



Gary Montoya, Chair
Claud Hanes, Secretary
Lynette Pepler
Dez Packard

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

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING
130 South McKinley Avenue
Thursday, May 21, 2026
6:00 PM

Call to Order

Approval of Agenda

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

a. 03192026 MINUTES

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

Accounts Payable

a. April 2026 Accounts Payable

Action Item(s)

a. Building Renovation Grant Application - 737 Denver Ave

New Business

a. Update - Denver Avenue Survey Work

b. Highway 52 Crosswalks

c. Comprehensive Plan Discussion: Downtown Revitalization and Activation, Streetscape Plan

Old Business

Board Reports

Adjourn

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

FLURA Minutes

March 19, 2026

Chairman Gary Montoya called the meeting to order at 6:00PM and roll call was performed. In attendance were Gary Montoya, Claud Hanes, Dez Packard, Kathleen Kvasnicka, Michelle Magelssen, and **Zack Zachary** Mettler; absent was Lynette Peppler, Mark **Grahada Grajeda**, Chris Cross and Eugene Reynolds. Also present in the audience was Dez Packard's son.

The agenda was approved with a motion from Kathy and seconded by Claud; unanimous.

The Minutes were approved by a motion from Kathy and seconded by Dez; unanimous.

Zack Zachary presented the accounts payable with payments for the projects under construction presently.

ACTION ITEMS:

Zack Zachary presented the red-line version of the guidelines, and ~~was instructed to send the clean copy to the board for action next meeting~~ the Authority voted and approved of the changes to the **Building Renovation Grant Guidelines**.

NEW BUSINESS:

None

REPORTS:

Claud reported the decision by City Council to recommend a light at **Hiway Highway** 52 and College Ave vs a roundabout.

Kathy reported that the Historical Board is active again.

Dez reported that the School Board approved the after school program and summer program.

The meeting was adjourned at 6:16.

Submitted by:

Claud Hanes, Secretary

Approved by Fort Lupton Urban Renewal Authority

Gary Montoya, Chairperson

FLURA Minutes

March 19, 2026

Chairman Gary Montoya called the meeting to order at 6:00PM and roll call was performed. In attendance were Gary Montoya, Claud Hanes, Dez Packard, Kathleen Kvasnicka, Michelle Magelssen, and Zack Mettler; absent was Lynette Peppler, Mark Grahada, Chris Cross and Eugene Reynolds. Also present in the audience was Dez Packard's son.

The agenda was approved with a motion from Kathy and seconded by Claud; unanimous.

The Minutes were approved by a motion from Kathy and seconded by Dez; unanimous.

Zack presented the accounts payable with payments for the projects under construction presently.

ACTION ITEMS:

Zack presented the red-line version of the guidelines, and was instructed to send the clean copy to the board for action next meeting.

NEW BUSINESS:

None

REPORTS:

Claud reported the decision by City Council to recommend a light at Hiway 52 and College Ave vs a roundabout.

Kathy reported that the Historical Board is active again.

Dez reported that the School Board approved the after school program and summer program.

The meeting was adjourned at 6:16.



