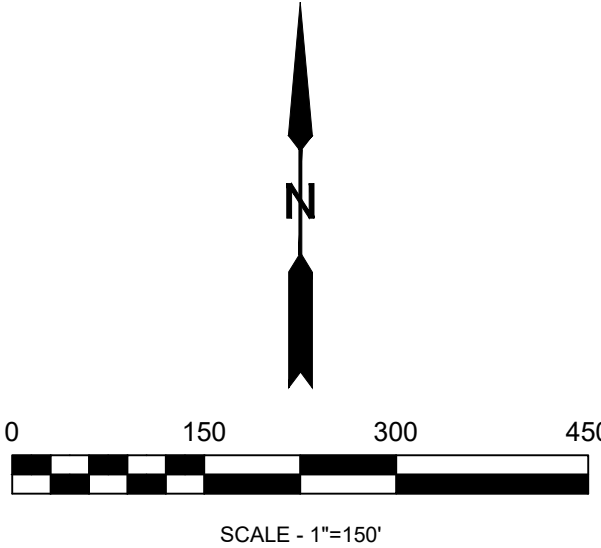
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- WELL HEAD
- PLUGGED & ABANDONED WELL

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

Magaly Morales-Tejada

From: Valdes - CDOT, Rose <rose.valdes@state.co.us>
Sent: Tuesday, May 27, 2025 1:57 PM
To: Magaly Morales-Tejada
Cc: Beyza Kirmizi; Todd Hodges; Sean McDermott; Zachary Mettler
Subject: Re: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)
Attachments: a_cdot-traffic-assessment-guidelines-tag.pdf; b_cdot-traffic-assessment-levels-tal.pdf

Good Afternoon Magaly,

Thank you for sending CDOT this referral.

CDOT requires a Traffic Impact Study with impacts to US-85, 1 to 1.80 miles to the west.

Please find the new state-wide CDOT traffic assessment guidelines attached.

Kindest Regards,

Rose Valdes

Assistant Access Manager



COLORADO
Department of Transportation

10601 West 10th Street, Greeley, CO 80634

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

Office Phone (970) 939-2440

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

On Tue, May 20, 2025 at 9:21 AM Magaly Morales-Tejada <MMTejada@fortluptonco.gov> wrote:

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a Preliminary Plat and Change of Zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/956>

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 2025**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Magaly Morales-Tejada

From: Magaly Morales-Tejada
Sent: Monday, June 16, 2025 7:51 AM
To: 'Melissa Wheeler'
Subject: FW: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Good morning,

See response below from CDOT.

Thanks!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** 720.466.6111
Mobile (720) 683-1087 | **Fax** 303.857.0351
MMTejada@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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

From: Valdes - CDOT, Rose <rose.valdes@state.co.us>
Sent: Friday, June 13, 2025 10:44 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: timothy.bilobran@state.co.us
Subject: Re: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Hi Magalay,

CDOT does not accept language related to a planned improvement at a future date in part because the developer may not move forward with a project. Until a signal is constructed, CDOT will require it of all developers that may trigger it. I hope this makes sense.

Disregard the comment related to 14 and 85.

Kind Regards,

[Rose Valdes](#)

Assistant Access Manager



10601 West 10th Street, Greeley, CO 80634

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

Office Phone (970) 939-2440

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Traffic Assessment Guidelines for CDOT Access

Permits (in conformance with SHAC)

This document is supplemental to the “State Highway Access Code” (SHAC) and is intended to provide additional clarity to applicants regarding the required content of traffic assessments submitted as part of a CDOT access permit application. Refer to the “CDOT Traffic Assessment levels” (TAL) document (*Attachment A*) and coordinate with CDOT as needed to determine the appropriate level of assessment for a particular development. *Table 1* in this memo lists the specific traffic assessment items required for each level of traffic assessment and is applicable to most routine access permit applications. Some access permit applications may require additional analysis or discussion of other topics in addition to the items denoted in *Table 1*. It is required that the applicant arrange a pre-application meeting with CDOT to discuss application details and specific requirements for Level 2 and 3 traffic assessments. Refer to *Attachment B* for a sample Traffic Study Methodology Form that illustrates the items applicants should be ready to discuss during a pre-application meeting.

Traffic assessments should contain all items indicated in *Table 1* for the appropriate traffic assessment level (Level 1, 2, or 3) and should generally be presented in a similar order as in *Table 1*. Figures, maps, and tables shall be labeled, including a table or figure number, and presented in a legible scale. All levels of traffic assessments shall include an appendix with all relevant supporting documentation used to complete the traffic assessment report, including raw data collection records, trip generation pages and calculations, trip reduction justification and calculations, traffic modeling output files, copies of email correspondence, etc.

All proposed accesses and intersection improvement recommendations shall adhere to the requirements set forth in the SHAC. While not always specifically stated in *Table 1*, every traffic assessment should continuously reference applicable standards set forth in the SHAC such as the number of accesses per parcel, intersection spacing, auxiliary lane requirements, access width and radii, etc. The TIS may only identify any anticipated waivers from the design standards of the SHAC as described in Section 4.12 of the SHAC. Waivers cannot be issued for procedural requirements.

Deliverables required for a Level 2 (TripGen) and Level 3 (TIS) traffic assessment should be a formal report and include report elements such as a title page (include project name and number, date, company name, address and phone number and licensed engineer name, address, phone number, e-mail address, signed PE stamp and expiration date), list of figures, list of tables, executive summary, etc. All traffic and safety model files and output reports should also be included with the TIS submittal. Traffic modeling files should be dated and named in a clear, relevant, and consistent manner when transmitting to CDOT so that reviewers can easily navigate the submission folder. The list of files being transmitted to CDOT should be noted along with the list of attachments at the end of the traffic assessment report.

Table 1 begins on the following page and continues through page 7. The table outlines and clarifies the requirements for each level of traffic assessment in conformance with SHAC and applies to most CDOT’s routine access permit applications.

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Pre-Application Meeting	Pre-Application Meeting – Discuss traffic assessment assumptions and proposed methodology with a CDOT representative. Local entities should be invited and other stakeholders may also attend pre-application meeting with CDOT.		X	X
Development Context	Location Map - Clear, scaled map showing development parcel(s) and relation to the surrounding roadway network and jurisdictional boundaries.	X	X	X
	Project Description - Detailed description of the existing land use and the proposed development.	X	X	X
	Development Buildout (Open Year) - Year that development is expected to open to traffic.	X	X	X
	Development Design Year (Horizon Year) - 20 years after the planned open year.		X	X
	Phasing Plan - CDOT recommends preparing the TIS for the full build-out condition or the most reasonable level of completion that the development will reach within 5 years. Phases that are expected to be completed more than 5 years from the application date should submit a new permit application when new phases are expected to be completed within 5 years. TISs that include a phasing plan should evaluate no more than two phases, an interim conditional and a full buildout condition.		if applicable	if applicable
	Site Plan - Figure should include driveway widths, radii, and show expected circulation of vehicles on site.		X	X
	Access Locations - Detailed description of existing and proposed access points to the development. Description should include mile point location, existing and proposed access configuration (full access, 3/4 access, RIRO, etc.), control type (signal, stop-controlled, roundabout, etc.), and status of the access point (existing - to remain, existing - to close, existing - to be modified, proposed, etc.)	X	X	X
	Access Point Spacing - Map should clearly identify existing and possible future access locations on both sides of the roadway within one-half mile of the development in each direction. Include distance between access point edges on the figure.		X	X
Study Area ¹	Study Intersections - List of all intersections in the study area. Include existing control type and lane configuration of intersection approaches including lane movement assignments and turn bay lengths.	X	X	X
	Road Names - Map or list with names of roadways in the study area. State highways should use route designation identified in OTIS in addition to local road names for the highway.	X	X	X

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Study Area Cont.	Existing AADT - AADT of all roadways in the study area. AADT of State Highways can be found in CDOT OTIS and MS2SOFT.	X	X	X
	Roadway Classification - Functional classification and access control classification (for state highways) of all roadways in the study area.	X	X	X
	Posted Speed Limit - Existing posted speed limit within 1,000' in each direction of proposed development access points and study area intersections.	X	X	X
	Planned Improvements - All projects that are planned or funded within one-half mile of the study area. Review local and state plans for funded improvements and list any projects within one-half mile of the study area. Reference any approved Access Control Plans (ACP) within the study area.		X	X
Existing Volumes	Data Collection - Describe the data collection plan including date (must be collected within 2 years of TIS submittal), day of week, location, duration, and type of data collection.		X	X
	Peak Hours - List all peak hours to be analyzed. Analysis should include peak hours on the adjacent roadway and the peak hour of the generator.	X	X	X
	Existing Volume Data - Include Peak Hour Factor (PHF), truck percentage, and any other relevant data related to the existing conditions traffic.		X	X
	Adjustment Factors - Describe adjustment factors that were applied to the collected data to develop existing conditions turning movement volumes, including source data and calculations or describe why adjustment factors do not need to be applied to the existing conditions volumes. Note - Existing conditions peak hour volume should be adjusted as needed to reflect approximately the 30th highest hourly volume of the year (Design Hourly Volume, DHV).		X	X
	Existing Peak Hour Volume Diagram - Provide Figure showing peak hour turning movement counts (TMC) at all study intersections for all peak hours being analyzed. Volumes should be rounded up to the nearest whole number and balanced across intersections as outlined in CDOT "Traffic Analysis and Forecasting Guidelines".		X	X
Trip Generation ^{2,3}	Land Use - Describe land use code selection, or justification of alternative trip generation methodology ² .	X	X	X
	Trip Reductions - If applicable, describe all adjustments to trip generation that will be utilized for the development including internal capture, pass-by trips, mode split, or other adjustments. All adjustments must include supporting documentation in the report appendix.		if applicable	if applicable

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Trip Generation <i>Cont.</i>	Trip Generation³ - Include Table of trip generation calculations using ITE Trip Generation Manual (most recent edition at the time of submission). Use of CDOT table template ⁴ is highly encouraged. The table must include land use code, independent variable, development size (in relation to independent variable), total daily trips, and peak hour trips (total, entering, and exiting) for each peak hour being analyzed. If trip reductions are recommended, they should be separated into reductions that will reduce volumes at the driveways (such as internal capture) and reductions that will not reduce volumes at the driveways (pass-by or diverted). Volumes should be rounded up to the nearest whole number.	X	X	X
	Trip Distribution - Describe distribution of trips generated by the proposed development. Description should include assumptions and calculations and all relevant sources.		X	X
	Trip Distribution Figure - Provide a Figure showing percentage and directional distribution of individual movements entering and exiting the site. When a development contains multiple access points, a separate figure for distribution of entering and exiting traffic is recommended.		X	X
	Development/Site-Generated Volume Diagram - Provide a Figure showing peak hour turning movement volumes of ONLY development/site-generated traffic volumes at all study intersections for all peak hours being analyzed. When a development will contain multiple access points, a separate figure for distribution of entering and exiting traffic is highly encouraged. When pass-by or diverted trips are part of the analysis, separate volume diagrams for distribution of new trips generated by the development and reassignment of pass-by/diverted trip volumes should be included along with the final development/ site-generated volume diagram. Volumes should be rounded to the nearest whole number.		X	X
	Construction Traffic - When the construction of a development will generate at least 10 DHV (PCE) or a development will be under construction for one year or longer, an estimate of construction traffic volumes during analysis peak hours should be included and analyzed alongside development traffic to determine if auxiliary lanes or other mitigation measures are warranted due to construction traffic.		if applicable	if applicable
Future Volumes Development	Growth Rate (GR) - List the applied growth rate(s) and describe the process used to determine the growth rate for developing future background traffic volumes. Include calculations, assumptions, and data sources.		X	X

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Future Volumes Development Cont.	Build-out/Open Year Background Volume Diagram - Figure showing background peak hour turning movement volumes for the build-out/open year at all study intersections for all peak hours being analyzed. Volumes should be rounded up to the nearest whole number.		X	X
	Build-out/Open Year Total Volume Diagram - Figure showing total (build-out/open year background + development) peak hour turning movement volumes for the build-out/open year at all study intersections for all peak hours being analyzed.		X	X
	Design/Horizon Year Background Volume Diagram - Figure showing background peak hour turning movement volumes for the design/horizon year (build-out/open year + 20) at all study intersections for all peak hours being analyzed. Volumes should be rounded up to the nearest whole number.		X	X
	Design/Horizon Year Total Volume Diagram - Figure showing total (design/horizon year background + development) peak hour turning movement volumes for the design/horizon year at all study intersections for all peak hours being analyzed.		X	X
	Auxiliary Lane Analysis - Compare design/horizon year total passenger car equivalent (PCE) volumes with auxiliary lane requirements in the SHAC. Analysis should include a review of all study intersections and turning movements. Make a final descriptive or list of recommendations as to whether an auxiliary lane is or is not warranted. Where auxiliary lanes are warranted, specify the required lane length.		X	X
Traffic Operations Analysis 5,6,7,8,9,10	Traffic Analysis Methodology^{5,6} - Describe the methodology for conducting traffic analysis including the type and version of the software used and measures of effectiveness (MOE) being evaluated. Required MOEs include control delay, level of service (LOS), volume-to-capacity ratio, and 95% queue lengths. MOEs should be reported by movement, approach, and for overall intersection as appropriate.		X	X
	Build-out/Open Year - Background Conditions Operations⁷ - Results of traffic operation analysis for the build-out/open year with Background traffic volumes only. Planned improvements that will be in place by the year of analysis should be included.		X	X
	Build-out/Open Year - Total Conditions Operations without Mitigations⁷ - Results of traffic operation analysis for the build-out/open year with Total traffic volumes (background + development/site-generated). This analysis should not assume any improvements associated with the development except those required to provide access to the site at driveway locations (i.e. driveway connection to the highway and required auxiliary lanes).		X	X



Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Traffic Operations Analysis <i>Cont.</i>	Design/Horizon Year - Background Conditions Operations⁷ - Results of traffic operation analysis for the design/horizon year with Background traffic volumes only. Planned improvements that will be in place by the year of analysis should be included.			X
	Design/Horizon Year - Total Conditions Operations without Mitigations⁷ - Results of traffic operation analysis for the design/horizon year with Total traffic volumes (background + development/site-generated). This analysis should not assume any improvements associated with the development except those required to provide access to the site at driveway locations (i.e. driveway connection to the highway and required auxiliary lanes).			X
	Operations Deficiency^{8,9} - Describe deficiencies that were identified in the traffic operations analysis, if any. These deficiencies trigger the need for mitigations and improvements.		X	X
	Alternatives Analysis⁷ - When improvements are determined to be needed based on the traffic analysis results, the TIS must analyze a range of reasonable alternatives including no build or no direct access alternatives. Innovative intersection alternatives should also be considered. A new traffic signal may only be included as an option in an alternatives analysis if a signal warrant study indicates a signal is warranted ^{5,10} . CDOT may request ICAT (or other tools) as part of the TIS deliverables. CDOT's ICAT (Intersection Control Assessment) Tool is developed to facilitate the screening, ranking, and prioritization of available ranges of alternatives (ICAT stage 1). It also facilitates benefit-cost analysis (BCA) for the top five alternatives, using output results from traffic, safety, and environmental analyses, along with vulnerable road user (VRU) opportunities and stakeholder support levels. These five alternatives are then ranked based on their overall BCA score (ICAT stage 2).			X
	Recommended Mitigations - Make final recommendations in mitigating the identified deficiencies based on the alternatives analysis results.			X
	Concept Plan - Provide a scaled concept plan of all proposed mitigations, including required auxiliary lanes.			X
Safety Analysis	Historical Crash Data - Report crash data from the most recently available 5 years by severity and type of crash at study intersections. Historical crash data may be requested from CDOT during the pre-application meeting or by email. CDOT may provide additional information about existing crash patterns which should be addressed in the TIS if applicable.		if requested by CDOT	if requested by CDOT
	Safety Impacts and Potential Mitigations - Describe potential safety impacts of the proposed development including the impact caused by increased traffic, and new access points. Make recommended mitigations as applicable.		X	X

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Multimodal Analysis (non-motorized modes)	Multimodal Infrastructure - Document location of existing and proposed multimodal (non-motorized) infrastructure within the study area. This may include crosswalks, bus stops, designated bike parking areas, micro-transit corrals, etc.	X	X	X
	Pedestrian - Analysis should address pedestrian access and circulation including the interface with bicycle and transit facilities. The analysis may include pedestrian level of service analysis and should clearly define the methodology used.		if requested by CDOT	if requested by CDOT
	Bicycle - Analysis should address bicycle access and circulation. The analysis may include bicycle level of service analysis and should clearly define the methodology used.		if requested by CDOT	if requested by CDOT
	Transit - Analysis should document existing and planned transit services servicing the development including expected frequency of service. The analysis may include transit level of service analysis and should clearly define the methodology used.		if requested by CDOT	if requested by CDOT
Measurements	Sight Distance - Include measured sight distance at all development access locations to the state highway, along with relevant photos. Development must meet adequate sight distance requirements per SHAC Section 4.3.	X	X	X
	Clear Zone - If applicable, provide evidence of available clear zones, including relative photos.	if applicable	if applicable	if applicable
Conclusions	Required Roadway Improvements - Clearly summarize roadway improvements, including auxiliary lanes, required to accommodate development traffic and describe when the improvement should be implemented and who will be responsible for completing the improvement.		X	X
	Conformance to State Highway Access Code – Clearly state that the recommended improvements are in compliance with all requirements set forth in the State Highway Access Code. If any improvements are not in compliance, include documentation of CDOT concurrence to the variance request.		X	X
	Summary of Driveway Volumes - Clearly summarize the Design Hourly Volume (DHV) to be used for each required access permit. The DHV is the anticipated highest total hourly traffic volume that will use the access point in the design/horizon year.	X	X	X
	Sealed Report: The Report must be Signed and Sealed by the Registered Colorado Professional Engineer.		X	X



Table Footnotes:

1. Refer to SHAC for determining how large a study area to include for each traffic assessment. The extent and contents of the study area depends on the location and size of the proposed development and conditions of the adjacent area and is defined in SHAC.
2. Engineering judgment should be used when selecting the proposed land use and independent variable for trip generation calculations. Note ITE guidance related to trip generation calculations:
 - a. Use Fitted Curve Equation, when:
 - A fitted curve equation is provided and the data plot has at least 20 data points, or
 - A fitted curve equation is provided, the curve has an R^2 of at least 0.75, the fitted curve falls within the data cluster, and the weighted standard deviation is more than 55% of the weighted average rate.
 - b. Use Weighted Average Rate, when:
 - The data plot has at least three data points (and preferably, six or more);
 - The R^2 value for the fitted curve is less than 0.75 or no fitted curve equation is provided;
 - The weighted standard deviation for the average rate is less than 55% of the weighted average rate; and
 - The weighted average rate is within data cluster in plot.
 - c. Collect Local Data, when:
 - Study site is not compatible with ITE Land Use Code definition;
 - Data plot has only one or two data points (and preferably, five or fewer);
 - The weighted standard deviation for the average rate is greater than 55% of the weighted average rate;
 - The independent variable value is not within range of data; or
 - Neither weighted average rate line or fitted curve is within data cluster at size of study site.
3. Some studies may need to provide separate trip-generation deliverables for passenger cars (PC) and trucks (HV).

When a proposed land use is not included in the most recent version of the ITE Trip Generation Manual the traffic assessment should propose a reasonable estimate of daily and design hourly volumes. The preferred methodology is to calculate trip generation rates based on peak period counts collected at a similar facility. Wedding and special event venues may reference the memo included in *Attachment C*.

4. See *Attachment D - CDOT Trip Generation Table Template*
5. When signalized intersections are part of the study area, the applicant should request existing signal timing data to use for analysis. TIS analysis should assume cycle length consistent with the existing corridor signal operation and function, and the same yellow and all red times as in the existing timing plan. When timing plans are not available, the analyst must calculate yellow and all red clearance times using a CDOT-approved methodology or assume a minimum 5-second yellow and 3-second all-red phase. The analysis should use the same cycle length as adjacent intersections if part of a coordinated corridor or may assume a cycle length from 60 to 140 seconds at isolated intersections. If the access is proposed to have a traffic signal, or will necessitate modifications to a traffic signal, additional analysis and documentation are required per SHAC.



6. When an intersection is adjacent to a railroad crossing, the study should include a description of train operations in the report. Ensure operations analysis accounts for the distance between crossbucks on approaches indicating the area where vehicles may not stop on tracks. If the intersection is signalized or is proposed to be signalized in the future, coordination should be made with the Region Traffic Engineer to determine if signal preemption is or will be used and if it may be incorporated into operations analysis.
7. Traffic operations analysis must use passenger car equivalent (PCE) volumes or accurately account for truck percentages in analysis.
8. At signalized intersections, all movements and the overall intersection should operate at LOS D or better in the peak hours, unless otherwise approved by CDOT prior to the TIS submittal. If LOS E and F cannot be avoided (due to long cycle lengths or other constraints agreed upon with the Region Traffic Engineer prior to TIS submittal), the operations analysis should ensure the intersection geometry can accommodate the anticipated queue and that the signal is able to process the entire queue during each cycle.
9. LOS E and F on a minor street approach at a two-way stop-controlled (TWSC) intersection should be further investigated. The developer should coordinate with the local agency if side street operations are a concern to determine the preferred course of action (no action, mitigation, etc.). Documentation of these conversations and recommended action should be included in the report.
10. Notes regarding signal warrant studies:
 - Signal warrant studies must be attached to the TIS and must include analysis of all 9 warrants.
 - An intersection that meets criteria for Warrant 3 (Peak Hour) or Warrant 8 (Roadway Network) must also meet at least one other warrant criteria (that is not Warrant 8 or 3) to recommend a new traffic signal unless specifically approved by the Region Traffic Engineer.
 - Where a dedicated right-turn lane exists or is planned, right-turn volumes on applicable approaches should be reduced by 50% if turning into a shared lane or by 100% if turning into a dedicated right-turn acceleration lane.
 - Study should indicate if the signal is warranted based on projected build-out/open volumes or design/horizon volumes. Note that some Regions may not permit signals based on design/horizon year volumes.
 - Note that satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic signal. The final decision regarding the approval of new traffic signals lies with the Region Traffic Engineer.

Attachments

- Appendix A. CDOT Traffic Assessment Levels (TAL) Memo
- Appendix B. Sample form for Traffic Study Methodology
- Appendix C. Example for Trip Generation and Distribution Rates - Special Event Venue, Wedding
- Appendix D. Template for CDOT Trip Generation Table

Attachment A

CDOT Levels of Traffic Assessment



CDOT Traffic Assessment Levels

Section 2.3(5) of the “State Highway Access Code” (SHAC) specifies the thresholds and general requirements of a traffic impact study (TIS). A TIS is required when the proposed land use will generate a Design Hourly Volume (DHV) of 100 vehicles or more, or when considered necessary or desirable by CDOT. This document is supplemental to the SHAC and describes three (3) levels of traffic assessments and the associated requirements for each.

The permit applicant should contact the appropriate CDOT Region to determine the appropriate traffic assessment level and the specific requirements for each application. Level 2 and 3 traffic assessments are required to arrange a pre-application meeting to discuss requirements and agree on a proposed methodology. The contact information for CDOT Regions’ access permit is listed at the end of this document.

Sections below list and summarize the CDOT Traffic Assessment Levels. For guidance on the content required for each Traffic Assessment Level, refer to *Table 1* in the “Traffic Assessment Guidelines” for CDOT Access Permits document.

Level 1 – Trip Generation Assessment (TripGen)

The purpose of a Level 1 Assessment is to document the project trip generation and to confirm if auxiliary turn lanes are not required at the proposed access point. A Level 1 Assessment is required for **all projects that generate less than DHV of 10 Passenger Car Equivalents (PCEs) at both the construction and after build-out**. For example, a single-family home usually generates one trip in the peak hour, so a project with nine or fewer homes would fit into this category. It is unlikely that any commercial or industrial development would fit into this category.

Level 2 – Auxiliary Turn Lane Assessment (TurnLn)

The purpose of a Level 2 Assessment is to document the project trip generation and to determine auxiliary turn lane requirements at the proposed access points within the immediate study area. The results of this assessment may reveal that no additional turn lanes are needed. The assessment may also reveal that a Traffic Impact Study is necessary (see Level 3), as determined by CDOT. It is strongly recommended that all assumptions be confirmed with the CDOT traffic engineer prior to completing the assessment. A Level 2 Assessment shall be required for **all projects that generate between 10 and 99 DHV trips in the peak hour**. A Professional Engineers seal is required for all traffic assessment submissions.

Level 3 – Traffic Impact Study (TIS)

The purpose of a Level 3 assessment or Traffic Impact Study (TIS) is to understand the full traffic impact of the proposed development, and to identify traffic mitigation measures. A TIS is **required when the proposed land use will generate a DHV of 100 vehicles or more, or when considered necessary or desirable by CDOT**. A Professional Engineers seal is required. It is strongly recommended that all assumptions be confirmed with the CDOT traffic engineer prior to completing the study.



CDOT Regions Access Permitting Contact Information:

- R1 access permitting (303-512-4272)
steven.loeffler@state.co.us
2829 W. Howard Pl., 2nd Floor, Denver, CO 80204
- R2 access permitting (719-562-5540)
cdot_r2_permits_access@state.co.us
5615 Wills Blvd, Suite A, Pueblo, CO 81008
- R3 access permitting (970-683-6284)
Brian.killian@state.co.us
222 South Sixth St, Room 100, Grand Junction, CO 81501
- R4 access permitting (970- 302-4022)
timothy.bilobran@state.co.us
10601 W. 10th St., Greeley, CO 80634
- R5 access permitting (970-385-3626)
cdot_region5accesspermits@state.co.us
3803 N. Main Ave, Suite 100, Durango, CO 81301

Attachment B

Traffic Impact Study (TIS) Methodology Form



Transportation Impact Study Methodology Form

Prior to starting a traffic impact study, a Methodology Form must be submitted for review and signed by the Region 3 Access Engineer. It shall be included as part of the study.

CONTACT INFORMATION	
Consultant:	Name: _____
	Telephone: _____
	Email: _____
	Developer/Owner Name: _____

PROJECT INFORMATION	
Project Name	_____
Project Location	_____
Project Description <i>(Attached proposed site plan)</i>	_____
State Highway	_____
County	_____
Mile Post	_____
Posted Speed Limit	_____

TIS ASSUMPTIONS			
Study Years	Current Year: _____	Buildout Year: _____	Long Term Year: _____
Traffic Assessment Level <i>(Provide justification)</i>	_____		
Study Intersections	1. _____	6. _____	
	2. _____	7. _____	
	3. _____	8. _____	
	4. _____	9. _____	
	5. _____	10. _____	
Future Growth Rate	☐ OTIS	☐ Regional TDM	☐ Other
Seasonal Adjustment Factor	_____		



ASSUMPTIONS CONTINUED			
Project Trip Distribution (State assumptions and attach sketch that shows individual movements.)			
Trip Reduction Percentage	Internal Capture:		Pass By:
	Multi-Modal:		Other:
Study Time Periods	☐ AM (7-9)	☐ PM (4-6)	☐ Weekday
(Check all that apply)	☐ SAT (Midday)	☐ Other	
Existing and Proposed ITE Trip Generation Land Use			
Analysis Methods (Check all that apply)	☐ Synchro or ☐ HCS (isolated intersections only)		☐ SimTraffic or ☐ Other (closely spaced intersections or when known/expected queuing issue)
	☐ Signal Warrants		☐ Pedestrian/Transit/Bicycle
	☐ Safety/Sight Distance		☐ Queuing and Storage
	☐ Other		
Notes and Other Assumptions			
Crash Data	CDOT will perform a crash data analysis for the highway in the vicinity of the proposed access and provide to the consultant. As a part of the study consultant shall recommend mitigation measures for any identified safety issues.		
Simulation Input Files	Consultant to provide computer files used for analysis with a signed and sealed copy of the study.		

CDOT INTERNAL USE ONLY	
Review Comments	
☐ Revise and Resubmit	
Engineer Signature/Date	☐ Approved

This is a sample Traffic Assessment Methodology form intended to illustrate the items that applicants should be ready to discuss during a pre-application meeting.

Attachment C

Wedding Venue Trip Generation Rate Memo



DATE: January 30, 2018

FROM: Kent Harbert, CDOT Region 3 Access Engineer

SUBJECT: Wedding venue trip generation and trip distribution

The ITE Trip Generation Guide does not include a land use category for wedding venues. It is, therefore, desirable to establish a standard methodology to project the trip generation rates and the trip distribution assumptions. The following is proposed:

Trip Generation

A wedding is a single event at a pre-established time. All of the wedding party and wedding guests will be in attendance at the ceremony. Therefore, the trip generation rate will be based on the capacity of the area within the venue to be used for the ceremony.

Typically, a wedding party will rent a venue with a capacity near the size of their wedding. Estimate that 75% of the venue capacity will be the typical size used for trip generation.

Estimate that the wedding party and vendors represent 10% of those attending the wedding and that they arrive more than one hour before the ceremony. The remaining 90% will arrive during the one-hour period prior to the ceremony.

Many of the wedding guest travel together as couples, families or groups of friends. Assume there will be 2 to 2.5 guests per vehicle.

Using the above factors gives a range of 0.27 to 0.33 for the trip generation factor as a function of the venue capacity. Use an average rate of 0.30 with 100% entering.

If the venue does not include a reception area use the same 0.30 rate for the exiting trips. If the venue has a reception area the exiting will be dispersed over a few hours. Use a rate of 0.12 ($0.30 \times 40\%$) for the peak hour of exiting vehicles.

Trip Distribution

Trip distribution for a wedding venue is not like other land uses where the traffic in one direction plus the traffic in the opposite direction totals to 100% of the design hour volume. For a wedding venue the majority of the traffic can be to and from one direction for one wedding and to and from the other direction for a different wedding. The two distributions need to be analyzed separately, not averaged.



Attachment D

CDOT Trip Generation Table Template

Table 1: Trip Generation Table Template (Project with No Proposed Trip Reductions)

Land Use	ITE LUC	Proposed Size	Weekd ay Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Strip Retail Plaza (<40ksf)	822	23,000 SF	1,250	35	20	55	70	70	140
High-Turnover (Sit-Down) Restaurant	932	10,000 SF	1,070	50	45	95	55	35	90
Total Trips			2,320	85	65	150	125	105	230

Table 2: Trip Generation Template (Project with Proposed Trip Reductions)

Land Use	ITE LUC	Proposed Size	Weekd ay Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Strip Retail Plaza (<40ksf)	822	23,000 SF	1,250	35	20	55	70	70	140
High-Turnover (Sit-Down) Restaurant	932	10,000 SF	1,070	50	45	95	55	35	90
Total Trips			2,320	85	65	150	125	105	230
Trip Reductions (Internal capture, linked trips, etc.)			-50	-5	0	-5	-5	0	-5
Total Driveway Trips¹			2,270	80	65	145	120	105	225
Pass-by Trips			-850	-30	-30	-60	-40	-40	-80
Net New Trips			1,420	50	35	85	80	65	145

¹Operations analysis shall be performed using the total vehicular volume experienced at an access point/driveway or study intersection which includes pass-by trips. Pass-by trips should be reassigned to the access point/driveway from the adjacent roadway network as needed.

These Trip Generation tables are examples. Actual project-specific trip generation and distribution data should be adequately obtained and presented similarly.



CDOT Traffic Assessment Levels

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timothy.bilobran@state.co.us
10601 W. 10th St., Greeley, CO 80634
- R5 access permitting (970-385-3626)
cdot_region5accesspermits@state.co.us
3803 N. Main Ave, Suite 100, Durango, CO 81301

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

June 12, 2025

Magaly Morales-Tejada
Planner I
City of Fort Lupton
MMTejada@FortLuptonCo.Gov

Location:
40.0996, -104.7789

**Subject: Lancaster Crossing Preliminary Plat PPL25-001, Change of Zone COZ25-001
City of Fort Lupton, Weld County, CO; CGS Unique No. WE-25-0036 (was WE-25-0003)**

Dear Magaly:

At your request (May 21, 2025), the Colorado Geological Survey has reviewed the Lancaster Crossing preliminary plat and zone change referral. I understand the applicant proposes 227 SF DUs and 149 MF (townhome) DUs on 91.5 acres located about two miles northeast of Fort Lupton, south of Weld County Road 16, between the Fulton Ditch and Weld County Road 31.

The available referral documents include a Preliminary Geotechnical Engineering Report, Thermo Farms, Weld County Road 31 and 14th Street, Fort Lupton, Colorado (Northern Colorado Geotech Project No. 172-23, February 23, 2024).

The site is not undermined, is outside of the South Platte River FEMA 100-year flood hazard limits, does not contain steep slopes, and no geologic hazards are known or suspected to be present that would preclude the proposed residential density.

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974, Fort Lupton Quadrangle), most of the site is within but near the edge of a mapped E3 mineral resource area, described as "wind-deposited sand." The NRCS Soil Survey rates the site soils as a good source of sand.

A determination of whether the property contains a mineral resource is outside the scope of CGS review. A market analysis, taking into account the results of Northern Colorado Geotech's subsurface investigation, would be needed to verify the presence or absence of an economically viable mineral resource.

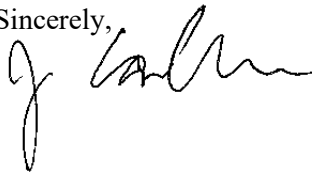
Shallow groundwater precludes basements and crawl spaces. The Fulton Ditch (unlined) is located along the western side of the proposed Lancaster Crossing development, and **groundwater was observed in all eleven of Northern Colorado Geotech's borings at depths of five to eight feet below the ground surface.** Due to risks of water infiltration into below-grade spaces, damp/moldy conditions, and hydrostatic pressure on below-grade walls and floors, groundwater at such shallow depths precludes below-grade construction. Individual foundation perimeter drains are intended to handle small amounts of intermittent, perched water, and may not be used to mitigate a persistent shallow groundwater condition.

Expansive and compressible soils, and expansive claystone bedrock. The site is underlain by wind-deposited silty sand and clay/claystone. Fine-grained wind deposits tend to be loose, low density, and low strength, and commonly exhibit compression, consolidation, or collapse under loading and/or wetting. Very loose to loose, soft soils were observed in all of Northern Colorado Geotech's borings. The surficial soils are underlain by claystone, but swell-consolidation testing was performed on only one sample of weathered claystone. Claystone can exhibit low strength at high water content, very high swell potential and, if present at or near foundation depths, can cause damage to foundations and homes if not properly identified and mitigated.

Additional geotechnical investigation, testing, and analysis is recommended, once the lot layout has been finalized and prior to installation of wet utilities, to more accurately characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, and water content. This information is needed to: 1) determine whether overexcavation would be beneficial to stabilize loose, low strength soils and/or provide a separation distance between potentially highly expansive claystone bedrock and foundation elements, and 2) design foundations, floor systems, pavements, etc.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', written over a horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 05/22/2025

Project name: Lancaster Crossing

Project address: West of CR 31 and South of CR 16, Fort Lupton, CO 80621

FLFPD Project # R2025-0006

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Lancaster Crossing Sketch Plat** located at **West of CR 31 and South of CR 16**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2018 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, the City Council of Fort Lupton and the Weld County Commissioners. The following specific requirements and conditions shall be met prior to operations.

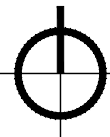
Specific Requirements

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit. *2012 IFC, 105.1.1*
2. Application for a permit required by this code shall be made to the fire code official in such form and detail as prescribed by the fire code official. Applications for permits shall be accompanied by such plans as prescribed by the fire code official.
 - a. *The Fee Schedule, and Plan Review Application can be found at <https://www.fortluptonfire.org/>*
 - b. *All documents shall be electronic and sent to ttamlin@ftluptonfire.com*
3. The following items shall be submitted for review prior to construction.
 - a. Site Plan showing,
 - i. Width of fire department access roads
 - ii. Fire Hydrant Locations & Distancing
 - iii. Street lengths to dead ends
4. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders and parking areas.
5. The minimum turning radius shall be determined by the fire code official.
 - a. See attached document showing the minimum turning radius needed.

6. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1.
 - a. Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.
7. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.
8. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Please see the fire district's Construction and development Guide for additional information.

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 or ttamlin@ftluptonfire.com if you have questions or need further assistance.



Lancaster Crossing Subdivision

Preliminary Plat Submittal

A Portion Of The N1/2 Of Section 22 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

A

Project Contacts

Civil Engineer
LandOne Engineering
Daniel Hull
361 71st Avenue, Suite 100
Greeley, Co
970-632-2111

Property Owner
Baessler Development, LLC
33105 County Road 33
Greeley, Co 80631
970-573-7033

Surveyor
Lat40, Inc.
6250 W 10th Street #2
Greeley, CO
970-515-5294

Agency Contacts

Engineering
David Rausch
City Engineer
130 S McKinley Avenue
Fort Lupton, CO 80621
720-466-6191

Planning
Magaly Morales-Tejada
Planner 1
130 S McKinley Avenue
Fort Lupton, CO 80621
720-466-6106

Project Control Notes

Vertical Datum:
Project/Site Benchmark: NGS Benchmark NGS U 260 RESET - Found 3.5" Brass Cap in top of concrete irrigation structure
Published Elevation: 4893.9' (NAVD88) Measured Elevation: 4893.8'
Elevations brought to the site via GPS Observations using the Trimble VRS Network.

Horizontal datum:
Colorado State Plane Coordinate System, North Zone, North American Datum 1983

Basis of Bearing:
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 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.

Project Control Points:
CP 96 - SET 12" SPIKE
N:1278429.23
E:3203937.36
ELEV:4991.4'

CP 97 - SET 12" SPIKE
N:1281145.90
E:3203388.44
ELEV:4990.8'

CP 98 - SET 12" SPIKE
N:1281064.48
E:3201600.17
ELEV:4976.1'

Notes:

1. All property pins, intersection monuments, and section corners disturbed during construction must be referenced and replaced under the supervision of a licensed surveyor.

2. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work before commencing new construction. The contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.

3. All project control listed hereon is provided as a courtesy. It is the responsibility of the contractor to verify the accuracy of the coordinates and elevations shown prior to using them for any purposes

Utility Notes

1. Potable water has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

2. Sanitary sewer has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

3. Storm has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

4. Non-potable water has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

5. Further utility design and analysis will be completed as the project progresses.

General Notes

1. Dimensions shown on the plans are to flowline and centerline of utilities, unless otherwise specified.

2. Do not scale drawings.

3. Additional details/design will be added as the project progresses.

4. See landscape architects plans for Site Plan, Landscape Plan, and Photometric Plan.

5. Street names have not been determined yet, names shown are temporary placeholders.

D

Sheet List Table			Revisions			
Page	Sheet Number	Sheet Title	A	B	C	D
1	C1.1	Coversheet	✓			
2	C2.1	Filing Plan	✓			
3	C2.2	Street Sections, Signage, and Striping Plan	✓			
4	C2.3	Signage and Striping Details	✓			
5	C4.1	Erosion Control Plan	✓			
6	C6.1	Grading Plan	✓			
7	C6.2	Grading Plan	✓			
8	C7.1	Drainage Plan	✓			
9	C8.1	Utility Plan	✓			
10	C8.2	Utility Plan	✓			

Review C2.2

Preliminary
Not for
Construction

Job Number	24-007
Checked By	DH
Date	1/31/2025

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.

Revision Description	Date	Rev
1st Preliminary Plat Submittal	01/31/2025	A

Rev	No.	Date
A		01/31/2025

Lancaster Crossing Subdivision Preliminary Plat Submittal	Coversheet	Fort Lupton, CO
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Sheet	C1.1
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A
B
C
D
E

1

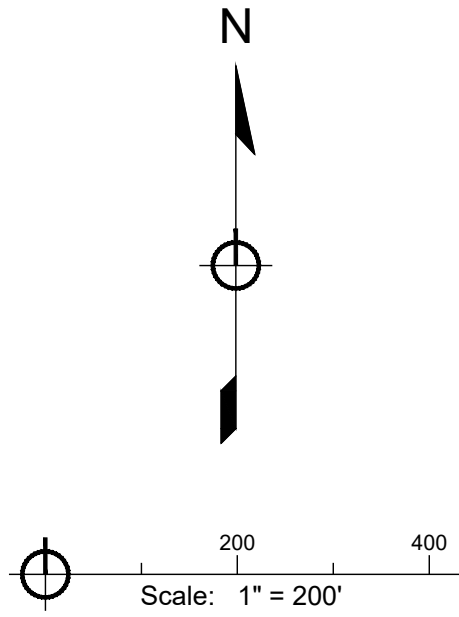
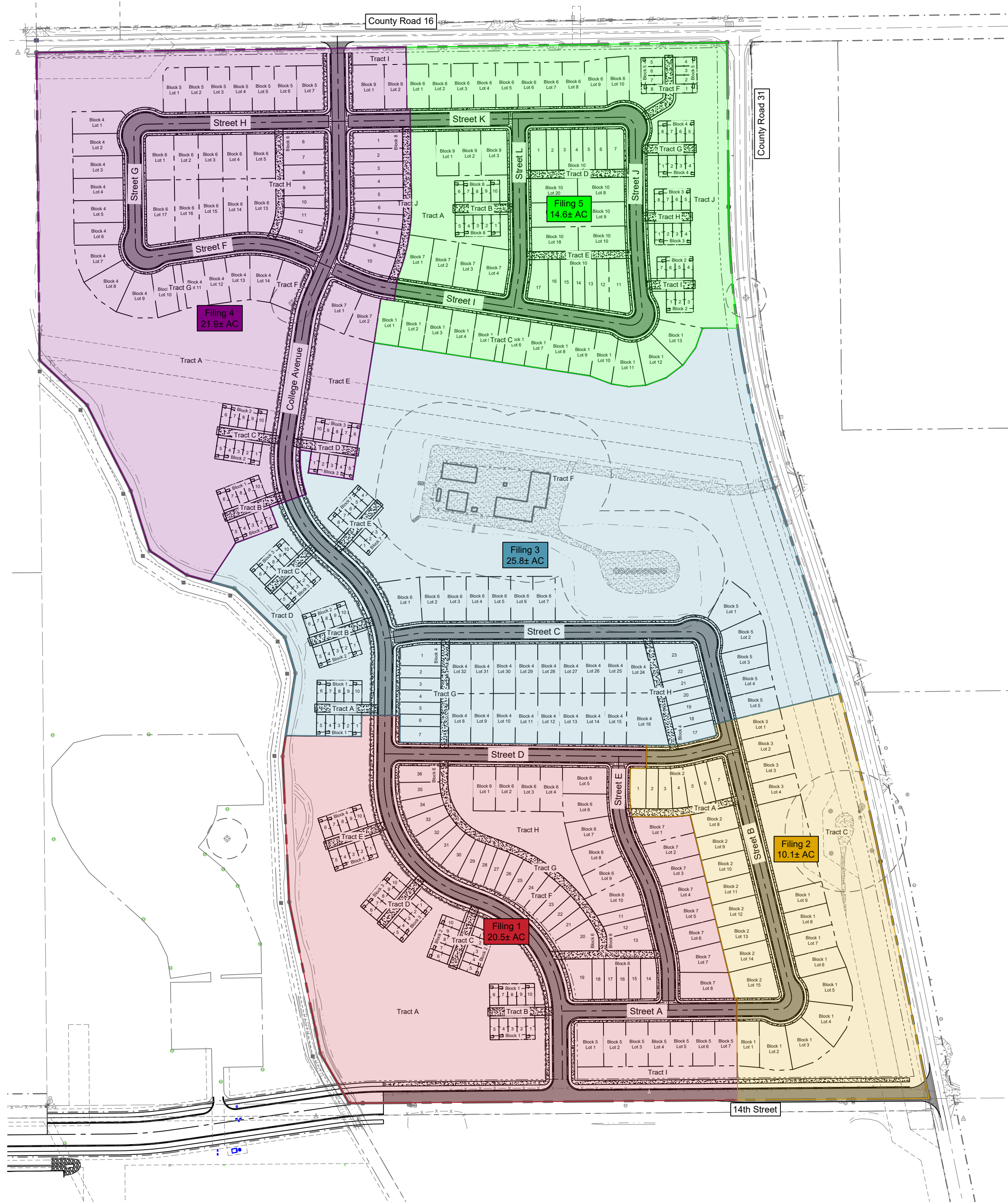
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6



Lot Counts for Filings				
	Single Family	Townhomes	Alley Loaded	Total
Filing 1	25	40	26	91
Filing 2	21	0	7	28
Filing 3	30	38	14	82
Filing 4	35	30	17	82
Filing 5	36	41	14	91
Total	147	149	78	374

Legend	
Existing	Proposed
Property Line	
Right of Way	
Easement	
Road Centerline	

- Notes
- Phasing of the construction will be completed at final approval to support the anticipated filings.

