

PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Carlos Barron
Lynne Derby
Kathy Kvasnicka
Thomas Meyers
Paul Weber

**Planning Commission Agenda
Regular Meeting
Virtual Meeting via GoToMeeting*
Thursday, February 11, 2021
6:00 P.M.**

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

**This meeting will be held virtually only.
Login information on how to attend this virtual meeting is on the second page of this Agenda.*

Call to Order – Roll Call

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 Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- a. Approval of the Minutes of the January 28, 2021 Meeting

Public Comment – This portion of the Agenda is provided to allow members of the audience to present comments to the Planning Commission related to items not otherwise listed on the Agenda.

Action Items

- b. P2021-005: 2567 County Road 29 (aka Quality Carpentry Services) Site Plan
- c. P2021-006: Hagler Annexation, Initial Zoning and Special Use Permit

Discussion Items

- d. Review of Meeting Discussion
- e. Development Code Update

Future Business

- f. Next Meeting: February 25, 2021

Adjourn

VIRTUAL MEETING LOG-IN INSTRUCTIONS

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/247460885>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

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Access Code: 247-460-885

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If you have issues getting into the virtual meeting, please email PlanningDept@FortLuptonco.gov or call (303) 304-4498 for assistance.

Virtual Meeting Instructions

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 28, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, January 28, 2021.

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

ROLL CALL

Roll was taken and those present were Chair Mike Simone, Vice-Chair Bushrod White and Commission Members Carlos Barron, Kathy Kvasnicka, Thomas Meyers and Paul Weber. Also in attendance were Planning Director Todd Hodges, City Planner II Alyssa Knutson, City Planner I Maria Lancto, and Planning Administrative Assistant Magaly Morales-Tejada.

Chair Simone gave the following advisement:

Tonight's meeting shall be held virtually so as to ensure the health and safety of the general public and the City of Fort Lupton Planning Commission and staff.

The intent and purpose of the virtual appearance options is to allow the City to be innovative in providing the general public the most meaningful access possible in light of the current challenges present as a result of the Covid-19 pandemic. Therefore, subject to social distancing and public health orders, members of the general public will be offered the opportunity to be electronically present for meetings at the City, subject to existing health conditions.

An electronic link has been made available for tonight's meeting on the City's website and social media platforms and as posted at City Hall, so that the general public, Planning Commission and staff may participate electronically via the internet or on the phone.

APPROVAL OF AGENDA

Chair Simone called for a motion to approve the agenda. It was moved by Member Carlos Barron and seconded by Vice-Chair Bushrod White.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Vice-Chair Bushrod White and seconded by Member Kathy Kvasnicka.

PUBLIC COMMENT

Chair Simone asked if there was anyone who would like to comment on an item not on the agenda tonight. Hearing none, he closed Public Comment.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 28, 2021**

ACTION ITEMS

Mericle RV Propane Tank Special Use Permit

Chair Mike Simone addressed the representative for the applicant, Kyle Ferguson, 1352 Factory Drive, Fort Lupton, CO. He asked if Mr. Ferguson, on behalf of the applicant, understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. Ferguson stated yes.

Chair Simone asked if he consented to the applicable members voting on their submittal, even though said members are not present in person.

Mr. Ferguson stated yes.

Chair Simone asked if he understood that they have the right to continue this public hearing to such a date to allow a full in-person public hearing.

Mr. Ferguson stated yes.

Chair Simone asked if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically.

Mr. Ferguson stated yes.

Chair Simone asked if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. Ferguson stated yes.

Chair Simone asked if they waived their right to proceed in an in-person public hearing and have consented to proceed forward voluntarily tonight in this virtual planning commission meeting, is that correct.

Mr. Ferguson stated yes.

City Planner I Maria Lancto introduced the project. She stated that this site was located in the "I-1" Industrial Zone District. She stated that the special use permit is for a 1000 gallon aboveground propane tank to be used in conjunction with an existing RV sales business. Ms. Lancto stated that the Fort Lupton Municipal Code requires a special use permit for all aboveground fuel tanks. She stated that all notification requirements for the Special Use Permit were met, including posting at the property, publishing in the newspaper, and

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 28, 2021

mailing to adjacent properties. She stated that Kyle Ferguson would be presenting the project.