PRELIMINARY FINANCIAL STATEMENTS

For the Month
Ended April
30, 2026

Account	Name	Prior Year Balance	Current Year Balance	Variance Favorable / (Unfavorable)
Fund: 820 - FLURA				
Assets				
BalCategory: 10 - Current Assets				
BalSubCategory: 100 - Cash And Cash Equivalents				
820-100300	CASH - FLURA	1,106,313.80	645,100.25	-461,213.55
Total BalSubCategory 100 - Cash And Cash Equivalents:		1,106,313.80	645,100.25	-461,213.55
BalSubCategory: 102 - Restricted Cash				
820-103122	INVESTMENTS - COLO TRUST 8022	0.00	1,079,936.22	1,079,936.22
Total BalSubCategory 102 - Restricted Cash:		0.00	1,079,936.22	1,079,936.22
BalSubCategory: 113 - Property Tax Receivable				
820-110250	PROPERTY TAX RECEIVABLE	840,592.48	452,121.86	-388,470.62
Total BalSubCategory 113 - Property Tax Receivable:		840,592.48	452,121.86	-388,470.62
Total BalCategory 10 - Current Assets:		1,946,906.28	2,177,158.33	230,252.05
Total Assets:		1,946,906.28	2,177,158.33	230,252.05
Liability				
BalCategory: 45 - Deferred Inflow of Resources				
BalSubCategory: 240 - Deferred Inflow of Resources				
820-202250	DEFERRED PROPERTY TAX	840,592.48	452,121.86	388,470.62
Total BalSubCategory 240 - Deferred Inflow of Resources:		840,592.48	452,121.86	388,470.62
Total BalCategory 45 - Deferred Inflow of Resources:		840,592.48	452,121.86	388,470.62
Total Liability:		840,592.48	452,121.86	388,470.62
Equity				
BalCategory: 40 - Fund Balance / Equity				
BalSubCategory: 310 - Unrestricted Reserve				
820-310000	FUND BALANCE	821,407.70	1,412,145.94	590,738.24
Total BalSubCategory 310 - Unrestricted Reserve:		821,407.70	1,412,145.94	590,738.24
BalSubCategory: 316 - Emergency Reserves				
820-310210	RESTRICTED - TABOR RESERVE	10,862.63	10,862.63	0.00
Total BalSubCategory 316 - Emergency Reserves:		10,862.63	10,862.63	0.00
Total BalCategory 40 - Fund Balance / Equity:		832,270.33	1,423,008.57	590,738.24
Total Beginning Equity:		832,270.33	1,423,008.57	590,738.24
Total Revenue		284,256.04	486,138.92	201,882.88
Total Expense		10,212.57	184,111.02	-173,898.45
Revenues Over/(Under) Expenses		274,043.47	302,027.90	27,984.43
Total Equity and Current Surplus (Deficit):		1,106,313.80	1,725,036.47	618,722.67
Total Liabilities, Equity and Current Surplus (Deficit):		1,946,906.28	2,177,158.33	230,252.05

FLURA Detail Report

Account Detail

Date Range: 04/01/2026 - 04/30/2026

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance	
820-100300	CASH - FLURA	509,129.90	135,970.35	161,118.19	25,147.84	645,100.25	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
04/10/2026	GLPKT40071	JN19346	04/10/26 FLURA Weld County Ta...		161,042.45		670,172.35
04/14/2026	APPKT07114	10199	WELD COUNTY GOVERNMENT	001880 - WELD COUNTY GOVERNMENT		25,147.84	645,024.51
04/30/2026	GLPKT40368	JN19446	04/30/26 FLURA Bank of Colorado Interest Earned		75.74		645,100.25
820-103122	INVESTMENTS - COLO TRUST 8022	1,076,598.70	3,337.52	3,337.52	0.00	1,079,936.22	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
04/30/2026	GLPKT40503	JN19496	04/2026 ColoTrust FLURA Interest Earned		3,337.52		1,079,936.22
820-201000	ACCOUNTS PAYABLE	-25,147.84	25,147.84	25,147.84	0.00	0.00	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
04/14/2026	APPKT07114	10199	WELD COUNTY GOVERNMENT PBL	001880 - WELD COUNTY GOVERNMENT	25,147.84		0.00
820-9100-311010	TIF INCREMENT	-333,286.81	-163,494.64	0.00	163,494.64	-496,781.45	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
04/10/2026	GLPKT40071	JN19346	04/10/26 FLURA Weld County Ta...			163,494.64	-496,781.45
820-9100-361600	INTEREST EARNED	-11,092.05	-3,413.26	0.00	3,413.26	-14,505.31	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
04/30/2026	GLPKT40368	JN19446	04/30/26 FLURA Bank of Colorado Interest Earned			75.74	-11,167.79
04/30/2026	GLPKT40503	JN19496	04/2026 ColoTrust FLURA Interest Earned			3,337.52	-14,505.31
820-9100-553500	MISC EXPENDITURES	5,009.16	2,452.19	2,452.19	0.00	7,461.35	
Post Date	Packet Number	Source Transaction	Description	Vendor	Debits	Credits	Running Balance
04/10/2026	GLPKT40071	JN19346	04/10/26 FLURA Weld County Ta...		2,452.19		7,461.35
Grand Totals:		1,221,211.06	0.00	192,055.74	192,055.74	1,221,211.06	

Fund Summary

Fund	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
820 - FLURA	1,221,211.06	0.00	192,055.74	192,055.74	1,221,211.06
Grand Total:	1,221,211.06	0.00	192,055.74	192,055.74	1,221,211.06