Preliminary
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Revision Description	
Rev	Description
1st	Preliminary Plat Submittal

Date	
Date	Description
01/31/2025	

Rev	
Rev	No.
A	

Lancaster Crossing Subdivision
Preliminary Plat Submittal
Filing Plan
Fort Lupton, CO

1

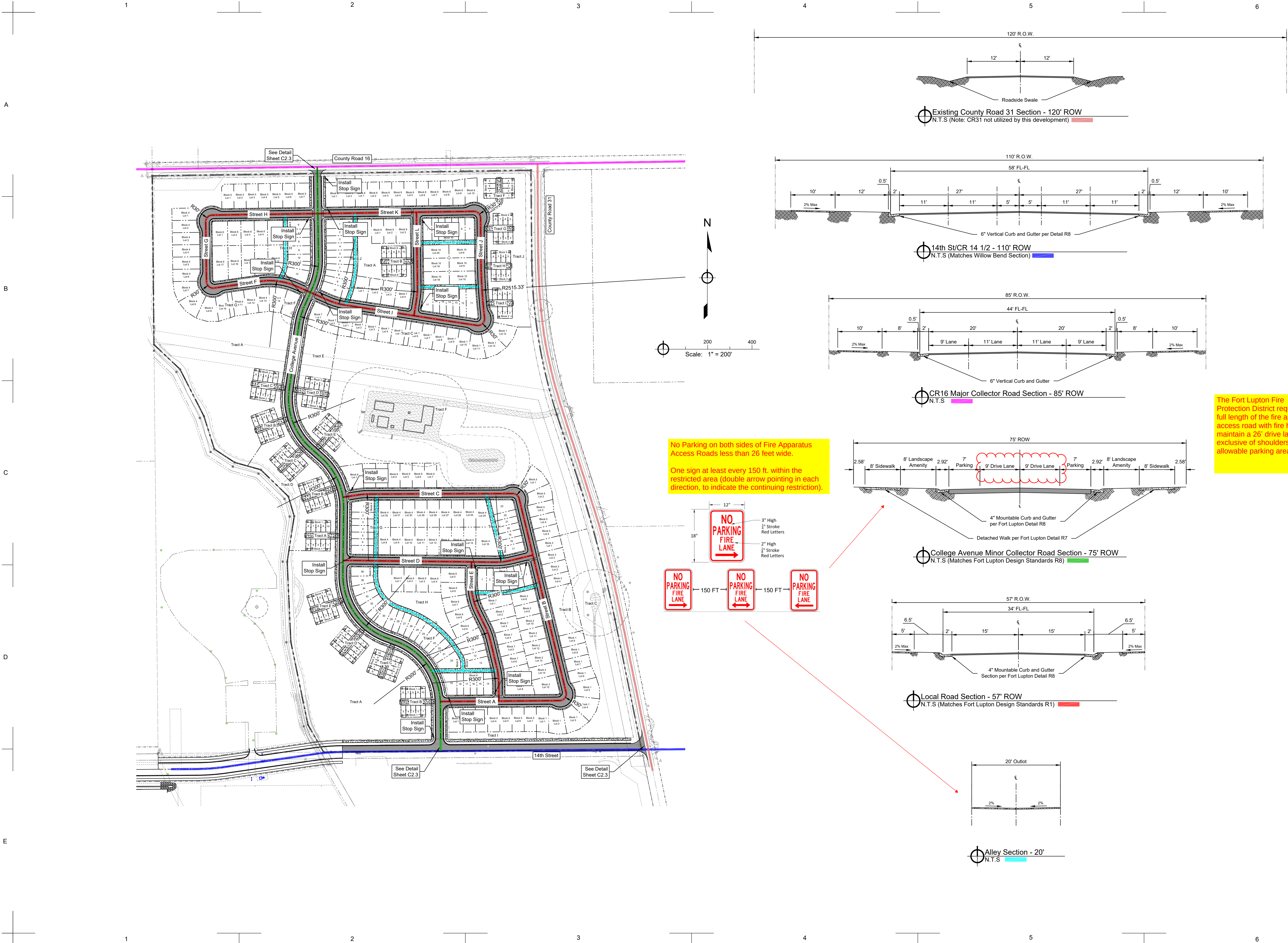
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01/31/2025	

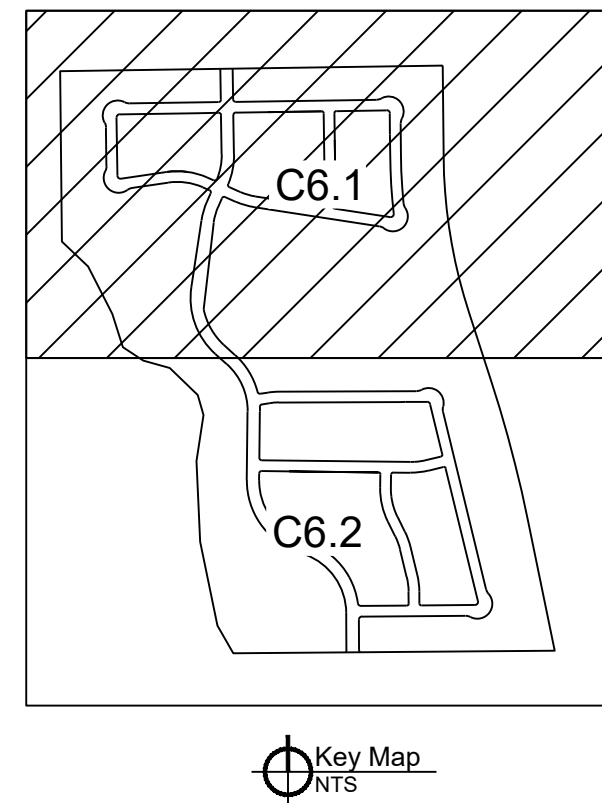
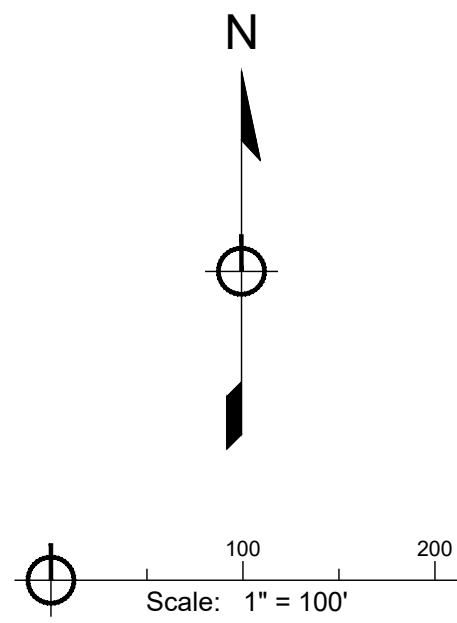
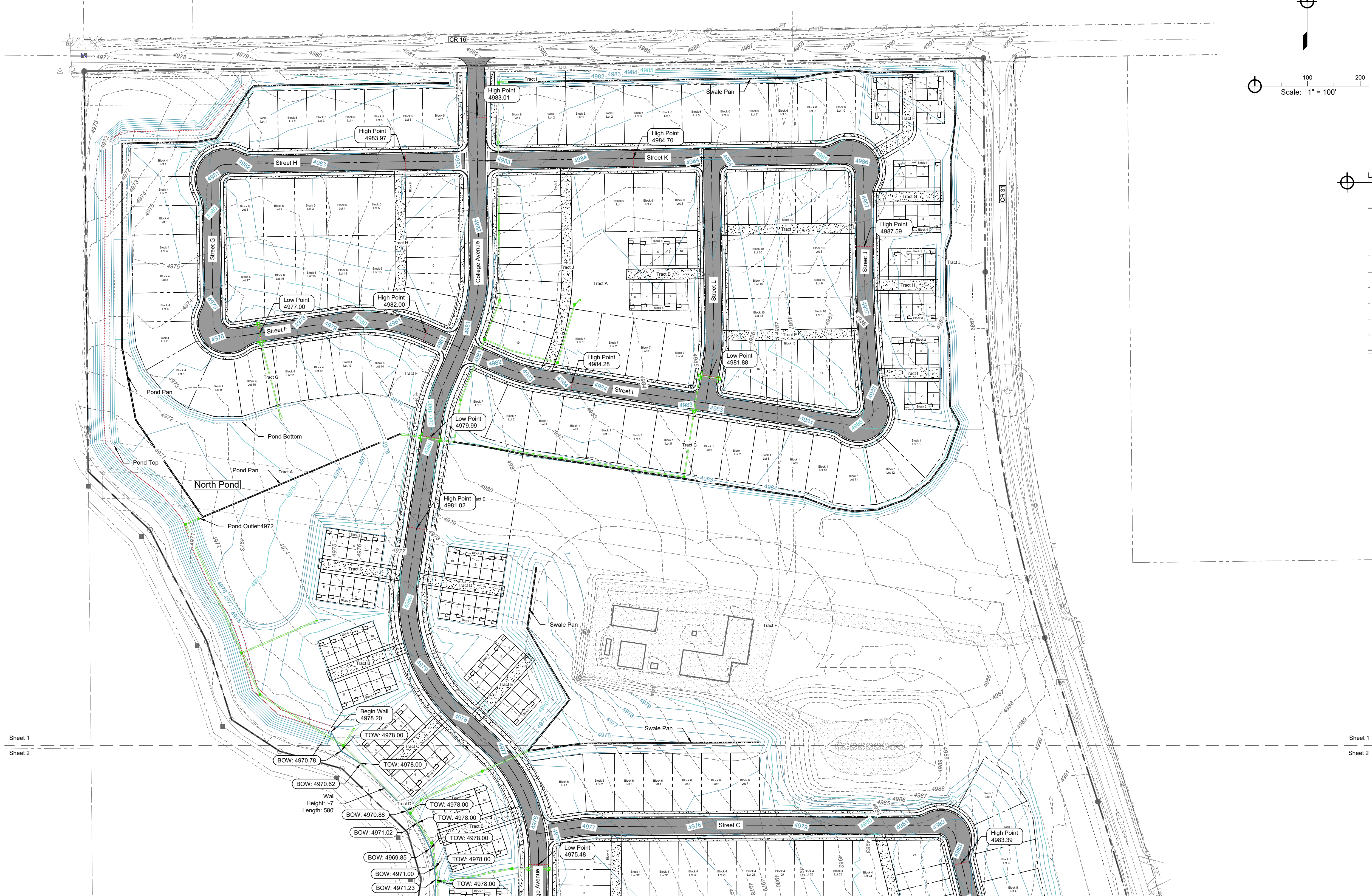
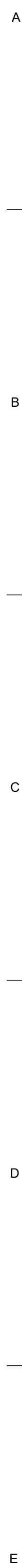
Lancaster Crossing Subdivision
Preliminary Plat Submittal
Street Sections, Signage, and Striping Plan
Fort Lupton, CO



- Detail EC15

1. Specific notes and guidelines will be included on construction documents.

C4.1



Legend	
Existing	Proposed
Property Boundary	---
Property Line	---
Right of Way	---
Easement	---
Storm	---
Major Contour	---
Minor Contour	---
Grade Break	---
Swale Flowline	---
Curb and Gutter	---

LANDONE engineering
361 71st Avenue, Suite 100

Preliminary
Not for
Construction

Job Number 01-0000

Checked By

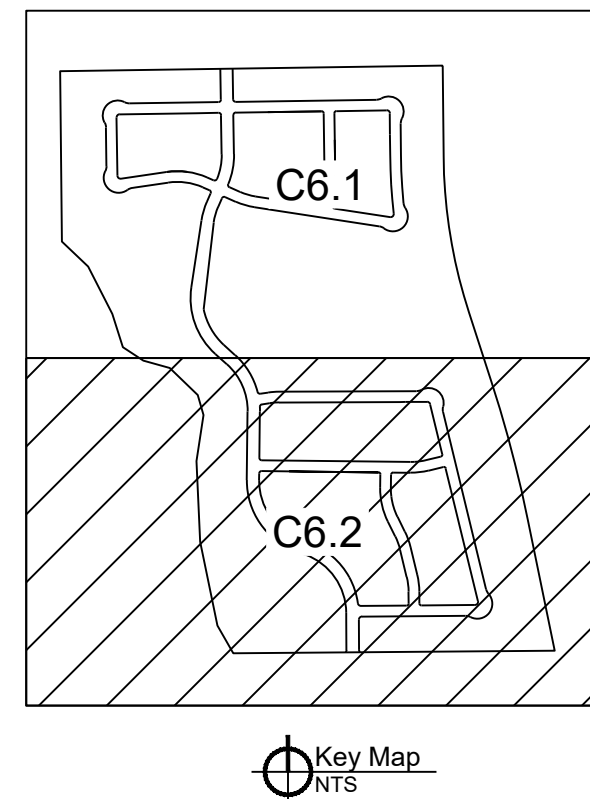
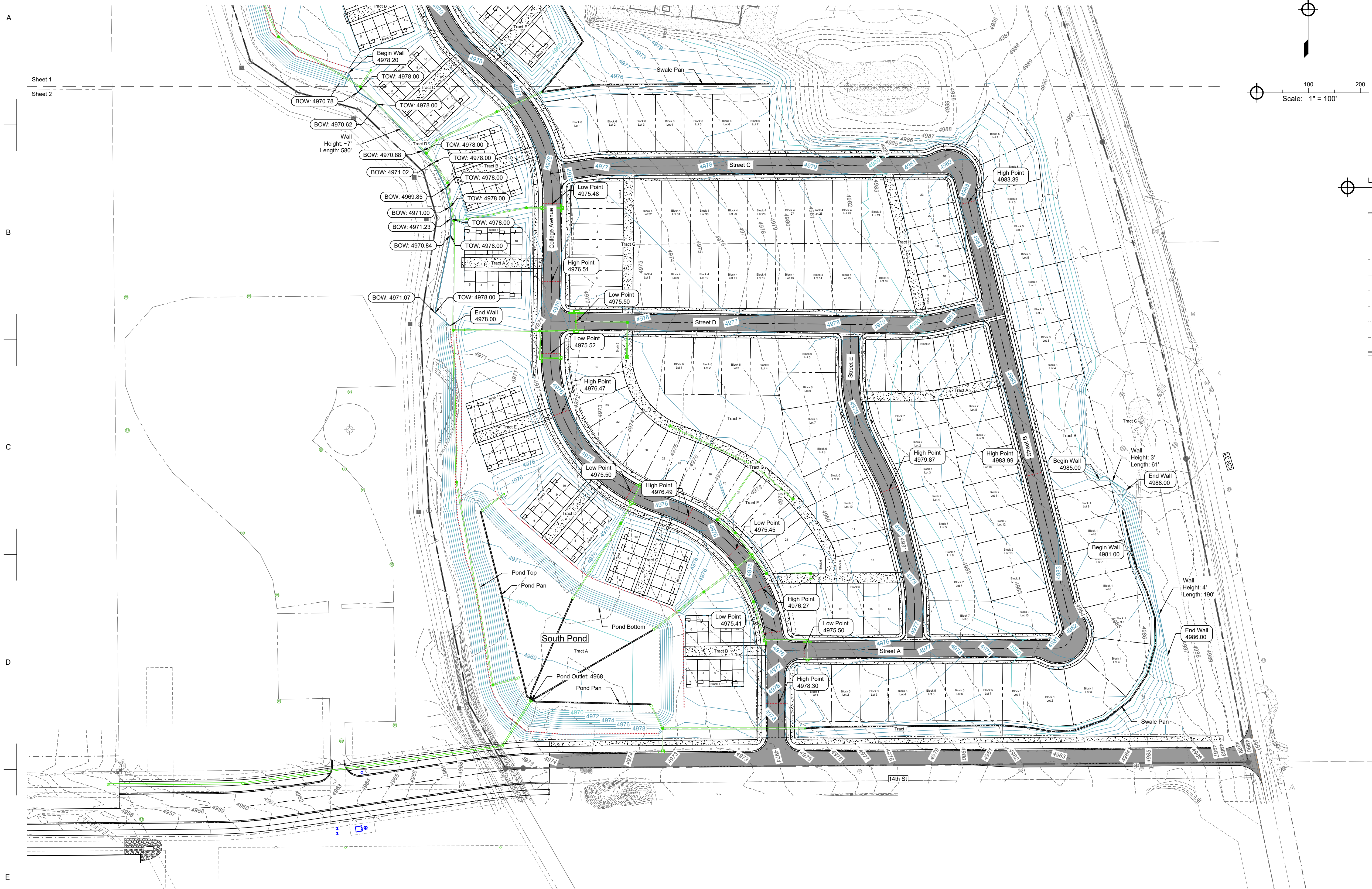
Date _____

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.

[illegible]

Lancaster Crossing Subdivision Preliminary Plat Submittal	Grading Plan	Fort Lupton, CO
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Sheet C6.1

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LANDONE engineering
361 71st Avenue, Suite 100

Preliminary
Not for
Construction

Job Number 01-005

Checked By _____ DU _____

Date	1/31/2025
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LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.

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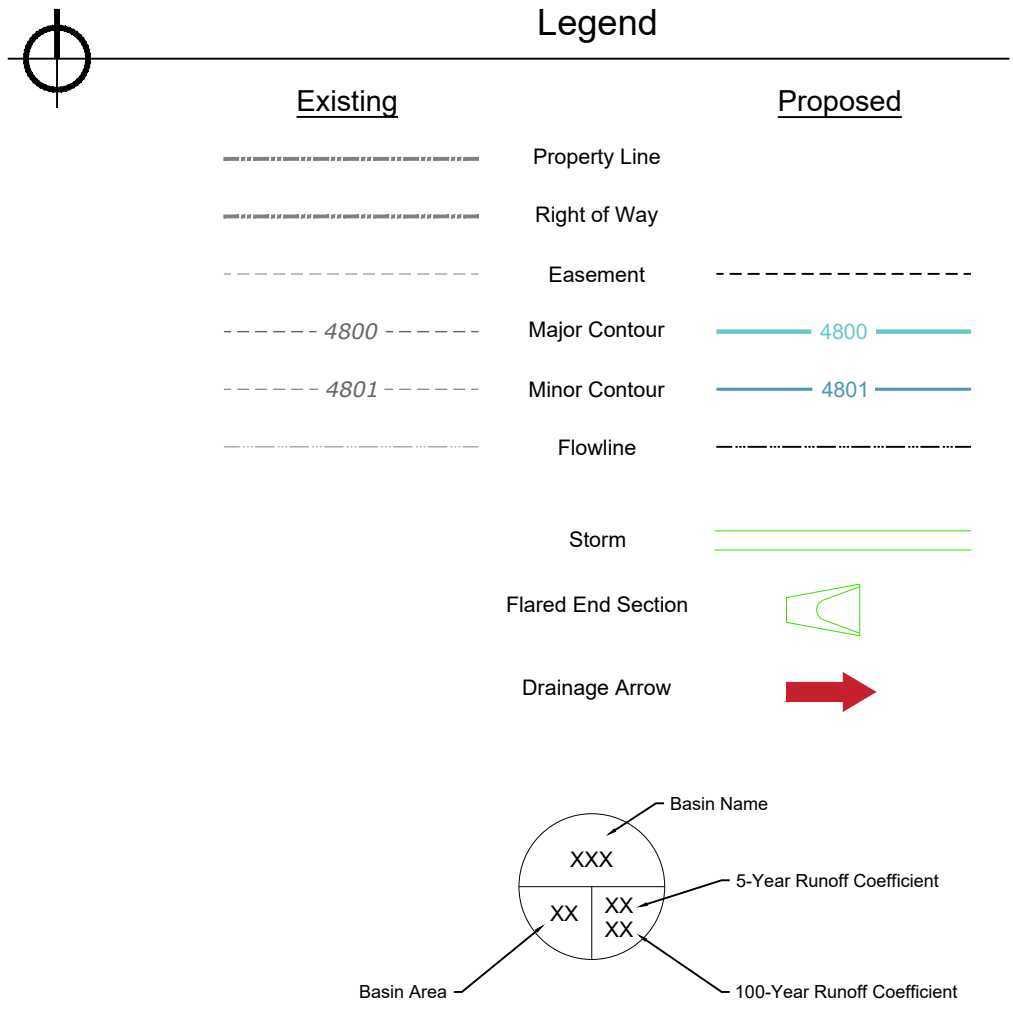
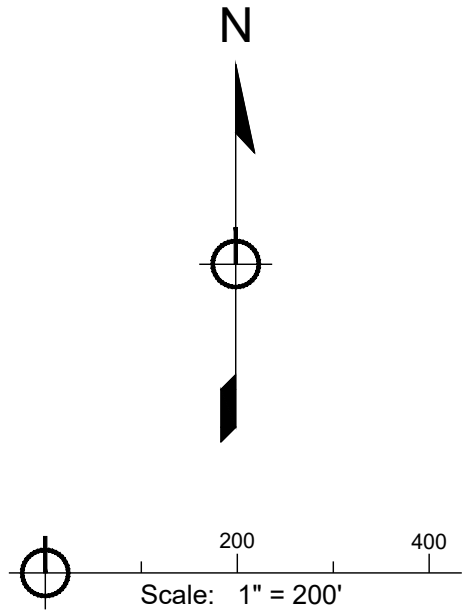
Lancaster Crossing Subdivision
Preliminary Plat Submittal

Grading Plan

Fort Lupton, CO

Sheet

C6.2



Preliminary
Not for
Construction

Job Number: 24-007
Checked By: DH
Date: 1/31/2025

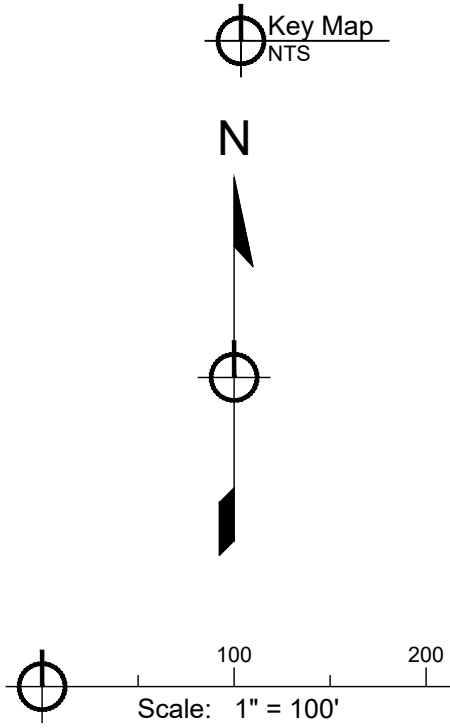
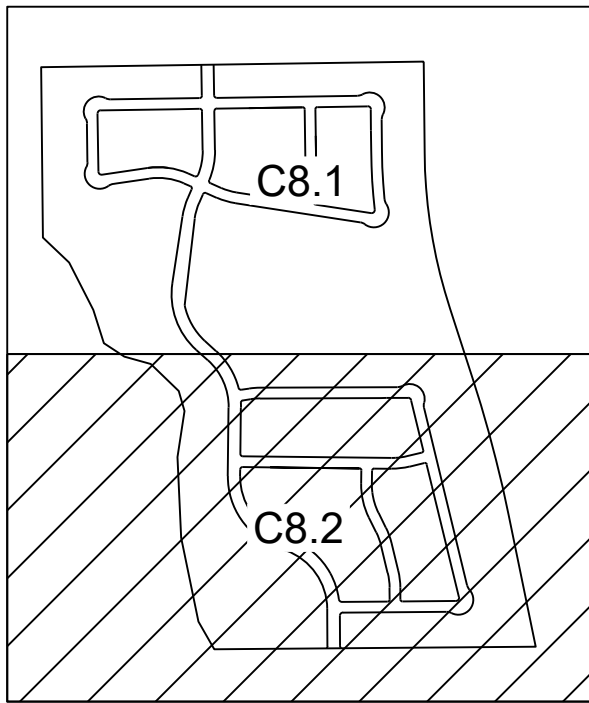
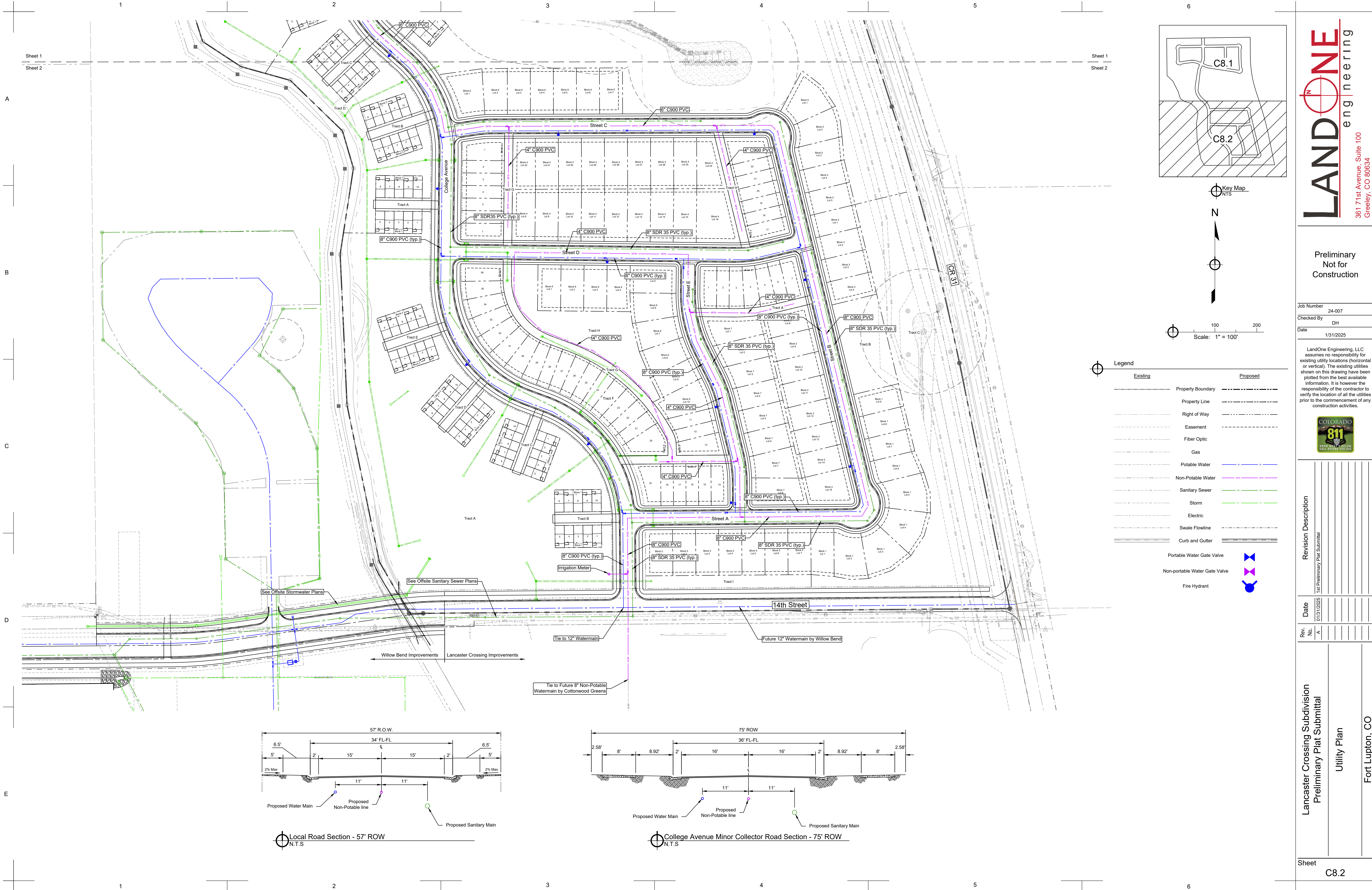
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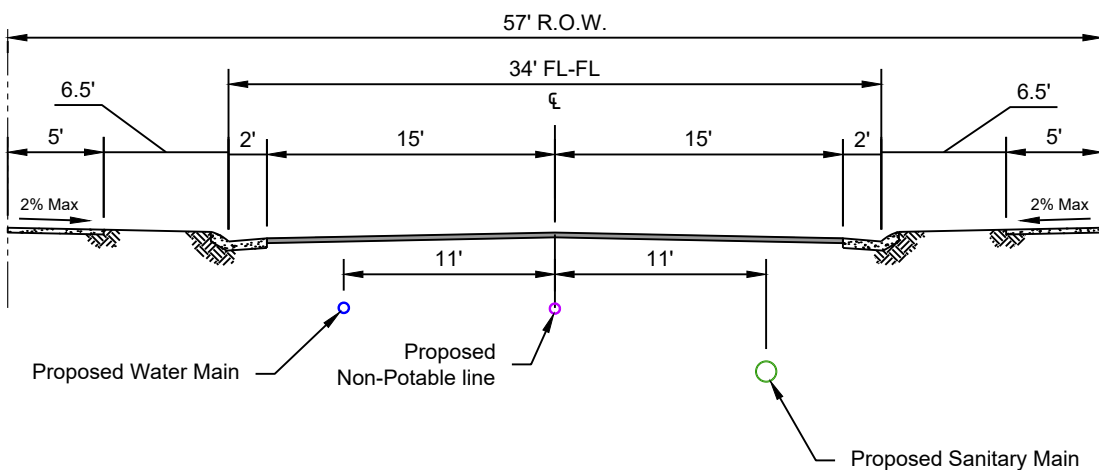
Revision Description	
1st Preliminary Plat Submittal	

Date	01/31/2025
Rev	A

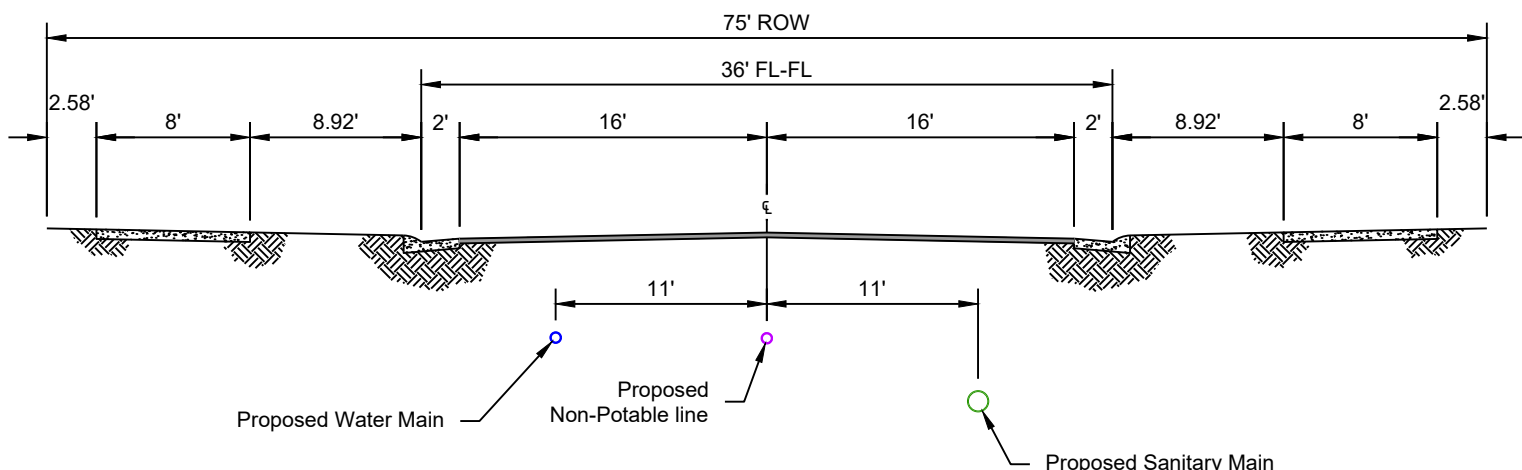
Lancaster Crossing Subdivision Preliminary Plat Submittal	Drainage Plan	Fort Lupton, CO
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Legend	
Existing	Proposed
	Property Boundary
	Property Line
	Right of Way
	Easement
	Fiber Optic
	Gas
	Potable Water
	Non-Potable Water
	Sanitary Sewer
	Storm
	Electric
	Swale Flowline
	Curb and Gutter
	Portable Water Gate Valve
	Non-portable Water Gate Valve
	Fire Hydrant



Local Road Section - 57' ROW
N.T.S.



College Avenue Minor Collector Road Section - 75' ROW
N.T.S.

Preliminary
Not for
Construction

Job Number 24-007
Checked By DH
Date 1/31/2025

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.



Revision Description	
1st Preliminary Plat Submittal	

Date	01/31/2025
Rev	No. A

Lancaster Crossing Subdivision
Preliminary Plat Submittal
Utility Plan
Fort Lupton, CO

Construction and Development Guide



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The Fort Lupton Fire Protection District will be adopting the 2024 International Fire Code (IFC) in 2026. Projects will be reviewed for compliance from the 2024 IFC once adopted.

Also, the Fort Lupton Fire Protection District has adopted fire impact fees on all new construction permits beginning May 2025. Please see fee schedule.

ABOUT THIS GUIDE

This Guide has been developed with the intent of clarifying the requirement of the IFC as adopted in our community. Our goal in the construction and development review process is to assist property owners, construction contractors, and design professionals as they design and build properties and buildings that meet minimum life safety standards. We strive to ensure that all buildings and facilities are safe for the building owners, visitors, customers, as well as for firefighters. We do this through the consistent application of the adopted International Fire Code (IFC), national standards, county and municipal codes and standards, agency policies, and best management practices.

All public schools and healthcare facilities are governed by the 2021 International Fire Code and other national standards, as adopted by the Colorado Division of Fire Prevention and Control.

The specific amendments adopted and enforced within the city of Fort Lupton and unincorporated areas of the fire district can be found on the FLFPD website.

www.fortluptonfire.org

In addition to the International Fire Code, standards published by the National Fire Protection Association (NFPA) are also enforced within the FLFPD jurisdiction. Information on all NFPA standards can be found at the following website:

www.nfpa.org/Codes-and-Standards/All-Codes-and-Standards/Free-access

GETTING STARTED: PLANNING APPROVAL AND BUILDING PERMIT PROCESSES

For most proposed new residential and commercial developments, new buildings or building additions, the first step is the most important - receive approval from the municipal (town or county) planning and zoning department. This is usually accomplished when the developer submits all the required planning documents, plans, plats, and other public improvement construction documents. These are reviewed by the municipal government for compliance with their planning and zoning rules before any building construction permits are issued.

Fort Lupton Fire Protection District review is also required for all planning documents and building permit submittals for projects within its jurisdiction to ensure compliance with adopted International Fire Code and (NFPA) Standards. Before beginning any new development or construction project, the applicant (developer, general contractor, property owner, etc.) must contact the appropriate municipality to obtain planning approval as well as any required building permits.

City of Fort Lupton (www.fortlupton.org) Planning and Building Departments 303-857-6694

Weld County (www.weldgov.com) Planning and Building Department 970-400-6100

It is also important to remember that additional municipal government requirements may apply to any given project or proposal, including but not limited to business license, liquor license, sign permit, and access permit. Please be sure to give complete and accurate information to the planning or building department staff so that nothing is missed during your application process. The applicant must provide all the same documents to Fort Lupton Fire Protection District for review. The Fort Lupton Fire Protection District only accepts electronic submittals in the form of PDF's by e-mail. Please contact the Fort Lupton Fire Protection District Fire Marshal on where to email electronic documents.

Fort Lupton Fire Protection District: 303-857-4603

WHAT PLANS ARE REVIEWED BY FLFPD?

Fire code requires that FLFPD performs plan review for the purpose of confirming, applying, and enforcing fire code requirements from the Preliminary Development Plan (PDP) stage, all the way through to Final Plat, to all types of proposed developments and construction projects, including but not limited to:

- | | |
|-----------------------------------|---|
| a. Planned Unit Development (PUD) | f. Commercial business development |
| b. Commercial subdivisions | g. Industrial parks |
| c. Residential subdivisions | h. Minor residential developments |
| d. Mixed-Use subdivisions | i. Multi-family developments |
| e. Use by Special Review | j. RV Park, RV/Boat/Equipment Storage Lots. |

In addition to development reviews, FLFPD also reviews construction documents, plans, etc. for any construction project being completed in all the following proposed occupancies and/or buildings:

Assembly occupancies (A1 through A5)	Institutional occupancies (I1 through I4)
Business occupancies (B)	Mercantile occupancies (M)
Educational occupancies (E)	Residential occupancies (R1 through R4)
Factory/Industrial occupancies (F1 and F2)	Storage occupancies (S1 and S2)
High Hazard occupancies (H1 through H5)	Miscellaneous occupancies (U)

FLFPD also performs plan review for the purpose of applying fire code requirements to the following types of mechanical, electrical, and hydraulic systems:

- Fire alarm systems
- Fire sprinkler systems
- Kitchen hood and duct systems

- d. Spray paint/finish booths
- e. Commercial cooking extinguishing/exhaust systems
- f. Clean-agent suppression systems
- g. Fire pumps
- h. Hazard control system
- i. Hazardous materials storage/use/dispensing systems
- j. High-piled storage systems
- k. Tents/canopies
- l. Fireworks sales stands
- m. Indoor and outdoor fireworks display
- n. Special events
- o. Mobile food vendors
- p. And a wide variety of other areas, as addressed in the International Fire Code.

DEVELOPMENT DESIGN REQUIREMENTS

Fort Lupton Fire Protection District reviews information that is submitted for all proposed residential, commercial and/or mixed-use developments to ensure compliance with requirements of the International Fire Code and associated standards.

Approved fire apparatus access roads shall be required for every facility, building, and/or portion of a building hereafter constructed or moved into or within the jurisdiction. Fire apparatus access roadway grades shall not exceed 10 percent, and all intersections and turnarounds shall be level, with the exception of crowning for water run-off.

Traffic calming devices shall be prohibited unless approved by the Fire Code Official. This includes but is not limited to speed bumps, speed humps, speed cushions, traffic circles, and neckdowns.

Number of Fire Apparatus Access Roads Required

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Exceptions to this requirement include developments where all dwelling units are equipped throughout with an approved automatic fire sprinkler system or when the development plan includes a future second point of access, as approved by the Fire Code Official.

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic fire sprinkler systems.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served,

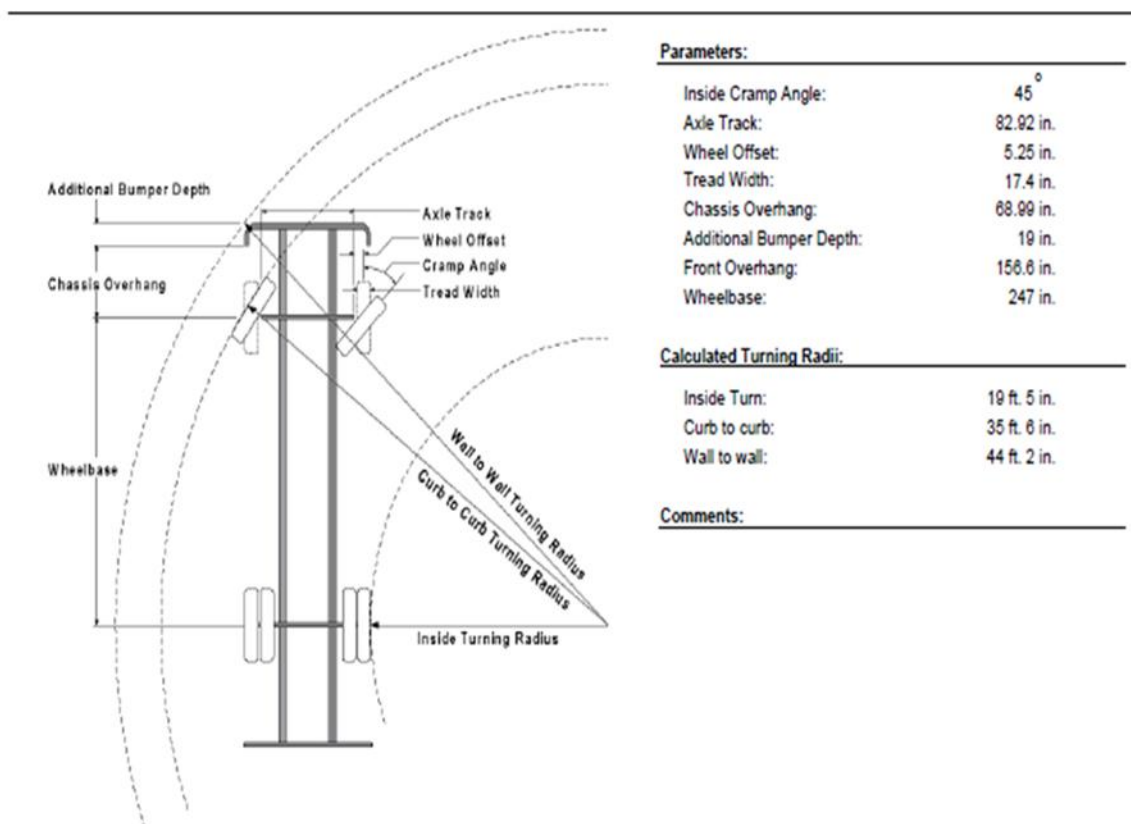
measured in a straight line between accesses. The proposed location of each entrance shall be approved by the fire code official.

Surface and Load Capacities

Fire apparatus access roads shall be of an all-weather surface (concrete, asphalt or other approved driving surface) that is easily distinguishable from the surrounding area and is capable of supporting not less than 85,000 pounds live load (gross vehicle weight). FLFPD may require documentation from a registered engineer that the finished construction is in accordance with the approved plans or the requirements of the International Fire Code.

Turning Radius

The minimum turning radius for all turns within a property or subdivision shall be constructed to the specifications shown in the figure below.



CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Ent/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0504821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0502931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Dead-End Roads

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (Feet)	WIDTH (Feet)	TURNAROUNDS REQUIRED
0 - 150	20	None required
151 – 500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

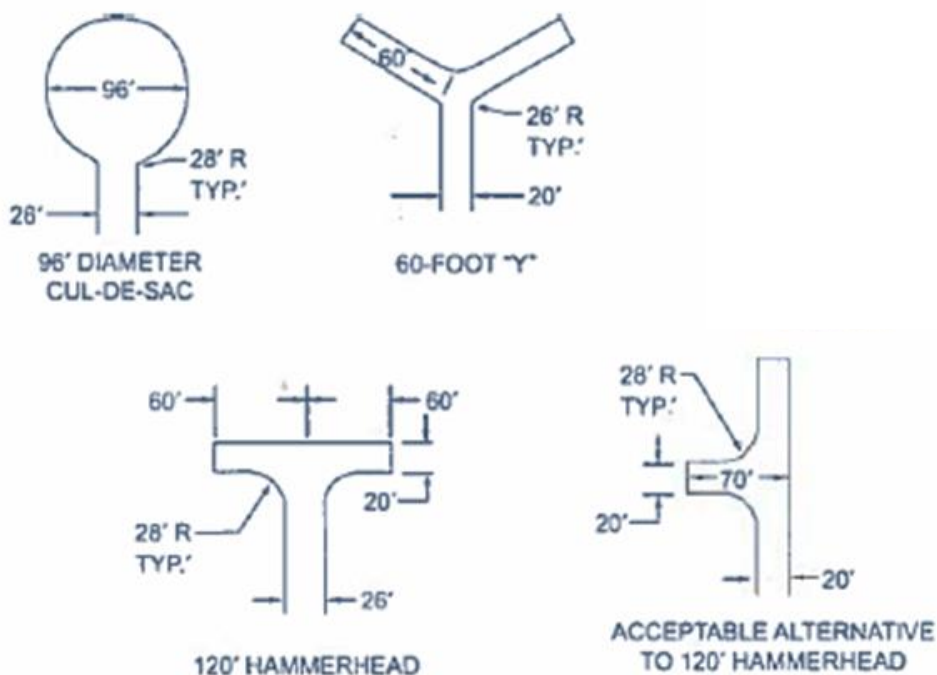


Figure 2: Turnarounds on Dead-End Access Roadways

Fire Apparatus Access Road Width

Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. This includes public streets, private streets, private drives and parking lot drive aisles. An Emergency Access Easement may be required to be dedicated on non-public roadways.

Roads 20 to 26 feet wide shall be posted on both sides as a fire lane.

Roads 26 to 32 feet wide shall be posted on one side as a fire lane.

26 feet in width is assumed to be more than sufficient for maneuvering at least two fire department vehicles by one another, thus allowing parking on one side. With that being said, for a fire apparatus access road of 32 feet wide, a minimum width of 26 feet, exclusive of the allowable parking area shall be provided.

Where serving two or less dwelling units and accessory buildings, the driving surface may be reduced to 12 feet, although the unobstructed width shall be 20 feet.

Aerial Fire Apparatus Access Roads

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approval aerial fire apparatus access roads shall be provided. The highest roof surface is measured to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed driving surface width of 26 feet, in the immediate vicinity of the building. This includes public streets, private streets, private drives and parking lot drive aisles. An Emergency Access Easement may be required to be dedicated on non-public roadways.

At least one of the required aerial fire apparatus access routes shall be located 15-30 feet from the building and shall be positioned parallel to at least one entire long side of the building that has openings suitable for firefighter entry into the building. Examples of openings are windows, balconies, smoke tower landings, etc. The sides(s) of the building with aerial access shall be approved by the Fire Code Official.

“Fire Lane – No Parking” signs and/or Painted Curbs

Where required by the Fire Code Official, fire apparatus access roadway curbs shall be painted red at approved locations and/or approved Fire Lane – No Parking signs shall be installed. Paint and signs shall be installed and maintained by the property owner. Signs shall be installed with a clear space above grade level of seven (7) feet and shall be installed 45-degrees from the traffic flow line.

Overhead Clearance

All fire apparatus access roads, including aerial fire apparatus access roads, shall have a minimum overhead clearance of 13 feet 6 inches.

Fire Apparatus Access Road Distance from Buildings

An approved fire apparatus access road shall be within 150 feet of all portions of the first story exterior wall of any building, as measured by an approved route around the exterior of the building.

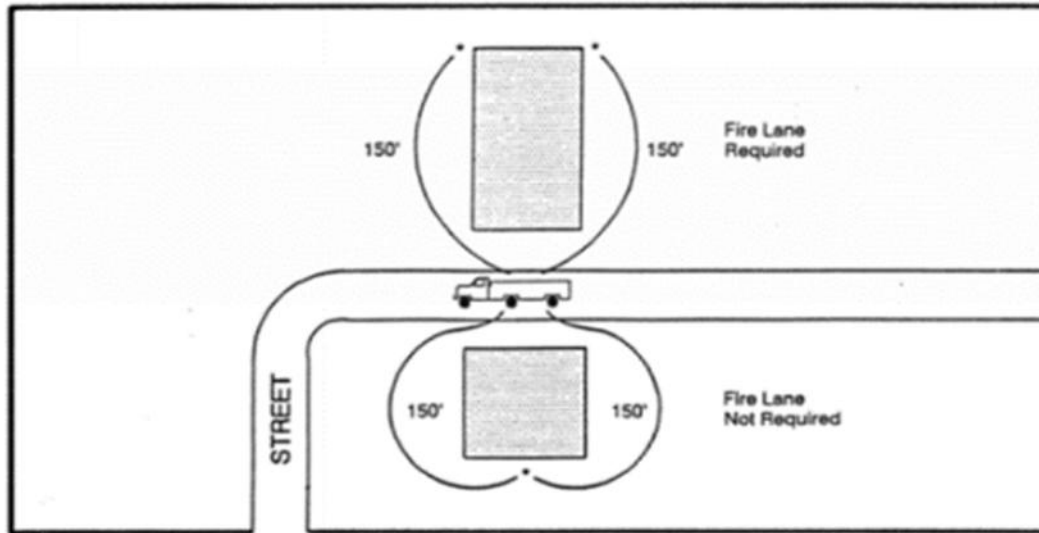


Figure 3: Fire Apparatus Access Road Distance from Buildings

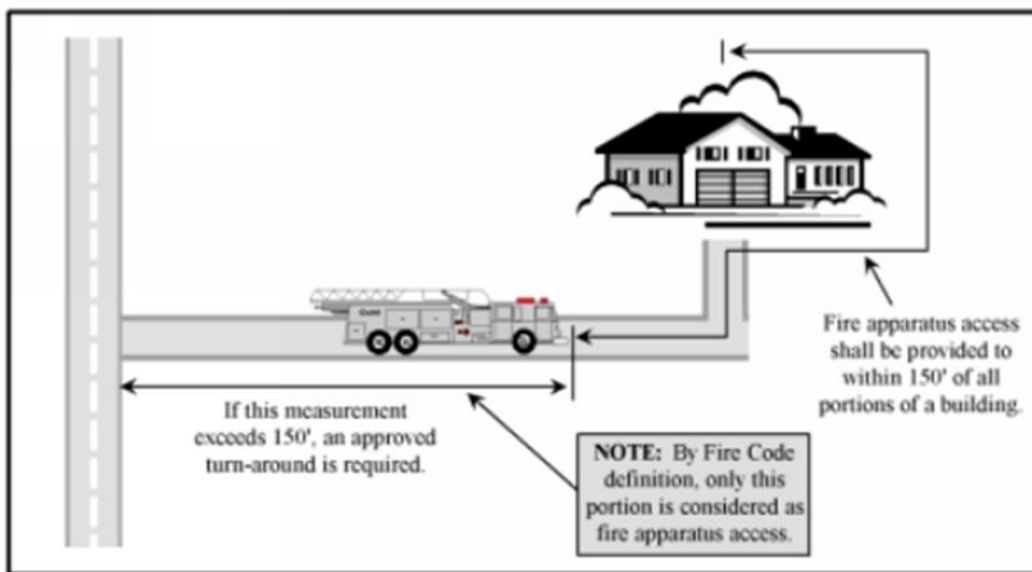


Figure 4: Dead-End Fire Apparatus Road

Gates

Gates that are installed to secure fire apparatus access roads shall comply with all of the following:

- Minimum unobstructed width of 20 feet
- Gates serving one- or two-family dwellings shall be a minimum of 12 feet in width
- Gates shall be set back a minimum of 30 feet from the intersecting roadway
- Gates shall be of the swinging or sliding type
- Manual operation shall be capable by one person
- Electric gate operators, when required, shall be listed in accordance with UL 325
- Gate components shall be maintained in an operative condition at all times, or replaced or repaired when defective
- Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200
- Electric gates shall be equipped with a means for operation by fire department personnel (sire activation or Knox key switch). Private key pad is not acceptable
- Manual opening gates may require a Knox padlock or Knox Box to ensure fire department access

Bridges and Elevated Surfaces

Where a bridge or an elevated surface is part of a fire apparatus road, either public or private, the bridge shall be constructed and maintained in accordance with the State of Colorado Department of Transportation and the American Association of State Highway and Transportation Officials *Standard Specification for Highway Bridges*. Bridges and elevated structures shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Code Official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs, or both shall be installed and maintained when required by the Fire Code Official. The design engineer may be required to provide written final approval of the bridge to FLFPD after construction is completed. Maintenance of the bridge shall be the responsibility of the parties that use the bridge for access to their property(s). FLFPD may at any time, for due cause, ask that a registered engineer inspect the bridge for structural stability and soundness at the expense of the property owner(s) the bridge serves.