Kyle Ferguson provided background on Mericle RV, stating that it is a full service RV business that opened in 2019 and they are now seeking a Special Use Permit for an aboveground propane tank. Mr. Ferguson stated that the propane would be supplied through AmeriGas. Mr. Ferguson stated that the propane tank would be on the southwest side of the property. He explained the community need for the propane tank, stating that it would provide a service for the residents of Fort Lupton that need any propane tank refilled. He stated that currently they are selling RV's with empty propane tanks and they are having to stop elsewhere to get them filled. He stated that by increasing sales it will eventually increase job opportunity within the City. Mr. Ferguson stated that all staff handling propane will be safety trained and certified, the propane tank would be properly secured, the tank will be equipped with an emergency shut-off switch and would be kept up with state and federal regulations. Mr. Ferguson then referred back to the Planning Commission for any questions.

Chair Simone asked the applicants if they had anything to add.

Applicant Amy Mericle re-iterated Kyle Ferguson's comments on community need, stating that they are currently selling empty RV's and then sending customers to the closest fill stations in either Platteville or Brighton, therefore sending revenue into other cities.

Chair Simone asked Mr. Ferguson if he has had a full and fair opportunity to present all facts, submittals, documents, testimony and presentations in support of the Applicant's application before the Planning Commission tonight.

Mr. Ferguson stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Special Use Permit action item. Hearing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

There were no questions or comments.

Chair Simone asked Mr. Ferguson if he felt he had a full opportunity to participate in the public hearing.

Mr. Ferguson stated yes.

Chair Simone called for a motion to approve Resolution P2021-0003. It was moved by Vice-Chair Bushrod White and second by Carlos Barron.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 28, 2021**

Motion carried by unanimous roll call vote.

Been Annexation & Initial Zoning

Planner II Alyssa Knutson introduced the Been Annexation and Initial Zoning. Ms. Knutson stated that the project was submitted by Sheryl Been and is a total of approximately 18.24 acres, including a portion of County Road 10 Right of way. It is located west and adjacent to County Road 19 and approximately a quarter-mile south of County Road 10. She stated that this is a flagpole annexation which will achieve continuity on County Road 10. Ms. Knutson stated that all requirements had been met for this application and stated that the applicant was present to answer any questions.

Chair Mike Simone addressed the applicant Sheryl Been, 3647 County Road 19, Fort Lupton, CO.

He asked if Ms. Been understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Ms. Been stated yes.

Chair Simone asked if she consented to the applicable members voting on their submittal, even though said members are not present in person.

Ms. Been stated yes.

Chair Simone asked if she understood that they have the right to continue this public hearing to such a date to allow a full in-person public hearing.

Ms. Been stated yes.

Chair Simone asked if she has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically.

Ms. Been stated yes.

Chair Simone asked if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Been stated yes.

Chair Simone asked if they waived their right to proceed in an in-person public hearing and have consented to proceed forward voluntarily tonight in this virtual planning commission meeting, is that correct.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 28, 2021**

Ms. Been stated yes.

Chadwin Cox presented the project. He stated this is an agricultural property and the intent is to annex into the City of Fort Lupton and remain as an agricultural zoning.

Chair Simone asked Ms. Been if she has had a full and fair opportunity to present all facts, submittals, documents, testimony and presentations in support of her application before the Planning Commission tonight.

Ms. Been stated yes.

Chair Simone asked Ms. Been if she felt he had a full opportunity to participate in the public hearing.

Ms. Been stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Annexation and Initial Zoning action item. Hearing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Member Kathy Kvasnicka asked for confirmation that this application is strictly for annexation.

Ms. Knutson responded and stated that yes this is only for annexation and initial zoning and any future development on the property would need to come back through the application process.

Chair Simone called for a motion to approve Resolution P2021-0004. It was moved by Kathy Kvasnicka and seconded by Vice-Chair Bushrod White.

Motion carried by unanimous roll call vote.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 28, 2021**

FUTURE BUSINESS

The next meeting of the Planning Commission is scheduled for February 11, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:55 PM.

Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2021-005

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE 2567 COUNTY ROAD 29 (AKA QUALITY CARPENTRY SERVICES, INC.) SITE PLAN FOR A CARPENTRY BUSINESS ON A PROPERTY AT 2567 COUNTY ROAD 29 AND LOCATED IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on February 11, 2021, for the purpose of reviewing HenSul Development, LLC's application for a site plan on behalf of their tenant, Quality Carpentry Services, Inc. for a carpentry business; and

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

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the 2567 County Road 29 (aka Quality Carpentry Services, Inc.) Site Plan, conditional upon the following:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2020-0038 & Plan Nos. SPR2020-0014.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall dedicate right of way by separate document as requested by the Public Works Director.
 - D. Applicant shall work with City staff on the location of the trash enclosure to ensure it is located outside of the additional right of way dedication.