FLURA Budget Comparison Report

Account Detail

City of Fort Lupton

Account Number		2024 Total Activity	2025 Total Activity	2026 YTD Activity Through Apr	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
					2026	2026 PROJECTED	Increase / (Decrease)		2027 APPROVED	Increase / (Decrease)	
Revenue											
820-9100-311010	TIF INCREMENT	531,549.77	819,186.47	496,781.45	0.00	977,957.00	977,957.00	0.00%	0.00	-977,957.00	-100.00%
820-9100-311011	TIF INCREMENT REFUND	-171,171.75	-196,826.85	-25,147.84	0.00	-250,960.00	-250,960.00	0.00%	0.00	250,960.00	-100.00%
820-9100-361600	INTEREST EARNED	1,709.65	17,636.97	14,505.31	0.00	1,500.00	1,500.00	0.00%	0.00	-1,500.00	-100.00%
820-9100-390200	TABOR RESERVE	0.00	0.00	0.00	0.00	24,099.00	24,099.00	0.00%	0.00	-24,099.00	-100.00%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	0.00	1,256,244.00	1,256,244.00	0.00%	0.00	-1,256,244.00	-100.00%
	Total Revenue:	362,087.67	639,996.59	486,138.92	0.00	2,008,840.00	2,008,840.00	0.00%	0.00	-2,008,840.00	-100.00%
Expense											
820-9100-520100	GENERAL SUPPLIES	155.13	0.00	0.00	0.00	500.00	500.00	0.00%	0.00	-500.00	-100.00%
820-9100-530600	CONTRACTUAL SERVICES	51.12	25,652.26	7,517.00	0.00	125,000.00	125,000.00	0.00%	0.00	-125,000.00	-100.00%
820-9100-530800	DUES & SUBSCRIPTIONS	2,034.38	1,000.00	0.00	0.00	2,000.00	2,000.00	0.00%	0.00	-2,000.00	-100.00%
820-9100-531200	LEGAL FEES	150.00	0.00	0.00	0.00	15,000.00	15,000.00	0.00%	0.00	-15,000.00	-100.00%
820-9100-531600	PLANS & STUDIES	0.00	0.00	0.00	0.00	30,000.00	30,000.00	0.00%	0.00	-30,000.00	-100.00%
820-9100-531800	POSTAGE	2.07	0.00	0.00	0.00	800.00	800.00	0.00%	0.00	-800.00	-100.00%
820-9100-532800	STAFF DEVELOPMENT	435.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00%	0.00	-5,000.00	-100.00%
820-9100-533000	TRAVEL & MEETINGS	3,025.17	0.00	0.00	0.00	2,500.00	2,500.00	0.00%	0.00	-2,500.00	-100.00%
820-9100-551850	GRANTS - TIF	52,474.49	10,164.07	169,132.67	0.00	450,000.00	450,000.00	0.00%	0.00	-450,000.00	-100.00%
820-9100-553500	MISC EXPENDITURES	6,180.61	12,442.02	7,461.35	0.00	12,000.00	12,000.00	0.00%	0.00	-12,000.00	-100.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	0.00	0.00	250,000.00	250,000.00	0.00%	0.00	-250,000.00	-100.00%
820-9100-580450	GENERAL FUND (CITY) LOAN	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
820-9100-590200	TABOR RESERVE	0.00	0.00	0.00	0.00	21,855.00	21,855.00	0.00%	0.00	-21,855.00	-100.00%
	Total Expense:	84,507.97	49,258.35	184,111.02	0.00	914,655.00	914,655.00	0.00%	0.00	-914,655.00	-100.00%
	Report Total:	277,579.70	590,738.24	302,027.90	0.00	1,094,185.00	1,094,185.00	0.00%	0.00	-1,094,185.00	-100.00%

FLURA Budget Comparison Report

Group Summary

Account Typ...	2024	2025	2026	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
	Total Activity	Total Activity	YTD Activity Through Apr	2026	2026 PROJECTED	Increase / (Decrease)		2027 APPROVED	Increase / (Decrease)	
Revenue	362,087.67	639,996.59	486,138.92	0.00	2,008,840.00	2,008,840.00	0.00%	0.00	-2,008,840.00	-100.00%
Expense	84,507.97	49,258.35	184,111.02	0.00	914,655.00	914,655.00	0.00%	0.00	-914,655.00	-100.00%
Report Total:	277,579.70	590,738.24	302,027.90	0.00	1,094,185.00	1,094,185.00	0.00%	0.00	-1,094,185.00	-100.00%