WATER DISTRICTS

The Fort Lupton Fire Protection District response area is served by the following water districts. For additional information, please contact the following water district that serves your project.

City of Fort Lupton Public Works Department: 303-857-6694 www.fortlupton.org

Central Weld County Water District 970-352-1284 www.cwcwd.com

FIREFIGHTING WATER SUPPLIES

Fort Lupton Fire Protection District reviews all submitted plans for compliance with water supply requirements of the adopted fire code.

Access and firefighting Water Supply During Construction

Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational. All fire hydrants shall be flow tested by the City of Fort Lupton and results sent to the Fort Lupton Fire Protection District prior to any combustible construction or storage of combustible materials on the site.

Commercial and Multi-Family Building Fire Flow

The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with Appendix B and Table B105.1, as displayed on the following page. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

Exception: A reduction in required fire flow of up to 75 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with IFC 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gpm for the prescribed duration as specified in Table B105.1.

One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

**TABLE B105.1(1)
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4
BUILDINGS AND TOWNHOUSES**

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

²
For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) ^a	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

**TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Water supply for buildings equipped with an automatic sprinkler system.

For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire- flow.

FIRE HYDRANTS

Fire Hydrant Flow Testing

Flow tests are often required prior to the design of fire sprinkler systems, or to verify adequate municipal water supply is available for new developments. The fire sprinkler system designer will schedule and complete the flow test in cooperation with the water provider. To schedule a flow test, please contact the water provider. Approved documentation of the final test results shall be provided to FLFPD prior to final approval of the water supply system.

Areas without water supply systems. (See Additional Fire Code Amendments)

Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

FACILITY. A building or use in a fixed location including exterior storage areas for flammable and combustible substances and hazardous materials, piers, wharves, tank farms and similar uses. This term includes recreational vehicles, mobile home and manufactured housing parks, sales and storage lots.

Required Fire Flow for Rural Facilities

Required fire flows for facilities constructed in rural areas in which adequate and reliable water supply systems do not exist shall be calculated in accordance with National Fire Protection Association (NFPA) Standard 1142: Standard on Water Supplies for Suburban and Rural Water Supplies. Please contact the Fire Marshal's Office for special assistance and other requirements that may apply.

Fire Department Connection (FDC)

The fire sprinkler system's fire department connection (FDC) shall have two 2 ½" connections. A fire hydrant shall be located within 150-feet of a fire department connection (FDC).

Fire hydrants and FDC locations shall be approved by the Fire Code Official.

A permanent sign shall be installed at the FDC that specifies fire sprinkler, sprinkler and standpipe, or standpipe. When an FDC serves multiple addresses and/or only portions of buildings (such as basement or standpipe), permanent signs shall be installed at the FDC identifying the location(s) served by the FDC.

Fire Hydrant Spacing

Where a portion of the facility or building hereafter constructed or moved into or within the city limits of Fort Lupton is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
2. For buildings equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Fire Hydrant Spacing (Unincorporated Areas of the Fire District) (See additional Fire Code Amendments)

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. Requirement does not apply to Group R-3 (single and double family) and Group U occupancies

Fire Hydrant Number and Distribution

The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

TABLE C102.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (GPM)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
1,750 or less	1	500	250
1,751-2,250	2	450	225
2,251-2,750	3	450	225
2,751-3,250	3	400	225
3,501-4,000	4	350	210
4,001-5,000	5	300	180
5,501-5,500	6	300	180
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the International Fire Code.

g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the International Fire Code or Section P2904 of the International Residential Code.

h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Undeveloped Areas

Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar problems, hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

Consideration for Locating Fire Hydrants

Existing fire hydrants in areas are allowed to be considered to meet the required number of hydrants as approved. Hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

Hydrants that are separated from the subject building by railroad tracks, bridges, arterial streets or differing grades shall not contribute to the required number of hydrants, unless approved by the Fire Code Official.

Hydrants that are separated from the subject building by interstate highways or divided highways shall not contribute to the required number of hydrants.

ADDRESSING AND STREET NAMES

The naming of streets and assignment of addresses is a responsibility of the municipality (town and/or county). Fort Lupton Fire Protection District reviews proposed street names and addresses as a 'second set of eyes' to ensure that street naming and addressing conventions are followed. Additionally, this serves as a valuable opportunity to ensure that duplicate street names in different communities are avoided whenever possible.

Building Identification

All new and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. The color of the numbers shall contrast with their background.

Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum size and stroke width, related to the size of the structure. Where is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Address Numeral Size

New residential buildings that contain no more than two dwelling units shall have minimum 4-inch high numbers with a minimum stroke width of ½ inch. Individual suite or unit addresses shall be displayed with minimum 4-inch high numbers with a minimum stroke width of 1½ inch.

New multiple family or commercial buildings shall have minimum 6-inch high numbers with a minimum stroke width of one (1) inch.

New buildings three or more stories in height, or with a floor area of 15,000 to 100,000 square feet, shall have minimum 8-inch high numbers with a minimum stroke width of one (1) inch.

Buildings with a total floor area of greater than 100,000 square feet shall have minimum 12-inch high numbers with a minimum stroke width of two (2) inches.

Where building setback exceeds 100 feet from the street or access road, additional numbers shall be displayed at the property entrance.

The Fire Code Official may require address numbers to be displayed on more than one side of the building and may require the street name to be displayed along with the address numbers.

Temporary Address Signs

Temporary address signs shall be installed at the entrance to construction sites in such a manner to be readily visible to vehicle traffic. These temporary address signs shall be approved by the Fire Code Official and shall contain, as a minimum, the address numerals. Temporary address signs may be required to contain the street name as well as the address numerals.

Street or Road Signs

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles. Signs shall be of an approved size, weather resistant, and shall be maintained until replaced by permanent signs.

KEY BOXES (KNOXBOX)

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the Fire Code Official is authorized to require a key box to be installed in an accessible location.

A Knox Box, <https://www.knoxbox.com/>, must be installed on all commercial buildings within our fire district. FLFPD will designate the approved location(s) for key box installation. More than one key box may be required to be installed due to the size or use of a structure. The number of required key boxes will be determined at the time of site or building permit review.

To ensure your Knox Box is keyed correctly, log onto <https://www.knoxbox.com/>. Under “Choose your local fire department agency” select “Colorado” as your location and “Fort Lupton Fire Department” as your local fire department. Then select if you want to purchase commercial or residential Knox Boxes.

The top of the key box shall be installed 60 to 72 inches above the finished grade.

CONTRACTOR LICENSING PROGRAM

All persons performing installation and/or repair of Fireline's, and/or fire sprinkler systems are required to possess and maintain Registration with the State of Colorado Division of Fire Prevention and Control. This registration may be verified in the field by FLFPD inspectors at any time. For more information visit the Colorado Division of Fire Prevention and Control,

[Certifications and Registrations | Fire Prevention and Control \(colorado.gov\)](#)

FIRE ALARM PLAN REVIEW

Submittal for fire alarm system plan reviews shall include the following information. This list is not intended to be inclusive of all requirements for a fire alarm substantial, but rather as a guide to indicate minimum requirements:

- Completed Plan Review/Permit Application form
- One (1) complete set of electronic plans
- NICET Level III, IV or PE stamps on all plans
- Minimum of one (1) set of electronic material cut sheets
- Voltage drop calculations
- Battery calculations
- Symbols list per NFPA
- Sprinkler riser diagram
- NFPA 72 Form at Final
- AES Installation Log (if utilizing antenna great than Rubber Duck)

FIRE SPRINKLER AND FIRLINE PLAN REVIEW

Submittals for fire sprinkler system plan reviews shall include the following information. This list is not intended to be inclusive of all requirements for a fire alarm submittal, but rather as a guide to indicate minimum requirements.

- Copy of valid Registration with the State of Colorado Division of Fire Prevention and Control
- Completed Plan Review/Permit Application
- One (1) complete set of electronic plans
- NICET Level III, IV or PE stamps on all plans
- Minimum of one (1) set of electronic material cut sheets
- Hydraulic calculations
- State of Colorado sprinkler form
- Water supply information
- NFPA Working Plans Checklist

Fire Department Connections (FDCs) shall be provided for all buildings with installed fire sprinkler systems. The FDC shall have two 2 ½" connections.

COMMERCIAL KITCHEN HOOD AND EXHAUST SYSTEMS

Any commercial cooking that produces grease-laden vapors must be performed beneath an approved hood system that includes fire suppression capabilities. Installation and/or modification of any commercial kitchen hood system requires FLFPD plan review and prior to changes being made.

Commercial kitchen hood systems must meet the following requirements:

- Comply with most current NFPA 13, NFPA 17, and UL 300 standards, as well as adopted International Fire Code, International Building Code, International Mechanical Code, and any applicable local amendments and/or rules.
- Design plans must show interconnection for fuel supply and electrical shut-off, ventilation control, damper control, and associated ducting systems.
- All commercial kitchen hood systems installed in a business that has an electronically monitored system already installed shall be connected to the fire alarm system as a dedicated zone.
- If the business does not have an electronically monitored system, then a horn strobe device shall be installed and placed on the outside of the building on the address side of the business per NFPA 17A.
- Appropriate Class K portable fire extinguishers properly mounted within 30 feet of the cooking location.
- A manual system actuator must be provided at least 10 feet, and not more than 20 feet, from the cooking location.

The following information shall be included with all plan review submittal packages:

- Copy of the design/installation contractor's applicable state license/registration
- Completed FLFPD Plan Review Application form with complete and correct project information
- Complete electronic set of all material cut sheets
- Complete electronic project plans to show all cooking locations, all suppression system information and all exhaust duct specifications.

Payment of the applicable FLFPD plan review/inspection fees are due prior to a final inspection.

PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM

All new buildings 5,000 sqft or larger, shall be tested to determine adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. If it is determined the radio coverage in the building is not adequate, buildings shall be provided with approved radio coverage for emergency responders as required by Chapter 5 of the Fire Code.

Buildings and structures which cannot support the required level of radio coverage shall be equipped with a radiating cable system, a distributed antenna system with Federal Communication Commission (FCC) certified signal boosters, or other systems approved by the Fire Code Official in order to achieve the required adequate radio coverage. Public safety radio amplification systems shall be designed and installed in accordance with criteria specified in the International Fire Code and NFPA 72.

HAZARDOUS MATERIALS ANALYSIS

Proposed structures that are intended to contain materials that pose a health and/or physical risk, as defined in the Fire Code, and if used, stored or handled on site, must submit a completed Hazardous materials Impact Statement (HMIS) to FRFR at the time of building permit application. The HMIS must be prepared by a licensed design professional in accordance with Chapter 50 – General Provisions/Hazardous Materials, Tables 5003.1.1(1) through 5003.1.1(4), and Fire Code Appendix E – Hazard Categories. The HMIS shall include the following information for each material:

- Product name
- Component(s)
- Chemical Abstract Service (CAS) Number
- Location(s) where stored and/or used
- Container size
- Hazard classification
- Amount in storage
- Amount in use – closed systems (no vapors escaping to the atmosphere)
- Amount in use – open systems (vapors may escape to the atmosphere)
- Maximum Allowable Quantity (MAQ)
- MAQ Exceeded (yes or no)

Chapter 50 of the Fire Code provides an example worksheet to assist design professionals with submitting the required hazardous materials information. Completion of these worksheets will help provide very valuable information to ensure that the property Occupancy Group of the structure and/or area is determined.

PLAN REVIEW PROCESS

A minimum of 10 business days is required to complete the review of submitted plans. Additional time may be necessary based upon the complexity of the projects and the completeness of the submitted information. All building plans shall have a code analysis section.

A complete code analysis is required to be done by a licensed architect or design professional prior to any approved plans being released by the fire department. This code analysis shall include the following:

- Applicable codes
- Project description
- Occupancy classification
 - Include justification and explain reason for this classification (i.e. Hazardous processes, manufacturing, extracting, business office, etc.)
- Type of construction
- Is the building sprinklered or not
- Allowable area increase calculations
- Allowable area calculations for building
- Allowable height and number of stories

- Egress requirements
- Occupant load
- Minimum number of exits for occupant load
- Panic or Fire Exit Hardware being used
- Exit access (i.e. travel distance)
- Dead end corridor length (if applicable)
- Will there be any racks or high piled storage (e.g. storage over 12 ft. in height)?
 - If yes, how tall and what will the commodities stored on them consist of?

Any other information that will assist with the plan review process or that is required by the city of Fort Lupton or Weld County departments.

If any fire protection system is required, a valid Fort Lupton Fire Protection District plan review/inspection is required for each system prior to construction.

Developments:

The following items shall be submitted for review prior to construction of residential developments.

- a. Site Plan showing,
 - Width of fire department access roads
 - Dead end roads and turnarounds
 - Fire Hydrant Locations & Distancing

The above items need to be submitted electronically to the Fire Marshal for the plan review to be completed:

- Completed and Signed FLFPD Application for Plan Review. Available at our website -

www.fortluptonfire.org

- Unlocked stamp drawings to include Civil and Construction Drawings.

- Unlocked Fire Safety System Shop Drawings to include fire alarm with data/cut sheets, fire sprinkler with data/cut sheets, specialized project drawings with data/cut sheets, hazardous materials with data/cut sheets, Kitchen Hood Fire Suppression Systems with data/cut sheets and Mobile Food Vehicle with data/cut sheets.

If a fire protection system contractor is proposing to make modifications to an existing fire protection system that is limited to affecting 10 or fewer devices, the permit submittal may include the Fort Lupton Fire Protection District Plan Review/Inspection Application form and a "Letter of Scope" that specifically describes the modifications to be performed.

Fort Lupton Fire Protection District will issue stamped plans to applicants after the plan review process has been completed. The Applicant shall be responsible for obtaining valid permits from the municipal jurisdiction (e.g., Town of Fort Lupton, or Weld County) in addition to any FLFPD required permits.

FLFPD will perform inspections for all permits issued by the fire district. A final inspection from FLFPD is required in order for the owner/occupant to obtain a Certificate of Occupancy (C of O), prior to occupying the building.

Final Life Safety inspections and fire protection systems inspections (fire alarm, fire sprinkler, commercial hood system) shall be scheduled and all applicable contractors must be present for testing and inspecting.

For these multi-systems inspections, the general contractor or owner is responsible for coordinating with all involved sub-contractors and FLFPD for attendance.

Prior to scheduling any inspections, Contractors shall read all FLFPD comments and/or conditions that were issued with the approved plans to ensure that all requirements have been met prior to scheduling the inspection.

To schedule an inspection, call the Fire Marshal at (303) 857-4603 a minimum of at least one week prior to the desired date and time of the inspection.

For all plan review/inspections, the applicant shall complete the appropriate Plan Review Application form and shall pay the appropriate non-refundable plan review/inspections fee, as indicated on the FLFPD Fee Schedule.

Payment of the applicable FLFPD plan review/inspection fees are due prior to a final inspection.

Plan Review Application and Fee Schedule can be found on our website at www.fortluptonfire.org

Vehicle Access and Water Supply

When fire apparatus access roads or water supply for fire protection is required to be installed for a project, such as installation shall be completed and made serviceable prior to and during the time of construction except when approved alternative methods are provided. Approved vehicle access shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent Fire Department Connections (FDCs). Vehicle access shall be provided by either temporary or permanent roads that are capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. An approved water supply for fire protection, either temporary or permanent, shall be available as soon as combustible materials arrive on site.

Temporary Address Signs

Temporary address signs shall be installed at the entrance to construction sites in such a manner to be readily visible to vehicle traffic. These temporary address signs shall be approved by the Fire Code Official and shall contain, as a minimum, the address numerals. Temporary address signs may be required to contain the street name as well as the address numerals.

REQUIREMENTS DURING CONSTRUCTION AND/OR DEMOLITION

The Fort Lupton Fire Protection District requires a 'Fire & Life Safety Site Plan' be submitted as a part of the development review process through the city or county. The purpose of this site plan is to consolidate all the information relevant to a fire department review into one location limiting the need to cross reference multiple drawings, specialties, and/or trades. The plan must be neat, clear and legible. Inaccurate, incomplete, or poorly drawn plans may be rejected. The size of the plan sheet shall

match the size requirements established by the municipality through whom the development application is being submitted. For complex projects, use additional pages as needed if legibility is questionable.

Please refer to Chapter 33 of the International Fire Code for additional information and specifications on fire safety during construction and demolition.

ANNEXATIONS

The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, properties annexing into the city of Fort Lupton who are outside of the Fort Lupton Fire protection District boundaries will be required to complete documentation for inclusion into the Fort Lupton Fire Protection District and begin the exclusion process from your previous fire protection provider's district.

Please contact the Fort Lupton Fire Protection District for more information.

LOCAL AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE

LOCAL AMENDMENTS TO THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE

CITY OF FORT LUPTON

Adoption by the City of Fort Lupton for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, or explosion, that certain Codes and Standards known as the International Fire Code, including all Appendix Chapters and amendments made in and to the 2018 International Fire Code. The 2018 International Fire Code is amended and changed in the following respects:

- 1. Section 101.1 Title.** These regulations shall be known as the Fire Code of the City of Fort Lupton, hereinafter referred to as **“this code”**
- 2. Section 110.4 Violation Penalties.** Persons who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- 3. Section 112.4 Failure to Comply.** Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than five hundred dollars (\$500.00) or more than one-thousand dollars (\$1000.00).

4. **Chapter 9.** Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

That the geographic limits referred to in certain sections of the 2018 International Fire Code are hereby established as follows:

1. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
2. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
3. **Section 5806.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the boundaries of the Fort Lupton Fire Protection District, including all areas within the City of Fort Lupton except that such storage may be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
4. **Section 6104.2 Maximum capacity within established limits.** The storage of liquified petroleum gas within the City of Fort Lupton is prohibited except for previously existing storage facilities and except for residential barbeque tank or outdoor barbeque grills and except for propane tanks of 1000 gallons or less which are located within the City, but outside the city limits of the City of Fort Lupton, all of which shall be exempt. New storage facilities involving tanks which exceed 1000 gallons shall require approval of the Fort Lupton Fire Protection District after plan review.

The following section A101.2 of Appendix A shall be repealed and replaced, and to be known as Section A101.2:

1. **A101.2 Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Directors of the Fort Lupton Fire Protection District. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Weld County, Colorado

Proposed adoption by the Fort Lupton Fire Protection District for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, or explosion, that certain Codes and Standards known as the International Fire Code, including all Appendix Chapters and amendments made in and to the 2018 International Fire Code. The 2018 International Fire Code is amended and changed in the following respects:

1. **Section 101.1 Title.** These regulations shall be known as the Fire Code of the Fort Lupton Fire Protection District, hereinafter referred to as “this code”
2. **Section 110.4 Violation Penalties.** Persons who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
3. **Section 112.4 Failure to Comply.** Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than five hundred dollars (\$500.00) or more than one-thousand dollars (\$1000.00).
4. **Chapter 9.** Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

Fire code adoption required exemptions from commissioners for consent to enforce requests.

1. **IFC 503.1.2 Additional Access.** (amend to read as follows)
Additional Access permit(s) for fire safety may be requested from Weld County through the access permit process set forth in the Weld County Code, in the unincorporated portions of the Fire District.
2. **503.2 Specifications.** (amend to read as follows)
Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. Single and double family residences will not require unduly burdensome road construction or driveway maintenance.
3. **IFC 507.5.1 Where required** (amend to read as follows)
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a hydrant on a fire apparatus access road, as

measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. Requirement does not apply to Group R-3 (single and double family) and Group U occupancies.
4. **IFC 903 Automatic Fire Sprinkler Systems** (amend to read as follows)
Automatic sprinkler systems shall not be required in one and two-family dwellings that are less than 3600 square feet of habitable space above grade.

That the geographic limits referred to in certain sections of the 2018 International Fire Code are hereby established as follows:

1. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
2. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
3. **Section 5806.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the boundaries of the Fort Lupton Fire Protection District, including all areas within the City of Fort Lupton except that such storage may be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
4. **Section 6104.2 Maximum capacity within established limits.** The storage of liquified petroleum gas within the Fort Lupton Fire Protection District is prohibited except for previously existing storage facilities and except for residential barbeque tank or outdoor barbeque grills and except for propane tanks of 1000 gallons or less which are located within the Fire District, but outside the city limits of the City of Fort Lupton, all of which shall be exempt. New storage facilities involving tanks which exceed 1000 gallons shall require approval of the Fort Lupton Fire Protection District after plan review.

The following section A101.2 of Appendix A shall be repealed and replaced, and to be known as Section A101.2:

1. **A101.2 Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Directors of the Fort Lupton Fire Protection District.

The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

**THE FORT LUPTON FIRE PROTECTION DISTRICTS APPROVED FEES FOR THE FIRE
DEPARTMENT'S REVIEW OF DEVELOPMENT PLANS, INSPECTION OF STRUCTURES AND
OTHER RELATED SERVICES.**

WHEREAS, the International Fire Code 2018 Edition, which the Fort Lupton Fire Protection District has adopted, authorizes the Fire District to review development plans, inspect structures, and perform other related services; and the Fort Lupton Fire Protection District has set fees for such services.

Application of Fees:

- The following fee schedule shall apply to all plan reviews, inspections and test witnessing services performed by the fire district.
- The fee schedule for plan reviews includes field inspections, test witnessing and required permits.
- The district has the right to wave such fees if the district feels it is necessary.

Fee schedule is based upon site square footage, work being completed by contractors, or time spent reviewing the submitted plans.

Site Development Square Footage	Plan/Site Review/Inspection Base Fee*	Sprinkler System Inspections	Fire Alarm System Inspection	Kitchen System Inspection	Hazardous Materials Inspection
0-2,500	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
2,501-5,000	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
5,001-7,500	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
7,501-10,000	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
10,001-20,000	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
20,001-30,000	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00
30,001-40,000	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
40,001-50,000	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00
50,001-60,000	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
60,001-70,000	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00
70,001-80,000	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00
80,001-90,000	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
90,001-100,000	\$700.00	\$700.00	\$700.00	\$700.00	\$750.00
100,001-200,000	\$800.00	\$850.00	\$750.00	\$750.00	\$850.00
200,001-300,000	\$900.00	\$950.00	\$800.00	\$800.00	\$950.00
300,001-400,000	\$1000.00	\$1050.00	\$850.00	\$850.00	\$1050.00
400,001-500,000	\$1100.00	\$1150.00	\$900.00	\$900.00	\$1150.00
500,001-600,000	\$1200.00	\$1250.00	\$950.00	\$950.00	\$1250.00
600,001-700,000	\$1300.00	\$1350.00	\$1000.00	\$1000.00	\$1350.00
700,001-800,000	\$1400.00	\$1450.00	\$1050.00	\$1050.00	\$1450.00
800,001-900,000	\$1500.00	\$1550.00	\$1100.00	\$1100.00	\$1550.00
900,001-1,000,000	\$1600.00	\$1650.00	\$1150.00	\$1150.00	\$1650.00

1,000,001 and up	\$1700.00	\$1750.00	\$1200.00	\$1200.00	\$1750.00
------------------	-----------	-----------	-----------	-----------	-----------

The Plan/Site Inspection Fee set forth above is for the initial review of construction documents submitted in support of an application for a construction permit, and where appropriate a site inspection. Additional reviews of re-submitted or revised plans and /or additional site inspections shall be calculated at the rate of \$50.00 an hour, with a minimum fee of \$50.00.

Fort Lupton Fire Protection District Impact Fees: Effective May 1, 2025

	Maximum Supportable Fee	Fee in 2025	Fee in 2026	Fee in 2027	Fee in 2028	Fee in 2029	Fee in 2030 and Subsequent years
Single Family Residential (per unit)	\$10,142	\$2,028.40	\$2,231.24	\$2,434.08	\$2,636.92	\$2,939.76	\$3,042.60
Multi-family Residential (per unit)	\$8,131	\$1,626.20	\$1,788.82	\$1,951.44	\$2,114.06	\$2,276.68	\$2,439.30
Manufactured/Mobile Home (per unit)	\$9,704	\$1,940.80	\$2,134.88	\$2,328.96	\$2,523.04	\$2,717.12	\$2,911.20
Non-Residential Development (per sq. ft.)	\$6.47	\$1.29	\$1.42	\$1.55	\$1.68	\$1.81	\$1.94

No developer is required to provide any site-specific dedication or improvement to meet the same need for capital facilities for which a Fire Impact Fee is imposed pursuant to the Impact Fee Schedule.

The District and a developer may mutually determine whether an "in-kind" contribution may be made by the developer in lieu of paying all or portion of a Fire Impact Fee.

Residential Development Reviews – Fees will be based on the amount of fire hydrants located in a single-family residential project. Fees will be \$50.00 per fire hydrant.

Residential Sprinkler Plans will be \$40.00 which will include plan review, 1 rough in/hydro test, and 1 final/acceptance test. If needed other fees will be based upon the hourly rate shown below.

NOTE: Fees for multi-family projects will be based on the total square footage using the above fee schedule.

Annual Business Fire/Safety Inspections

	Fee
First inspection	FREE
First re-inspection	FREE
Second re-inspection	FREE

Non-Compliance Business Re-Inspection Fee Schedule

	Fee
Third re-inspection	\$40
Subsequent re-inspections	\$40 each

Operational Permits:

\$100.00 annually

Explosives (Section 105.6.14 of the 2018 IFC)

Construction Permits:

Fees will be covered under plan review fees.

Nuisance Fire Alarm Calls

All Fire Alarm calls require a fire department response, where the system operated properly and the fire department inspection reveals the alarm was caused by actual smoke or fire condition there will not be considered as a nuisance call and will not be charged for.

All Fire Alarm calls require a fire department response, where a fire department inspection reveals the alarm was caused by a system malfunction, user error, or by an undetermined cause, the alarms will be considered as nuisance calls and will be subject to the following table for charges.

System malfunction: An alarm which a fire district inspection reveals was caused by: (1) poor or improper maintenance; (2) improper installation of alarm equipment, hardware, or wiring.

User Error: The intentional or negligent act or omission of an agent, employee, contractor, or representative of the owner, occupant or lessee.

# of Alarms in a Calendar Year	Fee
---------------------------------------	------------

(Jan 1st ~ Dec. 31st)	
1st alarm	FREE
2 nd alarm	FREE
3 rd alarm	FREE
4 th alarm	\$100.00
Subsequent alarms	\$100.00 each

Temporary Fireworks Stand:

\$100.00 (This fee will include the inspection fee and the permit fee)

Unauthorized Work Inspection Fee:

Any person or entity that commences any work before obtaining a construction permit required by IFC section 105.7 shall be subject to an inspection fee in an amount equal to the amount of the Construction Permit Fee or \$100.00, whichever is greater. The fee shall be separate from and in addition to a Construction Permit Fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of the fire code or from any other penalty prescribed by law. The inspection fee shall be assessed whether or not a Construction Permit is then or subsequently issued.

Copies of Fire Reports:

\$5.00 per report (hard copies)

\$5.00 per CD

Burn Permits:

Free



Turning Performance Analysis

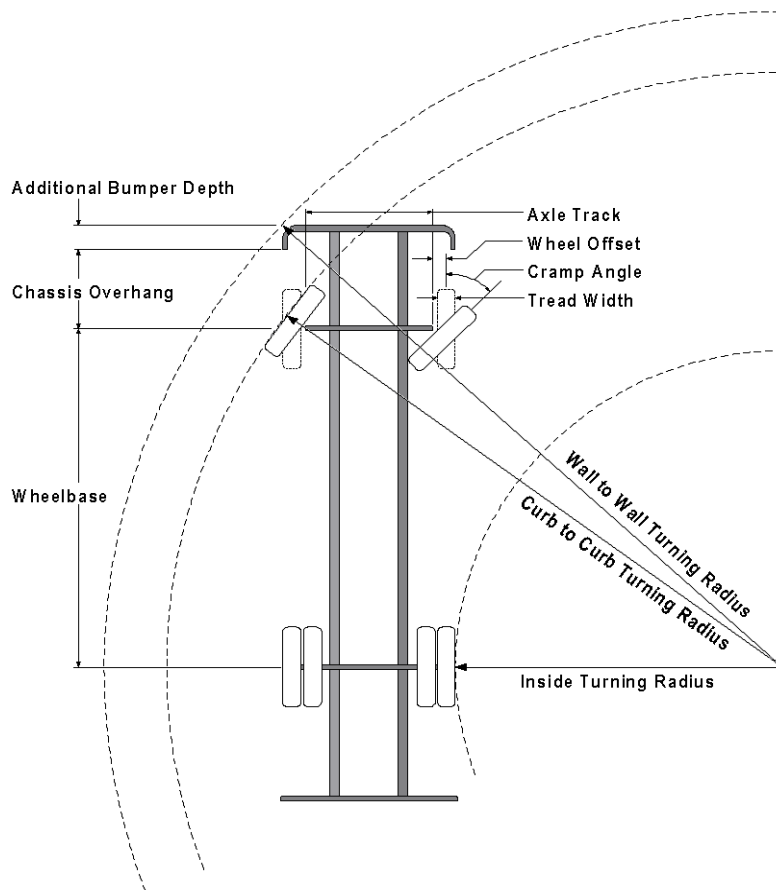
12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

Magaly Morales-Tejada

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Friday, June 6, 2025 3:45 PM
To: Magaly Morales-Tejada
Cc: Beyza Kirmizi; Todd Hodges; Sean McDermott; Zachary Mettler
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Magaly,

I do not have any comments on this referral.

Thank you
Kris



Kristen Thompson

Contracts Specialist II – Land and Water | Northern Water
Direct: (970) 622-2237

220 Water Ave | Berthoud, CO 80513 | (800) 369-RAIN (7246)
www.northernwater.org | [Facebook](#) | [X](#) | [Instagram](#) | [LinkedIn](#)

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Tuesday, May 20, 2025 9:21 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <Thodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

External Message - Please be cautious when replying or opening links or attachments in this email

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a Preliminary Plat and Change of Zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/956>

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 2025**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Your time in this matter is greatly appreciated!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | Direct 720.466.6111

Mobile (720) 683-1087 | Fax 303.857.0351

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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Magaly Morales-Tejada

From: William Carnes
Sent: Tuesday, May 20, 2025 9:59 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

No comments from PD

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Tuesday, May 20, 2025 9:21 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <Thodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

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Planner I

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Mobile (720) 683-1087 | **Fax** 303.857.0351

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: [David Rausch](#)
To: [Magaly Morales-Tejada](#)
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)
Date: Thursday, June 19, 2025 2:41:36 PM
Attachments: [PWMemoConcept-Lancaster Crossing PUD-05302025.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image933728.png](#)
[image086406.png](#)
[image378648.png](#)
[image538792.png](#)

See attached.



David Rausch
City Engineer

Main 303.857.6694 | **Direct** (720) 466-6191

Mobile (720) 868-7627 | **Fax** (303) 857-0351

DRausch@Fortluptonco.gov

130 S, McKinley Ave, Fort Lupton, CO 80621

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From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Thursday, June 19, 2025 1:34 PM
To: David Rausch <DRausch@Fortluptonco.gov>
Subject: FW: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Hi David,

Do you have any comments for this ready?

Thanks,



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** [720.466.6111](tel:720.466.6111)

Mobile [\(720\) 683-1087](tel:720.683.1087) | **Fax** [303.857.0351](tel:303.857.0351)

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: Magaly Morales-Tejada

Sent: Tuesday, May 20, 2025 9:21 AM

To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>

Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <THodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>

Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

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Your time in this matter is greatly appreciated!



WWW.FORTLUPTONCO.GOV

Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** [720.466.6111](tel:720.466.6111)

Mobile [\(720\) 683-1087](tel:720.683.1087) | **Fax** [303.857.0351](tel:303.857.0351)

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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June 10, 2025

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

Re: PPL25-001 & COZ25-001, Lancaster Crossing Preliminary Plat & Change of Zone

Dear Magaly,

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Preliminary Plat and Change of Zone for Lancaster Crossing. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews.

- United Power has no concern with the change in zoning from A-Agriculture to R-2 Mixed Residential.
- United Power does provide electrical distribution in the area. If needed, you will need to work with United Power to have the service relocated, removed, and/or abandoned. Please know this will be at the expense of the applicant.
 - Any facilities relocated will need to be placed within an easement and not in ROW.
- Front or Rear Lot Distribution – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
 - Typically, electric is in the rear of the subdivision lots. We will need 8' to 10' wide dry utility easements in the rear of each front-loading lot. These utility easements will need to be on sides of lots abutting roads and tracts and across tracts as well.
 - If gas and electric will be sharing front lot distribution, we will need a 10' to 15' wide dry utility easements in the front of all lots. These utility easements will need to be on sides of lots abutting roads and across tracts as well.
 - If there is no gas on the property, an 8' wide utility easement will be sufficient in the front of all alley-loaded lots.
- United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If blanket utility easements cannot be given, we request 10'-12' easements along perimeter of tracts abutting roads, and through tracts between lots.
- Easements utilized by United Power or underground electric lines cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these

areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.

- When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as, bushes, shrubs, and grasses are allowed. The trunk/base of a tree(s) should be minimum of 5' away from the underground electric line.
- Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Zayda L. Vargas

Zayda L. Vargas

United Power, Inc.

Plat Referral and Joint Use Specialist

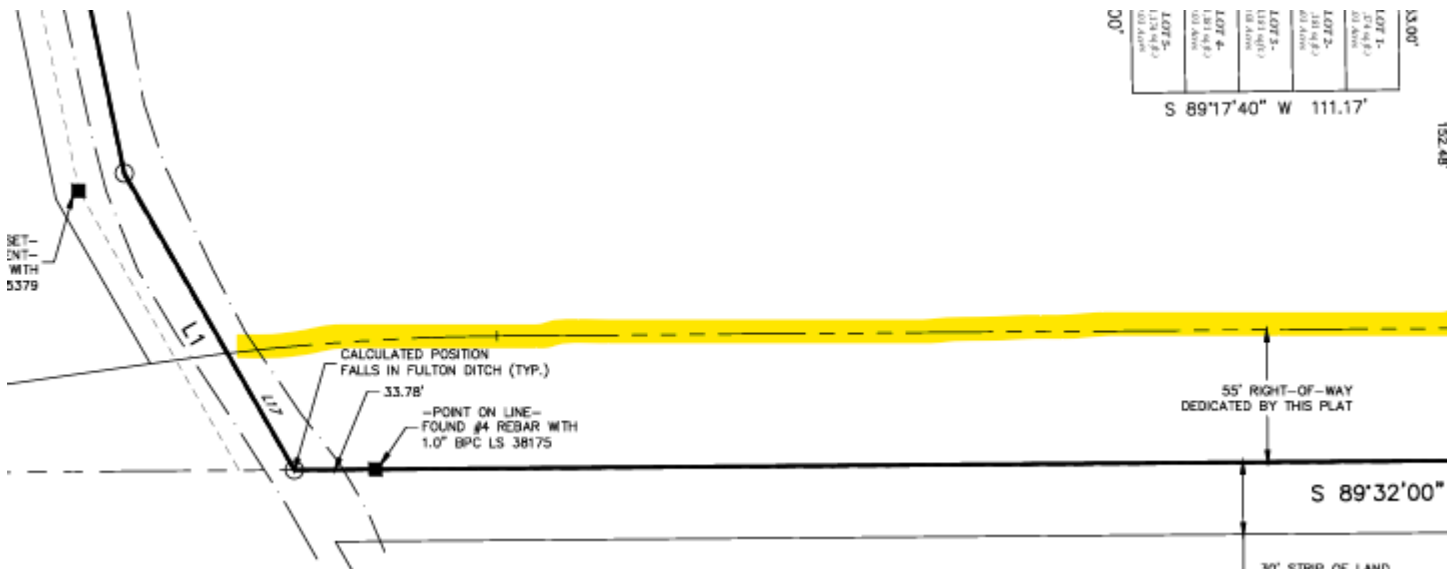
O: 303-637-1389 | Email: platreferral@unitedpower.com

Magaly Morales-Tejada

From: Josh Gelfenbaum <jgelfenbaum@weld.gov>
Sent: Tuesday, May 20, 2025 11:32 AM
To: Magaly Morales-Tejada
Cc: Beyza Kirmizi; Todd Hodges; Sean McDermott; Zachary Mettler
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Hi,

It appears the south side of Tract A (yellow line) is missing calls and it appears it should be more of a solid line to indicate that it's the south side of Tract A, unless that is an assumption and is not the south side of Tract A. The same can go for the south side of Tract I, it appears it should be more of a solid line to show it's the south side. It does have a bearing and distance, but the distance appears to be for the full line and not the south side of Tract I.



There is also a call that appears incorrect in the written legal description as the legal does not close.

Thanks,



Josh Gelfenbaum

GIS Sr Mapper, Weld County Assessor's Office

Direct: 970-400-3653

Office: 970-400-3650

jgelfenbaum@weld.gov

[1400 N 17th Ave, Greeley, CO 80631](https://www.weldcountyco.gov/1400-N-17th-Ave-Greeley-CO-80631)

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From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Tuesday, May 20, 2025 9:21 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <Thodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

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Your time in this matter is greatly appreciated!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** 720.466.6111

Mobile (720) 683-1087 | **Fax** 303.857.0351

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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May 20, 2025

VIA E-MAIL

City of Fort Lupton Planning & Building
Magaly Morales-Tejada
130 S. McKinley Ave.
Fort Lupton, CO 80621
MMTejada@FortLuptonCo.gov

**NOTICE OF RIGHT-OF-WAY GRANTS OWNED BY WES DJ GATHERING LLC AND ASSOCIATED
SAFETY REQUIREMENTS:**

Re: Lancaster Crossing Annexation & Concept Plan
Thermo Farms General Partnership – Property Owner
Township 2 North, Range 66 West, 6th P.M.
Section 33: N2
Weld County, Colorado

City of Fort Lupton Planning & Building:

This letter is being sent by WES DJ Gathering LLC (“WES”) to inform you WES is the owner of valid easements and pipelines located in of Section 33, Township 2 North, Range 66 West for which the City of Fort Lupton Planning & Building (“Town”) is reviewing the Lancaster Crossing Annexation & Concept Plan. WES is submitting this comment timely, in accordance with the Town’s procedural requirements.

The following are comments pertinent to this Notice:

1. WES is the owner of a valid Right-of-Way Grant that was executed on November 25th, 2014 and recorded on January 8th, 2015 with the Weld County Clerk and Recorder at reception number 4073881.

The applicant MUST review the above grants and cannot encroach on WES’s pipelines. The applicant will need to conform to all terms of the Right-of-Way Grants identified above and adhere to WES safety requirements:

- Any utility crossing (phone, water, sewer, fiber optic cables, etc) require a minimum of 2’ of vertical separation and should cross as close to 90° as possible.
- Utilities paralleling a WES pipeline will need to maintain at least 10’ of horizontal separation.
 - o For any work taking place within 10 feet, WES lines must be verified by hydrovacing with a WES standby present for both location and depth of pipeline.
- Grade cannot be reduced over the top of a WES Pipeline without prior written consent to ensure applicable federal pipeline safety regulations are not violated.
- Should crossing be required with heavy equipment, the make/model/max loaded weight of construction vehicles must be provided to WES at least 1 month in advance of dirt work for review and written approval.
- A standby will be required for any digging within 10’ of a WES pipeline.
- Colorado 811 Laws must be adhered to.

Provided that the requirements above are met, WES does not object to the proposed Lancaster Crossing Annexation & Concept Plan. Additionally, WES reserves the right to stop work for any encroachment related to the proposed development if the above safety precautions are not met.

Please contact me at 970-598-4246 if you have any questions or comments about this matter.

Sincerely,
WES DJ GATHERING LLC

Clay Young
Senior Landman

cc: Sherry Bursey, Senior Counsel
Jayson L. VanShura
Paul Gerrish
Kelly Reyos

RIGHT-OF-WAY GRANT

THIS RIGHT-OF-WAY GRANT ("Grant") is made this 15 day of November, 2014, from **THERMO FARMS, GENERAL PARTNERSHIP, L.L.P.**, whose address is 5305 W. 86th Avenue, Arvada, Colorado 80003 ("Grantor," whether one or more), to **KERR-MCGEE GATHERING LLC**, a Colorado limited liability company, whose address is 1099 18th Street, Suite 1800, Denver, Colorado 80202 ("KMGG"). The parties agree as follows:

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, conveys and warrants unto "KMGG", its successors and assigns, a perpetual right-of-way and easement to survey, construct, maintain, inspect, operate, repair, replace, relocate, modify, change the size of, reconstruct, mark, monitor, abandon or remove and release, at KMGG's election, one or more pipelines, electric power lines, data transmission lines and equipment, and all appurtenances, below and/or above ground, necessary or convenient for the transportation or transmission of oil, gas, petroleum products, water, electricity, electronic data, hydrocarbons and any other substances, whether electronic, fluid, solid or gaseous, and any products, derivatives, combinations or mixtures of any of the foregoing, in, on, over, under, or through the lands situated in Weld County, State of Colorado, being described as follows:

TOWNSHIP 2 NORTH, RANGE 66 WEST, 6TH PM

Section 33: Part of the East Half (E/2) as described in that certain Warranty Deed recorded April 24, 1989 at Reception No. 2177392 of the records of the Clerk and Recorder of Weld County, Colorado

The route and course of the right-of-way and easement conveyed hereby ("Right-of-Way Lands") are more particularly described on Exhibit "A" attached hereto and made a part hereof. The width of the Right-of-Way Lands is seventy-five feet (75') during construction, and subsequent to construction the width of the Right-of-Way Lands is fifty feet (50'). If there is a deviation in the Right-of-Way Lands as constructed, then Grantor agrees that upon request from KMGG the parties will execute a Notice of Pipeline Location along with an as-built survey plat to amend the description of the Right-of-Way Lands.

From time to time after the initial construction of the pipeline(s), KMGG may require the use of the construction work space depicted on said Exhibit "A" to survey, construct, maintain, inspect, operate, repair, alter, replace, relocate, modify, change the size of, reconstruct, mark, monitor, abandon or remove the pipeline(s) together with appurtenances. KMGG may use the construction work space from time to time in connection with the rights granted hereby, provided it gives Grantor reasonable notice of such use and provided further that it restores the same as provided below when not in use.

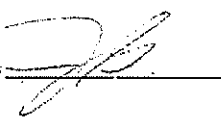
Grantor represents and warrants to KMGG that Grantor is the sole owner in fee simple of the Right-of-Way Lands subject to the burden of the Right-of-Way and that Grantor has full right, power and authority to enter into this Grant.

Any pipelines and/or appurtenances to be constructed underground pursuant to this Grant shall be placed at a depth of not less than 36 inches below the surface of the ground. Grantor agrees not to increase or decrease the surface elevation on the Right-of-Way Lands without KMGG's prior written permission. KMGG shall repair and/or restore any fence(s) on or adjacent to the Right-of-Way Lands that are removed or severed by KMGG in the course of the operations provided for in this Grant to the condition such fence was in prior to its removal or severance by KMGG. If necessary to prevent the escape of Grantor's livestock, KMGG shall construct temporary gates or fences in those areas affected by KMGG's operations as provided for in this Grant.

To the extent reasonably practicable and within a reasonable period of time after completion of construction, KMGG shall level and restore any lands affected by KMGG's operations that have excessive settling and shall sufficiently compact the soil to the condition that existed at the time immediately prior to the placement of KMGG's pipeline(s).

Grantor agrees that Grantor will not build, create, or construct, or permit to be built, created or constructed, any obstruction, building, fence, reservoir, engineering works or other structures or improvements over, under, on or across the Right-of-Way Lands without the prior written consent of KMGG.

KMGG shall have all rights, privileges and benefits necessary or convenient for the full use and enjoyment of this Grant, including but not limited to the rights of ingress and egress over and across Grantor's lands lying adjacent to the Right-of-Way Lands for any and all purposes necessary or incidental to exercising KMGG's rights hereunder. Grantor agrees that at KMGG's option, KMGG

Initials 

may pay and discharge any taxes, mortgages or liens existing, levied or assessed on or against the lands burdened by the Right-of-Way easement. If KMGG exercises such option, KMGG shall be subrogated to the rights of the party to whom payment is made, and in addition to its other rights, may reimburse itself out of any rentals, royalties, shut-in royalties, or any other amounts otherwise payable to Grantor from KMGG.

KMGG shall be obligated to pay for, repair, replace or otherwise compensate Grantor for any damages resulting from KMGG's activities and operations on the Right-of-Way Lands, except for any damage to structures or improvements placed in the Right-of-Way Lands contrary to the terms contained herein, and Grantor shall pay for, reimburse, indemnify and hold KMGG harmless from any and all claims or damages resulting from Grantor's activities on the Right-of-Way Lands. Grantor shall have the right to use and enjoy the Right-of-Way Lands, subject to the rights herein granted.

This Grant cannot be modified, except by an instrument in writing signed by Grantor and by an authorized representative of KMGG.

The rights granted herein may be assigned in whole or in part, and the terms, conditions, and provisions of this Grant are a covenant running with the land and shall extend to and be binding upon the successors and assigns of Grantor and of KMGG.

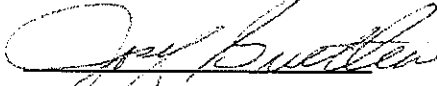
KMGG shall record an original of this Right-of-Way Grant or a Memorandum of Right-of-Way Grant in the records of the County in which the Right-of-Way Lands are located. By recording this Right-of-Way Grant or a Memorandum of Right-of-Way Grant, KMGG shall be deemed to have accepted all of the terms and conditions hereof.

This Grant may be executed in counterparts, each of which shall be considered one and the same agreement.

IN WITNESS WHEREOF, Grantor has executed agreed to and delivered accepted this Right-of-Way Grant as of the date first above written.

Grantor:

THERMO FARMS, GENERAL PARTNERSHIP, L.L.P.

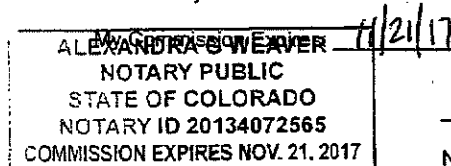


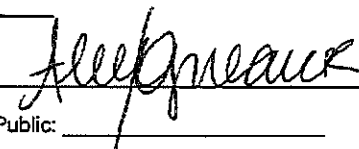
By: Josef Guetlein, Registered Agent

STATE OF Colorado)
COUNTY OF Denver) ss.