- E. Applicant shall provide information on their intention for the incomplete shed on Lot A, and update the site plan map to reflect if it will be removed.
- F. The following notes shall be placed on the site plan map:
 - 1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.
 - 2. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the special use permit.
 - 4. City staff shall be contacted at the time the future asphalt pad is to be constructed to discuss any potential permits or other requirements.
 - 5. The City retains the right and authority to require removal of any improvements located within the right of way at the property owner(s) expense if needed for street expansion, improvements, or utility construction.

II. Prior to the release of building permits:

- A. Written evidence shall be provided to show that the comments from the Fort Lupton Fire Protection District have been adequately addressed.

III. Prior to the release of a certificate of occupancy:

- A. Applicant shall coordinate with the Planning Department on a schedule for removing the shed on Lot A, if that is the determination, as well as any aboveground fuel tanks on the site.
- B. A set of Mylars of the site plan map shall be submitted for recording.

DONE THIS 11th DAY OF FEBRUARY, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**2567 COUNTY ROAD 29 (AKA QUALITY CARPENTRY SERVICES, INC.) SITE PLAN
STAFF REPORT
Project No. LUP2020-0038 & Plan No. SPR2020-0014**

PROJECT DESCRIPTION

Project No.: LUP2020-0038 / Plan No.: SPR2020-0014

Project Name: 2567 County Road 29 (aka Quality Carpentry Services, Inc.) Site Plan

Owner's Name: HenSul Development, LLC ("Applicant")

Representative: Quality Carpentry Services, Inc. ("Tenant")

Location of Request:

The site that is the subject of this application is located west and adjacent to County Road 29, and approximately 0.33 miles south of County Road 8 in Fort Lupton, Colorado ("Property"). The Property includes two parcels, and the northern parcel address is 2567 County Road 29, and is located in Section 20, Township 1 North, Range 66 West of the Sixth Principal Meridian, Fort Lupton, Colorado.