FLURA Budget Comparison Report

Fund Summary

Fund	2024 Total Activity	2025 Total Activity	2026 YTD Activity Through Apr	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	Comparison 2 Budget	Comparison 2 to Comparison 1 Budget	%
				2026	2026 PROJECTED	Increase / (Decrease)		2027 APPROVED	Increase / (Decrease)	
820 - FLURA	277,579.70	590,738.24	302,027.90	0.00	1,094,185.00	1,094,185.00	0.00%	0.00	-1,094,185.00	-100.00%
Report Total:	277,579.70	590,738.24	302,027.90	0.00	1,094,185.00	1,094,185.00	0.00%	0.00	-1,094,185.00	-100.00%

FLURA Check Report

City of Fort Lupton

By Check Number

Date Range: 04/01/2026 - 04/30/2026

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: FLURA-FLURA Fund						
001880	WELD COUNTY GOVERNMENT	04/14/2026	Regular	0.00	25,147.84	10199
REIMBURSE 2025	Invoice	03/31/2026	FLURA-REIMBURSE 2025 WELD TIF	0.00	25,147.84	

Bank Code FLURA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	25,147.84
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	25,147.84

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	25,147.84
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	25,147.84

Fund Summary

Fund	Name	Period	Amount
820	FLURA	4/2026	25,147.84
			25,147.84

FLURA Income Statement Account Summary

For Fiscal: 2026 Period Ending: 04/30/2026

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 820 - FLURA					
Revenue					
820-9100-311010	0.00	0.00	163,494.64	496,781.45	-496,781.45
820-9100-311011	0.00	0.00	0.00	-25,147.84	25,147.84
820-9100-361600	0.00	0.00	3,413.26	14,505.31	-14,505.31
820-9100-380000	0.00	0.00	0.00	0.00	0.00
820-9100-390100	0.00	0.00	0.00	0.00	0.00
820-9100-390200	0.00	0.00	0.00	0.00	0.00
820-9100-390400	0.00	0.00	0.00	0.00	0.00
Revenue Total:	0.00	0.00	166,907.90	486,138.92	-486,138.92
Expense					
820-9100-520100	0.00	0.00	0.00	0.00	0.00
820-9100-530600	0.00	0.00	0.00	7,517.00	-7,517.00
820-9100-530800	0.00	0.00	0.00	0.00	0.00
820-9100-531200	0.00	0.00	0.00	0.00	0.00
820-9100-531600	0.00	0.00	0.00	0.00	0.00
820-9100-531800	0.00	0.00	0.00	0.00	0.00
820-9100-532800	0.00	0.00	0.00	0.00	0.00
820-9100-533000	0.00	0.00	0.00	0.00	0.00
820-9100-551850	0.00	0.00	0.00	169,132.67	-169,132.67
820-9100-553500	0.00	0.00	2,452.19	7,461.35	-7,461.35
820-9100-573000	0.00	0.00	0.00	0.00	0.00
820-9100-575000	0.00	0.00	0.00	0.00	0.00
820-9100-580450	0.00	0.00	0.00	0.00	0.00
820-9100-590200	0.00	0.00	0.00	0.00	0.00
820-9100-590400	0.00	0.00	0.00	0.00	0.00
Expense Total:	0.00	0.00	2,452.19	184,111.02	-184,111.02
Fund: 820 - FLURA Surplus (Deficit):	0.00	0.00	164,455.71	302,027.90	
Total Surplus (Deficit):	0.00	0.00	164,455.71	302,027.90	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
820 - FLURA	0.00	0.00	164,455.71	302,027.90	-302,027.90
Total Surplus (Deficit):	0.00	0.00	164,455.71	302,027.90	



To: FLURA Board
From: Zachary Mettler, Planner 1 & Liaison to FLURA
Date: May 21, 2026
Re: Staff Recommendation for FLURA to make a determination on a Building Renovation Grant Application for 737 Denver Ave to replace an exterior wall-mounted sign for a new restaurant.

Hello FLURA Board,

Staff is in receipt of a Building Renovation Grant Program Application by the new business owner of 737 Denver Avenue to replace an exterior wall-mounted sign for a new restaurant, permitted by the property owner.