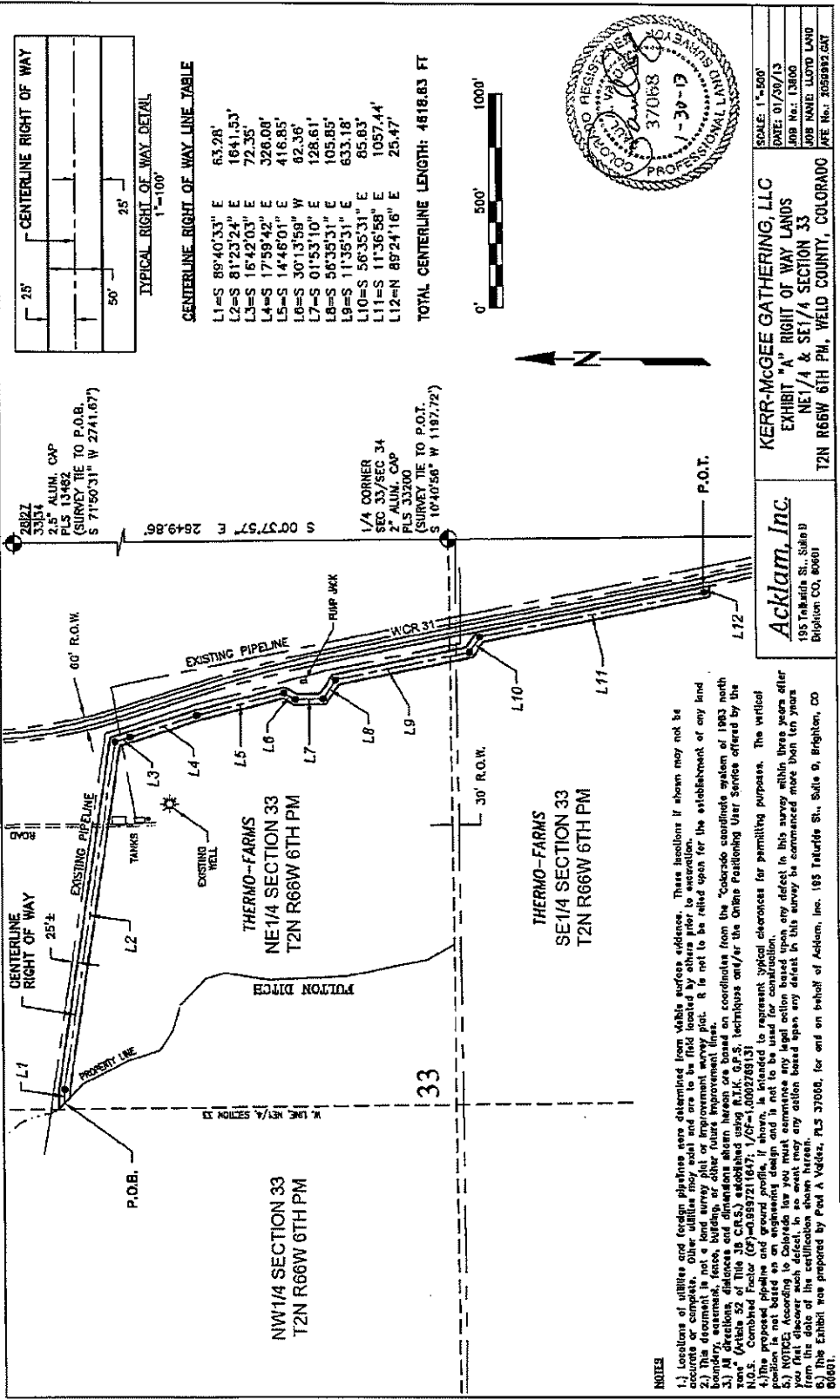
The foregoing instrument was acknowledged before me this 25 day of November, 2014, by Josef Guetlein, Registered Agent for Thermo Farms, General Partnership, L.L.P.

Witness my hand and official Seal.




Notary Public: _____
Address: _____

(SEAL)



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 92.77 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 156.42 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.

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**ALL INTERESTED PERSONS
MAY ATTEND.**

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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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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.

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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: Lancaster Crossing Preliminary Plat and Change of Zone

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

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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.

PRELIMINARY SUBDIVISION PLAT

OWNER: FORT LUPTON EAST



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

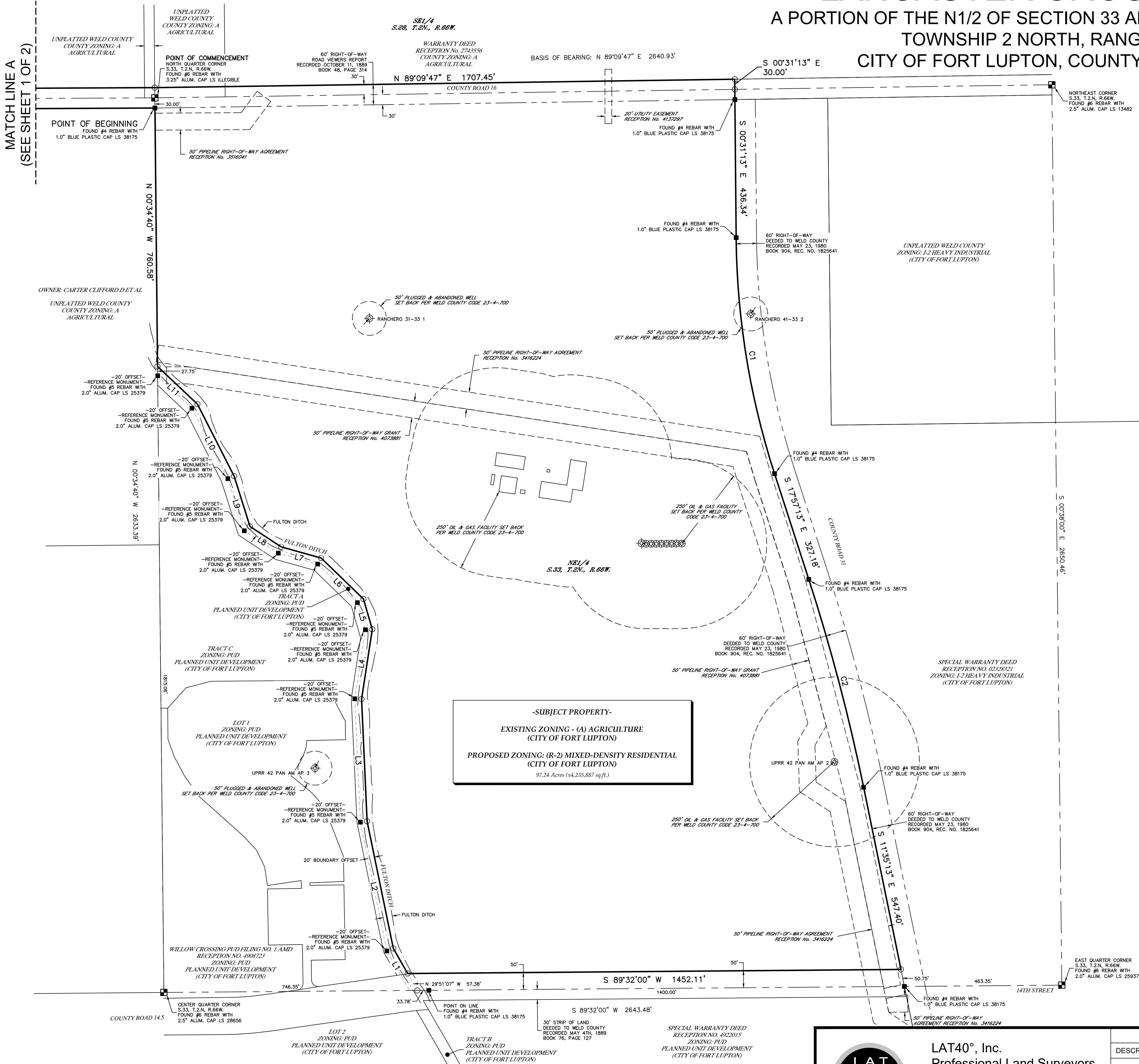
PRELIMINARY SUBDIVISION PLAT
LANCASTER CROSSING - FORT LUPTON, COLORADO
SECTION 33, T.2N., R.66W. - WELD COUNTY
BAESSLER DEVELOPMENT, LLC
33105 COUNTY ROAD 33, GREELEY, COLORADO 80631

DRAWN BY: LD	SCALE: AS NOTED	DATE: 1/30/2025
CHECKED BY: BB	PROJECT #: 2023457	SHEET: 2 OF 6

HEET SIZE: 24X36

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

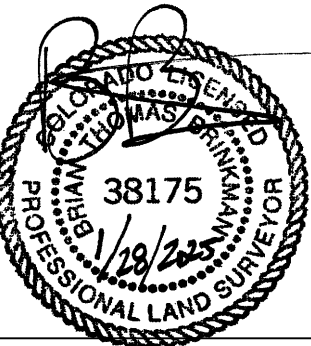


LEGEND

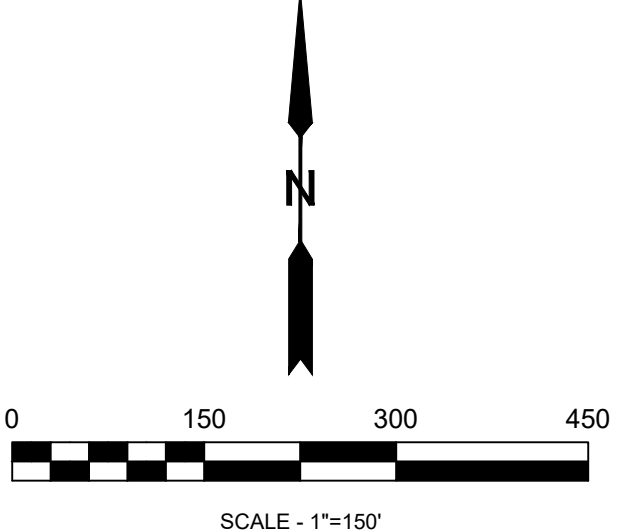
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- WELL HEAD
- PLUGGED & ABANDONED WELL

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.

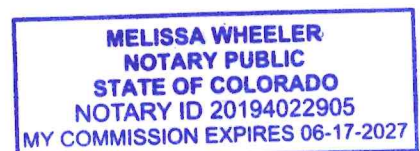
Signature of Owner or Owner's Representative

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





SUBJECT FOR DISCUSSION

Approving a Resolution Accepting a Preliminary Plat, Known as the Lancaster Preliminary Plat for a Residential Subdivision

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Applicant has submitted a request for consideration for a preliminary plat on a property approximately located north and adjacent to 14th St. and west and adjacent to WCR 31 (The Property). The proposed subdivision consists of a total of 377 residential lots. This includes 173 single-family detached lots, 55 alley-loaded lots and 149 single-family attached lots (townhomes). The subdivision also includes approximately 30 acres of open space, which includes a 10 foot wide multi-use trail along the Fulton Ditch. The subdivision is proposed to be phased out into 5 filings.

Additional application information is available for review at
<https://www.fortluptonco.gov/DocumentCenter/Index/956>.

FINANCIAL CONSIDERATIONS

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

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following four alternatives:

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

STAFF RECOMMENDATIONS

Staff recommends conditional approval of the Lancaster Crossing Preliminary Plat. Conditions are outlined in the proposed resolution.

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2025-012
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Narrative
- f. Preliminary Plat
- g. Referral Responses
- h. Legal Notifications

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2025Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING A 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 (173 single-family detached lots, 55 alley-loaded lots, and 149 single-family attached lots); and

WHEREAS, after review of the application and supporting information, and consideration of staff comments, Applicant’s presentation, and any public input, the Planning Commission recommended approval of the Preliminary Plat with conditions; and

WHEREAS, the City Council held a public hearing to consider and review the request for a Preliminary Plat; and

WHEREAS, after review of the application and supporting information, the City Council finds that the Preliminary Plat 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 both the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the hearing on the property, at least (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Development Code, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Lancaster Crossing Preliminary Plat with the following conditions:

1. Prior to finalizing the Preliminary Plat:
 - a. Applicant shall adequately address staff redlines on the Preliminary Plat. The following notes 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.
 - ii. At the time of execution of a purchase contract for each newly constructed home that abuts the eastern open space buffer in Filings 2 or 3, the prospective

purchaser shall be provided with the Open Space Buffer Disclosure substantially in the form provided in the application materials. The homebuilder shall retain records of such disclosures and make the same available to City staff upon request

- b. Applicant shall adequately address all comments and or requirements from the City Engineer.
2. Prior to Administrative Approval of the Final Plat:
- a. Applicant shall provide evidence that the proposed landscape plan is acceptable to the easement holder.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 16th DAY OF SEPTEMBER, 2025.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2025-012

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 (173 single-family detached lots, 55 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

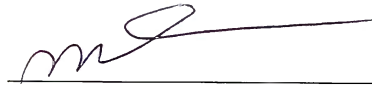
WHEREAS, all legal notification requirements have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the public hearings on the property at least fifteen (15) days before the 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:

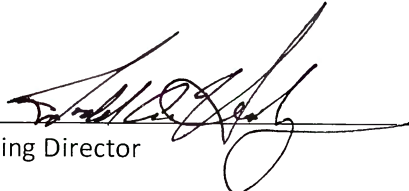
1. Prior to finalizing the Preliminary Plat:

- A. Applicant shall adequately 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 adequately 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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 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, August 28, 2025.

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

ROLL CALL

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

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler and Magaly Morales, 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 Wiens seconded.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-009 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

Planner Zachary Mettler presented the item submitted by Coan, Payton & Payne LLC for a change of zone of two legal parcels within the Yarbrough Minor Subdivision. The parcels are currently zoned I-1, and the applicant is requesting to change the zoning to I-2 to better align with the Comprehensive Plan and prior approved uses. Mr. Mettler noted that a potential new user intends to store equipment and vehicles on the property. He also reviewed the zoning of adjacent properties and the Comprehensive Plan designation, which identifies this area as industrial and consistent with the proposed change.

Bob Choate was in attendance on behalf of the property owner to give a presentation. He explained that they are requesting to rezone the two parcels from I-1 to I-2 to permit outdoor storage. He presented a project overview, including the proposed tenant's plan to store equipment and vehicles, which is consistent

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

with allowed uses in the I-2 zoning district. An aerial map was shared to illustrate the location of the office, shop, and parking. He also summarized the neighborhood meeting held on June 16 2025, noting that no significant concerns were raised.

Chair Simone opened up for public comments at 6:07pm.

There were no public comments

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

Chair Simone opened up the hearing for commissioner comments at 6:07pm.

Commissioners discussed:

- Implications of changing to I-2 zoning

Planning Director, Todd Hodges, responded and said there would be no implications.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Wiens seconded.

P2025-010 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 PERLIMINARY PLAT

Planner Zachary Mettler presented the item submitted by Carlson Associates for an amended preliminary plat. The site is located east and adjacent to College Avenue and north and adjacent to County Road 12. Multiple zoning districts apply to the site, including R-2, R-3, P, and Open Space. The amended plat proposes 157 detached single-family lots, a reduction from the 200 lots previously approved in 2024. Zoning remains unchanged and continues to align with the Comprehensive Plan. Mr. Mettler concluded by showing the proposed elevations.

Tate Carlson with Carlson Associates was in attendance to give a presentation. He began by providing a project overview, introducing the team and property owners. The proposal includes 95 single-family detached 45' wide lots, 62 single-family detached 50' wide lots, and open space with a trail along the Fulton Ditch. With the Comprehensive Plan amendment approved in December 2024, the subdivision is consistent with future land use. He concluded by reviewing the proposed elevations and the zoning map.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

Chair Simone opened up for public comment 6:16pm.

Laurie Dineen, an adjacent neighbor, questioned whether the City of Fort Lupton has the infrastructure to support this development. She also asked whether County Road 12 would be extended with street parking, given the subdivision's proposed access on that road. Lastly, she voiced concerns about police activity and whether it will be increased with the growing population.

Chair Simone closed the public comments at 6:19pm.

- Sidewalk connectivity to nearby subdivisions

Mr. Hodges responded to a commissioner's question, explaining that each subdivision is responsible for interconnectivity, frontage, and side improvements. If the City wishes to connect prematurely, it would be their responsibility. He added that a missing segment along County Road 12 has yet to be developed, preventing full connectivity at this time. Mr. Vestal seconded this.

Mike Simone requested to have "adequately addressed" to the resolution.

After discussion Commissioner Kvasnicka moved to approve P2025-010 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Amended Preliminary Plat for a Subdivision Known as the Sunrise Amended Preliminary Plat). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

Ms. Morales presented the two items submitted by Baessler Development for a change of zone and preliminary plat, noting that they would be voted on separately.

The property is located north and adjacent to 14th Street, and west of and adjacent to WCR 31. It is currently zoned Agriculture. The applicants are requesting to rezone the property to R-2 to accommodate a proposed subdivision of 377 lots with mixed housing types and 30 acres of open space, divided into five filings. The Comprehensive Plan designates this area as Single-Family Detached; with the proposed mix of housing types, the development would support a higher residential density. Ms. Morales confirmed that all notification requirements have been met.

Melissa Wheeler with Baessler Development was in attendance to give a presentation. She reviewed the site location and layout, highlighting the proposed buffering on the east side with landscaping, fencing, and a buffer yard. She presented visuals of the Fulton Ditch trail, the proposed entrance monument, and elevations featuring single-family detached homes, alley-loaded houses, and townhomes.

Chair Simone opened up for public comments at 6:37pm.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025

There were no public comments.

Chair Simone closed public comments at 6:37pm.

Chair Simone opened up the hearing for commissioner comments.

Commissioners discussed:

- The potential need for sump pumps
- The proposed vegetation between the buffer and houses
- Access on County Road 31
- Responsibility for property maintenance
- Landscaping
- Metro district

Melissa Wheeler clarified that they will not be building basements and crawlspaces, and therefore sump pumps will not be required.

After discussion Commissioner Kvasnicka moved to approve 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 Change of Zone). Commissioner Gonzalez seconded.

P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE

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

After discussion Commissioner Kvasnicka moved to approve P2025-012 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Preliminary Plat Known as the Lancaster Crossing Preliminary Plat). Commissioner Gonzalez seconded.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

There will be no Planning Commission meeting on September 11th, 2025.

ADJOURNMENT

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 28, 2025**

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

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

PROJECT DESCRIPTION

Project No.: PPL25-001

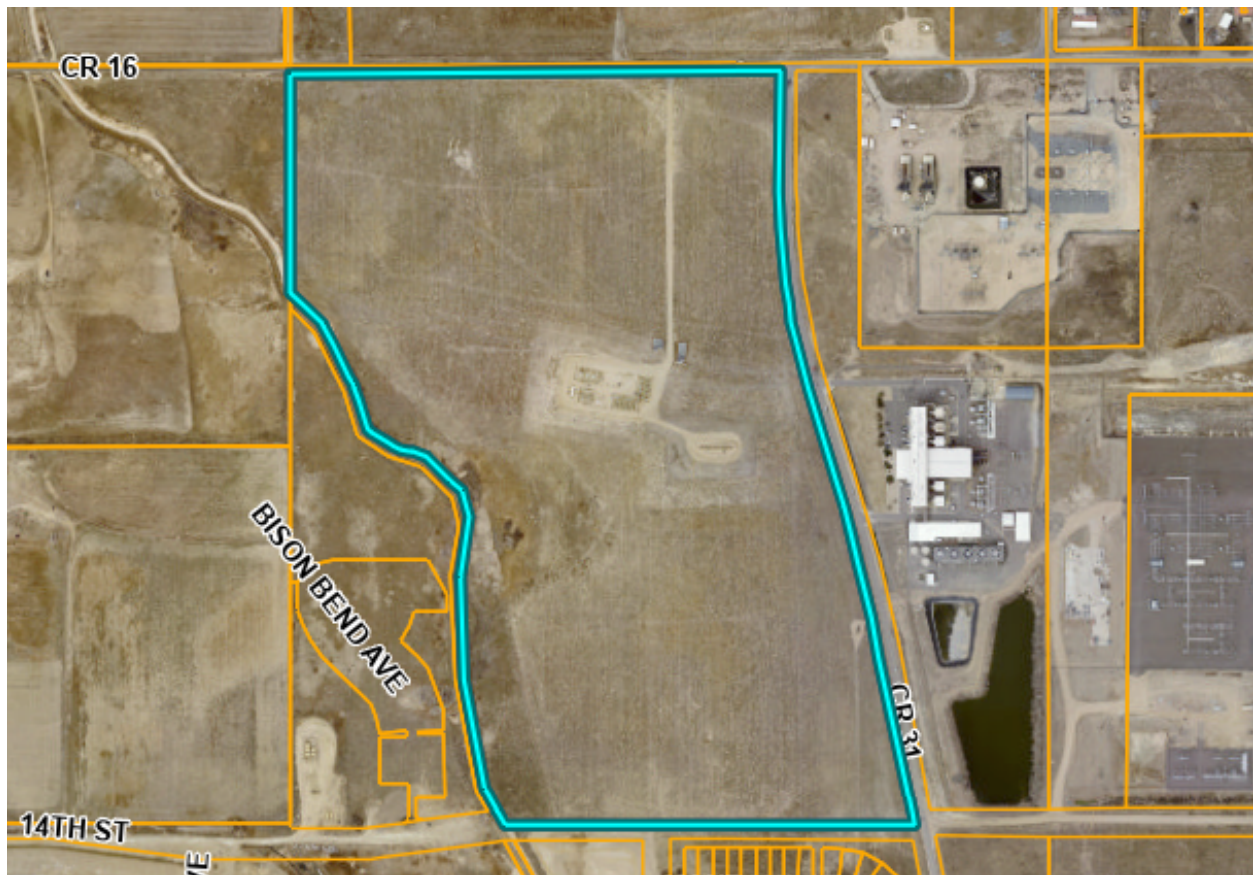
Project Name: Lancaster Crossing Preliminary Plat

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 377 residential lots. The includes 173 single-family detached lots, 55 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:

- *Promote a mix of housing types to meet the needs of all residents.*
- *Encourage compact, walkable neighborhoods with integrated trail systems.*
- *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:

- *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:

- *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).

- *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.

- *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:

- *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:

- *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:

- *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.

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, 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, 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, approximately 30 acres of open space and common areas and Integrated pedestrian connections throughout the sit.

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

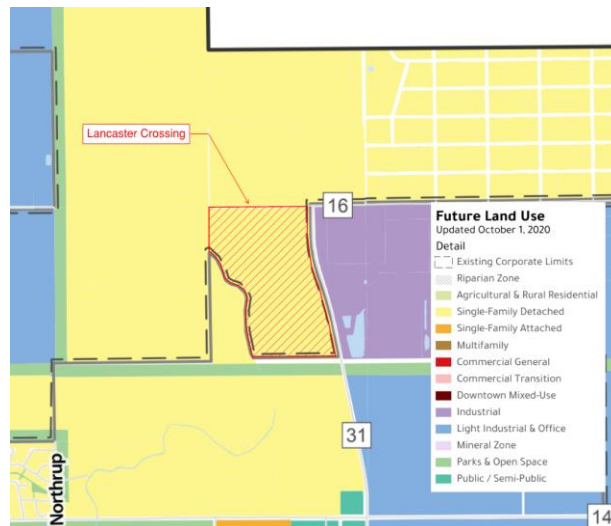
Lancaster Crossing is designed with parks, open space, and environmental features as a priority. The Comprehensive Plan states that a goal of the City is to, “develop new parks to provide all residents to access with parkland.” Lancaster Crossing prioritizes open space and common areas. Future proposed 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

PROPERTY 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 2840.93 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 (±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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THERMO FARMS GENERAL PARTNERSHIP, LLP, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF LANCASTER CROSSING SUBDIVISION AND DO HEREBY DEDICATE TO THE CITY OF FORT LUPTON AND IT'S LICENSEES FOR PUBLIC USE FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON, IN COMPLIANCE WITH THE CITY OF FORT LUPTON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

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

OWNER: 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

STATE OF _____ }
COUNTY OF _____ }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20 ____.

BY THERMO FARMS GENERAL PARTNERSHIP, LLP

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT THERMO FARMS GENERAL PARTNERSHIP, LLP, 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 PRELIMINARY PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

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

OWNER: 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

STATE OF _____ }
COUNTY OF _____ }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20 ____.

BY THERMO FARMS GENERAL PARTNERSHIP, LLP

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

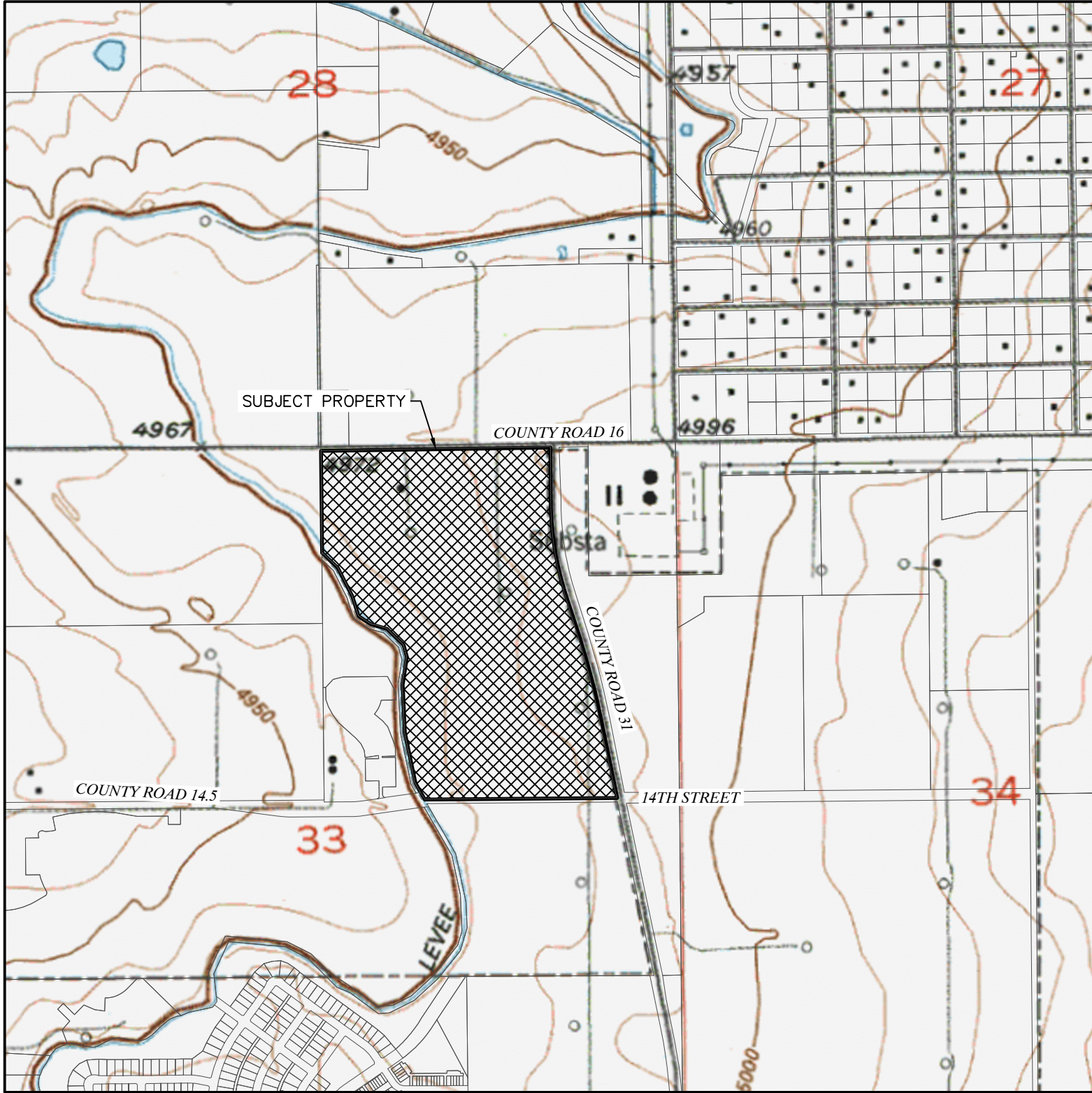
MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PRELIMINARY PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE/RESOLUTION 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/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

MAYOR

SEAL



VICINITY MAP

SCALE - 1"=1000'

VICINITY LEGEND

GIS PARCEL LINES

SUBJECT PROPERTY

CITY ENGINEER'S APPROVAL

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

CITY ENGINEER

CITY ADMINISTRATOR'S APPROVAL

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

CITY ADMINISTRATOR

CITY WATER AND SEWER DEPARTMENT APPROVAL

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

DIRECTOR OF PUBLIC WORKS

PLANNING COMMISSION RECOMMENDATION

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

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, BRIAN T. BRINKMAN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF LANCASTER CROSSING PRELIMINARY SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER MY DIERECT 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.

PRELIMINARY

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

SURVEYOR'S NOTES

- TOTAL SURVEYED AREA: 92.90 ACRES (±4,046,769 SQ.FT.)
- BASIS OF BEARINGS AND LINEAL UNIT DEFINITION:
ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, T.2N., R.66W., AS BEARING N 89°09'47" E 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 2840.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- FLOOD ZONE CLASSIFICATION:
ENTIRE PROPERTY IS IN FLOOD ZONE 'X', "AREAS OF MINIMAL HAZARD" PER FEMA FLOOD MAP #08123C2110E REVISED 1/20/2016.
- CURRENT ZONING IS A (AGRICULTURAL), PER THE CITY OF FORT LUPTON INTERACTIVE ZONING MAP.
PROPOSED ZONING PER LANCASTER CROSSING ZONING MAP IS R-2 (MIXED DENSITY RESIDENTIAL).
- NOTICE: 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 OF RECORDS, LAT40, INC. RELIED UPON ALTA COMMITMENT NUMBER ETA300657, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2023, AS ISSUED BY ELDOREADO TITLE ALLIANCE, LLC, TO DELINEATE THE AFORESAID INFORMATION.

UTILITY MAINTENANCE STATEMENT

ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

PROJECT CONTACTS:

DEVELOPER:
BAESSLER DEVELOPMENT, LLC
33105 COUNTY ROAD 33
GREELEY, CO 80631
PH: (970)702-2012
MELISSA WHEELER

ENGINEER:
LANDONE ENGINEERING LLC
361 71ST AVENUE
GREELEY, CO 80634
PH: (970)443-2311
SAM BOYD, PE

SURVEYOR:
LAT40°, INC.
6250 W. 10TH STREET, UNIT 2
GREELEY, CO 80634
PH: (970)515-5294
BRIAN BRINKMAN, PLS

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
CHECKED BY: BB
SCALE: AS NOTED
PROJECT #: 2023457.01
DATE: 1/30/2025
SHEET: 1 OF 6



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

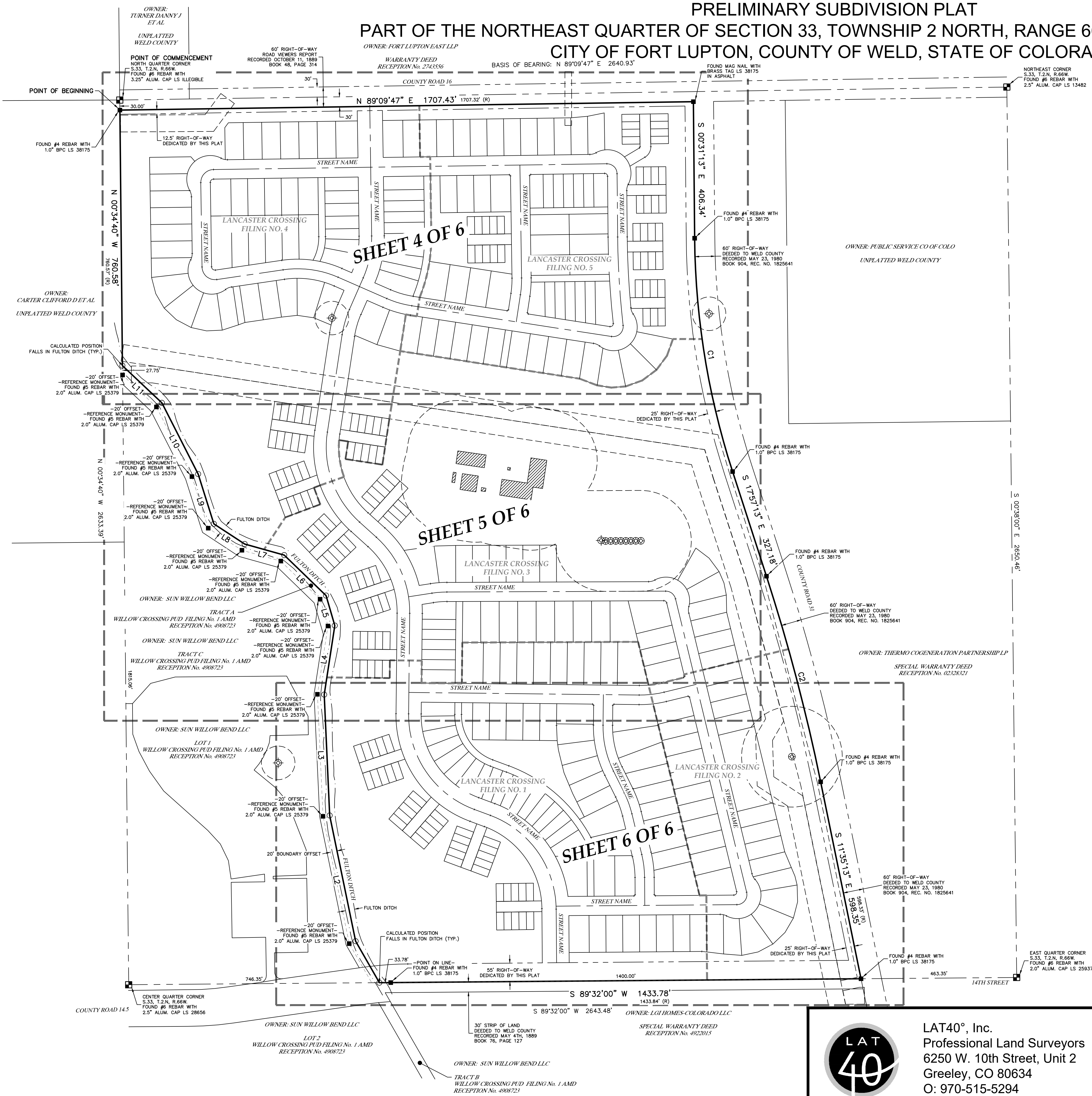
REVISIONS	
DESCRIPTION:	DATE:
REVISE PHASES & LOTS - LD	5/6/2025

SHEET SIZE: 24X36

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

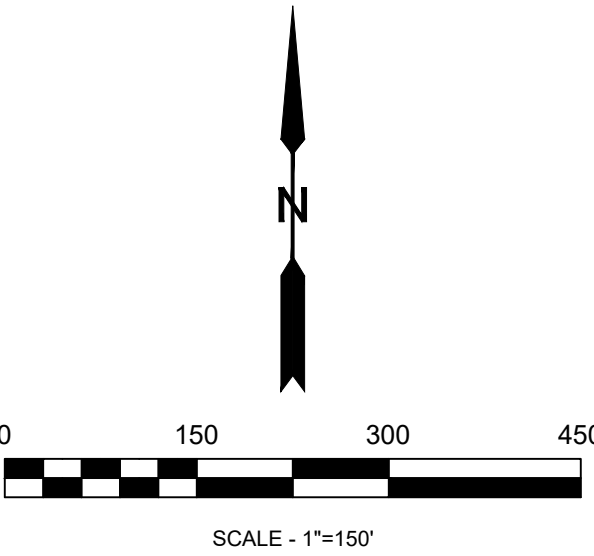


LEGEND

	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	172°03'	S 09°14'31" E	41.98
C2	633.33	5699.58	6°22'00"	S 14°48'13" E	633.01
C3	128.04	300.00	24°27'15"	S 11°23'25" W	127.07
C4	78.54	300.00	15°00'00"	S 16°07'02" W	78.50
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	9°24'48"	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°16'37" W	8.83
C12	44.75	300.00	8°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	14°16'18"	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	113.69
C23	77.85	300.00	14°52'31"	N 74°49'13" E	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	9°34'45"	N 83°30'24" E	50.10
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°24'40"	N 70°25'56" 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"	N 04°57'27" E	53.94
C34	1.93	40.00	24°33'31"	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°00'00"	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°44'20"	N 19°45'08" W	19.85
C40	196.70	16100.04	1°00'00"	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"	N 16°07'02" E	64.60
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 02°17'07" 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"	N 19°45'08" 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"	N 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°21'50" 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°40'20"	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°43'12" 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"	N 08°31'21" E	106.31
C99	222.82	262.50	48°38'08"	S 23°40'32" E	216.19
C100	71.42	262.50	15°35'20"	N 07°09'09" W	71.20
C101	32.02	262.50	6°59'20"	N 19°28'29" W	32.00
C102	119.58	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	10°57'56"	S 07°57'56" W	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°57'16"	N 84°51'16" 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°46'45"	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°45'21" 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°24'22" 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°20'22" 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	41.98
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°44'52"	S 10°50'15" 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	50.10	262.50	9°34'45"	N 83°30'24" 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°11'57" W	20.96
C169	41.37	328.50	5°58'49"	N 85°45'48" W	41.35
C170	50.11	328.50	8°44'22"	N 86°23'30" W	50.02
C171	2.06	328.50	0°21'32"	S 81°50'33" W	2.06
C172	72.87	142.50	29°18'01"	S 13°48'47" W	72.08
C173	36.39	142.50	13°19'15"	N 83°11'51" W	36.39
C174	6.54	162.50	218.22"	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°30'59" E	42.89
C177	40.50	171.50	13°01'17"	N 83°10'47" E	40.37
C178	67.62	271.50	14°16'16"	N 83°30'24" W	67.45
C179	40.01	271.50	8°26'38"	N 80°55'34" E	39.98
C180	27.61	271.50	5°21'30"	N 84°03'11" E	27.59
C181	26.91	328.50	4°34'07"	N 01°18'32" W	26.90
C182	48.62	328.50	14°16'16"	N 83°30'24" E	48.61
C183	41.20	328.63	7°13'20"	N 86°56'37" E	41.17
C184	39.97	328.50	6°58'49"	N 86°58'23" E	39.94
C185	75.46	328.50	13°09'44"	N 70°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	4.55	328.50	0°43'58"	N 01°33'66" E	4.55
C189	72.98	328.50	12°43'44"	N 19°59'36" W	72.93
C190	20.93	328.50	3°39'02"	N 15°27'15" W	20.93
C191	50.55	328.50	8°58'49"	N 83°11'51" 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°58'28" W	126.76
C194	27.78	271.50	5°51'49"	S 23°58'34" E	27.77
C195	32.54	271.50	16°05'20"	S 23°58'34" E	32.53
C196	20.62	271.50	4°21'06"	S 01°32'02" E	20.62
C197	154.80	328.50	27°00'00"	S 12°58'28" E	153.37
C198	44.94	328.50	7°58'17"	N 00°18'58" E	44.90
C199	47.29	328.50	8°11'56"	S 11°19'14" E	47.25
C200	47.29	328.50	814.56"	S 19°34'10" E	47.25
C201	15.27	328.50	2°14'56"	S 25°01'33" E	15.27
C202	30.32	271.50	12°58'44"	N 12°58'44" E	30.19
C203	11.70	271.50	2°01'12"	S 25°02'22" W	11.70
C204	48.61	271.50	10°25'32"	N 18°45'30" W	48.55
C205	62.37	271.50	13°09'44"	S 07°09'52" E	62.23
C206	37767.131"	328.50	12°58'44"	N 12°58'44" E	37767.131"
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°08'23" W	28.35
C210	28.36	337.50	4°48'49"	N 40°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	328.50	285.72°24"	N 68°11'07" W	17.02
C217	322.05	328.50	7071.40"	N 34°10'18" E	302.75
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	17.76	262.50	3°05'25"	N 68°11'07" E	17.69
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°25'11" E	47.69
C223	47.76	262.50	10°25'25"	S 15°59'46" E	47.69
C224	45.33	262.50	9°50'13"	N 83°11'51" E	45.33
C225	7.02	262.50	1°31'54"	S 00°07'25" E	7.02
C226	174.83	142.50	7071.40"	S 34°10'18" E	164.07
C227	331.24	437.50	13°54'30"	N 34°10'18" E	324.05
C228	33.84	70.00	2742.07"	N 141°09'14" W	33.52
C229	267.77	457.50	3332.03"	N 52°53'07" W	263.96
C230	63.48	457.50	756.59"	N 32°08'36" W	63.43
C231	0.39	70.00	0°01'11"	N 141°09'14" W	0.39
C232	33.45	70.00	2772.56"	N 14°09'28" W	33.14
C233	24.17	50.00	2742.07"	N 141°09'14" W	23.94
C234	316.76	437.50	4179.01"	N 48°54'36" W	309.89
C235	17.49	437.50	458.29"	N 37°03'03" W	17.47
C236	36.76	437.50	448.49"	N 35°28'24" W	36.75
C237	36.76	437.50	448.49"	N 40°17'13" W	36.75
C238	36.76	437.50	448.49"	N 44°06'02" W	36.75
C239	36.76	437.50	448.49"	N 49°54'52" W	36.75
C240	36.76	437.50	448.49"	N 54°43'41" W	36.75
C241	36.76	437.50	448.49"	N 59°32'30" W	36.75
C242	36.76	437.50	448.49"	N 64°21'20" W	36.75
C243	22.07	437.50	253.24"	N 68°12'26" W	22.07
C244	199.37	162.50	7071.40"	N 34°10'18" E	187.10
C245	18.62	162.50	285.72°24"	N 68°11'07" E	18.61
C246	30.09	162.50	1036.28"	S 57°46'57" E	30.04
C247	29.56	162.50	10725.25"	S 47°01'01" E	29.52
C248	29.56	162.50	10725.25"	S 36°50'36" E	29.52
C249	29.56	162.50	10725.25"	S 26°25'11" E	29.52
C250	29.56	162.50	10725.25"	S 15°59'46" E	29.52
C251	28.06	162.50	953.42"	S 05°01'33" E	28.03
C252	4.34	162.50	1307.44"	N 13°54'43" E	4.34
C253	92.49	261.50	2015.52"	S 08°04'44" W	92.01
C254	36.89	431.50	453.52"	N 30°37'03" W	36.87
C255	34.27	44.00	4437.77"	N 05°51'29" W	33.41
C256	33.13	337.50	437.50"	N 32°08'36" W	33.08
C257	112.54	1010.00	623.04"	N 86°20'28" E	112.49

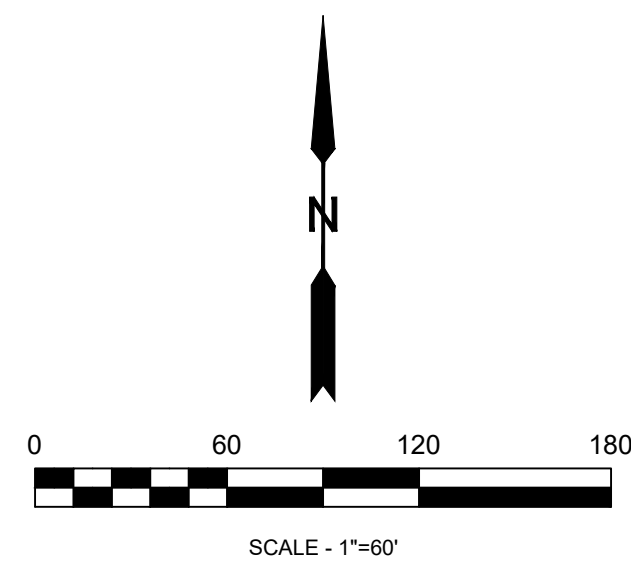
LANCASTER CROSSING

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

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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

[illegible]

Magaly Morales-Tejada

From: Valdes - CDOT, Rose <rose.valdes@state.co.us>
Sent: Tuesday, May 27, 2025 1:57 PM
To: Magaly Morales-Tejada
Cc: Beyza Kirmizi; Todd Hodges; Sean McDermott; Zachary Mettler
Subject: Re: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)
Attachments: a_cdot-traffic-assessment-guidelines-tag.pdf; b_cdot-traffic-assessment-levels-tal.pdf

Good Afternoon Magaly,

Thank you for sending CDOT this referral.

CDOT requires a Traffic Impact Study with impacts to US-85, 1 to 1.80 miles to the west.

Please find the new state-wide CDOT traffic assessment guidelines attached.

Kindest Regards,

Rose Valdes

Assistant Access Manager



10601 West 10th Street, Greeley, CO 80634

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

Office Phone (970) 939-2440

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

On Tue, May 20, 2025 at 9:21 AM Magaly Morales-Tejada <MMTejada@fortluptonco.gov> wrote:

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a Preliminary Plat and Change of Zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/956>

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 2025**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Magaly Morales-Tejada

From: Magaly Morales-Tejada
Sent: Monday, June 16, 2025 7:51 AM
To: 'Melissa Wheeler'
Subject: FW: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Good morning,

See response below from CDOT.

Thanks!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** 720.466.6111
Mobile (720) 683-1087 | **Fax** 303.857.0351
MMTejada@FortLuptonCo.Gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: Valdes - CDOT, Rose <rose.valdes@state.co.us>
Sent: Friday, June 13, 2025 10:44 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: timothy.bilobran@state.co.us
Subject: Re: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Hi Magalay,

CDOT does not accept language related to a planned improvement at a future date in part because the developer may not move forward with a project. Until a signal is constructed, CDOT will require it of all developers that may trigger it. I hope this makes sense.

Disregard the comment related to 14 and 85.

Kind Regards,

[Rose Valdes](#)

Assistant Access Manager



COLORADO
Department of Transportation

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Traffic Assessment Guidelines for CDOT Access

Permits (in conformance with SHAC)

This document is supplemental to the “State Highway Access Code” (SHAC) and is intended to provide additional clarity to applicants regarding the required content of traffic assessments submitted as part of a CDOT access permit application. Refer to the “CDOT Traffic Assessment levels” (TAL) document (*Attachment A*) and coordinate with CDOT as needed to determine the appropriate level of assessment for a particular development. *Table 1* in this memo lists the specific traffic assessment items required for each level of traffic assessment and is applicable to most routine access permit applications. Some access permit applications may require additional analysis or discussion of other topics in addition to the items denoted in *Table 1*. It is required that the applicant arrange a pre-application meeting with CDOT to discuss application details and specific requirements for Level 2 and 3 traffic assessments. Refer to *Attachment B* for a sample Traffic Study Methodology Form that illustrates the items applicants should be ready to discuss during a pre-application meeting.

Traffic assessments should contain all items indicated in *Table 1* for the appropriate traffic assessment level (Level 1, 2, or 3) and should generally be presented in a similar order as in *Table 1*. Figures, maps, and tables shall be labeled, including a table or figure number, and presented in a legible scale. All levels of traffic assessments shall include an appendix with all relevant supporting documentation used to complete the traffic assessment report, including raw data collection records, trip generation pages and calculations, trip reduction justification and calculations, traffic modeling output files, copies of email correspondence, etc.

All proposed accesses and intersection improvement recommendations shall adhere to the requirements set forth in the SHAC. While not always specifically stated in *Table 1*, every traffic assessment should continuously reference applicable standards set forth in the SHAC such as the number of accesses per parcel, intersection spacing, auxiliary lane requirements, access width and radii, etc. The TIS may only identify any anticipated waivers from the design standards of the SHAC as described in Section 4.12 of the SHAC. Waivers cannot be issued for procedural requirements.

Deliverables required for a Level 2 (TripGen) and Level 3 (TIS) traffic assessment should be a formal report and include report elements such as a title page (include project name and number, date, company name, address and phone number and licensed engineer name, address, phone number, e-mail address, signed PE stamp and expiration date), list of figures, list of tables, executive summary, etc. All traffic and safety model files and output reports should also be included with the TIS submittal. Traffic modeling files should be dated and named in a clear, relevant, and consistent manner when transmitting to CDOT so that reviewers can easily navigate the submission folder. The list of files being transmitted to CDOT should be noted along with the list of attachments at the end of the traffic assessment report.

Table 1 begins on the following page and continues through page 7. The table outlines and clarifies the requirements for each level of traffic assessment in conformance with SHAC and applies to most CDOT’s routine access permit applications.