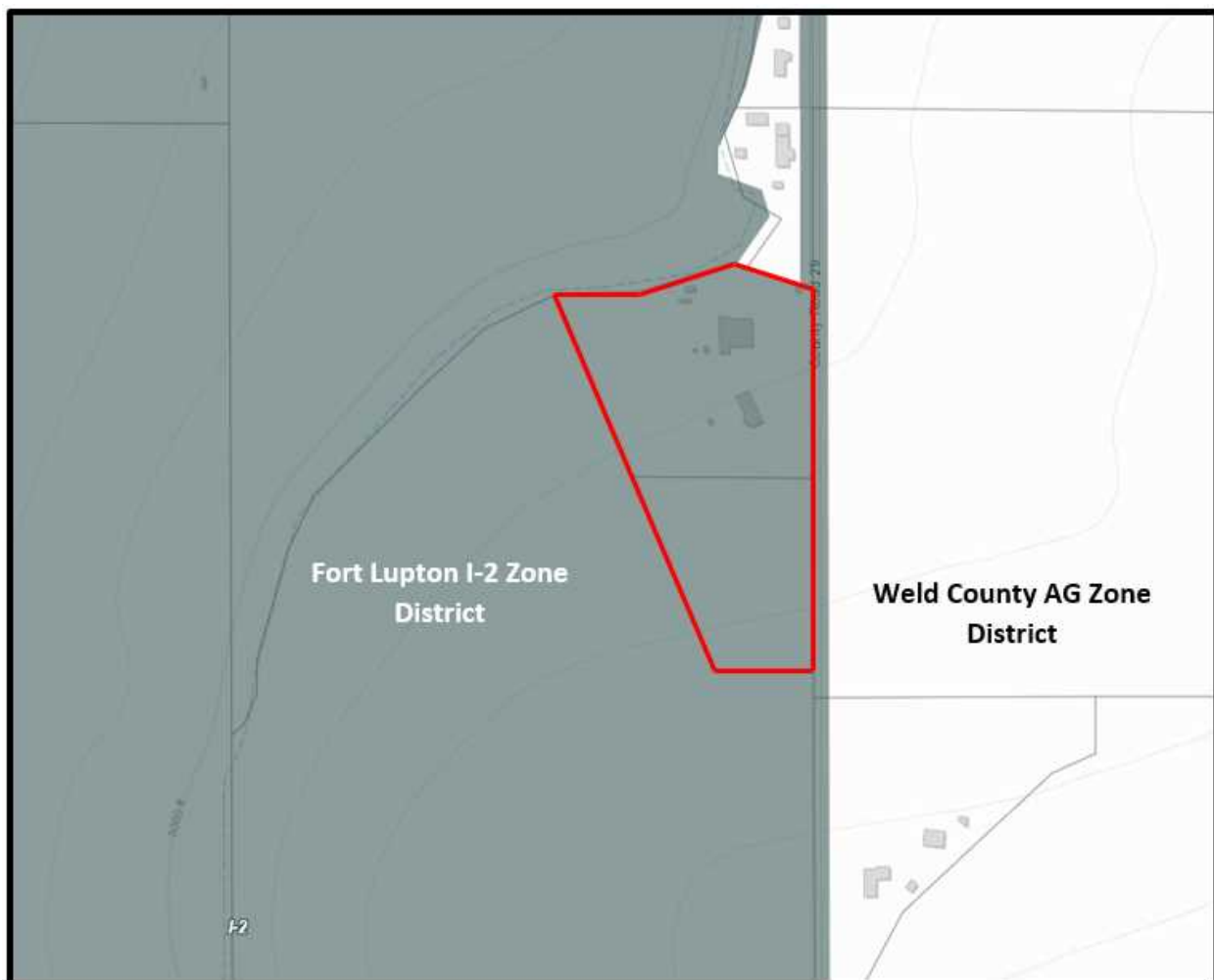


Nature of Request:

The Applicants have submitted a request for a site plan on behalf of their tenant, Quality Carpentry Services, Inc. for a carpentry business. There is an existing house on the property that will remain and be converted to an office for the business. An additional existing shop building will be used for storage of materials. No new structures are planned at this time, although an ADA parking pad is planned, and a future planned 4,900 square foot asphalt pad is requested. There are anticipated to be 6 – 10 employees at the site. Additional information on this request can be found in the application materials submitted by the Applicant.

There is a 1,000 gallon and 500 gallon propane tank on the Property that will continue to be used for heat on the Property. Conditions of approval in the resolution address an additional unused aboveground diesel tank that also exists on the property. It will either need to be removed, or receive a special use permit from the City. In addition, an existing unfinished accessory structure remains on the Property from the previous owner, and will either need to be completed or removed.

The property is surrounded by other I-2 Heavy Industrial zoned properties to the north, west, and south. The eastern boundary is adjacent to Weld County properties that are zoned agricultural.



Site Size: Lot A (Northern Parcel): 4.739 acres, more or less; Lot B (Southern Parcel): 2.806 acres, more or less.

Zone District: I-2 Heavy Industrial.

Proposed Use: Commercial metal framing, drywall, and rough carpentry business operation.

Existing Use: Prior to the Tenants occupying the site, it was a vacant residential estate. The Tenant is currently occupying the building, however construction to convert it to a commercial space has not started and is waiting on site plan approval.

Hearing Dates: Planning Commission – February 11, 2021 at 6:00 PM; and
City Council – March 2, 2021 at 7:00 PM

Hearing Location: Planning Commission: Held virtually via GoToMeeting due to COVID 19.
City Council: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

The Property was annexed into Fort Lupton in 2013, and was initially zoned I-2 Heavy Industrial (the Willard Annexation & Initial Zoning).

APPLICATION PROCESS

The Applicant is requesting a site plan approval for a carpentry business. The property is being converted from a residential use to a commercial/industrial use, therefore requiring a site plan process. Pursuant to Section 16-170 of the Code, site plans are required as a step in the building permit review process for all multi-family, commercial or industrial development.

After required public notice of a site plan, 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 separately approve, approve with conditions or deny the site plan and special use permit. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the site plan, referral agency comments, Planning Commission recommendation and any public testimony, and shall separately 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 Zoning Regulations require 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 January 27, 2021.

Notice of the public hearings was posted on January 25, 2021 at the Property, which is at least fifteen (15) days prior to the hearings, as required by the Zoning Regulations.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on January 25, 2021.