The scope of work includes replacing the light box and the signage.

The two bids range from \$4,939.85 to \$14,748.20.

The FLURA grant match request is for \$2,469.50, as the applicant intends to move forward with the lower bid. The amount to be reimbursed would be that amount or half of the cost of the work, but not to exceed the grant amount.

The Program Guidelines list signage as an eligible improvement. Staff has reviewed the sign with the Building Department and the applicant to determine the specifics. A permit is required for the type of work being done, and staff is working to finalize the permit with the applicant.

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

For further details, attached in the packet are the following Exhibits:

- A. Building Renovation Application
- B. Bids
- C. Sign Details

Building Renovation Grant Program Application

A. CONTACT INFORMATION

1) Applicant Name: Lizeth Gomez

Business Name: The Copper Hen LLC

Phone: [REDACTED] Email: [REDACTED]

Address: 737 Denver Ave Fort Lupton, CO 80621

Are you the owner of the property you are requesting grant funding for? Yes No

If you responded no, please provide the property owner's information under Paragraph A(2).

2) Property Owner Name: Bradley Penfold

Company: Pen Properties

Phone: [REDACTED] Email: [REDACTED]

Address: [REDACTED]

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

Site Address: 737 Denver Ave Fort Lupton, CO 80621

Parcel Number: _____

Is this property historically designated? Yes No

C. PROJECT DESCRIPTION

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

Backlit store front sign.

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

This project will improve the overall look of the Grant area by adding a clean, attractive backlit store front sign that enhances the building's appearance, increases visibility and contributes to a more polished and welcoming downtown streetscape.

F. CERTIFICATIONS

Applicant Certification

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

Applicant: Lyetha Gray Date: 4/10/26

Owner Certification

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

Owner: _____ Date: _____

(see attached document)

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____



ESTIMATE
EST-1333

Estimate Date: 03/09/26

GreyHawk Signs
2055 S. Pecos St
Denver, CO 80223

(303) 946-0124

Follow Up Date : 03/24/26

Payment Terms: 55% down, 45% on completion

Description: Option 1 Cabinet

Bill To: The Copper Hen

Ordered By: Lizbeth Gomez
lizethgomez91@ymail.com
(720) 409-8027

Salesperson: Joel Makela
Entered By: Robert Alexander

ITEMS	QTY	UNIT PRICE	LINE TOTAL
1 Cabinet Sign	1	\$3,232.00	\$3,232.00
2 Installation	1	\$1,020.00	\$1,020.00
3 Sign Permit Prep	1	\$500.00	\$500.00
Site survey needed to confirm cost and details. Permit fee added on to final invoice. Electrical hookup to be performed by licensed electrician. Cost does not include engineering, lift equipment or sidewalk closure if needed.			
4 Artwork Vector	1	\$25.00	\$25.00
Subtotal			\$4,777.00
Pre-Tax Total			\$4,777.00
Tax			\$162.85
Total			\$4,939.85
Deposit Required			\$2,716.92

This estimate is good for 30 days and is subject to credit approval. This job requires a deposit with this signed estimate before job is started and balance is due when job is completed. Any changes done to this estimate after estimate is signed may result in an extra charge. Past due invoices will be subject to property liens, collection costs, court fees and interest. This sign remains the property of Greyhawk Signs, LLC. Until paid in full. All warranties are null and void if not paid in full. This estimate does not include any work that must be performed by a licensed electrician. This estimate does not include the cost of the permit. This estimate is bound by the terms and conditions listed on our website. The products contained in this estimate carry a 1 Year Warranty on parts and labor with the exception of standard manufactured lamps.

Signature: _____ Date: _____



Front Lit Cabinet Sign

QTY:1

- 120"W x 36"H
- 3" Black Aluminum Returns
- 3/16" White Acrylic Faces
- Translucent Vinyl Overlay
- LEDs: White 7100k
- UL Rated

EXISTING:



PROPOSED:



Power Requirements:
 -Input Voltage: 12VDC
 -Output Power: 60W
 -Output Voltage: 120V
 Hookup Provided By Others

Attachment Method:
 • #10-24 x 6" Thread Tap Bolts
 • 3-4 per letter
 • Sealed with All Purpose Waterproof GE Silicone

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IMAGES SHOWN ARE ARTISTIC INTERPRETATION AND MAY DIFFER FROM THE LOOK AND SIZE OF THE FINAL PRODUCT.