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Pre-Application Meeting	Pre-Application Meeting – Discuss traffic assessment assumptions and proposed methodology with a CDOT representative. Local entities should be invited and other stakeholders may also attend pre-application meeting with CDOT.		X	X
Development Context	Location Map - Clear, scaled map showing development parcel(s) and relation to the surrounding roadway network and jurisdictional boundaries.	X	X	X
	Project Description - Detailed description of the existing land use and the proposed development.	X	X	X
	Development Buildout (Open Year) - Year that development is expected to open to traffic.	X	X	X
	Development Design Year (Horizon Year) - 20 years after the planned open year.		X	X
	Phasing Plan - CDOT recommends preparing the TIS for the full build-out condition or the most reasonable level of completion that the development will reach within 5 years. Phases that are expected to be completed more than 5 years from the application date should submit a new permit application when new phases are expected to be completed within 5 years. TISs that include a phasing plan should evaluate no more than two phases, an interim conditional and a full buildout condition.		if applicable	if applicable
	Site Plan - Figure should include driveway widths, radii, and show expected circulation of vehicles on site.		X	X
	Access Locations - Detailed description of existing and proposed access points to the development. Description should include mile point location, existing and proposed access configuration (full access, 3/4 access, RIRO, etc.), control type (signal, stop-controlled, roundabout, etc.), and status of the access point (existing - to remain, existing - to close, existing - to be modified, proposed, etc.)	X	X	X
	Access Point Spacing - Map should clearly identify existing and possible future access locations on both sides of the roadway within one-half mile of the development in each direction. Include distance between access point edges on the figure.		X	X
Study Area ¹	Study Intersections - List of all intersections in the study area. Include existing control type and lane configuration of intersection approaches including lane movement assignments and turn bay lengths.	X	X	X
	Road Names - Map or list with names of roadways in the study area. State highways should use route designation identified in OTIS in addition to local road names for the highway.	X	X	X

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Study Area Cont.	Existing AADT - AADT of all roadways in the study area. AADT of State Highways can be found in CDOT OTIS and MS2SOFT.	X	X	X
	Roadway Classification - Functional classification and access control classification (for state highways) of all roadways in the study area.	X	X	X
	Posted Speed Limit - Existing posted speed limit within 1,000' in each direction of proposed development access points and study area intersections.	X	X	X
	Planned Improvements - All projects that are planned or funded within one-half mile of the study area. Review local and state plans for funded improvements and list any projects within one-half mile of the study area. Reference any approved Access Control Plans (ACP) within the study area.		X	X
Existing Volumes	Data Collection - Describe the data collection plan including date (must be collected within 2 years of TIS submittal), day of week, location, duration, and type of data collection.		X	X
	Peak Hours - List all peak hours to be analyzed. Analysis should include peak hours on the adjacent roadway and the peak hour of the generator.	X	X	X
	Existing Volume Data - Include Peak Hour Factor (PHF), truck percentage, and any other relevant data related to the existing conditions traffic.		X	X
	Adjustment Factors - Describe adjustment factors that were applied to the collected data to develop existing conditions turning movement volumes, including source data and calculations or describe why adjustment factors do not need to be applied to the existing conditions volumes. Note - Existing conditions peak hour volume should be adjusted as needed to reflect approximately the 30th highest hourly volume of the year (Design Hourly Volume, DHV).		X	X
	Existing Peak Hour Volume Diagram - Provide Figure showing peak hour turning movement counts (TMC) at all study intersections for all peak hours being analyzed. Volumes should be rounded up to the nearest whole number and balanced across intersections as outlined in CDOT "Traffic Analysis and Forecasting Guidelines".		X	X
Trip Generation ^{2,3}	Land Use - Describe land use code selection, or justification of alternative trip generation methodology ² .	X	X	X
	Trip Reductions - If applicable, describe all adjustments to trip generation that will be utilized for the development including internal capture, pass-by trips, mode split, or other adjustments. All adjustments must include supporting documentation in the report appendix.		if applicable	if applicable

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Trip Generation <i>Cont.</i>	Trip Generation³ - Include Table of trip generation calculations using ITE Trip Generation Manual (most recent edition at the time of submission). Use of CDOT table template ⁴ is highly encouraged. The table must include land use code, independent variable, development size (in relation to independent variable), total daily trips, and peak hour trips (total, entering, and exiting) for each peak hour being analyzed. If trip reductions are recommended, they should be separated into reductions that will reduce volumes at the driveways (such as internal capture) and reductions that will not reduce volumes at the driveways (pass-by or diverted). Volumes should be rounded up to the nearest whole number.	X	X	X
	Trip Distribution - Describe distribution of trips generated by the proposed development. Description should include assumptions and calculations and all relevant sources.		X	X
	Trip Distribution Figure - Provide a Figure showing percentage and directional distribution of individual movements entering and exiting the site. When a development contains multiple access points, a separate figure for distribution of entering and exiting traffic is recommended.		X	X
	Development/Site-Generated Volume Diagram - Provide a Figure showing peak hour turning movement volumes of ONLY development/site-generated traffic volumes at all study intersections for all peak hours being analyzed. When a development will contain multiple access points, a separate figure for distribution of entering and exiting traffic is highly encouraged. When pass-by or diverted trips are part of the analysis, separate volume diagrams for distribution of new trips generated by the development and reassignment of pass-by/diverted trip volumes should be included along with the final development/ site-generated volume diagram. Volumes should be rounded to the nearest whole number.		X	X
	Construction Traffic - When the construction of a development will generate at least 10 DHV (PCE) or a development will be under construction for one year or longer, an estimate of construction traffic volumes during analysis peak hours should be included and analyzed alongside development traffic to determine if auxiliary lanes or other mitigation measures are warranted due to construction traffic.		if applicable	if applicable
Future Volumes Development	Growth Rate (GR) - List the applied growth rate(s) and describe the process used to determine the growth rate for developing future background traffic volumes. Include calculations, assumptions, and data sources.		X	X

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Future Volumes Development Cont.	Build-out/Open Year Background Volume Diagram - Figure showing background peak hour turning movement volumes for the build-out/open year at all study intersections for all peak hours being analyzed. Volumes should be rounded up to the nearest whole number.		X	X
	Build-out/Open Year Total Volume Diagram - Figure showing total (build-out/open year background + development) peak hour turning movement volumes for the build-out/open year at all study intersections for all peak hours being analyzed.		X	X
	Design/Horizon Year Background Volume Diagram - Figure showing background peak hour turning movement volumes for the design/horizon year (build-out/open year + 20) at all study intersections for all peak hours being analyzed. Volumes should be rounded up to the nearest whole number.		X	X
	Design/Horizon Year Total Volume Diagram - Figure showing total (design/horizon year background + development) peak hour turning movement volumes for the design/horizon year at all study intersections for all peak hours being analyzed.		X	X
	Auxiliary Lane Analysis - Compare design/horizon year total passenger car equivalent (PCE) volumes with auxiliary lane requirements in the SHAC. Analysis should include a review of all study intersections and turning movements. Make a final descriptive or list of recommendations as to whether an auxiliary lane is or is not warranted. Where auxiliary lanes are warranted, specify the required lane length.		X	X
Traffic Operations Analysis 5,6,7,8,9,10	Traffic Analysis Methodology^{5,6} - Describe the methodology for conducting traffic analysis including the type and version of the software used and measures of effectiveness (MOE) being evaluated. Required MOEs include control delay, level of service (LOS), volume-to-capacity ratio, and 95% queue lengths. MOEs should be reported by movement, approach, and for overall intersection as appropriate.		X	X
	Build-out/Open Year - Background Conditions Operations⁷ - Results of traffic operation analysis for the build-out/open year with Background traffic volumes only. Planned improvements that will be in place by the year of analysis should be included.		X	X
	Build-out/Open Year - Total Conditions Operations without Mitigations⁷ - Results of traffic operation analysis for the build-out/open year with Total traffic volumes (background + development/site-generated). This analysis should not assume any improvements associated with the development except those required to provide access to the site at driveway locations (i.e. driveway connection to the highway and required auxiliary lanes).		X	X

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Traffic Operations Analysis <i>Cont.</i>	Design/Horizon Year - Background Conditions Operations⁷ - Results of traffic operation analysis for the design/horizon year with Background traffic volumes only. Planned improvements that will be in place by the year of analysis should be included.			X
	Design/Horizon Year - Total Conditions Operations without Mitigations⁷ - Results of traffic operation analysis for the design/horizon year with Total traffic volumes (background + development/site-generated). This analysis should not assume any improvements associated with the development except those required to provide access to the site at driveway locations (i.e. driveway connection to the highway and required auxiliary lanes).			X
	Operations Deficiency^{8,9} - Describe deficiencies that were identified in the traffic operations analysis, if any. These deficiencies trigger the need for mitigations and improvements.		X	X
	Alternatives Analysis⁷ - When improvements are determined to be needed based on the traffic analysis results, the TIS must analyze a range of reasonable alternatives including no build or no direct access alternatives. Innovative intersection alternatives should also be considered. A new traffic signal may only be included as an option in an alternatives analysis if a signal warrant study indicates a signal is warranted ^{5,10} . CDOT may request ICAT (or other tools) as part of the TIS deliverables. CDOT's ICAT (Intersection Control Assessment) Tool is developed to facilitate the screening, ranking, and prioritization of available ranges of alternatives (ICAT stage 1). It also facilitates benefit-cost analysis (BCA) for the top five alternatives, using output results from traffic, safety, and environmental analyses, along with vulnerable road user (VRU) opportunities and stakeholder support levels. These five alternatives are then ranked based on their overall BCA score (ICAT stage 2).			X
	Recommended Mitigations - Make final recommendations in mitigating the identified deficiencies based on the alternatives analysis results.			X
	Concept Plan - Provide a scaled concept plan of all proposed mitigations, including required auxiliary lanes.			X
Safety Analysis	Historical Crash Data - Report crash data from the most recently available 5 years by severity and type of crash at study intersections. Historical crash data may be requested from CDOT during the pre-application meeting or by email. CDOT may provide additional information about existing crash patterns which should be addressed in the TIS if applicable.		if requested by CDOT	if requested by CDOT
	Safety Impacts and Potential Mitigations - Describe potential safety impacts of the proposed development including the impact caused by increased traffic, and new access points. Make recommended mitigations as applicable.		X	X

Table 1: Traffic Assessment Study Content Guidance

Category	Description	L 1	L 2	L 3
Multimodal Analysis (non-motorized modes)	Multimodal Infrastructure - Document location of existing and proposed multimodal (non-motorized) infrastructure within the study area. This may include crosswalks, bus stops, designated bike parking areas, micro-transit corrals, etc.	X	X	X
	Pedestrian - Analysis should address pedestrian access and circulation including the interface with bicycle and transit facilities. The analysis may include pedestrian level of service analysis and should clearly define the methodology used.		if requested by CDOT	if requested by CDOT
	Bicycle - Analysis should address bicycle access and circulation. The analysis may include bicycle level of service analysis and should clearly define the methodology used.		if requested by CDOT	if requested by CDOT
	Transit - Analysis should document existing and planned transit services servicing the development including expected frequency of service. The analysis may include transit level of service analysis and should clearly define the methodology used.		if requested by CDOT	if requested by CDOT
Measurements	Sight Distance - Include measured sight distance at all development access locations to the state highway, along with relevant photos. Development must meet adequate sight distance requirements per SHAC Section 4.3.	X	X	X
	Clear Zone - If applicable, provide evidence of available clear zones, including relative photos.	if applicable	if applicable	if applicable
Conclusions	Required Roadway Improvements - Clearly summarize roadway improvements, including auxiliary lanes, required to accommodate development traffic and describe when the improvement should be implemented and who will be responsible for completing the improvement.		X	X
	Conformance to State Highway Access Code – Clearly state that the recommended improvements are in compliance with all requirements set forth in the State Highway Access Code. If any improvements are not in compliance, include documentation of CDOT concurrence to the variance request.		X	X
	Summary of Driveway Volumes - Clearly summarize the Design Hourly Volume (DHV) to be used for each required access permit. The DHV is the anticipated highest total hourly traffic volume that will use the access point in the design/horizon year.	X	X	X
	Sealed Report: The Report must be Signed and Sealed by the Registered Colorado Professional Engineer.		X	X



Table Footnotes:

1. Refer to SHAC for determining how large a study area to include for each traffic assessment. The extent and contents of the study area depends on the location and size of the proposed development and conditions of the adjacent area and is defined in SHAC.
2. Engineering judgment should be used when selecting the proposed land use and independent variable for trip generation calculations. Note ITE guidance related to trip generation calculations:
 - a. Use Fitted Curve Equation, when:
 - A fitted curve equation is provided and the data plot has at least 20 data points, or
 - A fitted curve equation is provided, the curve has an R^2 of at least 0.75, the fitted curve falls within the data cluster, and the weighted standard deviation is more than 55% of the weighted average rate.
 - b. Use Weighted Average Rate, when:
 - The data plot has at least three data points (and preferably, six or more);
 - The R^2 value for the fitted curve is less than 0.75 or no fitted curve equation is provided;
 - The weighted standard deviation for the average rate is less than 55% of the weighted average rate; and
 - The weighted average rate is within data cluster in plot.
 - c. Collect Local Data, when:
 - Study site is not compatible with ITE Land Use Code definition;
 - Data plot has only one or two data points (and preferably, five or fewer);
 - The weighted standard deviation for the average rate is greater than 55% of the weighted average rate;
 - The independent variable value is not within range of data; or
 - Neither weighted average rate line or fitted curve is within data cluster at size of study site.
3. Some studies may need to provide separate trip-generation deliverables for passenger cars (PC) and trucks (HV).

When a proposed land use is not included in the most recent version of the ITE Trip Generation Manual the traffic assessment should propose a reasonable estimate of daily and design hourly volumes. The preferred methodology is to calculate trip generation rates based on peak period counts collected at a similar facility. Wedding and special event venues may reference the memo included in *Attachment C*.

4. See *Attachment D - CDOT Trip Generation Table Template*
5. When signalized intersections are part of the study area, the applicant should request existing signal timing data to use for analysis. TIS analysis should assume cycle length consistent with the existing corridor signal operation and function, and the same yellow and all red times as in the existing timing plan. When timing plans are not available, the analyst must calculate yellow and all red clearance times using a CDOT-approved methodology or assume a minimum 5-second yellow and 3-second all-red phase. The analysis should use the same cycle length as adjacent intersections if part of a coordinated corridor or may assume a cycle length from 60 to 140 seconds at isolated intersections. If the access is proposed to have a traffic signal, or will necessitate modifications to a traffic signal, additional analysis and documentation are required per SHAC.



6. When an intersection is adjacent to a railroad crossing, the study should include a description of train operations in the report. Ensure operations analysis accounts for the distance between crossbucks on approaches indicating the area where vehicles may not stop on tracks. If the intersection is signalized or is proposed to be signalized in the future, coordination should be made with the Region Traffic Engineer to determine if signal preemption is or will be used and if it may be incorporated into operations analysis.
7. Traffic operations analysis must use passenger car equivalent (PCE) volumes or accurately account for truck percentages in analysis.
8. At signalized intersections, all movements and the overall intersection should operate at LOS D or better in the peak hours, unless otherwise approved by CDOT prior to the TIS submittal. If LOS E and F cannot be avoided (due to long cycle lengths or other constraints agreed upon with the Region Traffic Engineer prior to TIS submittal), the operations analysis should ensure the intersection geometry can accommodate the anticipated queue and that the signal is able to process the entire queue during each cycle.
9. LOS E and F on a minor street approach at a two-way stop-controlled (TWSC) intersection should be further investigated. The developer should coordinate with the local agency if side street operations are a concern to determine the preferred course of action (no action, mitigation, etc.). Documentation of these conversations and recommended action should be included in the report.
10. Notes regarding signal warrant studies:
 - Signal warrant studies must be attached to the TIS and must include analysis of all 9 warrants.
 - An intersection that meets criteria for Warrant 3 (Peak Hour) or Warrant 8 (Roadway Network) must also meet at least one other warrant criteria (that is not Warrant 8 or 3) to recommend a new traffic signal unless specifically approved by the Region Traffic Engineer.
 - Where a dedicated right-turn lane exists or is planned, right-turn volumes on applicable approaches should be reduced by 50% if turning into a shared lane or by 100% if turning into a dedicated right-turn acceleration lane.
 - Study should indicate if the signal is warranted based on projected build-out/open volumes or design/horizon volumes. Note that some Regions may not permit signals based on design/horizon year volumes.
 - Note that satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic signal. The final decision regarding the approval of new traffic signals lies with the Region Traffic Engineer.

Attachments

- Appendix A. CDOT Traffic Assessment Levels (TAL) Memo
- Appendix B. Sample form for Traffic Study Methodology
- Appendix C. Example for Trip Generation and Distribution Rates - Special Event Venue, Wedding
- Appendix D. Template for CDOT Trip Generation Table

Attachment A

CDOT Levels of Traffic Assessment



CDOT Traffic Assessment Levels

Section 2.3(5) of the “State Highway Access Code” (SHAC) specifies the thresholds and general requirements of a traffic impact study (TIS). A TIS is required when the proposed land use will generate a Design Hourly Volume (DHV) of 100 vehicles or more, or when considered necessary or desirable by CDOT. This document is supplemental to the SHAC and describes three (3) levels of traffic assessments and the associated requirements for each.

The permit applicant should contact the appropriate CDOT Region to determine the appropriate traffic assessment level and the specific requirements for each application. Level 2 and 3 traffic assessments are required to arrange a pre-application meeting to discuss requirements and agree on a proposed methodology. The contact information for CDOT Regions’ access permit is listed at the end of this document.

Sections below list and summarize the CDOT Traffic Assessment Levels. For guidance on the content required for each Traffic Assessment Level, refer to *Table 1* in the “Traffic Assessment Guidelines” for CDOT Access Permits document.

Level 1 – Trip Generation Assessment (TripGen)

The purpose of a Level 1 Assessment is to document the project trip generation and to confirm if auxiliary turn lanes are not required at the proposed access point. A Level 1 Assessment is required for **all projects that generate less than DHV of 10 Passenger Car Equivalents (PCEs) at both the construction and after build-out**. For example, a single-family home usually generates one trip in the peak hour, so a project with nine or fewer homes would fit into this category. It is unlikely that any commercial or industrial development would fit into this category.

Level 2 – Auxiliary Turn Lane Assessment (TurnLn)

The purpose of a Level 2 Assessment is to document the project trip generation and to determine auxiliary turn lane requirements at the proposed access points within the immediate study area. The results of this assessment may reveal that no additional turn lanes are needed. The assessment may also reveal that a Traffic Impact Study is necessary (see Level 3), as determined by CDOT. It is strongly recommended that all assumptions be confirmed with the CDOT traffic engineer prior to completing the assessment. A Level 2 Assessment shall be required for **all projects that generate between 10 and 99 DHV trips in the peak hour**. A Professional Engineers seal is required for all traffic assessment submissions.

Level 3 – Traffic Impact Study (TIS)

The purpose of a Level 3 assessment or Traffic Impact Study (TIS) is to understand the full traffic impact of the proposed development, and to identify traffic mitigation measures. A TIS is **required when the proposed land use will generate a DHV of 100 vehicles or more, or when considered necessary or desirable by CDOT**. A Professional Engineers seal is required. It is strongly recommended that all assumptions be confirmed with the CDOT traffic engineer prior to completing the study.



CDOT Regions Access Permitting Contact Information:

- R1 access permitting (303-512-4272)
steven.loeffler@state.co.us
2829 W. Howard Pl., 2nd Floor, Denver, CO 80204
- R2 access permitting (719-562-5540)
cdot_r2_permits_access@state.co.us
5615 Wills Blvd, Suite A, Pueblo, CO 81008
- R3 access permitting (970-683-6284)
Brian.killian@state.co.us
222 South Sixth St, Room 100, Grand Junction, CO 81501
- R4 access permitting (970- 302-4022)
timothy.bilobran@state.co.us
10601 W. 10th St., Greeley, CO 80634
- R5 access permitting (970-385-3626)
cdot_region5accesspermits@state.co.us
3803 N. Main Ave, Suite 100, Durango, CO 81301

Attachment B

Traffic Impact Study (TIS) Methodology Form



Transportation Impact Study Methodology Form

Prior to starting a traffic impact study, a Methodology Form must be submitted for review and signed by the Region 3 Access Engineer. It shall be included as part of the study.

CONTACT INFORMATION	
Consultant:	Name: _____
	Telephone: _____
	Email: _____
	Developer/Owner Name: _____

PROJECT INFORMATION	
Project Name	_____
Project Location	_____
Project Description <i>(Attached proposed site plan)</i>	_____
State Highway	_____
County	_____
Mile Post	_____
Posted Speed Limit	_____

TIS ASSUMPTIONS			
Study Years	Current Year: _____	Buildout Year: _____	Long Term Year: _____
Traffic Assessment Level <i>(Provide justification)</i>	_____		
Study Intersections	1. _____	6. _____	
	2. _____	7. _____	
	3. _____	8. _____	
	4. _____	9. _____	
	5. _____	10. _____	
Future Growth Rate	☐ OTIS	☐ Regional TDM	☐ Other
Seasonal Adjustment Factor	_____		



COLORADO
Department of Transportation
 Region 3

ASSUMPTIONS CONTINUED			
Project Trip Distribution (State assumptions and attach sketch that shows individual movements.)			
Trip Reduction Percentage	Internal Capture:		Pass By:
	Multi-Modal:		Other:
Study Time Periods	☐ AM (7-9)	☐ PM (4-6)	☐ Weekday
(Check all that apply)	☐ SAT (Midday)	☐ Other	
Existing and Proposed ITE Trip Generation Land Use			
Analysis Methods (Check all that apply)	☐ Synchro or ☐ HCS (isolated intersections only)		☐ SimTraffic or ☐ Other (closely spaced intersections or when known/expected queuing issue)
	☐ Signal Warrants		☐ Pedestrian/Transit/Bicycle
	☐ Safety/Sight Distance		☐ Queuing and Storage
	☐ Other		
Notes and Other Assumptions			
Crash Data	CDOT will perform a crash data analysis for the highway in the vicinity of the proposed access and provide to the consultant. As a part of the study consultant shall recommend mitigation measures for any identified safety issues.		
Simulation Input Files	Consultant to provide computer files used for analysis with a signed and sealed copy of the study.		

CDOT INTERNAL USE ONLY	
Review Comments	
☐ Revise and Resubmit	
Engineer Signature/Date	☐ Approved

This is a sample Traffic Assessment Methodology form intended to illustrate the items that applicants should be ready to discuss during a pre-application meeting.

Attachment C

Wedding Venue Trip Generation Rate Memo



DATE: January 30, 2018

FROM: Kent Harbert, CDOT Region 3 Access Engineer

SUBJECT: Wedding venue trip generation and trip distribution

The ITE Trip Generation Guide does not include a land use category for wedding venues. It is, therefore, desirable to establish a standard methodology to project the trip generation rates and the trip distribution assumptions. The following is proposed:

Trip Generation

A wedding is a single event at a pre-established time. All of the wedding party and wedding guests will be in attendance at the ceremony. Therefore, the trip generation rate will be based on the capacity of the area within the venue to be used for the ceremony.

Typically, a wedding party will rent a venue with a capacity near the size of their wedding. Estimate that 75% of the venue capacity will be the typical size used for trip generation.

Estimate that the wedding party and vendors represent 10% of those attending the wedding and that they arrive more than one hour before the ceremony. The remaining 90% will arrive during the one-hour period prior to the ceremony.

Many of the wedding guest travel together as couples, families or groups of friends. Assume there will be 2 to 2.5 guests per vehicle.

Using the above factors gives a range of 0.27 to 0.33 for the trip generation factor as a function of the venue capacity. Use an average rate of 0.30 with 100% entering.

If the venue does not include a reception area use the same 0.30 rate for the exiting trips. If the venue has a reception area the exiting will be dispersed over a few hours. Use a rate of 0.12 ($0.30 \times 40\%$) for the peak hour of exiting vehicles.

Trip Distribution

Trip distribution for a wedding venue is not like other land uses where the traffic in one direction plus the traffic in the opposite direction totals to 100% of the design hour volume. For a wedding venue the majority of the traffic can be to and from one direction for one wedding and to and from the other direction for a different wedding. The two distributions need to be analyzed separately, not averaged.



Attachment D

CDOT Trip Generation Table Template

Table 1: Trip Generation Table Template (Project with No Proposed Trip Reductions)

Land Use	ITE LUC	Proposed Size	Weekd ay Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Strip Retail Plaza (<40ksf)	822	23,000 SF	1,250	35	20	55	70	70	140
High-Turnover (Sit-Down) Restaurant	932	10,000 SF	1,070	50	45	95	55	35	90
Total Trips			2,320	85	65	150	125	105	230

Table 2: Trip Generation Template (Project with Proposed Trip Reductions)

Land Use	ITE LUC	Proposed Size	Weekd ay Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Strip Retail Plaza (<40ksf)	822	23,000 SF	1,250	35	20	55	70	70	140
High-Turnover (Sit-Down) Restaurant	932	10,000 SF	1,070	50	45	95	55	35	90
Total Trips			2,320	85	65	150	125	105	230
Trip Reductions (Internal capture, linked trips, etc.)			-50	-5	0	-5	-5	0	-5
Total Driveway Trips¹			2,270	80	65	145	120	105	225
Pass-by Trips			-850	-30	-30	-60	-40	-40	-80
Net New Trips			1,420	50	35	85	80	65	145

¹Operations analysis shall be performed using the total vehicular volume experienced at an access point/driveway or study intersection which includes pass-by trips. Pass-by trips should be reassigned to the access point/driveway from the adjacent roadway network as needed.

These Trip Generation tables are examples. Actual project-specific trip generation and distribution data should be adequately obtained and presented similarly.



CDOT Traffic Assessment Levels

Section 2.3(5) of the “State Highway Access Code” (SHAC) specifies the thresholds and general requirements of a traffic impact study (TIS). A TIS is required when the proposed land use will generate a Design Hourly Volume (DHV) of 100 vehicles or more, or when considered necessary or desirable by CDOT. This document is supplemental to the SHAC and describes three (3) levels of traffic assessments and the associated requirements for each.

The permit applicant should contact the appropriate CDOT Region to determine the appropriate traffic assessment level and the specific requirements for each application. Level 2 and 3 traffic assessments are required to arrange a pre-application meeting to discuss requirements and agree on a proposed methodology. The contact information for CDOT Regions’ access permit is listed at the end of this document.

Sections below list and summarize the CDOT Traffic Assessment Levels. For guidance on the content required for each Traffic Assessment Level, refer to *Table 1* in the “Traffic Assessment Guidelines” for CDOT Access Permits document.

Level 1 – Trip Generation Assessment (TripGen)

The purpose of a Level 1 Assessment is to document the project trip generation and to confirm if auxiliary turn lanes are not required at the proposed access point. A Level 1 Assessment is required for **all projects that generate less than DHV of 10 Passenger Car Equivalents (PCEs) at both the construction and after build-out**. For example, a single-family home usually generates one trip in the peak hour, so a project with nine or fewer homes would fit into this category. It is unlikely that any commercial or industrial development would fit into this category.

Level 2 – Auxiliary Turn Lane Assessment (TurnLn)

The purpose of a Level 2 Assessment is to document the project trip generation and to determine auxiliary turn lane requirements at the proposed access points within the immediate study area. The results of this assessment may reveal that no additional turn lanes are needed. The assessment may also reveal that a Traffic Impact Study is necessary (see Level 3), as determined by CDOT. It is strongly recommended that all assumptions be confirmed with the CDOT traffic engineer prior to completing the assessment. A Level 2 Assessment shall be required for **all projects that generate between 10 and 99 DHV trips in the peak hour**. A Professional Engineers seal is required for all traffic assessment submissions.

Level 3 – Traffic Impact Study (TIS)

The purpose of a Level 3 assessment or Traffic Impact Study (TIS) is to understand the full traffic impact of the proposed development, and to identify traffic mitigation measures. A TIS is **required when the proposed land use will generate a DHV of 100 vehicles or more, or when considered necessary or desirable by CDOT**. A Professional Engineers seal is required. It is strongly recommended that all assumptions be confirmed with the CDOT traffic engineer prior to completing the study.



CDOT Regions Access Permitting Contact Information:

- R1 access permitting (303-512-4272)
steven.loeffler@state.co.us
2829 W. Howard Pl., 2nd Floor, Denver, CO 80204
- R2 access permitting (719-562-5540)
cdot_r2_permits_access@state.co.us
5615 Wills Blvd, Suite A, Pueblo, CO 81008
- R3 access permitting (970-683-6284)
Brian.killian@state.co.us
222 South Sixth St, Room 100, Grand Junction, CO 81501
- R4 access permitting (970- 302-4022)
timothy.bilobran@state.co.us
10601 W. 10th St., Greeley, CO 80634
- R5 access permitting (970-385-3626)
cdot_region5accesspermits@state.co.us
3803 N. Main Ave, Suite 100, Durango, CO 81301

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

June 12, 2025

Magaly Morales-Tejada
Planner I
City of Fort Lupton
MMTejada@FortLuptonCo.Gov

Location:
40.0996, -104.7789

**Subject: Lancaster Crossing Preliminary Plat PPL25-001, Change of Zone COZ25-001
City of Fort Lupton, Weld County, CO; CGS Unique No. WE-25-0036 (was WE-25-0003)**

Dear Magaly:

At your request (May 21, 2025), the Colorado Geological Survey has reviewed the Lancaster Crossing preliminary plat and zone change referral. I understand the applicant proposes 227 SF DUs and 149 MF (townhome) DUs on 91.5 acres located about two miles northeast of Fort Lupton, south of Weld County Road 16, between the Fulton Ditch and Weld County Road 31.

The available referral documents include a Preliminary Geotechnical Engineering Report, Thermo Farms, Weld County Road 31 and 14th Street, Fort Lupton, Colorado (Northern Colorado Geotech Project No. 172-23, February 23, 2024).

The site is not undermined, is outside of the South Platte River FEMA 100-year flood hazard limits, does not contain steep slopes, and no geologic hazards are known or suspected to be present that would preclude the proposed residential density.

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974, Fort Lupton Quadrangle), most of the site is within but near the edge of a mapped E3 mineral resource area, described as "wind-deposited sand." The NRCS Soil Survey rates the site soils as a good source of sand.

A determination of whether the property contains a mineral resource is outside the scope of CGS review. A market analysis, taking into account the results of Northern Colorado Geotech's subsurface investigation, would be needed to verify the presence or absence of an economically viable mineral resource.

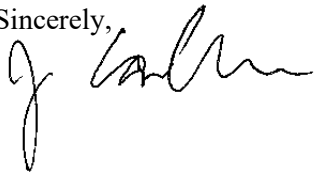
Shallow groundwater precludes basements and crawl spaces. The Fulton Ditch (unlined) is located along the western side of the proposed Lancaster Crossing development, and **groundwater was observed in all eleven of Northern Colorado Geotech's borings at depths of five to eight feet below the ground surface.** Due to risks of water infiltration into below-grade spaces, damp/moldy conditions, and hydrostatic pressure on below-grade walls and floors, groundwater at such shallow depths precludes below-grade construction. Individual foundation perimeter drains are intended to handle small amounts of intermittent, perched water, and may not be used to mitigate a persistent shallow groundwater condition.

Expansive and compressible soils, and expansive claystone bedrock. The site is underlain by wind-deposited silty sand and clay/claystone. Fine-grained wind deposits tend to be loose, low density, and low strength, and commonly exhibit compression, consolidation, or collapse under loading and/or wetting. Very loose to loose, soft soils were observed in all of Northern Colorado Geotech's borings. The surficial soils are underlain by claystone, but swell-consolidation testing was performed on only one sample of weathered claystone. Claystone can exhibit low strength at high water content, very high swell potential and, if present at or near foundation depths, can cause damage to foundations and homes if not properly identified and mitigated.

Additional geotechnical investigation, testing, and analysis is recommended, once the lot layout has been finalized and prior to installation of wet utilities, to more accurately characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, and water content. This information is needed to: 1) determine whether overexcavation would be beneficial to stabilize loose, low strength soils and/or provide a separation distance between potentially highly expansive claystone bedrock and foundation elements, and 2) design foundations, floor systems, pavements, etc.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', written over a horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 05/22/2025

Project name: Lancaster Crossing

Project address: West of CR 31 and South of CR 16, Fort Lupton, CO 80621

FLFPD Project # R2025-0006

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Lancaster Crossing Sketch Plat** located at **West of CR 31 and South of CR 16**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2018 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, the City Council of Fort Lupton and the Weld County Commissioners. The following specific requirements and conditions shall be met prior to operations.

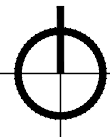
Specific Requirements

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit. *2012 IFC, 105.1.1*
2. Application for a permit required by this code shall be made to the fire code official in such form and detail as prescribed by the fire code official. Applications for permits shall be accompanied by such plans as prescribed by the fire code official.
 - a. *The Fee Schedule, and Plan Review Application can be found at <https://www.fortluptonfire.org/>*
 - b. *All documents shall be electronic and sent to ttamlin@ftluptonfire.com*
3. The following items shall be submitted for review prior to construction.
 - a. Site Plan showing,
 - i. Width of fire department access roads
 - ii. Fire Hydrant Locations & Distancing
 - iii. Street lengths to dead ends
4. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders and parking areas.
5. The minimum turning radius shall be determined by the fire code official.
 - a. See attached document showing the minimum turning radius needed.

6. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1.
 - a. Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.
7. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.
8. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Please see the fire district's Construction and development Guide for additional information.

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 or ttamlin@ftluptonfire.com if you have questions or need further assistance.



Lancaster Crossing Subdivision

Preliminary Plat Submittal

A Portion Of The N1/2 Of Section 22 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

A

Project Contacts

Civil Engineer
LandOne Engineering
Daniel Hull
361 71st Avenue, Suite 100
Greeley,Co
970-632-2111

Property Owner
Baessler Development, LLC
33105 County Road 33
Greeley, Co 80631
970-573-7033

Surveyor
Lat40, Inc.
6250 W 10th Street #2
Greeley, CO
970-515-5294

Planning
Magaly Morales-Tejada
Planner 1
130 S McKinley Avenue
Fort Lupton, CO 80621
720-466-6191

B

Agency Contacts

Engineering
David Rausch
City Engineer
130 S McKinley Avenue
Fort Lupton, CO 80621
720-466-6191

Planning
Magaly Morales-Tejada
Planner 1
130 S McKinley Avenue
Fort Lupton, CO 80621
720-466-6106

Project Control Notes

Vertical Datum:
Project/Site Benchmark: NGS Benchmark NGS U 260 RESET - Found 3.5" Brass Cap in top of concrete irrigation structure
Published Elevation: 4893.9' (NAVD88) Measured Elevation: 4893.8'
Elevations brought to the site via GPS Observations using the Trimble VRS Network.

Horizontal datum:
Colorado State Plane Coordinate System, North Zone, North American Datum 1983

Basis of Bearing:
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 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.

Project Control Points:
CP 96 - SET 12" SPIKE
N:1278429.23
E:3203937.36
ELEV:4991.4'

CP 97 - SET 12" SPIKE
N:1281145.90
E:3203388.44
ELEV:4990.8'

CP 98 - SET 12" SPIKE
N:1281064.48
E:3201600.17
ELEV:4976.1'

Notes:

1. All property pins, intersection monuments, and section corners disturbed during construction must be referenced and replaced under the supervision of a licensed surveyor.

2. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work before commencing new construction. The contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.

3. All project control listed hereon is provided as a courtesy. It is the responsibility of the contractor to verify the accuracy of the coordinates and elevations shown prior to using them for any purposes

C

Utility Notes

1. Potable water has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

2. Sanitary sewer has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

3. Storm has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

4. Non-potable water has been laid out per meetings with City staff and in accordance to City of Fort Lupton design standards and specifications.

5. Further utility design and analysis will be completed as the project progresses.

D

General Notes

1. Dimensions shown on the plans are to flowline and centerline of utilities, unless otherwise specified.

2. Do not scale drawings.

3. Additional details/design will be added as the project progresses.

4. See landscape architects plans for Site Plan, Landscape Plan, and Photometric Plan.

5. Street names have not been determined yet, names shown are temporary placeholders.

Sheet List Table			Revisions			
Page	Sheet Number	Sheet Title	A	B	C	D
1	C1.1	Coversheet	✓			
2	C2.1	Filing Plan	✓			
3	C2.2	Street Sections, Signage, and Striping Plan	✓			
4	C2.3	Signage and Striping Details	✓			
5	C4.1	Erosion Control Plan	✓			
6	C6.1	Grading Plan	✓			
7	C6.2	Grading Plan	✓			
8	C7.1	Drainage Plan	✓			
9	C8.1	Utility Plan	✓			
10	C8.2	Utility Plan	✓			

Review C2.2

Preliminary
Not for
Construction

Job Number	24-007
Checked By	DH
Date	1/31/2025

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.

Revision Description	Date
1st Preliminary Plat Submittal	01/31/2025

Rev	No.	Date
A	1	01/31/2025

Lancaster Crossing Subdivision
Preliminary Plat Submittal

Coversheet

Fort Lupton, CO

Sheet
C1.1

L:\Landone.co\24-007 Thermo Farms Subdivision - Documents\CADD\Sheets\C1.0 Coversheet.dwg, 1/30/2025 6:12:44 PM, Sam Boyd, LandOne Engineering

Page 309 of 400

A
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D
E

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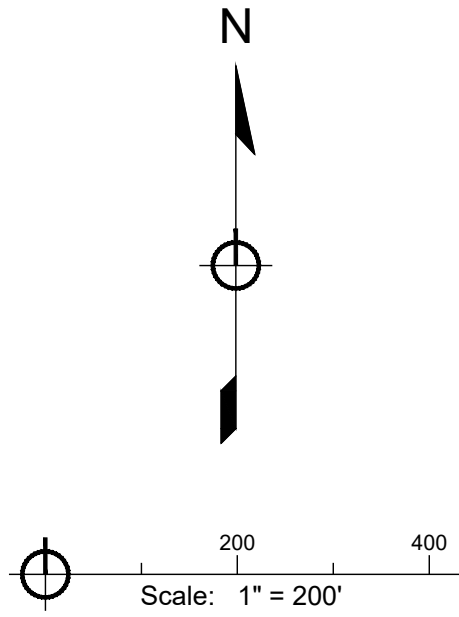
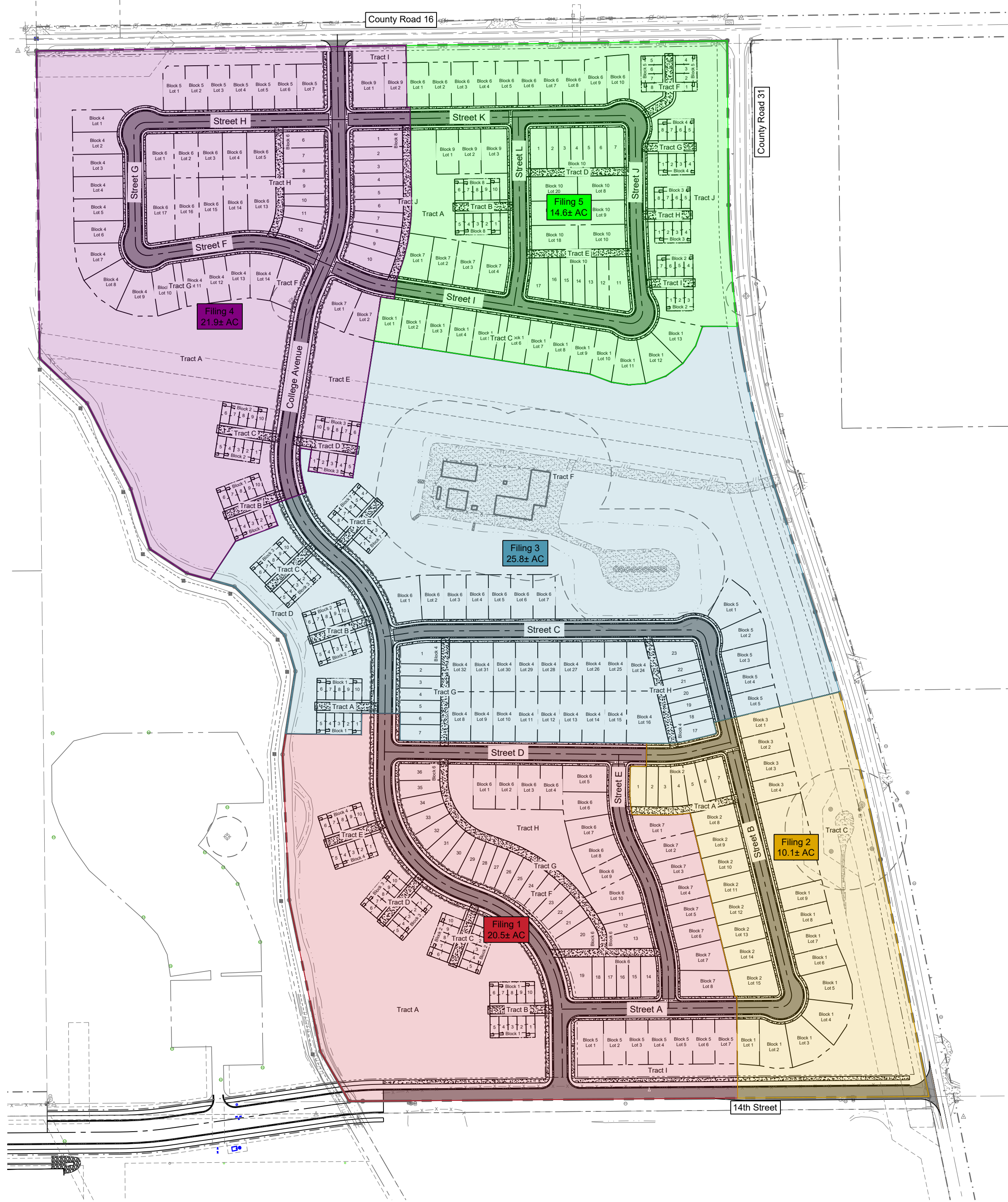
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Lot Counts for Filings				
	Single Family	Townhomes	Alley Loaded	Total
Filing 1	25	40	26	91
Filing 2	21	0	7	28
Filing 3	30	38	14	82
Filing 4	35	30	17	82
Filing 5	36	41	14	91
Total	147	149	78	374

Legend	
Existing	Proposed
Property Line	
Right of Way	
Easement	
Road Centerline	

- Notes
- Phasing of the construction will be completed at final approval to support the anticipated filings.

Preliminary
Not for
Construction

Job Number 24-007
Checked By DH
Date 1/31/2025

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Revision Description	
Rev	Description
1st	Preliminary Plat Submittal

Date	
Rev	Date
A	01/31/2025

Lancaster Crossing Subdivision
Preliminary Plat Submittal
Filing Plan
Fort Lupton, CO

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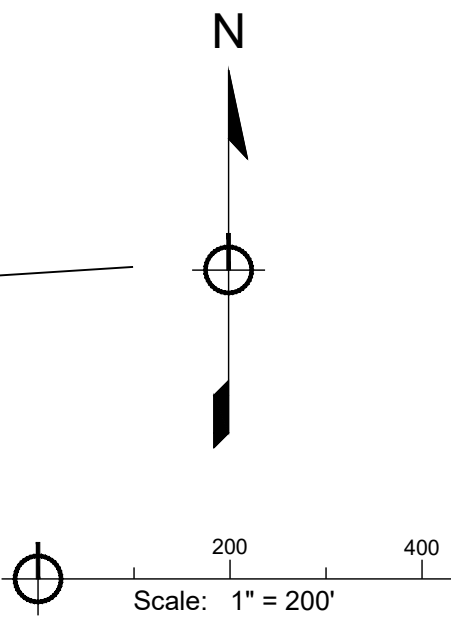
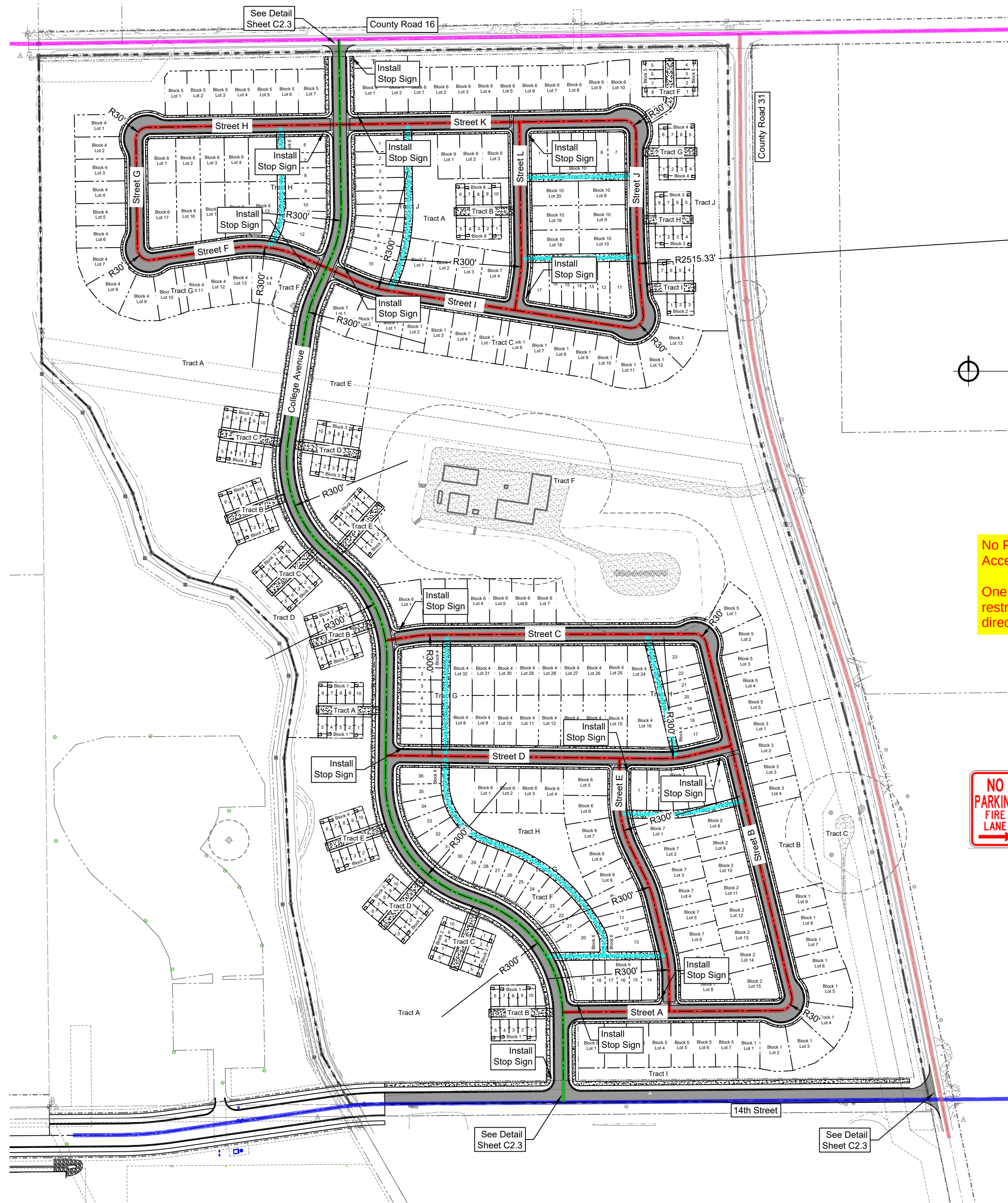
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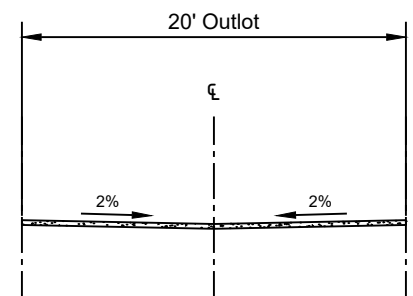
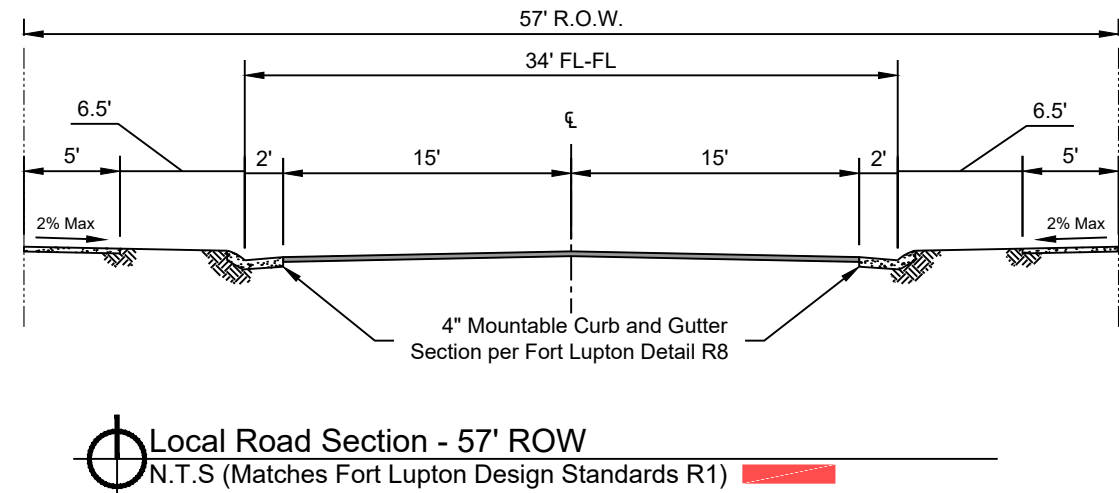
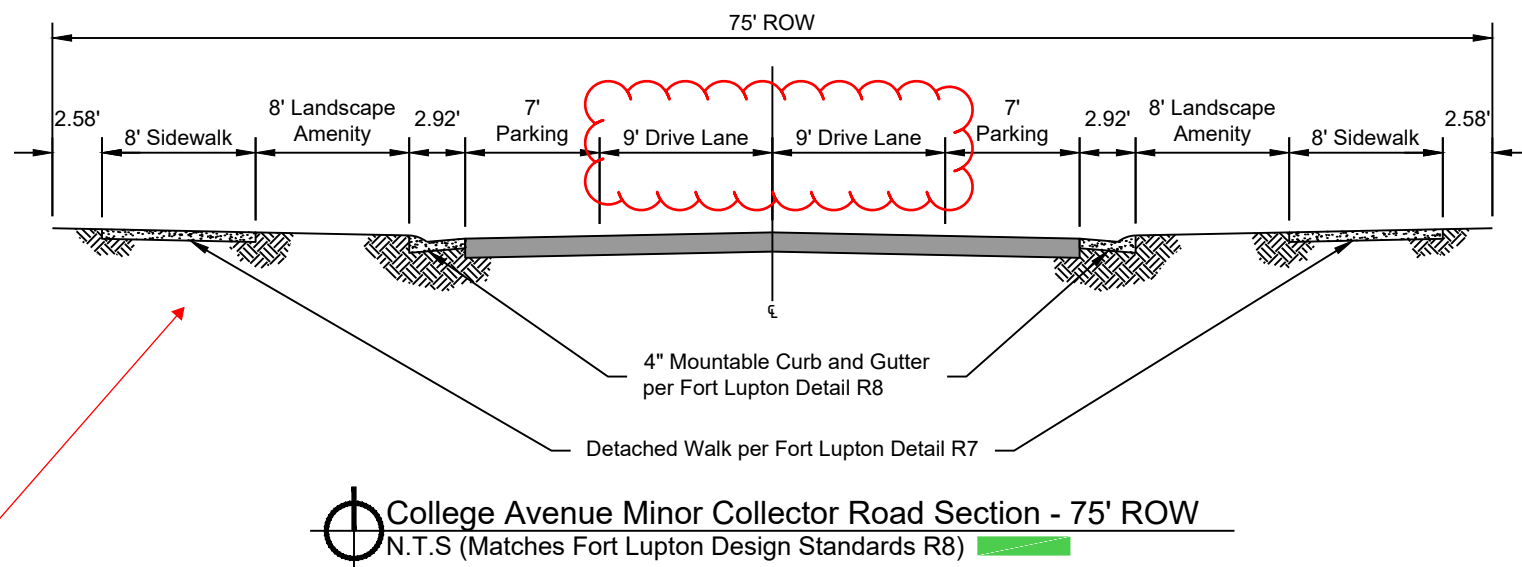
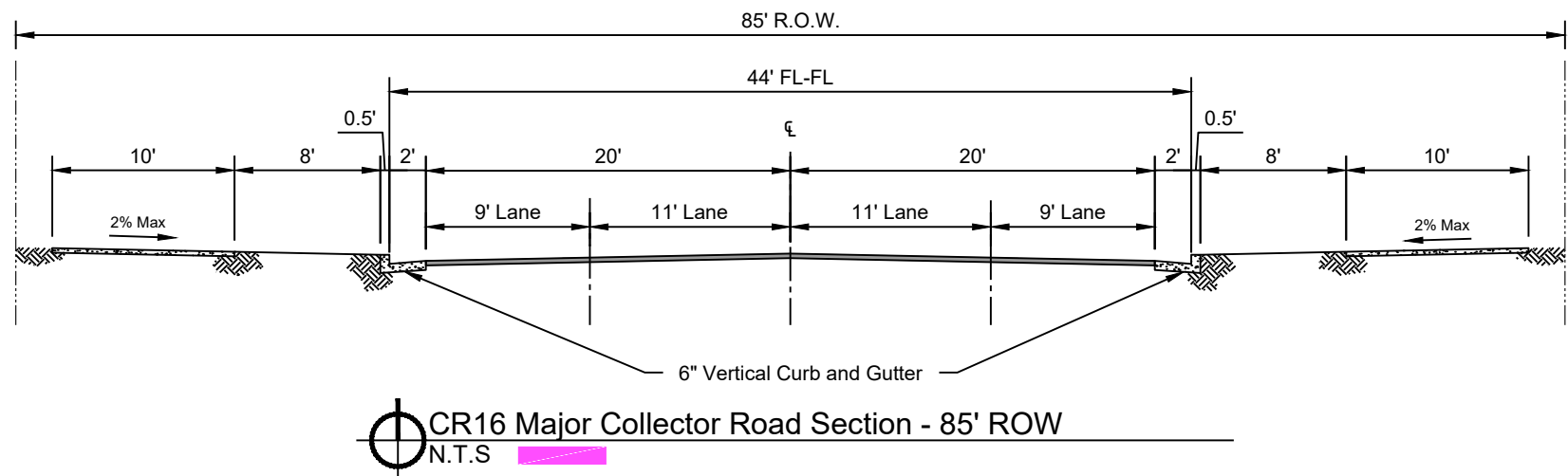
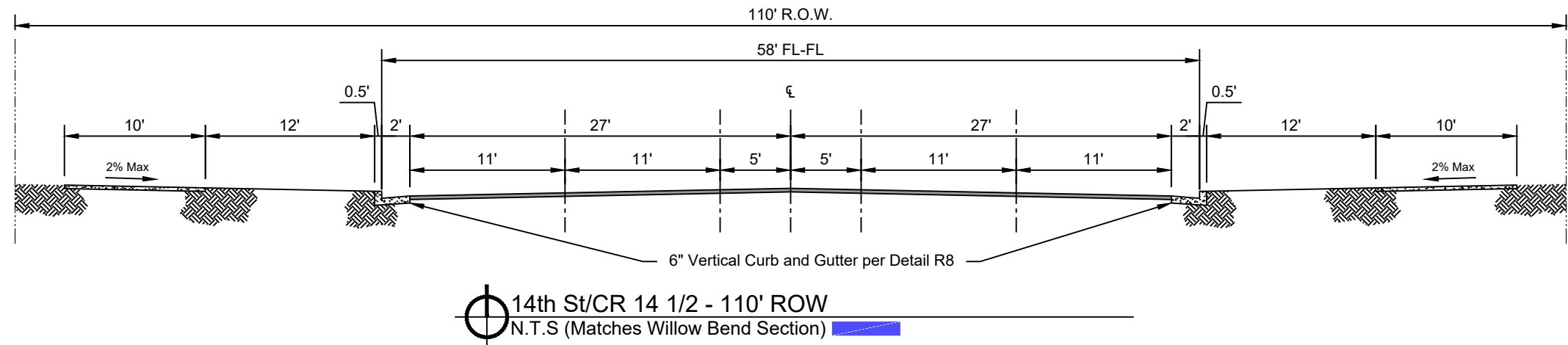
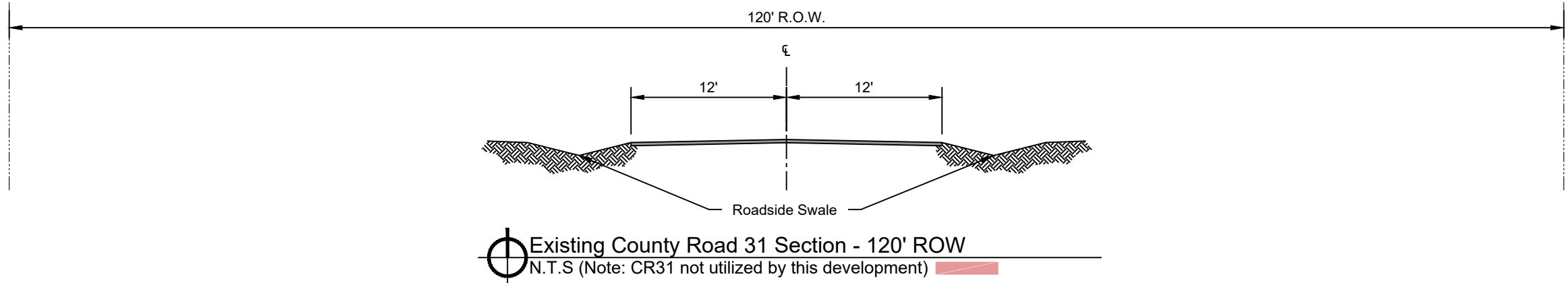
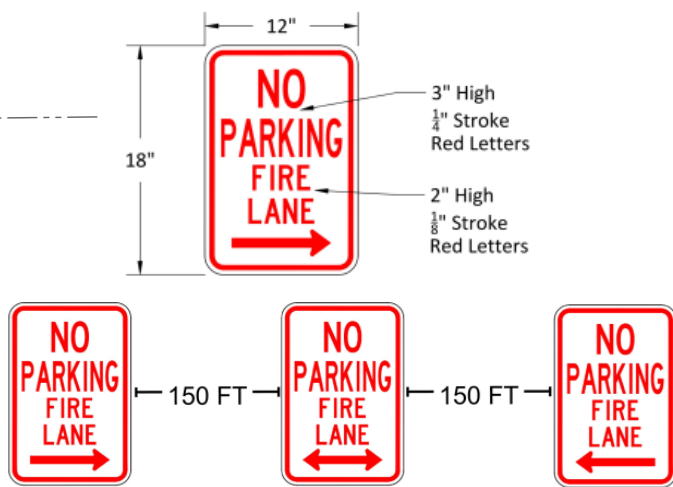
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No Parking on both sides of Fire Apparatus Access Roads less than 26 feet wide.

One sign at least every 150 ft. within the restricted area (double arrow pointing in each direction, to indicate the continuing restriction).



The Fort Lupton Fire Protection District requires the full length of the fire apparatus access road with fire hydrants maintain a 26' drive lane exclusive of shoulders and/or allowable parking area.

Preliminary
Not for
Construction

Job Number 24-007
Checked By DH
Date 1/31/2025

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.



Revision Description	
Rev	Description
1st	Preliminary Plat Submittal

Date	Rev
01/31/2025	A

Lancaster Crossing Subdivision
Preliminary Plat Submittal
Street Sections, Signage, and Striping Plan
Fort Lupton, CO





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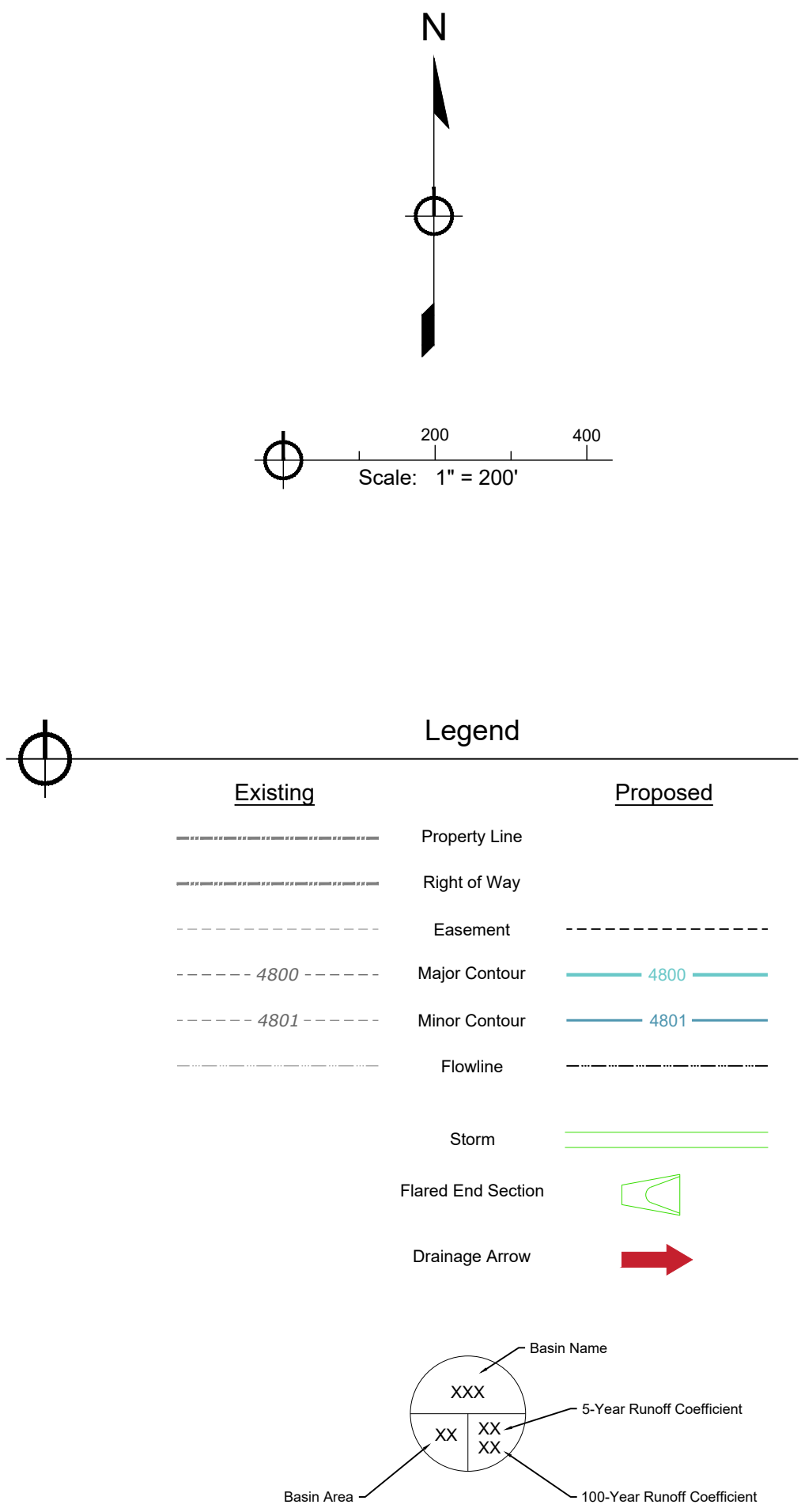
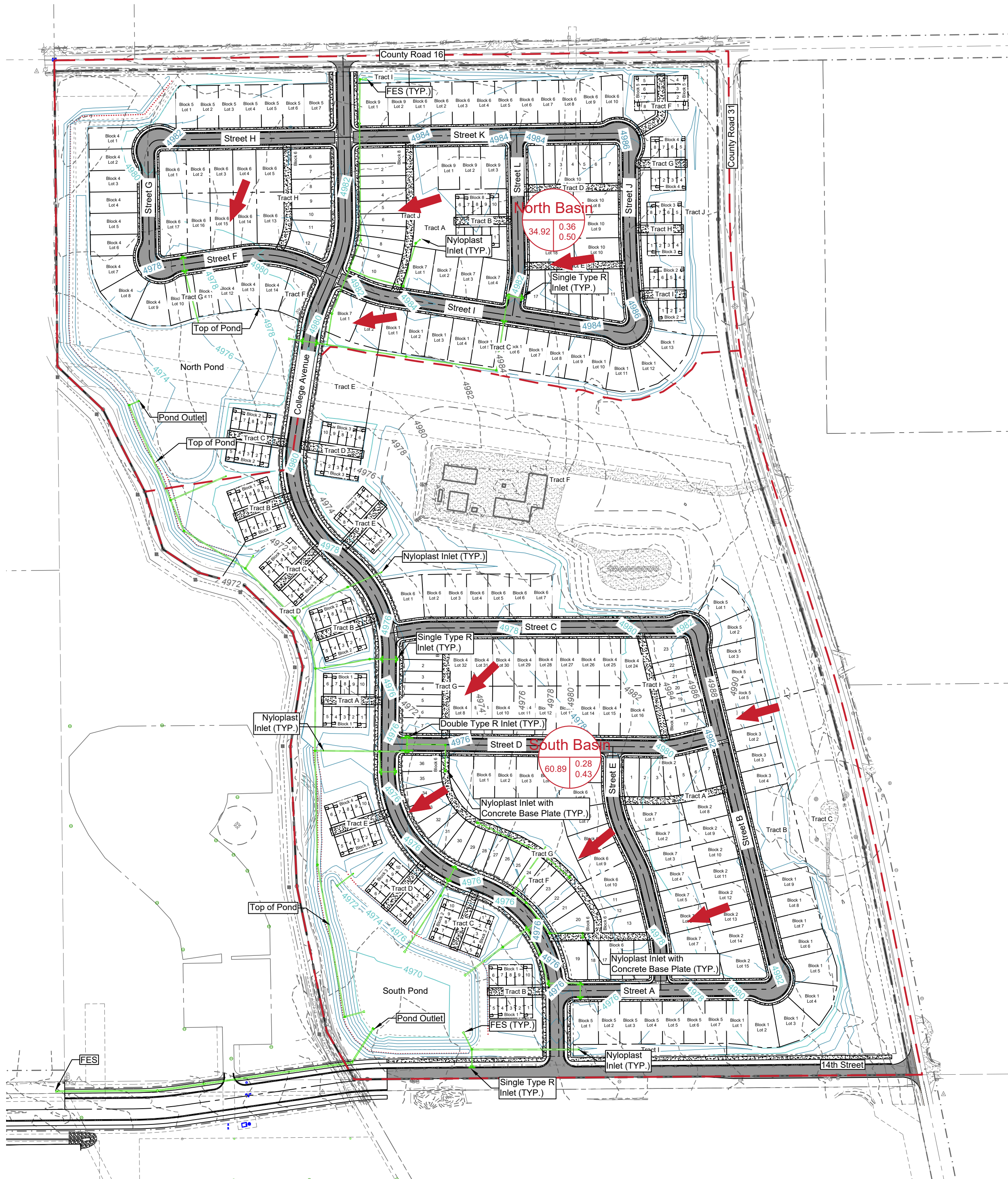
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Preliminary
Not for
Construction

Job Number 24-007
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Date 1/31/2025

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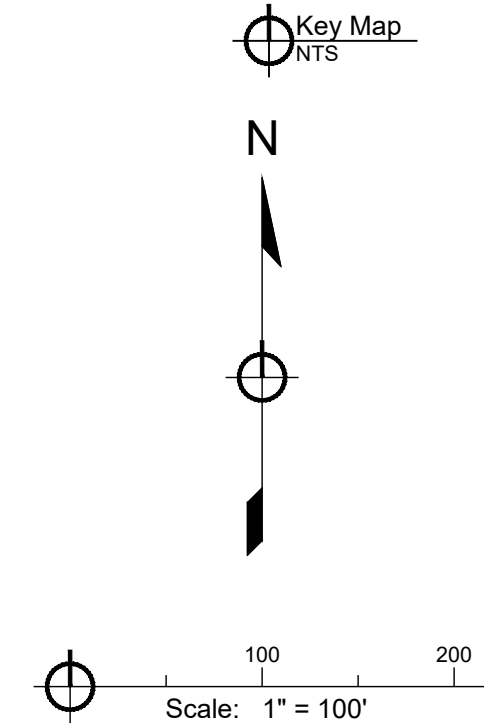
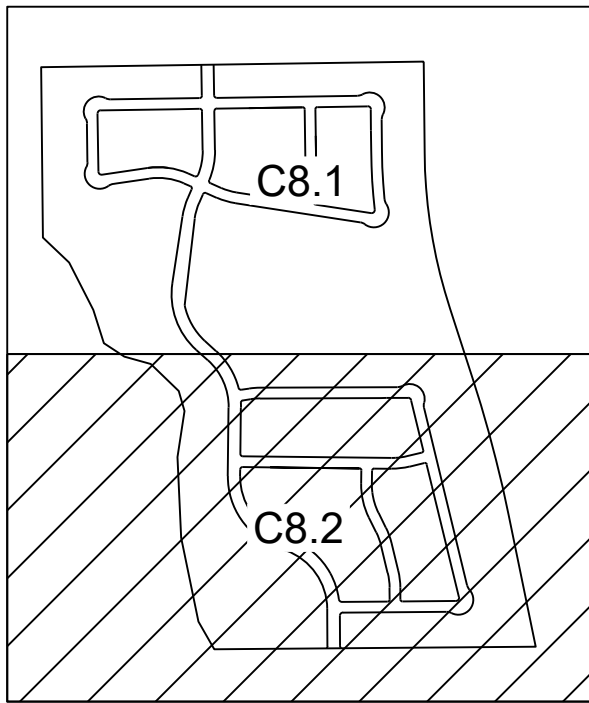
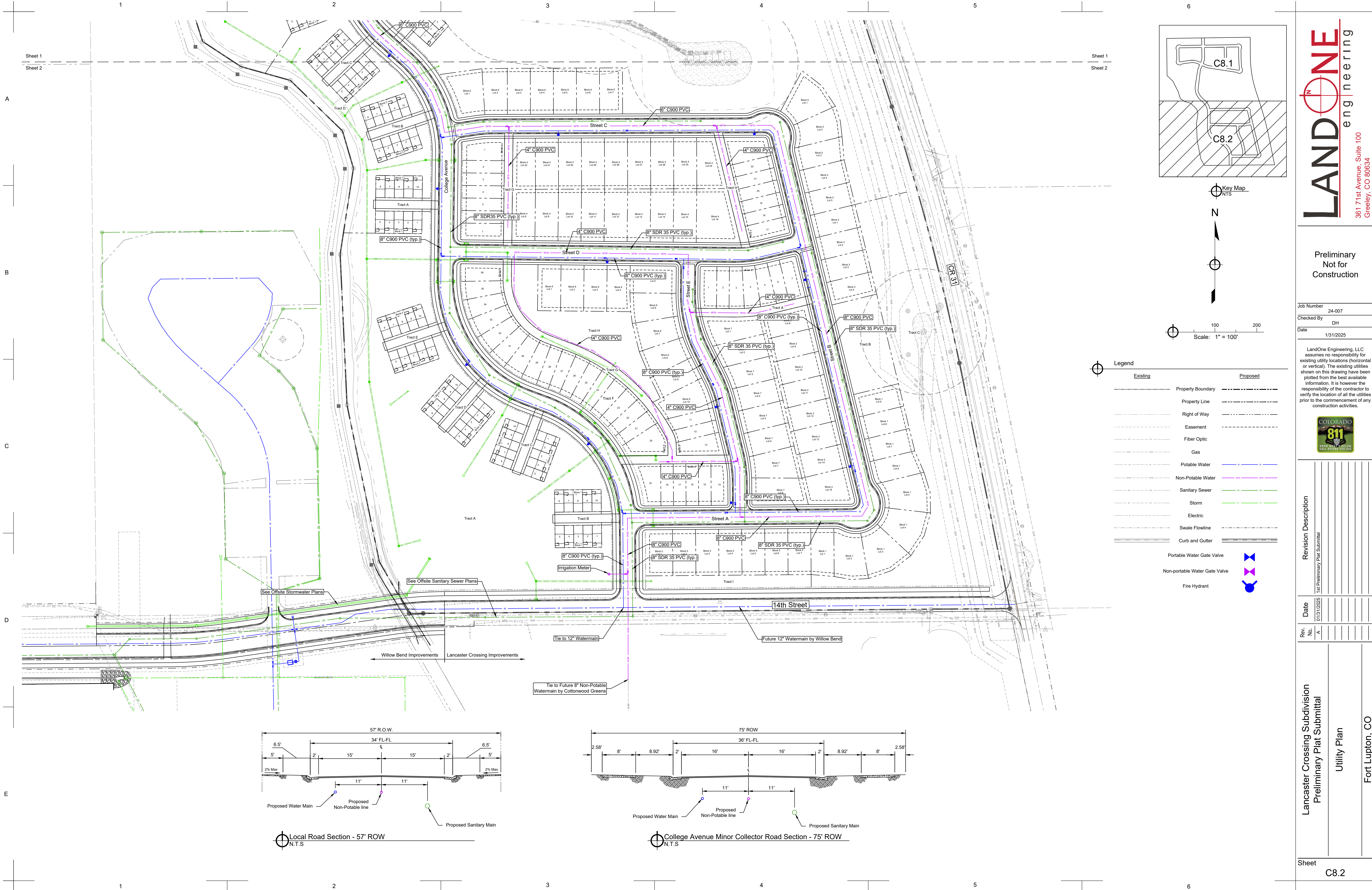


Revision Description	
1st Preliminary Plat Submittal	

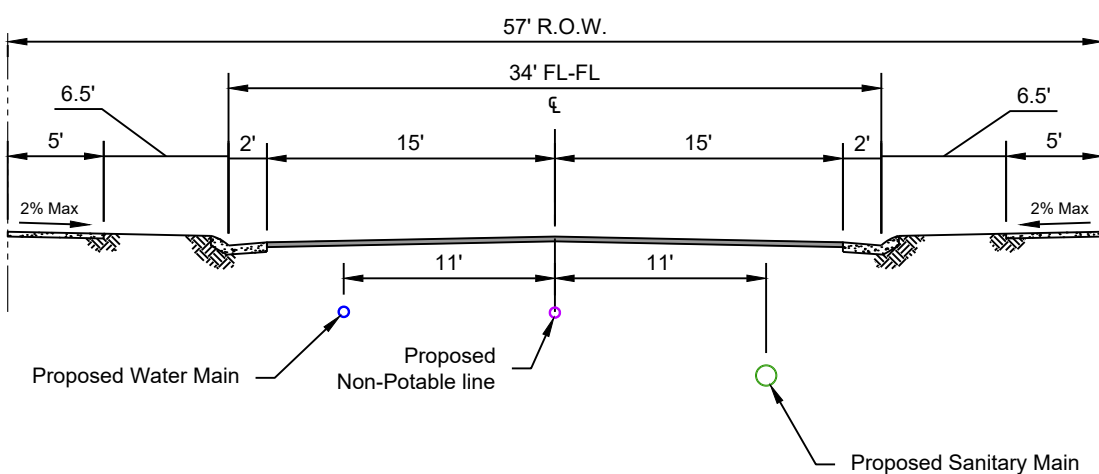
Date	01/31/2025
Rev	A
No.	

Lancaster Crossing Subdivision Preliminary Plat Submittal	Drainage Plan	Fort Lupton, CO
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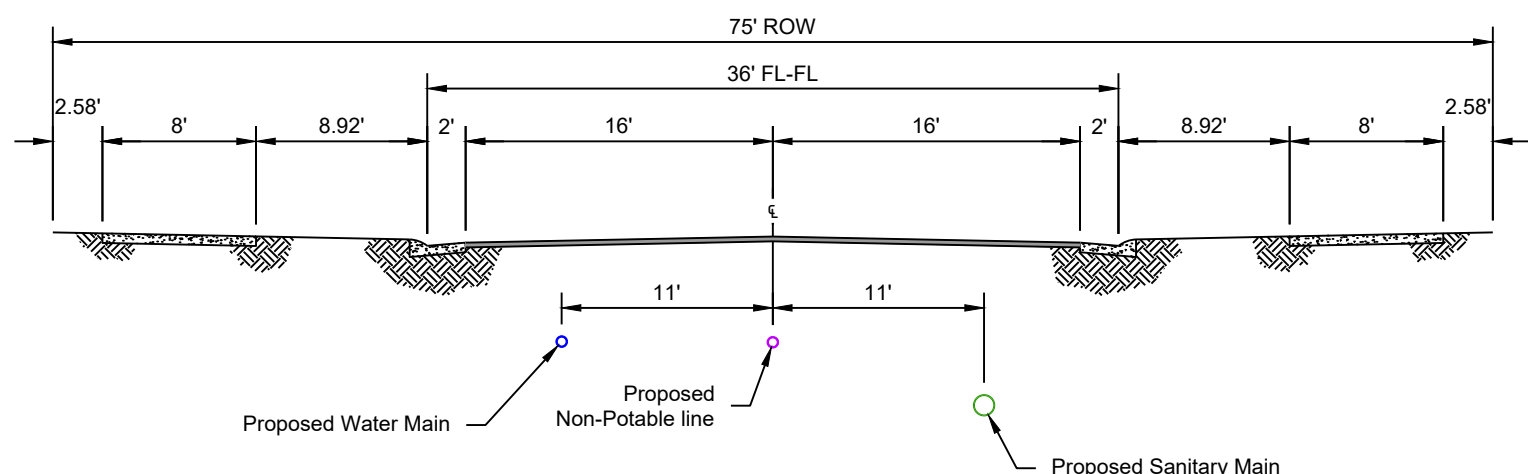
Sheet C7.1



Legend	
Existing	Proposed
Property Boundary	
Property Line	
Right of Way	
Easement	
Fiber Optic	
Gas	
Potable Water	
Non-Potable Water	
Sanitary Sewer	
Storm	
Electric	
Swale Flowline	
Curb and Gutter	
Portable Water Gate Valve	
Non-portable Water Gate Valve	
Fire Hydrant	



Local Road Section - 57' ROW
N.T.S.



College Avenue Minor Collector Road Section - 75' ROW
N.T.S.

Preliminary
Not for
Construction

Job Number 24-007
Checked By DH
Date 1/31/2025

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Revision Description
1st Preliminary Plat Submittal

Date
01/31/2025

Rev.
A

Lancaster Crossing Subdivision
Preliminary Plat Submittal
Utility Plan
Fort Lupton, CO

Construction and Development Guide



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Getting Started: Planning Approval and Building Permit Processes	3
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The Fort Lupton Fire Protection District will be adopting the 2024 International Fire Code (IFC) in 2026. Projects will be reviewed for compliance from the 2024 IFC once adopted.

Also, the Fort Lupton Fire Protection District has adopted fire impact fees on all new construction permits beginning May 2025. Please see fee schedule.

ABOUT THIS GUIDE

This Guide has been developed with the intent of clarifying the requirement of the IFC as adopted in our community. Our goal in the construction and development review process is to assist property owners, construction contractors, and design professionals as they design and build properties and buildings that meet minimum life safety standards. We strive to ensure that all buildings and facilities are safe for the building owners, visitors, customers, as well as for firefighters. We do this through the consistent application of the adopted International Fire Code (IFC), national standards, county and municipal codes and standards, agency policies, and best management practices.

All public schools and healthcare facilities are governed by the 2021 International Fire Code and other national standards, as adopted by the Colorado Division of Fire Prevention and Control.

The specific amendments adopted and enforced within the city of Fort Lupton and unincorporated areas of the fire district can be found on the FLFPD website.

www.fortluptonfire.org

In addition to the International Fire Code, standards published by the National Fire Protection Association (NFPA) are also enforced within the FLFPD jurisdiction. Information on all NFPA standards can be found at the following website:

www.nfpa.org/Codes-and-Standards/All-Codes-and-Standards/Free-access

GETTING STARTED: PLANNING APPROVAL AND BUILDING PERMIT PROCESSES

For most proposed new residential and commercial developments, new buildings or building additions, the first step is the most important - receive approval from the municipal (town or county) planning and zoning department. This is usually accomplished when the developer submits all the required planning documents, plans, plats, and other public improvement construction documents. These are reviewed by the municipal government for compliance with their planning and zoning rules before any building construction permits are issued.

Fort Lupton Fire Protection District review is also required for all planning documents and building permit submittals for projects within its jurisdiction to ensure compliance with adopted International Fire Code and (NFPA) Standards. Before beginning any new development or construction project, the applicant (developer, general contractor, property owner, etc.) must contact the appropriate municipality to obtain planning approval as well as any required building permits.

City of Fort Lupton (www.fortlupton.org) Planning and Building Departments 303-857-6694

Weld County (www.weldgov.com) Planning and Building Department 970-400-6100

It is also important to remember that additional municipal government requirements may apply to any given project or proposal, including but not limited to business license, liquor license, sign permit, and access permit. Please be sure to give complete and accurate information to the planning or building department staff so that nothing is missed during your application process. The applicant must provide all the same documents to Fort Lupton Fire Protection District for review. The Fort Lupton Fire Protection District only accepts electronic submittals in the form of PDF's by e-mail. Please contact the Fort Lupton Fire Protection District Fire Marshal on where to email electronic documents.

Fort Lupton Fire Protection District: 303-857-4603

WHAT PLANS ARE REVIEWED BY FLFPD?

Fire code requires that FLFPD performs plan review for the purpose of confirming, applying, and enforcing fire code requirements from the Preliminary Development Plan (PDP) stage, all the way through to Final Plat, to all types of proposed developments and construction projects, including but not limited to:

- a. Planned Unit Development (PUD)
- b. Commercial subdivisions
- c. Residential subdivisions
- d. Mixed-Use subdivisions
- e. Use by Special Review
- f. Commercial business development
- g. Industrial parks
- h. Minor residential developments
- i. Multi-family developments
- j. RV Park, RV/Boat/Equipment Storage Lots.

In addition to development reviews, FLFPD also reviews construction documents, plans, etc. for any construction project being completed in all the following proposed occupancies and/or buildings:

Assembly occupancies (A1 through A5)	Institutional occupancies (I1 through I4)
Business occupancies (B)	Mercantile occupancies (M)
Educational occupancies (E)	Residential occupancies (R1 through R4)
Factory/Industrial occupancies (F1 and F2)	Storage occupancies (S1 and S2)
High Hazard occupancies (H1 through H5)	Miscellaneous occupancies (U)

FLFPD also performs plan review for the purpose of applying fire code requirements to the following types of mechanical, electrical, and hydraulic systems:

- a. Fire alarm systems
- b. Fire sprinkler systems
- c. Kitchen hood and duct systems

- d. Spray paint/finish booths
- e. Commercial cooking extinguishing/exhaust systems
- f. Clean-agent suppression systems
- g. Fire pumps
- h. Hazard control system
- i. Hazardous materials storage/use/dispensing systems
- j. High-piled storage systems
- k. Tents/canopies
- l. Fireworks sales stands
- m. Indoor and outdoor fireworks display
- n. Special events
- o. Mobile food vendors
- p. And a wide variety of other areas, as addressed in the International Fire Code.

DEVELOPMENT DESIGN REQUIREMENTS

Fort Lupton Fire Protection District reviews information that is submitted for all proposed residential, commercial and/or mixed-use developments to ensure compliance with requirements of the International Fire Code and associated standards.

Approved fire apparatus access roads shall be required for every facility, building, and/or portion of a building hereafter constructed or moved into or within the jurisdiction. Fire apparatus access roadway grades shall not exceed 10 percent, and all intersections and turnarounds shall be level, with the exception of crowning for water run-off.

Traffic calming devices shall be prohibited unless approved by the Fire Code Official. This includes but is not limited to speed bumps, speed humps, speed cushions, traffic circles, and neckdowns.

Number of Fire Apparatus Access Roads Required

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Exceptions to this requirement include developments where all dwelling units are equipped throughout with an approved automatic fire sprinkler system or when the development plan includes a future second point of access, as approved by the Fire Code Official.

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic fire sprinkler systems.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served,

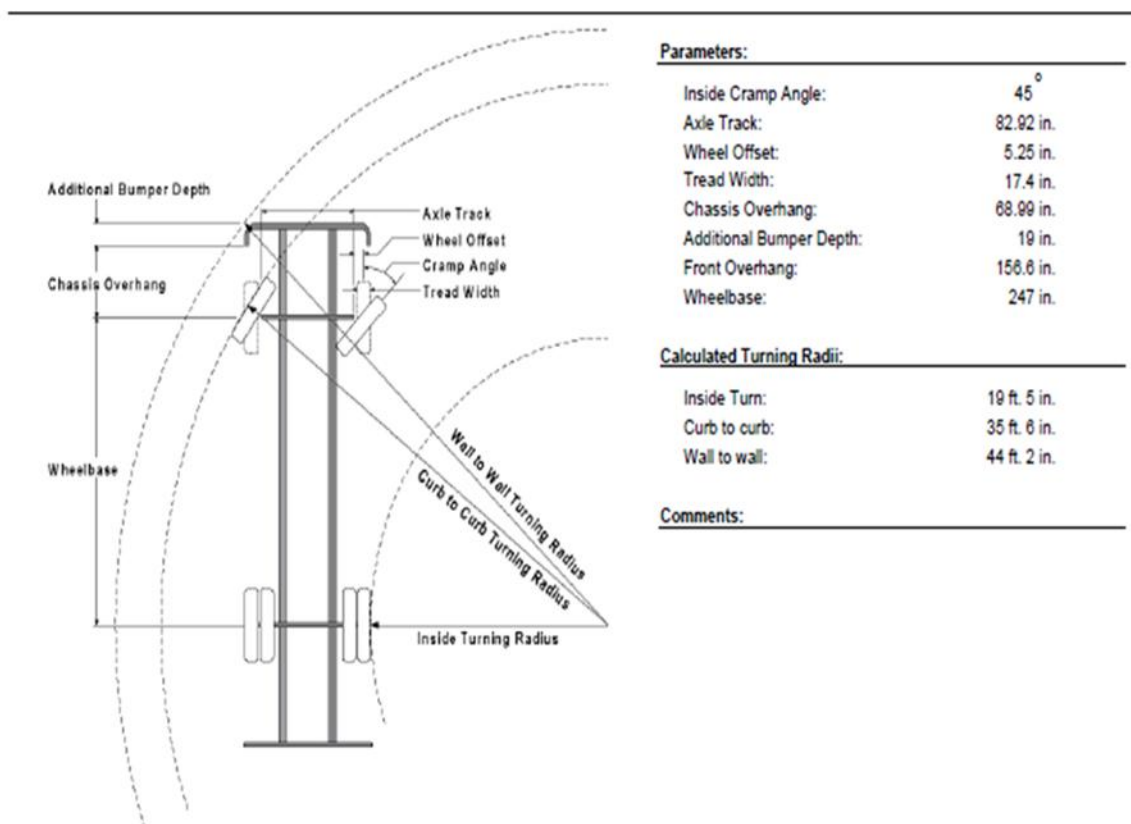
measured in a straight line between accesses. The proposed location of each entrance shall be approved by the fire code official.

Surface and Load Capacities

Fire apparatus access roads shall be of an all-weather surface (concrete, asphalt or other approved driving surface) that is easily distinguishable from the surrounding area and is capable of supporting not less than 85,000 pounds live load (gross vehicle weight). FLFPD may require documentation from a registered engineer that the finished construction is in accordance with the approved plans or the requirements of the International Fire Code.

Turning Radius

The minimum turning radius for all turns within a property or subdivision shall be constructed to the specifications shown in the figure below.



CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Ent/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0504821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0502931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Dead-End Roads

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (Feet)	WIDTH (Feet)	TURNAROUNDS REQUIRED
0 - 150	20	None required
151 – 500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

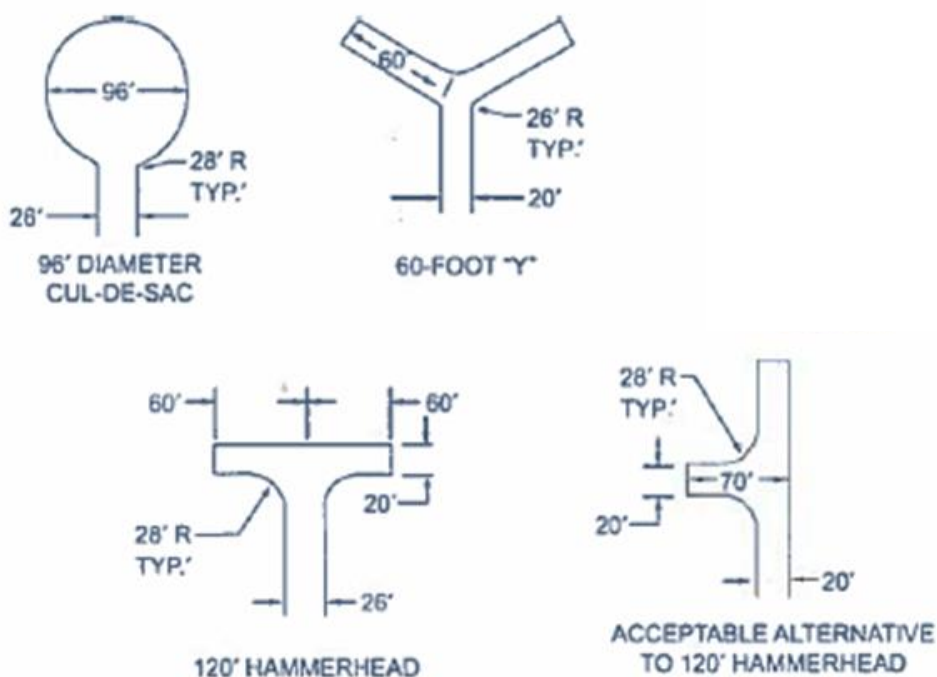


Figure 2: Turnarounds on Dead-End Access Roadways

Fire Apparatus Access Road Width

Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. This includes public streets, private streets, private drives and parking lot drive aisles. An Emergency Access Easement may be required to be dedicated on non-public roadways.

Roads 20 to 26 feet wide shall be posted on both sides as a fire lane.

Roads 26 to 32 feet wide shall be posted on one side as a fire lane.

26 feet in width is assumed to be more than sufficient for maneuvering at least two fire department vehicles by one another, thus allowing parking on one side. With that being said, for a fire apparatus access road of 32 feet wide, a minimum width of 26 feet, exclusive of the allowable parking area shall be provided.

Where serving two or less dwelling units and accessory buildings, the driving surface may be reduced to 12 feet, although the unobstructed width shall be 20 feet.

Aerial Fire Apparatus Access Roads

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approval aerial fire apparatus access roads shall be provided. The highest roof surface is measured to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed driving surface width of 26 feet, in the immediate vicinity of the building. This includes public streets, private streets, private drives and parking lot drive aisles. An Emergency Access Easement may be required to be dedicated on non-public roadways.

At least one of the required aerial fire apparatus access routes shall be located 15-30 feet from the building and shall be positioned parallel to at least one entire long side of the building that has openings suitable for firefighter entry into the building. Examples of openings are windows, balconies, smoke tower landings, etc. The sides(s) of the building with aerial access shall be approved by the Fire Code Official.

“Fire Lane – No Parking” signs and/or Painted Curbs

Where required by the Fire Code Official, fire apparatus access roadway curbs shall be painted red at approved locations and/or approved Fire Lane – No Parking signs shall be installed. Paint and signs shall be installed and maintained by the property owner. Signs shall be installed with a clear space above grade level of seven (7) feet and shall be installed 45-degrees from the traffic flow line.

Overhead Clearance

All fire apparatus access roads, including aerial fire apparatus access roads, shall have a minimum overhead clearance of 13 feet 6 inches.

Fire Apparatus Access Road Distance from Buildings

An approved fire apparatus access road shall be within 150 feet of all portions of the first story exterior wall of any building, as measured by an approved route around the exterior of the building.

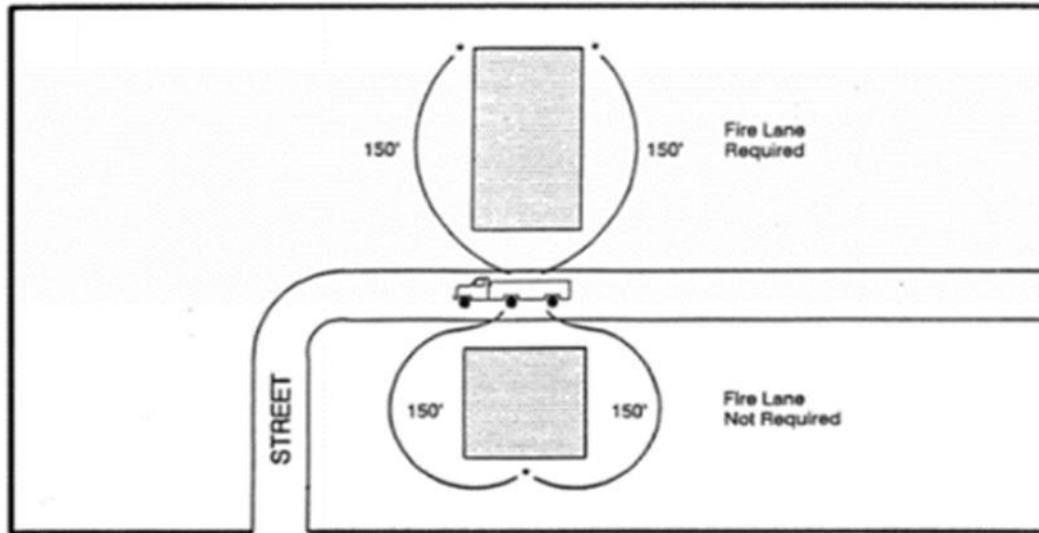


Figure 3: Fire Apparatus Access Road Distance from Buildings

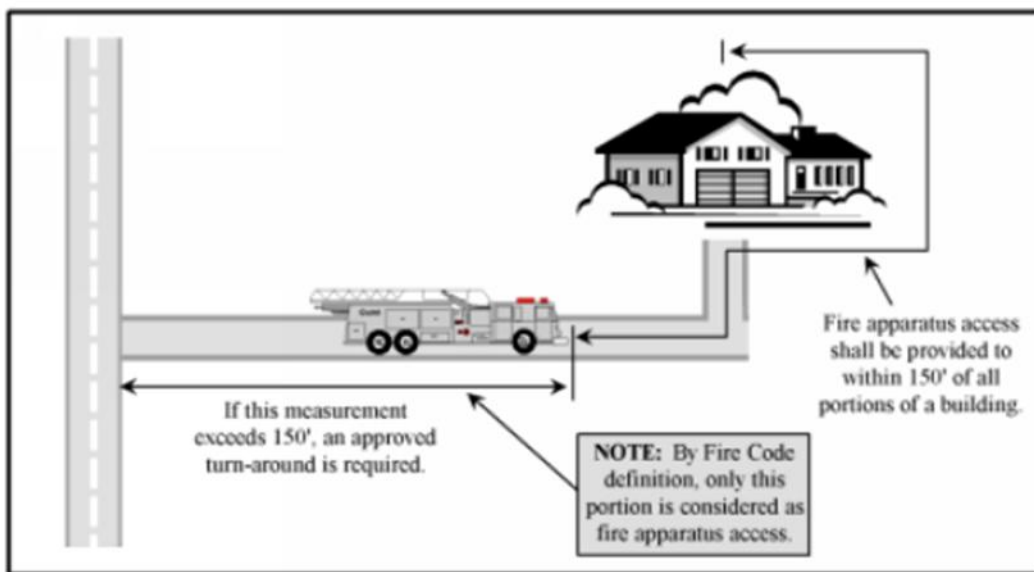


Figure 4: Dead-End Fire Apparatus Road

Gates

Gates that are installed to secure fire apparatus access roads shall comply with all of the following:

- Minimum unobstructed width of 20 feet
- Gates serving one- or two-family dwellings shall be a minimum of 12 feet in width
- Gates shall be set back a minimum of 30 feet from the intersecting roadway
- Gates shall be of the swinging or sliding type
- Manual operation shall be capable by one person
- Electric gate operators, when required, shall be listed in accordance with UL 325
- Gate components shall be maintained in an operative condition at all times, or replaced or repaired when defective
- Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200
- Electric gates shall be equipped with a means for operation by fire department personnel (sire activation or Knox key switch). Private key pad is not acceptable
- Manual opening gates may require a Knox padlock or Knox Box to ensure fire department access

Bridges and Elevated Surfaces

Where a bridge or an elevated surface is part of a fire apparatus road, either public or private, the bridge shall be constructed and maintained in accordance with the State of Colorado Department of Transportation and the American Association of State Highway and Transportation Officials *Standard Specification for Highway Bridges*. Bridges and elevated structures shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Code Official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs, or both shall be installed and maintained when required by the Fire Code Official. The design engineer may be required to provide written final approval of the bridge to FLFPD after construction is completed. Maintenance of the bridge shall be the responsibility of the parties that use the bridge for access to their property(s). FLFPD may at any time, for due cause, ask that a registered engineer inspect the bridge for structural stability and soundness at the expense of the property owner(s) the bridge serves.