IMAGES SHOWN ARE MEANT TO INDICATE A ROUGH ACCOUNT OF THE PLACEMENT AND SIZE AND SHOULD NOT BE USED AS INSTRUCTION ON HOW TO BUILD OR WHERE TO PLACE THE FINISHED SIGN.

IF YOU REQUIRE SPECIFIC COLORS FOR YOUR SIGN, PLEASE SPECIFY. IF YOU REQUIRE A COLOR MATCH PLEASE REQUEST A SAMPLE PRIOR TO PRINTING. GREYHAWK SIGNS IS NOT RESPONSIBLE FOR COLOR INACCURACIES DUE TO NON-SPECIFIC COLOR BUILDS. CMYK AND PMS BUILDS ACCEPTED. COLOR DEPICTED ABOVE IS FOR REPRESENTATIONAL PURPOSES ONLY.

ELECTRICAL NOTE

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Customer: The Copper Hen
 Address: 727 N Denver Ave.
 Fort Lupton CO 80621
 Contact Info: Lizbeth Gomez
 Customer Approval Signature:

x _____



Payment Terms: 50% Deposit > \$250

Created Date: 2/20/2026

DESCRIPTION: lit cabinet with channel letters on top and routed plex behind

Bill To: Copper Hen
 737 N Denver Ave
 Fort Lupton, CO
 US

Installed: Copper Hen
 737 N Denver Ave
 Fort Lupton, CO
 US

Requested By: Lizeth Gomez
 Email: lizethgomez91@gmail.com

Salesperson: Jenn Venerable
 Entered By: Jenn Venerable

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Lit cabinet with channel letter, logo box and routed plex behind Lit cabinet with: <ul style="list-style-type: none"> • front-lit channel letters for these components: "Copper Hen" lettering and shape cut logo box of hen • Routed with plex behind for these components: sun and rays, "The" and "Coffee & Kitchen" 	1	\$11,593.00	\$11,593.00
2	(O) Installation	1	\$1,800.00	\$1,800.00
3	City Permit to be added plus 10% Cost of Permit from City + 10% ***NOTE: Permit time varies from jurisdiction to jurisdiction. Permits in most jurisdictions are currently running longer than usual. You can expect permit approval to take anywhere from 2-16 weeks.	1	\$0.00	\$0.00
4	Permit Application and Processing* Permit Application and Processing	1	\$500.00	\$500.00
5	Setup \$55 Setup of file for production	1	\$55.00	\$55.00
6	Retail Delivery Fee	1	\$0.28	\$0.28

Subtotal:	\$13,948.28
Taxes:	\$799.92
Grand Total:	\$14,748.20

Signarama Brighton, CO is certified as a Women's Business Enterprise (WBE) through the Women's Business Enterprise National Council (WBENC), the nation's largest third party certifier of businesses owned and operated by women in the US. We recognize the commitment to supplier diversity that is embraced by corporations and government agencies today, and we can add diversity to your supply chain.

TERMS OF PAYMENT: Upon ordering, you must provide Vendor a 50% deposit. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval. **COLLECTION PROCEDURES:** Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$45.00, together with interest accruing at the rate of 18% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. **CUSTOMER'S ACCEPTANCE OF WORK:** Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations.

DEPOSITS: Acceptance of this agreement whether verbally, email or signed contract, acknowledges and agrees that any deposit made in connection with Product or Service is NON REFUNDABLE. Once the DEPOSIT IS PAID, it shall be considered fully earned by Signarama and shall not be subject to refund, return or reimbursement for any reason, including but not limited to cancellation, change of mind, dissatisfaction or any other circumstance.

The NON-REFUNDABLE DEPOSIT represents a commitment by customer to proceed the purchase of product or service. In the event that the customer fails to complete the transaction for any reason, Signarama reserves the right to RETAIN THE DEPOSIT IN ITS ENTIRETY and the customer shall have no claim or entitlement to refund or credit.

By making the NON-REFUNDABLE DEPOSIT, customer acknowledges and accepts these NON-REFUNDABLE terms and waives any rights or claims to refund as permitted by applicable laws and regulations

LOST or SUBSTANTIALLY FORGOTTEN WORK: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

Signature: _____ **Date:** _____