WATER DISTRICTS

The Fort Lupton Fire Protection District response area is served by the following water districts. For additional information, please contact the following water district that serves your project.

City of Fort Lupton Public Works Department: 303-857-6694 www.fortlupton.org

Central Weld County Water District 970-352-1284 www.cwcwd.com

FIREFIGHTING WATER SUPPLIES

Fort Lupton Fire Protection District reviews all submitted plans for compliance with water supply requirements of the adopted fire code.

Access and firefighting Water Supply During Construction

Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational. All fire hydrants shall be flow tested by the City of Fort Lupton and results sent to the Fort Lupton Fire Protection District prior to any combustible construction or storage of combustible materials on the site.

Commercial and Multi-Family Building Fire Flow

The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with Appendix B and Table B105.1, as displayed on the following page. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

Exception: A reduction in required fire flow of up to 75 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with IFC 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gpm for the prescribed duration as specified in Table B105.1.

One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

**TABLE B105.1(1)
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4
BUILDINGS AND TOWNHOUSES**

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

²
For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) ^a	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

**TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Water supply for buildings equipped with an automatic sprinkler system.

For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire- flow.

FIRE HYDRANTS

Fire Hydrant Flow Testing

Flow tests are often required prior to the design of fire sprinkler systems, or to verify adequate municipal water supply is available for new developments. The fire sprinkler system designer will schedule and complete the flow test in cooperation with the water provider. To schedule a flow test, please contact the water provider. Approved documentation of the final test results shall be provided to FLFPD prior to final approval of the water supply system.

Areas without water supply systems. (See Additional Fire Code Amendments)

Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

FACILITY. A building or use in a fixed location including exterior storage areas for flammable and combustible substances and hazardous materials, piers, wharves, tank farms and similar uses. This term includes recreational vehicles, mobile home and manufactured housing parks, sales and storage lots.

Required Fire Flow for Rural Facilities

Required fire flows for facilities constructed in rural areas in which adequate and reliable water supply systems do not exist shall be calculated in accordance with National Fire Protection Association (NFPA) Standard 1142: Standard on Water Supplies for Suburban and Rural Water Supplies. Please contact the Fire Marshal's Office for special assistance and other requirements that may apply.

Fire Department Connection (FDC)

The fire sprinkler system's fire department connection (FDC) shall have two 2 ½" connections. A fire hydrant shall be located within 150-feet of a fire department connection (FDC).

Fire hydrants and FDC locations shall be approved by the Fire Code Official.

A permanent sign shall be installed at the FDC that specifies fire sprinkler, sprinkler and standpipe, or standpipe. When an FDC serves multiple addresses and/or only portions of buildings (such as basement or standpipe), permanent signs shall be installed at the FDC identifying the location(s) served by the FDC.

Fire Hydrant Spacing

Where a portion of the facility or building hereafter constructed or moved into or within the city limits of Fort Lupton is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
2. For buildings equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Fire Hydrant Spacing (Unincorporated Areas of the Fire District) (See additional Fire Code Amendments)

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. Requirement does not apply to Group R-3 (single and double family) and Group U occupancies

Fire Hydrant Number and Distribution

The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

TABLE C102.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (GPM)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
1,750 or less	1	500	250
1,751-2,250	2	450	225
2,251-2,750	3	450	225
2,751-3,250	3	400	225
3,501-4,000	4	350	210
4,001-5,000	5	300	180
5,501-5,500	6	300	180
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the International Fire Code.

g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the International Fire Code or Section P2904 of the International Residential Code.

h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Undeveloped Areas

Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar problems, hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

Consideration for Locating Fire Hydrants

Existing fire hydrants in areas are allowed to be considered to meet the required number of hydrants as approved. Hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

Hydrants that are separated from the subject building by railroad tracks, bridges, arterial streets or differing grades shall not contribute to the required number of hydrants, unless approved by the Fire Code Official.

Hydrants that are separated from the subject building by interstate highways or divided highways shall not contribute to the required number of hydrants.

ADDRESSING AND STREET NAMES

The naming of streets and assignment of addresses is a responsibility of the municipality (town and/or county). Fort Lupton Fire Protection District reviews proposed street names and addresses as a 'second set of eyes' to ensure that street naming and addressing conventions are followed. Additionally, this serves as a valuable opportunity to ensure that duplicate street names in different communities are avoided whenever possible.

Building Identification

All new and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. The color of the numbers shall contrast with their background.

Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum size and stroke width, related to the size of the structure. Where is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Address Numeral Size

New residential buildings that contain no more than two dwelling units shall have minimum 4-inch high numbers with a minimum stroke width of ½ inch. Individual suite or unit addresses shall be displayed with minimum 4-inch high numbers with a minimum stroke width of 1½ inch.

New multiple family or commercial buildings shall have minimum 6-inch high numbers with a minimum stroke width of one (1) inch.

New buildings three or more stories in height, or with a floor area of 15,000 to 100,000 square feet, shall have minimum 8-inch high numbers with a minimum stroke width of one (1) inch.

Buildings with a total floor area of greater than 100,000 square feet shall have minimum 12-inch high numbers with a minimum stroke width of two (2) inches.

Where building setback exceeds 100 feet from the street or access road, additional numbers shall be displayed at the property entrance.

The Fire Code Official may require address numbers to be displayed on more than one side of the building and may require the street name to be displayed along with the address numbers.

Temporary Address Signs

Temporary address signs shall be installed at the entrance to construction sites in such a manner to be readily visible to vehicle traffic. These temporary address signs shall be approved by the Fire Code Official and shall contain, as a minimum, the address numerals. Temporary address signs may be required to contain the street name as well as the address numerals.

Street or Road Signs

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles. Signs shall be of an approved size, weather resistant, and shall be maintained until replaced by permanent signs.

KEY BOXES (KNOXBOX)

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the Fire Code Official is authorized to require a key box to be installed in an accessible location.

A Knox Box, <https://www.knoxbox.com/>, must be installed on all commercial buildings within our fire district. FLFPD will designate the approved location(s) for key box installation. More than one key box may be required to be installed due to the size or use of a structure. The number of required key boxes will be determined at the time of site or building permit review.

To ensure your Knox Box is keyed correctly, log onto <https://www.knoxbox.com/>. Under “Choose your local fire department agency” select “Colorado” as your location and “Fort Lupton Fire Department” as your local fire department. Then select if you want to purchase commercial or residential Knox Boxes.

The top of the key box shall be installed 60 to 72 inches above the finished grade.

CONTRACTOR LICENSING PROGRAM

All persons performing installation and/or repair of Fireline's, and/or fire sprinkler systems are required to possess and maintain Registration with the State of Colorado Division of Fire Prevention and Control. This registration may be verified in the field by FLFPD inspectors at any time. For more information visit the Colorado Division of Fire Prevention and Control,

[Certifications and Registrations | Fire Prevention and Control \(colorado.gov\)](#)

FIRE ALARM PLAN REVIEW

Submittal for fire alarm system plan reviews shall include the following information. This list is not intended to be inclusive of all requirements for a fire alarm substantial, but rather as a guide to indicate minimum requirements:

- Completed Plan Review/Permit Application form
- One (1) complete set of electronic plans
- NICET Level III, IV or PE stamps on all plans
- Minimum of one (1) set of electronic material cut sheets
- Voltage drop calculations
- Battery calculations
- Symbols list per NFPA
- Sprinkler riser diagram
- NFPA 72 Form at Final
- AES Installation Log (if utilizing antenna great than Rubber Duck)

FIRE SPRINKLER AND FIRLINE PLAN REVIEW

Submittals for fire sprinkler system plan reviews shall include the following information. This list is not intended to be inclusive of all requirements for a fire alarm submittal, but rather as a guide to indicate minimum requirements.

- Copy of valid Registration with the State of Colorado Division of Fire Prevention and Control
- Completed Plan Review/Permit Application
- One (1) complete set of electronic plans
- NICET Level III, IV or PE stamps on all plans
- Minimum of one (1) set of electronic material cut sheets
- Hydraulic calculations
- State of Colorado sprinkler form
- Water supply information
- NFPA Working Plans Checklist

Fire Department Connections (FDCs) shall be provided for all buildings with installed fire sprinkler systems. The FDC shall have two 2 ½" connections.

COMMERCIAL KITCHEN HOOD AND EXHAUST SYSTEMS

Any commercial cooking that produces grease-laden vapors must be performed beneath an approved hood system that includes fire suppression capabilities. Installation and/or modification of any commercial kitchen hood system requires FLFPD plan review and prior to changes being made.

Commercial kitchen hood systems must meet the following requirements:

- Comply with most current NFPA 13, NFPA 17, and UL 300 standards, as well as adopted International Fire Code, International Building Code, International Mechanical Code, and any applicable local amendments and/or rules.
- Design plans must show interconnection for fuel supply and electrical shut-off, ventilation control, damper control, and associated ducting systems.
- All commercial kitchen hood systems installed in a business that has an electronically monitored system already installed shall be connected to the fire alarm system as a dedicated zone.
- If the business does not have an electronically monitored system, then a horn strobe device shall be installed and placed on the outside of the building on the address side of the business per NFPA 17A.
- Appropriate Class K portable fire extinguishers properly mounted within 30 feet of the cooking location.
- A manual system actuator must be provided at least 10 feet, and not more than 20 feet, from the cooking location.

The following information shall be included with all plan review submittal packages:

- Copy of the design/installation contractor's applicable state license/registration
- Completed FLFPD Plan Review Application form with complete and correct project information
- Complete electronic set of all material cut sheets
- Complete electronic project plans to show all cooking locations, all suppression system information and all exhaust duct specifications.

Payment of the applicable FLFPD plan review/inspection fees are due prior to a final inspection.

PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM

All new buildings 5,000 sqft or larger, shall be tested to determine adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. If it is determined the radio coverage in the building is not adequate, buildings shall be provided with approved radio coverage for emergency responders as required by Chapter 5 of the Fire Code.

Buildings and structures which cannot support the required level of radio coverage shall be equipped with a radiating cable system, a distributed antenna system with Federal Communication Commission (FCC) certified signal boosters, or other systems approved by the Fire Code Official in order to achieve the required adequate radio coverage. Public safety radio amplification systems shall be designed and installed in accordance with criteria specified in the International Fire Code and NFPA 72.

HAZARDOUS MATERIALS ANALYSIS

Proposed structures that are intended to contain materials that pose a health and/or physical risk, as defined in the Fire Code, and if used, stored or handled on site, must submit a completed Hazardous materials Impact Statement (HMIS) to FRFR at the time of building permit application. The HMIS must be prepared by a licensed design professional in accordance with Chapter 50 – General Provisions/Hazardous Materials, Tables 5003.1.1(1) through 5003.1.1(4), and Fire Code Appendix E – Hazard Categories. The HMIS shall include the following information for each material:

- Product name
- Component(s)
- Chemical Abstract Service (CAS) Number
- Location(s) where stored and/or used
- Container size
- Hazard classification
- Amount in storage
- Amount in use – closed systems (no vapors escaping to the atmosphere)
- Amount in use – open systems (vapors may escape to the atmosphere)
- Maximum Allowable Quantity (MAQ)
- MAQ Exceeded (yes or no)

Chapter 50 of the Fire Code provides an example worksheet to assist design professionals with submitting the required hazardous materials information. Completion of these worksheets will help provide very valuable information to ensure that the property Occupancy Group of the structure and/or area is determined.

PLAN REVIEW PROCESS

A minimum of 10 business days is required to complete the review of submitted plans. Additional time may be necessary based upon the complexity of the projects and the completeness of the submitted information. All building plans shall have a code analysis section.

A complete code analysis is required to be done by a licensed architect or design professional prior to any approved plans being released by the fire department. This code analysis shall include the following:

- Applicable codes
- Project description
- Occupancy classification
 - Include justification and explain reason for this classification (i.e. Hazardous processes, manufacturing, extracting, business office, etc.)
- Type of construction
- Is the building sprinklered or not
- Allowable area increase calculations
- Allowable area calculations for building
- Allowable height and number of stories

- Egress requirements
- Occupant load
- Minimum number of exits for occupant load
- Panic or Fire Exit Hardware being used
- Exit access (i.e. travel distance)
- Dead end corridor length (if applicable)
- Will there be any racks or high piled storage (e.g. storage over 12 ft. in height)?
 - If yes, how tall and what will the commodities stored on them consist of?

Any other information that will assist with the plan review process or that is required by the city of Fort Lupton or Weld County departments.

If any fire protection system is required, a valid Fort Lupton Fire Protection District plan review/inspection is required for each system prior to construction.

Developments:

The following items shall be submitted for review prior to construction of residential developments.

- a. Site Plan showing,
 - Width of fire department access roads
 - Dead end roads and turnarounds
 - Fire Hydrant Locations & Distancing

The above items need to be submitted electronically to the Fire Marshal for the plan review to be completed:

- Completed and Signed FLFPD Application for Plan Review. Available at our website -

www.fortluptonfire.org

- Unlocked stamp drawings to include Civil and Construction Drawings.

- Unlocked Fire Safety System Shop Drawings to include fire alarm with data/cut sheets, fire sprinkler with data/cut sheets, specialized project drawings with data/cut sheets, hazardous materials with data/cut sheets, Kitchen Hood Fire Suppression Systems with data/cut sheets and Mobile Food Vehicle with data/cut sheets.

If a fire protection system contractor is proposing to make modifications to an existing fire protection system that is limited to affecting 10 or fewer devices, the permit submittal may include the Fort Lupton Fire Protection District Plan Review/Inspection Application form and a "Letter of Scope" that specifically describes the modifications to be performed.

Fort Lupton Fire Protection District will issue stamped plans to applicants after the plan review process has been completed. The Applicant shall be responsible for obtaining valid permits from the municipal jurisdiction (e.g., Town of Fort Lupton, or Weld County) in addition to any FLFPD required permits.

FLFPD will perform inspections for all permits issued by the fire district. A final inspection from FLFPD is required in order for the owner/occupant to obtain a Certificate of Occupancy (C of O), prior to occupying the building.

Final Life Safety inspections and fire protection systems inspections (fire alarm, fire sprinkler, commercial hood system) shall be scheduled and all applicable contractors must be present for testing and inspecting.

For these multi-systems inspections, the general contractor or owner is responsible for coordinating with all involved sub-contractors and FLFPD for attendance.

Prior to scheduling any inspections, Contractors shall read all FLFPD comments and/or conditions that were issued with the approved plans to ensure that all requirements have been met prior to scheduling the inspection.

To schedule an inspection, call the Fire Marshal at (303) 857-4603 a minimum of at least one week prior to the desired date and time of the inspection.

For all plan review/inspections, the applicant shall complete the appropriate Plan Review Application form and shall pay the appropriate non-refundable plan review/inspections fee, as indicated on the FLFPD Fee Schedule.

Payment of the applicable FLFPD plan review/inspection fees are due prior to a final inspection.

Plan Review Application and Fee Schedule can be found on our website at www.fortluptonfire.org

Vehicle Access and Water Supply

When fire apparatus access roads or water supply for fire protection is required to be installed for a project, such as installation shall be completed and made serviceable prior to and during the time of construction except when approved alternative methods are provided. Approved vehicle access shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent Fire Department Connections (FDCs). Vehicle access shall be provided by either temporary or permanent roads that are capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. An approved water supply for fire protection, either temporary or permanent, shall be available as soon as combustible materials arrive on site.

Temporary Address Signs

Temporary address signs shall be installed at the entrance to construction sites in such a manner to be readily visible to vehicle traffic. These temporary address signs shall be approved by the Fire Code Official and shall contain, as a minimum, the address numerals. Temporary address signs may be required to contain the street name as well as the address numerals.

REQUIREMENTS DURING CONSTRUCTION AND/OR DEMOLITION

The Fort Lupton Fire Protection District requires a 'Fire & Life Safety Site Plan' be submitted as a part of the development review process through the city or county. The purpose of this site plan is to consolidate all the information relevant to a fire department review into one location limiting the need to cross reference multiple drawings, specialties, and/or trades. The plan must be neat, clear and legible. Inaccurate, incomplete, or poorly drawn plans may be rejected. The size of the plan sheet shall

match the size requirements established by the municipality through whom the development application is being submitted. For complex projects, use additional pages as needed if legibility is questionable.

Please refer to Chapter 33 of the International Fire Code for additional information and specifications on fire safety during construction and demolition.

ANNEXATIONS

The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, properties annexing into the city of Fort Lupton who are outside of the Fort Lupton Fire protection District boundaries will be required to complete documentation for inclusion into the Fort Lupton Fire Protection District and begin the exclusion process from your previous fire protection provider's district.

Please contact the Fort Lupton Fire Protection District for more information.

LOCAL AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE

LOCAL AMENDMENTS TO THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE

CITY OF FORT LUPTON

Adoption by the City of Fort Lupton for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, or explosion, that certain Codes and Standards known as the International Fire Code, including all Appendix Chapters and amendments made in and to the 2018 International Fire Code. The 2018 International Fire Code is amended and changed in the following respects:

- 1. Section 101.1 Title.** These regulations shall be known as the Fire Code of the City of Fort Lupton, hereinafter referred to as **“this code”**
- 2. Section 110.4 Violation Penalties.** Persons who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- 3. Section 112.4 Failure to Comply.** Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than five hundred dollars (\$500.00) or more than one-thousand dollars (\$1000.00).

4. **Chapter 9.** Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

That the geographic limits referred to in certain sections of the 2018 International Fire Code are hereby established as follows:

1. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
2. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
3. **Section 5806.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the boundaries of the Fort Lupton Fire Protection District, including all areas within the City of Fort Lupton except that such storage may be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
4. **Section 6104.2 Maximum capacity within established limits.** The storage of liquified petroleum gas within the City of Fort Lupton is prohibited except for previously existing storage facilities and except for residential barbeque tank or outdoor barbeque grills and except for propane tanks of 1000 gallons or less which are located within the City, but outside the city limits of the City of Fort Lupton, all of which shall be exempt. New storage facilities involving tanks which exceed 1000 gallons shall require approval of the Fort Lupton Fire Protection District after plan review.

The following section A101.2 of Appendix A shall be repealed and replaced, and to be known as Section A101.2:

1. **A101.2 Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Directors of the Fort Lupton Fire Protection District. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Weld County, Colorado

Proposed adoption by the Fort Lupton Fire Protection District for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, or explosion, that certain Codes and Standards known as the International Fire Code, including all Appendix Chapters and amendments made in and to the 2018 International Fire Code. The 2018 International Fire Code is amended and changed in the following respects:

1. **Section 101.1 Title.** These regulations shall be known as the Fire Code of the Fort Lupton Fire Protection District, hereinafter referred to as “this code”
2. **Section 110.4 Violation Penalties.** Persons who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
3. **Section 112.4 Failure to Comply.** Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than five hundred dollars (\$500.00) or more than one-thousand dollars (\$1000.00).
4. **Chapter 9.** Fire Protection Systems shall be modified to include the following provisions: DEVELOPMENTS NOT SERVED BY PUBLIC WATER SYSTEM-REQUIREMENT FOR FIRE EXTINGUISHING SYSTEMS. The extension or enlargement of a platted subdivision, or the development of any platted but underdeveloped subdivision, which is not served by a public water system, shall require that each dwelling unit in such extension, enlargement, or development in a previously undeveloped subdivision shall have an automatic fire extinguishing system, which has been approved by the local fire code official.

Fire code adoption required exemptions from commissioners for consent to enforce requests.

1. **IFC 503.1.2 Additional Access.** (amend to read as follows)
Additional Access permit(s) for fire safety may be requested from Weld County through the access permit process set forth in the Weld County Code, in the unincorporated portions of the Fire District.
2. **503.2 Specifications.** (amend to read as follows)
Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. Single and double family residences will not require unduly burdensome road construction or driveway maintenance.
3. **IFC 507.5.1 Where required** (amend to read as follows)
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a hydrant on a fire apparatus access road, as

measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. Requirement does not apply to Group R-3 (single and double family) and Group U occupancies.
4. **IFC 903 Automatic Fire Sprinkler Systems** (amend to read as follows)
Automatic sprinkler systems shall not be required in one and two-family dwellings that are less than 3600 square feet of habitable space above grade.

That the geographic limits referred to in certain sections of the 2018 International Fire Code are hereby established as follows:

1. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
2. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** Storage of class I and II liquids in above-ground tanks outside of buildings is prohibited within the City limits of the City of Fort Lupton, except for previously existing storage facilities which shall be subject to the exemption provided herein. New storage facilities shall be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
3. **Section 5806.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the boundaries of the Fort Lupton Fire Protection District, including all areas within the City of Fort Lupton except that such storage may be allowed only upon completion of a plan review and approval of the Fort Lupton Fire Protection District.
4. **Section 6104.2 Maximum capacity within established limits.** The storage of liquified petroleum gas within the Fort Lupton Fire Protection District is prohibited except for previously existing storage facilities and except for residential barbeque tank or outdoor barbeque grills and except for propane tanks of 1000 gallons or less which are located within the Fire District, but outside the city limits of the City of Fort Lupton, all of which shall be exempt. New storage facilities involving tanks which exceed 1000 gallons shall require approval of the Fort Lupton Fire Protection District after plan review.

The following section A101.2 of Appendix A shall be repealed and replaced, and to be known as Section A101.2:

1. **A101.2 Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Directors of the Fort Lupton Fire Protection District.

The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

**THE FORT LUPTON FIRE PROTECTION DISTRICTS APPROVED FEES FOR THE FIRE
DEPARTMENT'S REVIEW OF DEVELOPMENT PLANS, INSPECTION OF STRUCTURES AND
OTHER RELATED SERVICES.**

WHEREAS, the International Fire Code 2018 Edition, which the Fort Lupton Fire Protection District has adopted, authorizes the Fire District to review development plans, inspect structures, and perform other related services; and the Fort Lupton Fire Protection District has set fees for such services.

Application of Fees:

- The following fee schedule shall apply to all plan reviews, inspections and test witnessing services performed by the fire district.
- The fee schedule for plan reviews includes field inspections, test witnessing and required permits.
- The district has the right to wave such fees if the district feels it is necessary.

Fee schedule is based upon site square footage, work being completed by contractors, or time spent reviewing the submitted plans.

Site Development Square Footage	Plan/Site Review/Inspection Base Fee*	Sprinkler System Inspections	Fire Alarm System Inspection	Kitchen System Inspection	Hazardous Materials Inspection
0-2,500	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
2,501-5,000	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
5,001-7,500	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
7,501-10,000	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
10,001-20,000	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
20,001-30,000	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00
30,001-40,000	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
40,001-50,000	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00
50,001-60,000	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
60,001-70,000	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00
70,001-80,000	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00
80,001-90,000	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
90,001-100,000	\$700.00	\$700.00	\$700.00	\$700.00	\$750.00
100,001-200,000	\$800.00	\$850.00	\$750.00	\$750.00	\$850.00
200,001-300,000	\$900.00	\$950.00	\$800.00	\$800.00	\$950.00
300,001-400,000	\$1000.00	\$1050.00	\$850.00	\$850.00	\$1050.00
400,001-500,000	\$1100.00	\$1150.00	\$900.00	\$900.00	\$1150.00
500,001-600,000	\$1200.00	\$1250.00	\$950.00	\$950.00	\$1250.00
600,001-700,000	\$1300.00	\$1350.00	\$1000.00	\$1000.00	\$1350.00
700,001-800,000	\$1400.00	\$1450.00	\$1050.00	\$1050.00	\$1450.00
800,001-900,000	\$1500.00	\$1550.00	\$1100.00	\$1100.00	\$1550.00
900,001-1,000,000	\$1600.00	\$1650.00	\$1150.00	\$1150.00	\$1650.00

1,000,001 and up	\$1700.00	\$1750.00	\$1200.00	\$1200.00	\$1750.00
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The Plan/Site Inspection Fee set forth above is for the initial review of construction documents submitted in support of an application for a construction permit, and where appropriate a site inspection. Additional reviews of re-submitted or revised plans and /or additional site inspections shall be calculated at the rate of \$50.00 an hour, with a minimum fee of \$50.00.

Fort Lupton Fire Protection District Impact Fees: Effective May 1, 2025

	Maximum Supportable Fee	Fee in 2025	Fee in 2026	Fee in 2027	Fee in 2028	Fee in 2029	Fee in 2030 and Subsequent years
Single Family Residential (per unit)	\$10,142	\$2,028.40	\$2,231.24	\$2,434.08	\$2,636.92	\$2,939.76	\$3,042.60
Multi-family Residential (per unit)	\$8,131	\$1,626.20	\$1,788.82	\$1,951.44	\$2,114.06	\$2,276.68	\$2,439.30
Manufactured/Mobile Home (per unit)	\$9,704	\$1,940.80	\$2,134.88	\$2,328.96	\$2,523.04	\$2,717.12	\$2,911.20
Non-Residential Development (per sq. ft.)	\$6.47	\$1.29	\$1.42	\$1.55	\$1.68	\$1.81	\$1.94

No developer is required to provide any site-specific dedication or improvement to meet the same need for capital facilities for which a Fire Impact Fee is imposed pursuant to the Impact Fee Schedule.

The District and a developer may mutually determine whether an "in-kind" contribution may be made by the developer in lieu of paying all or portion of a Fire Impact Fee.

Residential Development Reviews – Fees will be based on the amount of fire hydrants located in a single-family residential project. Fees will be \$50.00 per fire hydrant.

Residential Sprinkler Plans will be \$40.00 which will include plan review, 1 rough in/hydro test, and 1 final/acceptance test. If needed other fees will be based upon the hourly rate shown below.

NOTE: Fees for multi-family projects will be based on the total square footage using the above fee schedule.

Annual Business Fire/Safety Inspections

	Fee
First inspection	FREE
First re-inspection	FREE
Second re-inspection	FREE

Non-Compliance Business Re-Inspection Fee Schedule

	Fee
Third re-inspection	\$40
Subsequent re-inspections	\$40 each

Operational Permits:

\$100.00 annually

Explosives (Section 105.6.14 of the 2018 IFC)

Construction Permits:

Fees will be covered under plan review fees.

Nuisance Fire Alarm Calls

All Fire Alarm calls require a fire department response, where the system operated properly and the fire department inspection reveals the alarm was caused by actual smoke or fire condition there will not be considered as a nuisance call and will not be charged for.

All Fire Alarm calls require a fire department response, where a fire department inspection reveals the alarm was caused by a system malfunction, user error, or by an undetermined cause, the alarms will be considered as nuisance calls and will be subject to the following table for charges.

System malfunction: An alarm which a fire district inspection reveals was caused by: (1) poor or improper maintenance; (2) improper installation of alarm equipment, hardware, or wiring.

User Error: The intentional or negligent act or omission of an agent, employee, contractor, or representative of the owner, occupant or lessee.

# of Alarms in a Calendar Year	Fee
---------------------------------------	------------

(Jan 1 st ~ Dec. 31 st)	
1st alarm	FREE
2 nd alarm	FREE
3 rd alarm	FREE
4 th alarm	\$100.00
Subsequent alarms	\$100.00 each

Temporary Fireworks Stand:

\$100.00 (This fee will include the inspection fee and the permit fee)

Unauthorized Work Inspection Fee:

Any person or entity that commences any work before obtaining a construction permit required by IFC section 105.7 shall be subject to an inspection fee in an amount equal to the amount of the Construction Permit Fee or \$100.00, whichever is greater. The fee shall be separate from and in addition to a Construction Permit Fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of the fire code or from any other penalty prescribed by law. The inspection fee shall be assessed whether or not a Construction Permit is then or subsequently issued.

Copies of Fire Reports:

\$5.00 per report (hard copies)

\$5.00 per CD

Burn Permits:

Free

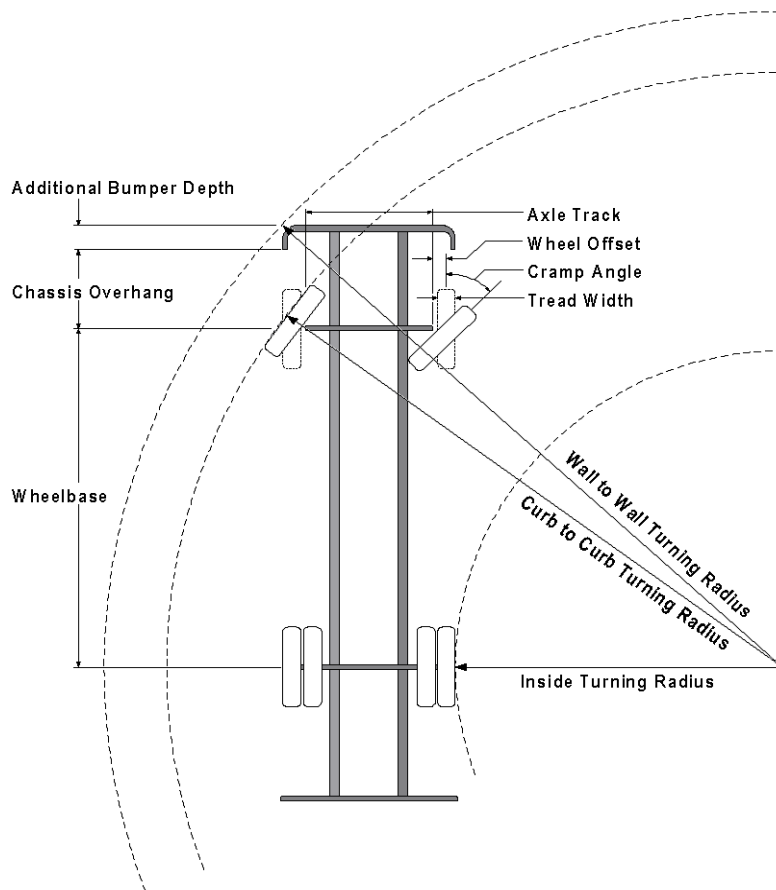


Turning Performance Analysis

12/6/2012

Bid Number: 299
Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

Magaly Morales-Tejada

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Friday, June 6, 2025 3:45 PM
To: Magaly Morales-Tejada
Cc: Beyza Kirmizi; Todd Hodges; Sean McDermott; Zachary Mettler
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Magaly,

I do not have any comments on this referral.

Thank you
Kris



Kristen Thompson

Contracts Specialist II – Land and Water | Northern Water
Direct: (970) 622-2237

220 Water Ave | Berthoud, CO 80513 | (800) 369-RAIN (7246)
www.northernwater.org | [Facebook](#) | [X](#) | [Instagram](#) | [LinkedIn](#)

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Tuesday, May 20, 2025 9:21 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <Thodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

External Message - Please be cautious when replying or opening links or attachments in this email

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a Preliminary Plat and Change of Zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/956>

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 2025**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Your time in this matter is greatly appreciated!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | Direct 720.466.6111

Mobile (720) 683-1087 | Fax 303.857.0351

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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

Magaly Morales-Tejada

From: William Carnes
Sent: Tuesday, May 20, 2025 9:59 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

No comments from PD

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Tuesday, May 20, 2025 9:21 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <Thodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

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Mobile (720) 683-1087 | **Fax** 303.857.0351

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: [David Rausch](#)
To: [Magaly Morales-Tejada](#)
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)
Date: Thursday, June 19, 2025 2:41:36 PM
Attachments: [PWMemoConcept-Lancaster Crossing PUD-05302025.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image933728.png](#)
[image086406.png](#)
[image378648.png](#)
[image538792.png](#)

See attached.



David Rausch
City Engineer

Main 303.857.6694 | **Direct** (720) 466-6191

Mobile (720) 868-7627 | **Fax** (303) 857-0351

DRausch@Fortluptonco.gov

130 S, McKinley Ave, Fort Lupton, CO 80621

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

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Thursday, June 19, 2025 1:34 PM
To: David Rausch <DRausch@Fortluptonco.gov>
Subject: FW: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Hi David,

Do you have any comments for this ready?

Thanks,



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** [720.466.6111](tel:720.466.6111)

Mobile [\(720\) 683-1087](tel:720.683.1087) | **Fax** [303.857.0351](tel:303.857.0351)

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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From: Magaly Morales-Tejada

Sent: Tuesday, May 20, 2025 9:21 AM

To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>

Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <THodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>

Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

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Your time in this matter is greatly appreciated!



WWW.FORTLUPTONCO.GOV

Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** [720.466.6111](tel:720.466.6111)

Mobile [\(720\) 683-1087](tel:720.683.1087) | **Fax** [303.857.0351](tel:303.857.0351)

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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June 10, 2025

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

Re: PPL25-001 & COZ25-001, Lancaster Crossing Preliminary Plat & Change of Zone

Dear Magaly,

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Preliminary Plat and Change of Zone for Lancaster Crossing. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews.

- United Power has no concern with the change in zoning from A-Agriculture to R-2 Mixed Residential.
- United Power does provide electrical distribution in the area. If needed, you will need to work with United Power to have the service relocated, removed, and/or abandoned. Please know this will be at the expense of the applicant.
 - Any facilities relocated will need to be placed within an easement and not in ROW.
- Front or Rear Lot Distribution – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
 - Typically, electric is in the rear of the subdivision lots. We will need 8' to 10' wide dry utility easements in the rear of each front-loading lot. These utility easements will need to be on sides of lots abutting roads and tracts and across tracts as well.
 - If gas and electric will be sharing front lot distribution, we will need a 10' to 15' wide dry utility easements in the front of all lots. These utility easements will need to be on sides of lots abutting roads and across tracts as well.
 - If there is no gas on the property, an 8' wide utility easement will be sufficient in the front of all alley-loaded lots.
- United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If blanket utility easements cannot be given, we request 10'-12' easements along perimeter of tracts abutting roads, and through tracts between lots.
- Easements utilized by United Power or underground electric lines cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these

areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.

- When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as, bushes, shrubs, and grasses are allowed. The trunk/base of a tree(s) should be minimum of 5' away from the underground electric line.
- Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Zayda L. Vargas

Zayda L. Vargas

United Power, Inc.

Plat Referral and Joint Use Specialist

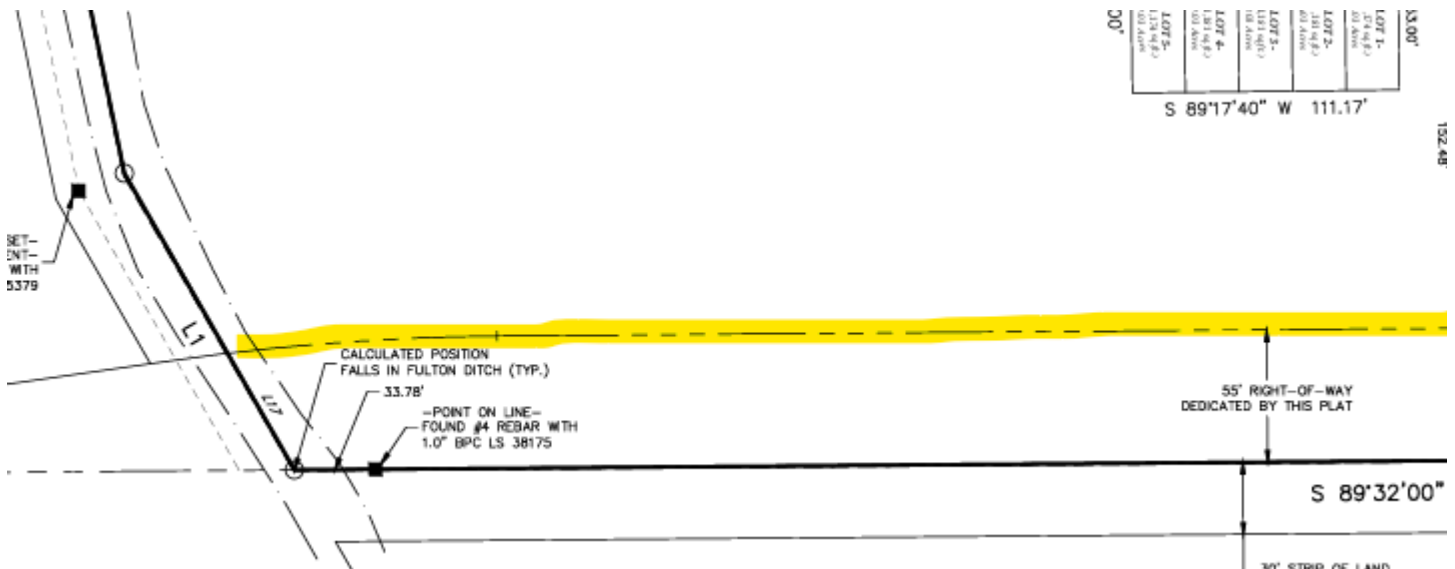
O: 303-637-1389 | Email: platreferral@unitedpower.com

Magaly Morales-Tejada

From: Josh Gelfenbaum <jgelfenbaum@weld.gov>
Sent: Tuesday, May 20, 2025 11:32 AM
To: Magaly Morales-Tejada
Cc: Beyza Kirmizi; Todd Hodges; Sean McDermott; Zachary Mettler
Subject: RE: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

Hi,

It appears the south side of Tract A (yellow line) is missing calls and it appears it should be more of a solid line to indicate that it's the south side of Tract A, unless that is an assumption and is not the south side of Tract A. The same can go for the south side of Tract I, it appears it should be more of a solid line to show it's the south side. It does have a bearing and distance, but the distance appears to be for the full line and not the south side of Tract I.



There is also a call that appears incorrect in the written legal description as the legal does not close.

Thanks,



Josh Gelfenbaum
GIS Sr Mapper, Weld County Assessor's Office
☎ Direct: 970-400-3653
☎ Office: 970-400-3650
✉ jgelfenbaum@weld.gov
📍 [1400 N 17th Ave, Greeley, CO 80631](https://www.weldcounty.org/1400-N-17th-Ave-Greeley-CO-80631)

IMPORTANT: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Tuesday, May 20, 2025 9:21 AM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Cc: Beyza Kirmizi <BKirmizi@Fortluptonco.gov>; Todd Hodges <Thodges@FortLuptonCo.Gov>; Sean McDermott <SMcDermott@FortLuptonCo.Gov>; Zachary Mettler <ZMettler@Fortluptonco.gov>
Subject: Referral Response Request: Lancaster Crossing Preliminary Plat & Change of Zone (PPL25-001 & COZ25-001)

This Message Is From an External Sender

This email was sent by someone outside Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Your time in this matter is greatly appreciated!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** 720.466.6111

Mobile (720) 683-1087 | **Fax** 303.857.0351

MMTejada@FortLuptonCo.Gov

1200 Dexter St Unit W13, Fort Lupton, CO 80621

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May 20, 2025

VIA E-MAIL

City of Fort Lupton Planning & Building
Magaly Morales-Tejada
130 S. McKinley Ave.
Fort Lupton, CO 80621
MMTejada@FortLuptonCo.gov

**NOTICE OF RIGHT-OF-WAY GRANTS OWNED BY WES DJ GATHERING LLC AND ASSOCIATED
SAFETY REQUIREMENTS:**

Re: Lancaster Crossing Annexation & Concept Plan
Thermo Farms General Partnership – Property Owner
Township 2 North, Range 66 West, 6th P.M.
Section 33: N2
Weld County, Colorado

City of Fort Lupton Planning & Building:

This letter is being sent by WES DJ Gathering LLC (“WES”) to inform you WES is the owner of valid easements and pipelines located in of Section 33, Township 2 North, Range 66 West for which the City of Fort Lupton Planning & Building (“Town”) is reviewing the Lancaster Crossing Annexation & Concept Plan. WES is submitting this comment timely, in accordance with the Town’s procedural requirements.

The following are comments pertinent to this Notice:

1. WES is the owner of a valid Right-of-Way Grant that was executed on November 25th, 2014 and recorded on January 8th, 2015 with the Weld County Clerk and Recorder at reception number 4073881.

The applicant MUST review the above grants and cannot encroach on WES’s pipelines. The applicant will need to conform to all terms of the Right-of-Way Grants identified above and adhere to WES safety requirements:

- Any utility crossing (phone, water, sewer, fiber optic cables, etc) require a minimum of 2’ of vertical separation and should cross as close to 90° as possible.
- Utilities paralleling a WES pipeline will need to maintain at least 10’ of horizontal separation.
 - o For any work taking place within 10 feet, WES lines must be verified by hydrovacing with a WES standby present for both location and depth of pipeline.
- Grade cannot be reduced over the top of a WES Pipeline without prior written consent to ensure applicable federal pipeline safety regulations are not violated.
- Should crossing be required with heavy equipment, the make/model/max loaded weight of construction vehicles must be provided to WES at least 1 month in advance of dirt work for review and written approval.
- A standby will be required for any digging within 10’ of a WES pipeline.
- Colorado 811 Laws must be adhered to.

Provided that the requirements above are met, WES does not object to the proposed Lancaster Crossing Annexation & Concept Plan. Additionally, WES reserves the right to stop work for any encroachment related to the proposed development if the above safety precautions are not met.

Please contact me at 970-598-4246 if you have any questions or comments about this matter.

Sincerely,
WES DJ GATHERING LLC

Clay Young
Senior Landman

cc: Sherry Bursey, Senior Counsel
Jayson L. VanShura
Paul Gerrish
Kelly Reyos

RIGHT-OF-WAY GRANT

THIS RIGHT-OF-WAY GRANT ("Grant") is made this 15 day of November, 2014, from **THERMO FARMS, GENERAL PARTNERSHIP, L.L.P.**, whose address is 5305 W. 86th Avenue, Arvada, Colorado 80003 ("Grantor," whether one or more), to **KERR-MCGEE GATHERING LLC**, a Colorado limited liability company, whose address is 1099 18th Street, Suite 1800, Denver, Colorado 80202 ("KMGG"). The parties agree as follows:

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, conveys and warrants unto "KMGG", its successors and assigns, a perpetual right-of-way and easement to survey, construct, maintain, inspect, operate, repair, replace, relocate, modify, change the size of, reconstruct, mark, monitor, abandon or remove and release, at KMGG's election, one or more pipelines, electric power lines, data transmission lines and equipment, and all appurtenances, below and/or above ground, necessary or convenient for the transportation or transmission of oil, gas, petroleum products, water, electricity, electronic data, hydrocarbons and any other substances, whether electronic, fluid, solid or gaseous, and any products, derivatives, combinations or mixtures of any of the foregoing, in, on, over, under, or through the lands situated in Weld County, State of Colorado, being described as follows:

TOWNSHIP 2 NORTH, RANGE 66 WEST, 6TH PM

Section 33: Part of the East Half (E/2) as described in that certain Warranty Deed recorded April 24, 1989 at Reception No. 2177392 of the records of the Clerk and Recorder of Weld County, Colorado

The route and course of the right-of-way and easement conveyed hereby ("Right-of-Way Lands") are more particularly described on Exhibit "A" attached hereto and made a part hereof. The width of the Right-of-Way Lands is seventy-five feet (75') during construction, and subsequent to construction the width of the Right-of-Way Lands is fifty feet (50'). If there is a deviation in the Right-of-Way Lands as constructed, then Grantor agrees that upon request from KMGG the parties will execute a Notice of Pipeline Location along with an as-built survey plat to amend the description of the Right-of-Way Lands.

From time to time after the initial construction of the pipeline(s), KMGG may require the use of the construction work space depicted on said Exhibit "A" to survey, construct, maintain, inspect, operate, repair, alter, replace, relocate, modify, change the size of, reconstruct, mark, monitor, abandon or remove the pipeline(s) together with appurtenances. KMGG may use the construction work space from time to time in connection with the rights granted hereby, provided it gives Grantor reasonable notice of such use and provided further that it restores the same as provided below when not in use.

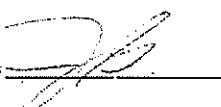
Grantor represents and warrants to KMGG that Grantor is the sole owner in fee simple of the Right-of-Way Lands subject to the burden of the Right-of-Way and that Grantor has full right, power and authority to enter into this Grant.

Any pipelines and/or appurtenances to be constructed underground pursuant to this Grant shall be placed at a depth of not less than 36 inches below the surface of the ground. Grantor agrees not to increase or decrease the surface elevation on the Right-of-Way Lands without KMGG's prior written permission. KMGG shall repair and/or restore any fence(s) on or adjacent to the Right-of-Way Lands that are removed or severed by KMGG in the course of the operations provided for in this Grant to the condition such fence was in prior to its removal or severance by KMGG. If necessary to prevent the escape of Grantor's livestock, KMGG shall construct temporary gates or fences in those areas affected by KMGG's operations as provided for in this Grant.

To the extent reasonably practicable and within a reasonable period of time after completion of construction, KMGG shall level and restore any lands affected by KMGG's operations that have excessive settling and shall sufficiently compact the soil to the condition that existed at the time immediately prior to the placement of KMGG's pipeline(s).

Grantor agrees that Grantor will not build, create, or construct, or permit to be built, created or constructed, any obstruction, building, fence, reservoir, engineering works or other structures or improvements over, under, on or across the Right-of-Way Lands without the prior written consent of KMGG.

KMGG shall have all rights, privileges and benefits necessary or convenient for the full use and enjoyment of this Grant, including but not limited to the rights of ingress and egress over and across Grantor's lands lying adjacent to the Right-of-Way Lands for any and all purposes necessary or incidental to exercising KMGG's rights hereunder. Grantor agrees that at KMGG's option, KMGG

Initials 

may pay and discharge any taxes, mortgages or liens existing, levied or assessed on or against the lands burdened by the Right-of-Way easement. If KMGG exercises such option, KMGG shall be subrogated to the rights of the party to whom payment is made, and in addition to its other rights, may reimburse itself out of any rentals, royalties, shut-in royalties, or any other amounts otherwise payable to Grantor from KMGG.

KMGG shall be obligated to pay for, repair, replace or otherwise compensate Grantor for any damages resulting from KMGG's activities and operations on the Right-of-Way Lands, except for any damage to structures or improvements placed in the Right-of-Way Lands contrary to the terms contained herein, and Grantor shall pay for, reimburse, indemnify and hold KMGG harmless from any and all claims or damages resulting from Grantor's activities on the Right-of-Way Lands. Grantor shall have the right to use and enjoy the Right-of-Way Lands, subject to the rights herein granted.

This Grant cannot be modified, except by an instrument in writing signed by Grantor and by an authorized representative of KMGG.

The rights granted herein may be assigned in whole or in part, and the terms, conditions, and provisions of this Grant are a covenant running with the land and shall extend to and be binding upon the successors and assigns of Grantor and of KMGG.

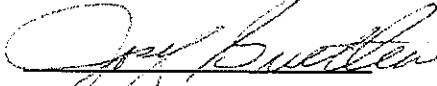
KMGG shall record an original of this Right-of-Way Grant or a Memorandum of Right-of-Way Grant in the records of the County in which the Right-of-Way Lands are located. By recording this Right-of-Way Grant or a Memorandum of Right-of-Way Grant, KMGG shall be deemed to have accepted all of the terms and conditions hereof.

This Grant may be executed in counterparts, each of which shall be considered one and the same agreement.

IN WITNESS WHEREOF, Grantor has executed agreed to and delivered accepted this Right-of-Way Grant as of the date first above written.

Grantor:

THERMO FARMS, GENERAL PARTNERSHIP, L.L.P.

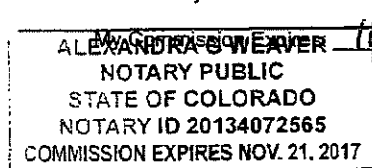


By: Josef Guetlein, Registered Agent

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 25 day of November, 2014, by Josef Guetlein, Registered Agent for Thermo Farms, General Partnership, L.L.P.

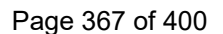
Witness my hand and official Seal.



Notary Public: Alexandra S. Weaver

Address: _____

(SEAL)



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.

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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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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

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ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: Lancaster Crossing Preliminary Plat and Change of Zone

ALL INTERESTED PERSONS MAY ATTEND

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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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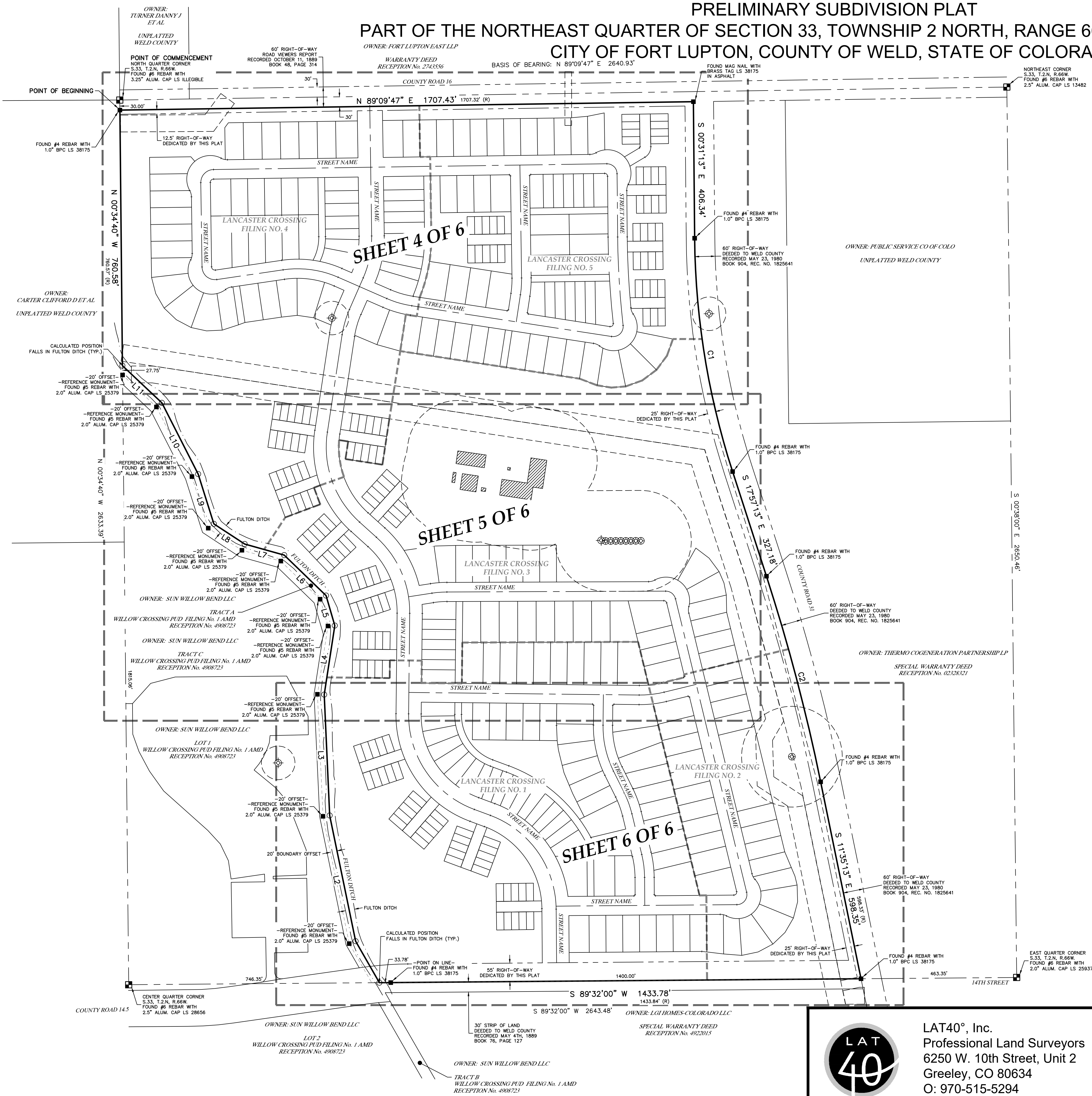
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LANCASTER CROSSING

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

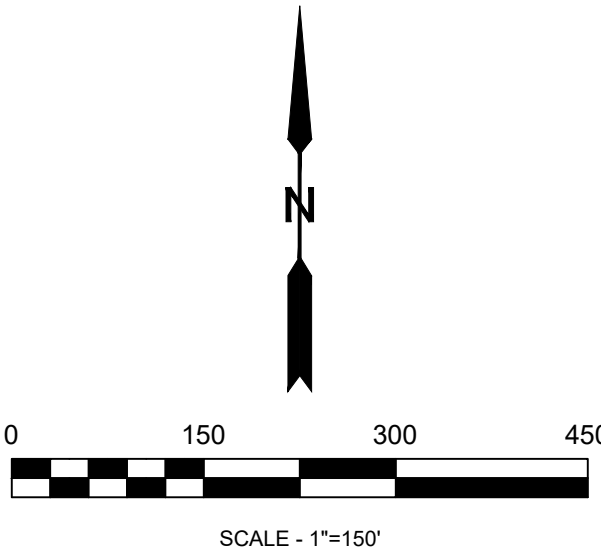


LEGEND

	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



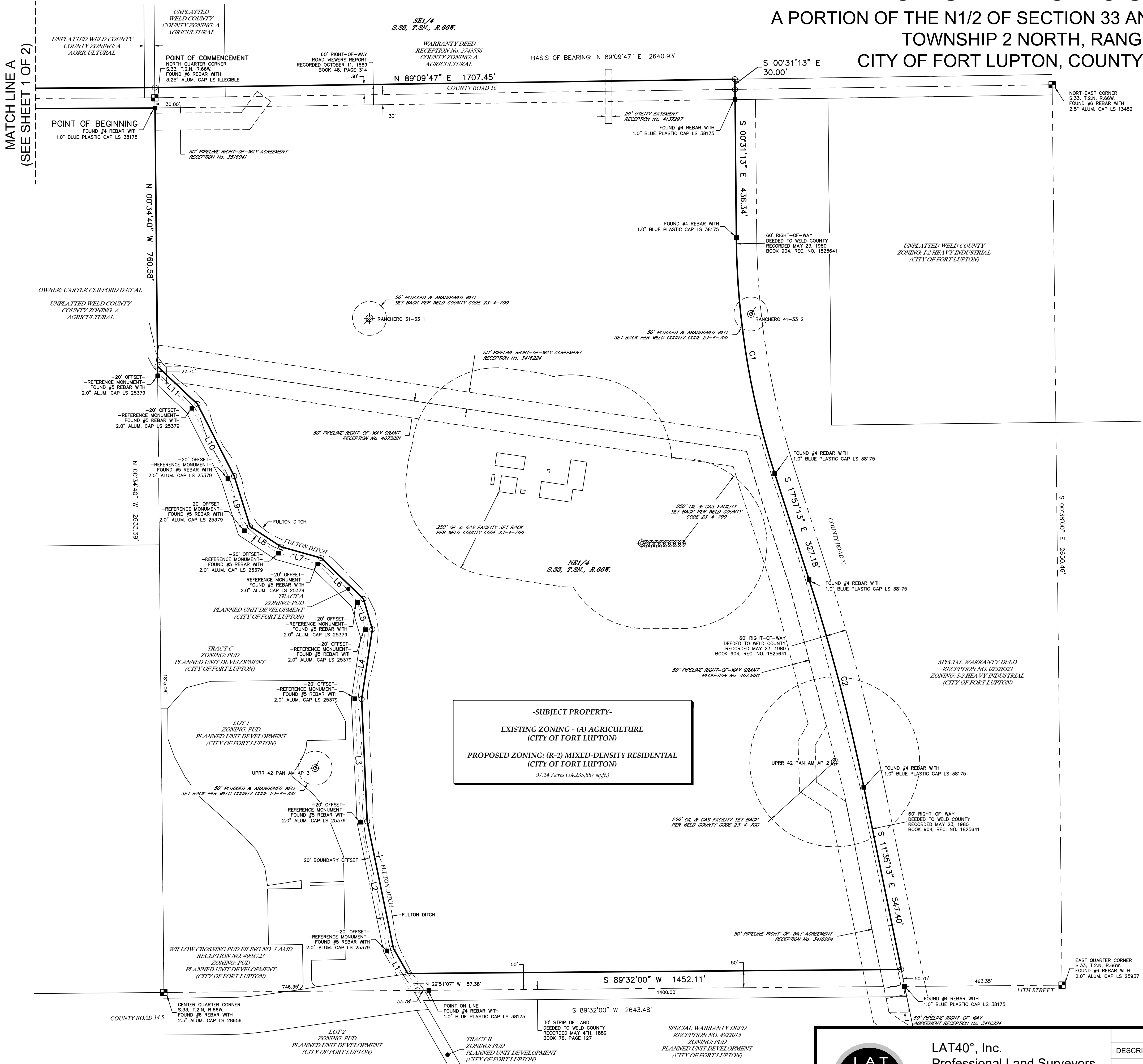
LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

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

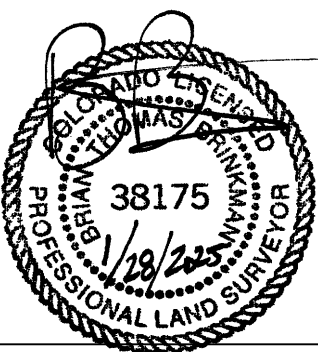


LEGEND

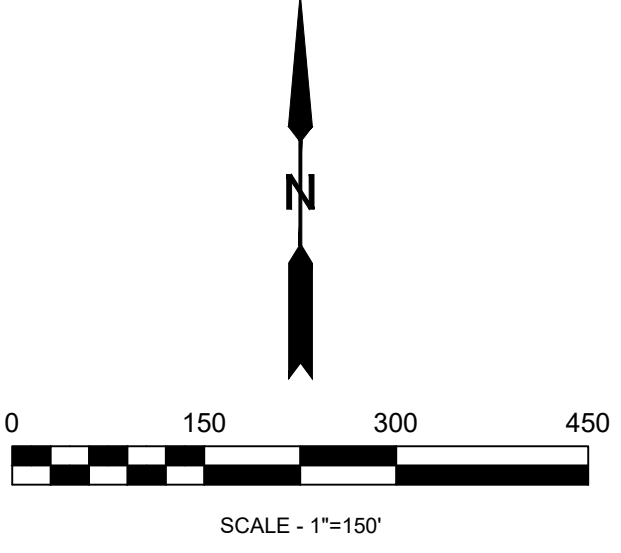
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- WELL HEAD
- PLUGGED & ABANDONED WELL

CURVE 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.

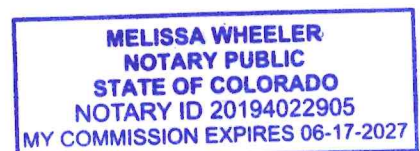
Signature of Owner or Owner's Representative

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





SUBJECT FOR DISCUSSION

Amending the Contract for GH Phipps Construction Companies to Proceed with Contracting, and Procuring Subs and Materials and Constructing the New City Hall Facility for the Final Guaranteed Maximum Price

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Since GH Phipps Construction Companies was retained to be the CM/GC, they have secured bids/pricing. This amount is based on approximately 100 % of the Construction Drawings (CD). This includes \$9,576,080.00 Initial Guaranteed Maximum Price (IGMP), \$753,000 for Design fees and \$30,000 for Pre-Construction services which have already been approved. The additional fee of \$8,480,019.00 will amend the contract for an amount not to exceed a construction project cost of \$17,783,670.00. By getting these subs and supplies ordered, it will keep the 13 months build out on schedule. GH Phipps Construction Companies received multiple bids on each project area. GH Phipps Construction Companies has bid out the remaining trades and materials for the Final Guaranteed Maximum Price (FGMP). Each month construction prices have continued to increase due to difficulties in securing materials and staff. Securing pricing early on will greatly influence the timeline and finished product.

FINANCIAL CONSIDERATIONS

This amount has been included in the \$20,000,000.00 which was budgeted for in the design build construction portion of the budget

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

ALTERNATIVES/OPTIONS

None.

STAFF RECOMMENDATIONS

We recommend to amend the contract with GH Phipps Construction Companies to proceed with contracting, and procuring subs and materials, and constructing the facility based on the Final Guaranteed Maximum Price that is based on the 100%CD drawings for an amount not to exceed \$17,783,670.00.

Attachments:

- a. CSI Owner Report
- b. System Summary Report
- c. Clarifications
- d. Budget Worksheet

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



Fort Lupton
City Hall

CSI Owner Report

Job # 25J2168
Project # 24.0414
June 04, 2025

Code Description	FINAL GMP Total	IGMP Amount	GMP Total Remaining
005000 Design Fees	1,028,645	w/ Soft Costs	\$ 1,028,645
013000 Administrative Requirements Phase 1- IGMP	195,623	\$ 195,623	\$ -
013000 Administrative Requirements Phase 2- FGMP	748,531	\$ -	\$ 748,531
015000 Temporary Facilities & Controls	54,138	\$ -	\$ 54,138
017000 Execution & Closeout Requirements	10,320	\$ -	\$ 10,320
024000 Demolition	136,648	\$ -	\$ 136,648
030000 Concrete	1,864,275	\$ 419,245	\$ 1,445,030
031000 Concrete Forming & Accessories	-	\$ 1,442	\$ (1,442)
032000 Concrete Reinforcement	-	\$ 8,090	\$ (8,090)
033000 Cast-in-Place Concrete Placement	-	\$ 1,205,650	\$ (1,205,650)
036000 Grouting	3,942	\$ -	\$ 3,942
039000 Miscellaneous Division 3 Work	87,174	\$ 134,099	\$ (46,925)
042000 Unit Masonry	329,955	\$ -	\$ 329,955
049000 Miscellaneous Division 4 Work	40,249	\$ -	\$ 40,249
051000 Structural Metal Framing	671,539	\$ 1,575,724	\$ (904,185)
055000 Miscellaneous Iron	88,482	\$ -	\$ 88,482
059000 Miscellaneous Division 5 Work	38,014	\$ -	\$ 38,014
061000 Rough Carpentry	144,360	\$ -	\$ 144,360
064000 Architectural Woodwork	142,593	\$ -	\$ 142,593
074000 Roofing & Siding Panels	-	\$ -	\$ -
075000 Membrane Roofing	632,248	\$ -	\$ 632,248
079000 Joint Protection	354,597	\$ -	\$ 354,597
081000 Doors & Frames	267,081	\$ -	\$ 267,081
083000 Specialty Doors & Frames	3,557	\$ -	\$ 3,557
087000 Hardware	15,244	\$ -	\$ 15,244
088000 Glazing	442,492	\$ -	\$ 442,492
092000 Plaster and Gypsum Board	830,141	\$ -	\$ 830,141
093000 Tiling	173,080	\$ -	\$ 173,080
095000 Ceilings	465,618	\$ -	\$ 465,618
096000 Flooring	83,774	\$ -	\$ 83,774
099000 Miscellaneous Division 9 Work	279,372	\$ -	\$ 279,372
101000 Informational Specialties	113,162	\$ -	\$ 113,162
102000 Interior Specialties	127,255	\$ -	\$ 127,255
104000 Safety Specialties	-	\$ -	\$ -
107000 Exterior Specialties	56,525	\$ -	\$ 56,525
109000 Miscellaneous Division 10 Work	2,047	\$ -	\$ 2,047
113000 Residential Equipment	5,887	\$ -	\$ 5,887
115000 Educational & Scientific Equipment	11,893	\$ -	\$ 11,893
122000 Window Treatments	36,844	\$ -	\$ 36,844
124000 Furnishings & Accessories	30,173	\$ -	\$ 30,173
129000 Other Furnishings	13,496	\$ -	\$ 13,496
211000 Fire Suppression	251,630	\$ 91,117	\$ 160,512
221000 Plumbing/Prime Contractor	1,010,438	\$ 1,060,899	\$ (50,460)
229000 Miscellaneous Division 22 Work	24,074	\$ -	\$ 24,074
230000 HVAC/Prime Contractor	1,138,379	\$ 923,712	\$ 214,667
239000 Miscellaneous Division 23 Work	231,311	\$ -	\$ 231,311
261000 Prime Electrical Contractor	1,459,301	\$ 1,516,759	\$ (57,458)
269000 Miscellaneous Division 26 Work	154,000	\$ -	\$ 154,000
271000 Structured Cabling	35,279	\$ -	\$ 35,279
312000 Earthwork	1,521,731	\$ 891,780	\$ 629,951
316000 Special Foundations and Load-Bearing Elements	3,552	\$ 3,552	\$ -
319000 Miscellaneous Division 31 Work	36,337	\$ 8,000	\$ 28,337
321000 Bases, Ballasts, & Paving	453,924	\$ -	\$ 453,924
329000 Planting	574,510	\$ -	\$ 574,510
330000 Utilities	37,500	\$ 498,741	\$ (461,241)
Sub Total	16,460,939	\$ 8,534,431	\$ 7,926,508
Utility Tap and Development Fees	By Owner	\$ -	By Owner
Permit Allowance	By Owner	\$ -	By Owner
Misc. Permit Allowance	\$ 5,000	\$ 5,000	\$ -
Use Tax	By Owner	\$ -	By Owner
Design Contingency	\$ -	\$ -	\$ -
Estimating Contingency	\$ -	\$ -	\$ -
Construction Contingency (3%)	\$ 502,524	\$ 237,216	\$ 265,308
Builder's Risk Insurance	\$ 24,699	\$ 23,318	\$ 1,381
General Liability Insurance	\$ 164,659	\$ 155,455	\$ 9,204
Performance and Payment Bond	\$ 95,502	\$ 90,164	\$ 5,338
Extended Design Fees (6% above \$11M)	Included in GMP	\$ 272,428	\$ -
Contractor's Fee	\$ 500,346	\$ 243,068	\$ 257,279
Preconstruction Services Fee	\$ 30,000	\$ 15,000	\$ 15,000
CONSTRUCTION TOTAL	17,783,670	\$ 9,576,080	\$ 8,480,019



Systems Summary Report

Fort Lupton
City Hall

Job # 25J2168

Project # 24.0414

September 03, 2025

Description	Quan	Un	Total	\$/Un
Fort Lupton - Municipal Building				
Substructure	18,655	SF		
Caissons	3,690	LF	22,457	6.09
Footings	2,280	SF	1,931,108	846.98
Foundation Walls	3,867	SF	43,604	11.28
Slabs on Grade	17,829	SF	-	
Total Substructure	18,655	SF	1,997,168	107.06
Structure				
Steel - Floors/Roof	149	TN	713,495	4,788.55
Miscellaneous Iron	1	LS	74,342	74,341.65
Total Structure	18,655	SF	787,836	42.23
Exteriors				
Exterior Masonry	1,017	SF	370,204	364.02
Exterior Drywall Systems	13,630	SF	56,500	4.15
Metal Siding Systems	7,461	SF	-	
Exterior Glazing Systems	1,280	SF	450,492	351.95
Roofing and Sheet Metal	19,007	SF	632,248	33.26
Roof Blocking	750	LF	85,525	114.03
Joint Sealants	18,655	SF	346,597	18.58
Total Exteriors	18,655	SF	1,941,566	104.08
Interiors				
Internal Partitions	2,249	LF	893,386	397.24
Single Hollow Metal Doors	4	EA	40,971	10,242.76
Single Wood Doors	58	EA	228,593	3,941.25
Automatic Operators	2	EA	-	
Unload/Handle/Distribute Doors/Frames/Hardware	110	EA	12,842	116.74
Specialty Doors	18	EA	3,557	197.62
Floor Finishes	18,655	SF	288,545	15.47
Ceiling Finishes	18,655	SF	479,034	25.68
Painting	18,655	SF	120,990	6.49
Total Interiors	18,655	SF	2,067,918	110.85
Equipment and Furnishings				
Visual Display Boards	6	EA	1,581	263.57
Toilet Partitions	8	EA	82,653	10,331.67
Toilet Accessories	1	EA	9,319	9,318.59
Corner Guards/Wall Protection	60	EA	1,098	18.30
Identifying Devices	80	EA	109,862	1,373.27
Fire Extinguisher & Cabinets	5	EA	549	109.82
Movable Partitions	30	LF	60,543	2,018.09



Systems Summary Report

Fort Lupton
City Hall

Job # 25J2168

Project # 24.0414

September 03, 2025

Description	Quan Un	Total	\$/Un
Flagpoles	4 EA	56,525	14,131.13
Miscellaneous Specialties	1 LS	2,047	2,047.33
Audio Visual Equipment	20 EA	11,893	594.65
Residential Appliances	4 EA	5,887	1,471.66
Walk Off Mat	400 SF	30,173	75.43
Window Treatments	908 SF	36,844	40.58
Millwork	105 LF	183,440	1,747.05
Total Equipment and Furnishings	18,655 SF	592,414	31.76

Mechanical	18,655 SF		
Prime Mechanical	1 LS	2,114,284	2,114,284.20
Fire Protection	1 LS	251,630	251,629.75
Total Mechanical	18,655 SF	2,365,914	126.82

Electrical	18,655 SF		
Prime Electrical	1 LS	1,487,283	1,487,283.06
Tele/Data	1 LS	35,279	35,279.12
Total Electrical	18,655 SF	1,522,562	81.62

Building Sitework	18,655 SF		
Survey	141,219 SF	126,674	0.90
Erosion Control and Sedimentation	1 LS	39,106	39,105.83
Earthwork	1 LS	1,237,611	1,237,611.47
Storm Water Management	14 MO	234,823	16,773.04
Utility Services	392 LF	37,500	95.66
Asphalt Pavement / Pavement Markings	4,663 SY	201,677	43.25
Site Concrete Paving	4,100 SF	255,547	62.33
Site Furnishings	12 EA	13,496	1,124.69
Landscaping & Irrigation	1 LS	574,510	574,509.89
Closure Permits and Fees	1 LS	8,000	8,000.00
Total Building Sitework	18,655 SF	2,728,944	146.28

General Requirements	18,655 SF		
Temporary Heating and Cooling / Winter Conditions	12 WK	231,311	19,275.95
Total General Requirements	18,655 SF	231,311	12.40

General Conditions and Design	14 MO		
DESIGN	9 MO	1,028,645	114,293.89
GENERAL CONTRACTOR STAFF - ONSITE	14 MO	965,159	68,939.92
QUALITY CONTROL / WARRANTY	14 MO	500	35.71
TEMPORARY FACILITIES	14 MO	64,094	4,578.12
TEMPORARY UTILITIES	14 MO	159,200	11,371.43
WEATHER PROTECTION / TEMPORARY HEATING	14 MO	4,500	321.43
Small Tools (GCs Only)	14 MO	3,207	229.07



Systems Summary Report

Fort Lupton
City Hall

Job # 25J2168

Project # 24.0414

September 03, 2025

Description	Quan Un	Total	\$/Un
Total General Conditions and Design	14 MO	2,225,305	158,950.33
Total Fort Lupton - Municipal Building	18,655 SF	16,460,939	882.39
Total Direct Cost	18,655 SF	16,460,939	882.39

Division 1- GHP Part of Book	
General Conditions	GHP
General Requirements	GHP
Division 2	
Division 3	
Site Concrete	RR Concrete
CIP Concrete	GHP Concrete
Division 4	
Masonry	Ammex Masonry
Division 5	
Structural Steel	Front Range Steel
Division 6	
Millwork	BK Fine
Division 7	
Waterproofing and Sealants	MTN / Concrete Solutions
Insulation	Division 7
Roofing and Metal Panels	Advanced Roofing
Division 8	
Door Installation	ASA Door Tech
Door, Frame and Hardware	LaForce
Storefronts and Glazing	Glass Masters
Division 9	
Drywall	Starr Framing and Drywall
ACT	Starr Framing and Drywall
Tile, VCT and Carpet	Front Range Commercial Floors
Paint and WC	Starr Framing and Drywall
Division 10	
Specialties	CS
Signage	DaVinci
Operable Partitions	Powers
Division 11	
Residential Appliances	NEED SUB
Division 12	
Window Treatments	Royal Textile
Division 13	
Division 14	
Division 21-23	
Fire Sprinklers	Kobobel
Plumbing	Corporate Plumbing
HVAC	Air Comfort
Division 26-28	
Electrical	Gregory
Fire Alarm (w/ Electrical)	w/ Electrical
Low Voltage Communications	By Owner
Security and Access Controls	By Owner
Division 31-33	
Surveying	King
Earthwork	JD Enterprises
Utilities	JD Enterprises
Asphalt, Striping and Site Signs	Perfect Patch
Site Furnishings	Specialties Contracting
Landscaping	Mill Bros

Chris Cross
Fort Lupton City Hall Project
130 S McKinley Ave
Fort Lupton, CO 80621

Re: Fort Lupton New Town Hall Project
GH Phipps Job #24.414- 25J2168

Mr. Cross,

We are pleased to submit our estimate to complete the Fort Lupton Town Hall 100% Construction Documents per the document set dated 08/01/25 as prepared by Clark and Enersen.

Attached please find a copy of our estimate, qualifications and clarifications for your further review.

Again, thank you for the opportunity to work with you on this project. We look forward to working with you towards the project's successful completion. If you have any questions or require additional information, please contact me.

Sincerely,



Scott Ready
GH Phipps Construction

Fort Lupton City Hall

09/03//2025

The following qualifications are based on the 100% Construction drawings. However, the Initial Guaranteed Maximum Price (IGMP) was previously approved only for specific scopes of work—and for certain percentages of those scopes—necessary to procure materials and maintain the project schedule. The scopes and monetary values for this IGMP are outlined in the summary sheet located at the end of these qualifications. Ultimately, this accounted for roughly 47% of the 100% Design Development projected budget. For specific inclusions and exclusions within these IGMP scopes of work, please reference the specific sections of the qualifications that are within the approved IGMP scopes of work and the IGMP qualifications.

Exclusions

1. The following fees are not included in our proposal:
 - a. Utility development/tap fees.
 - b. Testing and special inspection services.
 - c. Peer review fees.
 - d. Excise taxes.

2. The following costs are not included in this estimate:
 - a. Asbestos abatement or removal of any other hazardous materials
 - b. Removal of hidden structures or obstructions
 - c. Dewatering
 - d. Removal and disposal of hazardous / special waste
 - e. Costs associated with moving or relocations of people, furniture, or equipment
 - f. Costs of providing watchman or security services

- g. Cost Premiums for prevailing labor wage rates (Davis-Bacon) or certified payroll
- h. Warranty of existing equipment
- i. Consumption costs for electricity, natural gas, and water
- j. Taxes
- k. Soft costs including furniture, technology, and moving expenses.

Division 1: General

1. Allowances have been included where required by bid documents or as necessary for undefined scopes of work. If the cost, when determined, is more than or less than the allowance, the Contract sum shall be adjusted accordingly by change order which will include additional handling costs on the site, labor, installation costs, overhead profit, and other expenses resulting to the Contractor from any increase over the original allowance.
2. Certain items have been identified by the design and ownership team to have costs tracked within the budget.
3. Fire watch for temporary heating has not been included.
4. Maintenance of all materials and equipment during the warranty period is the responsibility of the owner.
5. This proposal is valid for 60 days but is for budgetary purposes only.
6. The following contingencies have been included in this estimate:
7. Construction Contingency: 3%
 - a. In preparing a GMP proposal, the Contractor shall include a contingency for the Contractor's exclusive use to cover those costs considered reimbursable as the cost of the work but not included in a change order. The contingency use may include but is not limited to costs associated with estimating accuracy, omissions of the estimate, discrepancies or interfacing omissions between subcontractors or suppliers scope of work, subcontractor defaults, self-performed and general condition work over runs, market conditions, acts of

war, acts of God and other costs incurred by the Contractor in performance of the work

- b. The Construction Contingency shall not be used when the work is properly the subject of a change order including but not limited to instances of unforeseen or differing job/site conditions, drawing coordination issues. A&E errors and omissions, code requirements or owner scope issues. The owner will be informed of the use of the Construction Contingency on a regular basis and all unused contingencies will be deducted from the contract sum at the completion of the project.

- 8. Taxes are not included.
- 9. An allowance of \$4,500 has been included for snow and ice removal.

Divisional Qualifications and Clarifications

Division 2: Existing Conditions

- 1. No remediation of groundwater or contaminated soil is included.
- 2. The onsite soil is assumed to not be suitable for spread footings, and 25' concrete piers with a 3' grade beam foundation and structural concrete floor has been included.
- 3. GHP has included an over excavation of 3' under site sidewalks, paving and drive-pans per the soils report.

Division 3: Concrete

- 1. 25' concrete piers are included in this estimate. Any over-run for bedrock embedment is excluded.
- 2. Pier casing is excluded from this estimate.
- 3. Grade beams over void form is included in this estimate.

4. No retaining wall footings are included at this time, as there is no retaining wall currently shown.
5. Trash enclosure footings are included as a 3' footing and 3' foundation wall.
6. Colored concrete is excluded.
7. 5" slab on void with rebar is included in this budget.
8. All areas below are assumed to be sealed concrete only with no other floor finish:
 - a. Information Services Data Center and Telecom Room, Building Support Maintenance / Receiving / General Storage and Custodial Closets, Building Support Mechanical Room, Fire Service Room, Electrical Room, and Emergency Electric Room, Building Support Custodial Closet at Lobby, Finance Vault and Executive Vault.
9. All areas below are assumed to be polished concrete only with no other floor finish:
 - a. Public Lobby and Restroom Corridor
10. A 4" concrete slab on deck has been included above the vault area.

Division 4: Masonry

1. A 4" x 6" x 24" modular block that is locally stocked and available has been included.
2. 8" CMU with rebar and grout is included for the vault area.
3. Transformer and trash enclosures are included.

Division 5: Metals

1. See IGMP qualifications for the previously contracted scope of work.
2. The GMP documents removed the need for a steel framed crawl space and the steel to support the structural floor over the crawl space is no longer required and therefore not included.

Division 6: Woods and Plastics

1. Plastic laminate lower cabinets and upper cabinets have been included in this budget.
2. Solid surface countertops and window sills have been included in this budget.
3. Wood paneling have been included in the Council Chambers, as indicated on the design documents.
4. Backing and blocking has been included for roof parapets and casework.

Division 7: Thermal & Moisture Protection

1. Rigid exterior wall foam board with fluid applied air barrier is included at all exterior walls.
2. A 60 mil TPO roof membrane has been included.
3. Berridge metal panels or equal are included for the building exterior area where indicated.
4. Rigid insulation and roll on damp-proofing at the foundation walls is included.
5. Basic site, building and miscellaneous joint sealants are included.

Division 8: Openings

1. Storefront and curtain wall glazing is included as indicated on the building exterior.
2. Storefront doors have been included as indicate.
3. Interior glazing is limited to the openings on the opening schedule on sheet A6.40 and A6.50.
4. Basic hardware is included based on the hardware specifications.
5. Interior single and double doors have been included per the door schedule.

Division 9: Finishes

1. All areas that are "back of house" will receive paint, sealed concrete floors, and rubber base. No ceilings are included in these areas, and no other finishes are included.
2. Full height partitions are included where indicated on the design documents.
3. 2x2 ACT grid ceilings are included for all offices, hallways, and work areas as indicated.
4. Linear wood ceilings have been included as indicated on the contract documents.

5. Hard-lid drywall ceilings have been included in all restroom areas, over the top of the new transaction counter, wellness room, etc. as indicated.
6. We have not included moisture mitigation for any existing or new concrete slabs.
7. Ceramic tile has been included on all restroom floors and walls as indicated on the design development drawings
8. LVT is included at the employee break area and work areas.
9. Carpet tile is included for all office areas, council chambers, and non-wet areas as indicated on the design development drawings.
10. Walk-off mats are included at the entries only.

Division 10: Specialties

1. Toilet accessories for new restrooms has been included.
2. 6 new white boards have been included.
3. Corner guards have been included as indicated on the construction drawings.
4. Interior signs have been included. This includes building wayfinding signage, directory signage, and room signage.
5. A 30 ' x 12' accordion folding partition has been included at the Council Chambers.
6. 5 new fire extinguishers and semi-recessed cabinets have been included.
7. 3 flagpoles have been included.
8. Two new refrigerators, a microwave, and a dishwasher have been included.
9. New roller window shades have been included at all exterior windows in the office area only.
10. GHP will install 20 TV wall mounts only that are provided by the City of Fort Lupton. The installation of the TVs on these wall mounts is by Owner.

Division 11: Equipment

N/A

Division 21: Fire Protection

1. We have not included the heat tracing on the fire suppression piping as it's not anticipated.
2. We anticipate that the city water pressure is sufficient to not require a fire pump for the building.
3. A dry / preaction system for the IT department is included.

Division 22/23: Plumbing & HVAC

1. Commissioning assistance is included, however it is assumed that the owner will be providing their own commissioning agent for the building.
2. We have included duct cleaning protocol in accordance with SMACNA. Cleaning of new and existing ductwork has not been included.
3. We are anticipating a new water tap and meter for the new building, but have not included any tap fees associated with this work.
4. We are anticipating a new irrigation water tap and backflow preventor for this project, but have not included any tap fees associated with this work.
5. We are anticipating using the new gas service for temporary heat during construction.

Division 26: Electrical

1. We have assumed the existing electrical service is in good condition and can be utilized for temporary power of the construction trailers.
2. Conduits and back boxes for AV, Security and IT have been included. No wire or installation is included for the low voltage scope of work.
3. All low voltage pathways above suspended ceiling will be j-hooks only unless otherwise noted on the construction drawings.

4. Fire alarm with a voice evacuation system is included.
5. A 250 KW Generator and automatic transfer switch is included.
6. Lighting has been included and an alternate lighting package was included for this pricing exercise at a cost savings to the City of Fort Lupton.
7. A DAS radio amplifier has been included.

Division 27/28: Structured Cabling/AV/Security

1. We have included cable pathways only for this scope of work and assume the cabling, low voltage, security and AV scope of work will be contracted directly by the Owner.
2. All data boxes in walls will be stubbed above ceiling.
3. All cable pathways located in an accessible ceiling are assumed to be J-hook pathways by the Owner's contractor.

Division 31: Earthwork

1. Over-excavation, conditioning, etc. at the site paving is limited to 3' scarify and recompact under paving and sidewalk only.
2. \$5,000 has been included for traffic control and barricades.

Division 32: Site Construction

1. A composite asphalt profile is included in the parking lot and parking areas.
2. A composite heavy duty asphalt profile is included in the parking lot for drive lanes and fire lanes.
3. 6 wheel stops and ADA parking spots are included in the parking lot.
4. 12 traffic / ADA parking signs are included for the parking lot.
5. Concrete sidewalks are included at 4" thick.
6. 6 site benches, 3 trash receptacles and 1 bike rack are included.

7. No site retaining walls are included.
8. Landscaping is included per the updated plan.

Division 33: Utilities

1. Storm, sanitary, water, and fire line conveyance is all included per the utilities plans.
2. Low voltage and fiber conduits are included based on the updated plan sent by Tanner Creviston.
3. An allowance of \$154,000 has been included for temporary utility hook ups and consumption during construction.
4. 75 days of traffic control and barricades for the utility scope of work is included.

Budget for City Hall Project

		Estimated cost	Proposed Budget	Total remainig	Billed	
Income						
			\$15,000,000.00			
Interests		\$ 500,000.00	\$ 500,000.00			
Council okays	extra	\$ 4,100,000.00	\$ 4,500,000.00			
			\$20,000,000.00	\$20,000,000.00		
GH Phipps /Clark & Enerser Dec. 2022 architectural FGMP		REQ02559	\$17,783,670.00	\$2,216,330.00	\$ 521,500.00	REQ02559
					\$ 21,000.00	REQ02243
King Surveyors		req02132	\$10,310.00	\$2,206,020.00	\$ 10,310.00	REQ 02132
Kumar & Asso	Boring Geo Tech	REQ02217	\$6,971.00	\$2,199,049.00	\$ 6,971.00	REQ02217
Kumar & Asso	Testing	req02234	\$ 64,049.00	\$2,135,000.00	\$ 2,177.00	REQ02234
StudioCKA		REQ02233	\$ 49,980.00	\$2,085,020.00	\$ 4,620.00	REQ02233
FFE		estimate	\$425,000.00	\$1,660,020.00		
Signage		estimate	\$ 15,000.00	\$2,085,020.00		
Water Tap		estimate	\$ 180,000.00	\$1,905,020.00		
Irrigation tap		estimate	\$ 180,000.00	\$1,725,020.00		
Sanitary Fee		estimate	\$ 200,000.00	\$1,525,020.00		
Eletrical permit		estimate	\$ 150,000.00	\$1,375,020.00		
Gas		estimate	\$ 30,000.00	\$1,345,020.00		
Fire Permit		estimate	\$ 5,000.00	\$1,340,020.00		
Phone/Internet		estimate	\$ 10,000.00	\$1,330,020.00		
IT Services		estimate	\$ 600,000.00	\$730,020.00		
	Camera Licenses Ver	\$188,175.00				
	Door magnatic Verkata					
	IT Data Center					
	IT Ab Tech					
	Cabling	\$ 96,351.00				
Commisioning		estimate	\$ 25,000.00	\$705,020.00		
Contignecy			\$ 705,020.00	\$0.00		



SUBJECT FOR DISCUSSION

Public Works Award of Contract to Site Services Drilling, LLC for an Amount Not to Exceed \$12,000.00 for a Time and Materials Agreement for Test Drilling Wells at the Waste Water Treatment Plant Lagoon in Association with McGrane Water Engineers Engineering Services Agreement for the Lagoon Water Storage Project from the Utility Fund.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Conversion of the Waste Water Treatment Plant lagoons to augmentation storage as a part of the Comprehensive Water Strategy Plan is under way. Burnco will begin mining the gravel this year with an expected completion of 18 to 24 months. Design of the storage facility requires well design to fill the pond. Design parameters are required now to allow staff to make application to the Colorado Water Board for a revision of the City's current water decree.

The McGrane proposal included test hole drilling and final well design with agreement costs. The engineer solicited 3 proposals from drilling companies. Two responses were received with Site Services having the lowest bid proposal. The agreement is a time and material basis payment with a maximum not to exceed \$12,000.

The test drilling is currently scheduled for the 24th of September.

FINANCIAL CONSIDERATIONS

The McGrane engineering services includes test drilling with a subcontractor for \$15,000. This agreement is under \$20,000 and budgeted.

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

STAFF RECOMMENDATIONS

Public Works Director has executed the service agreement with Site Services Drilling, LLC for not to exceed \$12,000.

Attachments: a. PW Services Agreement – Site Services Drilling, LLC

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



Public Works Services Agreement

This PUBLIC WORKS Agreement is entered into by and between the City of Fort Lupton, Colorado (hereinafter “City”) and **Site Services Drilling, LLC** (hereinafter “CONTRACTOR”).

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

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

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

3. **TIME OF COMPLETION.** The Contractor agrees to commence work upon execution of this Agreement and to complete all work by no later than **October 15, 2025**.

4. **CONTRACT SUM.** The City shall pay to the Contractor for performance and completion of the work encompassed by this Agreement on a time and materials basis as proposed unit costs, and the Contractor will accept as full compensation. The maximum not to exceed sum of **\$12,000.00**, is subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon inspection and acceptance of the work by the City, in its sole discretion, including completion by the Contractor of any punch-list items as determined by the City and execution of any releases by Contractor deemed necessary by the City.

5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** No change orders shall be allowed on this project unless with written approval of the City.

The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Contractor in writing, that lawful appropriations to cover the costs of this additional work has been made. No Change Order work shall be allowed unless approved in writing by City.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement.

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

8. **TERMINATION.** Services may be terminated by City or VENDOR by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, City shall pay VENDOR all amounts due for all services properly rendered and accepted by the City. The City may terminate this Vendor Agreement without cause with thirty (30) days' written notice.

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

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

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

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

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

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

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

16. **STANDARD OF CARE.**

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

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

17. LIABILITY INSURANCE**1. Comprehensive General Liability**

a. The Contractor shall name the City as an additional insured on any applicable insurance policy. The Contractor shall purchase and maintain in force a Comprehensive General Liability Insurance Policy and such other insurance that is appropriate or applicable for the work being performed and services furnished and shall provide protection from claims set forth hereinbelow which may arise out of or result from the Contractor's performance and furnishing of the work and the Contractor's other obligations under the Contract Documents, whether performed or furnished by the Contractor, by any Subcontractor, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:

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

(b) The Contractor's Comprehensive General Liability Insurance Policy shall include:

- i. General Aggregate \$ 1,000,000
- ii. Personal and Advertising Injury \$ 500,000
- iii. Each Occurrence (Bodily Injury and Property Damage)
\$500,000
- iv. Excess or Umbrella Liability Bodily Injury and Property Damage
\$ 2,000,000
Retention \$10,000

2. Automobile Liability
Combined Single Limit of \$ 2,000,000

EXECUTED THIS 10th DAY OF September, 2025.

CITY OF FORT LUPTON, COLORADO



BY: Roy Vestal

TITLE: Public Works Director

SITE SERVICES DRILLING, LLC:



BY: Joshua Eckhoff

TITLE: Vice President

EXHIBIT A
SITE SERVICES DRILLING, LLC

15065 W. 44th Ave., Unit D
Golden, CO 80403
Ph: 720-625-8081 Fax: 720-625-8083
E-mail: bids@ssdrilling.net

DRILLING ESTIMATE:

Date: 9/2/25 Company: McGrane/ City of Ft. Lupton
Client: Dennis McGrane Phone: _____ Cell: 303-917-1247
Email: dennis@mcgranewater.com Fax: _____
Location: Ft. Lupton Water Treatment

SCOPE OF WORK:

# of Borings:	_____	Depth:	_____	Backfill:	_____
# of Borings:	<u>5</u>	Depth:	<u>55</u>	Backfill:	<u>cuttings</u>
# of ()" Wells:	_____	Depth:	_____	ft. Screen	_____
# of ()" Wells:	_____	Depth:	_____	ft. Screen	_____
Sampling Program:	_____	5 ft. Int,	<u>✓</u>	Cont. Sampling (<u>sand catchers</u>)	None
Boring/Well Backfill:	<u>20</u>	Bentonite	_____	Grout	_____
Surface Protection:	_____	Flush cover	_____	Riser	_____
	_____	Pad >>> Dimensions	_____	Bollards	_____
Soil Management:	_____	Drums,	_____	Stockpile,	<u>✓</u>
Ground Surface:	_____	Concrete,	_____	Asphalt,	<u>✓</u>
	<u>✓</u>	Dirt,	<u>✓</u>	Gravel	_____
Steam Cleaner:	<u>✓</u>	Service Vehicle:	<u>✓</u>	Development Pump:	_____

Add'l Information: Leave (20) 50 lb. bags on bentonite chips with client. 3 days to complete. Decon EOD (not between) 8" auger - Flowing sands expected - H2O @ 10'

COST ESTIMATE

Mobe/Demobe:	<u>3 days @ 2.5 hrs. per day</u>		\$	<u>1,725.00</u>	0
Rig on location:	<u>25</u>	hours X \$	<u>230.00</u>	/ hour	\$
Materials - per well:	_____	wells X \$	_____	/ well	\$
Materials - per well:	<u>NA</u>	wells X \$	_____	/ well	\$
Backfill: <u>BENTONITE</u>	<u>20</u>	bags X \$	<u>25.00</u>	/ bag	\$
Service Vehicle:	<u>3</u>	days X \$	<u>200.00</u>	/ day	\$
Steam Cleaner:	<u>3</u>	days X \$	<u>200.00</u>	/ day	\$
Continuous:	<u>3</u>	days X \$	<u>210.00</u>	/ day	\$
Drums:	<u>NA</u>	X \$	_____	/ drum	\$
Locates: <u>(1)? @ 100.00</u>					\$
Per Diem:	_____	nights X \$	_____	/ night	\$
Other:	_____	X \$	_____		\$
<u>Equipment breakage/replacement @ cost plus freight.</u>					

Submitted by: JOSHUA ECKHOFF Estimated Project Cost: \$ 9,905.00 0

Site Services Drilling LLC is not responsible for well permitting, intent to drill notification or utility locating. All materials include taxes, handling, and installation. Please call if you have any questions concerning this estimate.

Thank you.

Joshua

BID FORM

SEE TIME/MATERIALS ESTIMATE

City of Fort Lupton - Lagoon Lakes Storage Drilling Project						
Description		Amt	Unit	Unit Price		Total \$
1	Mob/Demob (includes planning, per diem, setup, tear down, site clean-up)	1	Lump Sum			\$
2	Drilling and Continuous sampling using hollow stem augers and 5 ft long 3-in diameter CME sampler	24	hrs	\$	/hr	\$
3	Abandon holes by filling with cuttings and bentonite (if necessary)	2	hrs	\$	/hr	\$
Total Cost \$						\$
Additional (if required)						
Opt. A	StandbyRate			\$ 200	/hr	\$
Opt. B	Bentonite Chips if necessary for abandonment	20	50 lb bags	\$	/bag	\$

CONTRACTOR BID AND ACKNOWLEDGEMENT

INT/M ESTIMATE

The Contractor acknowledges the above terms and conditions and is submitting the bid above in good faith based on the unit rates provided.

Contractor: SITE SERVICES DRILLING, LLC Date: 09/02/2025

Contractor Signature Joshua E. Eckhoff Anticipated Mobilization Date: 09/24/2025

Contractor Name (Printed) JOSHUA ECKHOFF Title: Vice President

McGrane Water Engineering, LLC

1669 Apple Valley Rd., Lyons, CO 80301. Website: www.mcgranewaterengineering.com