In addition, known mineral interests were notified of the public hearings by certified mail, return-receipt requested on January 11, 2021, being at least thirty (30) days prior to the first public hearing, as required by State Statutes.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the I-2 Heavy Industrial Zone District. Storage and warehousing facilities, indoor and outdoor, is permitted in the I-2 Heavy Industrial Zone District; provided that all outside storage is screened in accordance with these regulations. There is no outside storage proposed for this application. In addition personal offices are a use by right in the I-2 Heavy Industrial Zone District. Therefore, the use complies with the zoning for the Property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

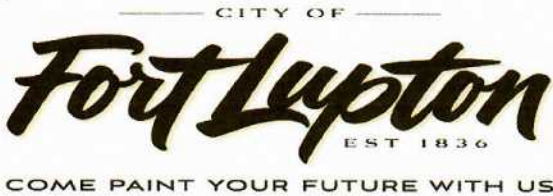
The Fort Lupton Comprehensive Plan designates this area for industrial land uses. This designation allows for a mix of heavy and light industrial users as well as office development, intended to provide an appropriate environment for higher intensity users. These areas should be utilized to attract major 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. The proposed use conforms to this land use type.

REFERRALS

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

City Attorney	Building Inspector	Police Chief
Public Works Director	Water Treatment Plant Manager	GIS Specialist
Fort Lupton Fire Protection District	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County Department of Planning	Fulton Ditch Company	City of Brighton

***For more information on this development, please refer to the Planning Commission packet provided.
Additional documents are available for review at the Fort Lupton City Hall.***



Planning & Building

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

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: _____
 Company: HenSul Development, LLC
 Phone: 720-318-6578 Email: dfconstructionsrvcs@gmail.com
 Address: 4502 Meadowlark Road, Ft. Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 2) Representative Name: Danelle Fifer
 Company: HenSul Development, LLC
 Phone: 720-318-6578 Email: dfconstructionsrvcs@gmail.com
 Address: 4502 Meadowlark Road, Ft. Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Danelle Fifer
 Billing Company: HenSul Development, LLC
 Phone: 720-318-6578 Email: dfconstructionsrvcs@gmail.com
 Address: 4502 Meadowlark Road, Ft. Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 2567 CR 29, Ft. Lupton, CO 80621
 Parcel Number: Lot A - 147120100005 & Lot B - 147120100006
 Existing Zone Classification: I-2 Proposed Zone Classification: _____
 Water Type: Well Name: _____
 Sewage Type: Septic Tank District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

- | | | |
|---|--|---|
| ☐ Sketch Plat | ☐ Administrative Site Plan | ☐ PUD Plan (Preliminary & Final) |
| ☐ Preliminary Plat | ☐ Special Use Permit | ☐ Variance |
| ☐ Final Plat | ☐ Oil & Gas Permit | ☐ Administrative Variance |
| ☐ Minor Subdivision | ☐ Annexation & Initial Zone | ☐ Appeal |
| ☐ Amended Plat | ☐ Change of Zone | ☐ Other: _____ |
| ☒ Site Plan | ☐ Comp Plan Amendment | |

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Change Home to Commercial Offices

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

We are planning to convert the existing home to commercial office for our business, Quality
Carpentry Services, Inc. At this time, we are not adding any new buildings to the property.

E. REQUIRED DOCUMENTS

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS

Representative 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 been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: Danellh Fifer Date: 9-10-2020

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 representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: Danellh Fifer Date: 9-10-2020

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

HenSul Development, LLC

City of Fort Lupton
Planning & Building
130 S. McKinley Avenue
Ft. Lupton, CO 80621

RE: Plan of Commercial Usage of 2567 CR 29, Ft. Lupton, CO 80621

To Whom it May Concern:

HenSul Development, LLC has purchased the property located at 2567 CR 29 (Lots A & B), Ft. Lupton, CO 80621.

This property was rezoned from Agriculture to Industrial a few years ago, and we will be the first owner to use this property for an Industrial purpose. HenSul Development, LLC will lease the property to Quality Carpentry Services, Inc. which operates a Commercial Metal Framing, Drywall and Rough Carpentry business.

We are planning to convert the residence currently located on the property to use as commercial offices. Quality Carpentry currently has five office employees who will be located in this space. We have consulted with an Architect, a Structural Engineer, an Electrical Engineer and a Mechanical Engineer to have plans completed to upgrade the residence to meet Commercial Building Codes.

We plan to use the existing shop building for storage of materials.

The existing landscaping around the property will remain, however will be cleaned up to be more visually appealing.

In addition, we plan to add exterior lighting on the south and north side of the office building, in addition to utilizing the existing exterior lighting at each entry point. In addition, there is exterior lighting currently on the south side of the shop building, and we intend to add an exterior light to the west side of the shop.

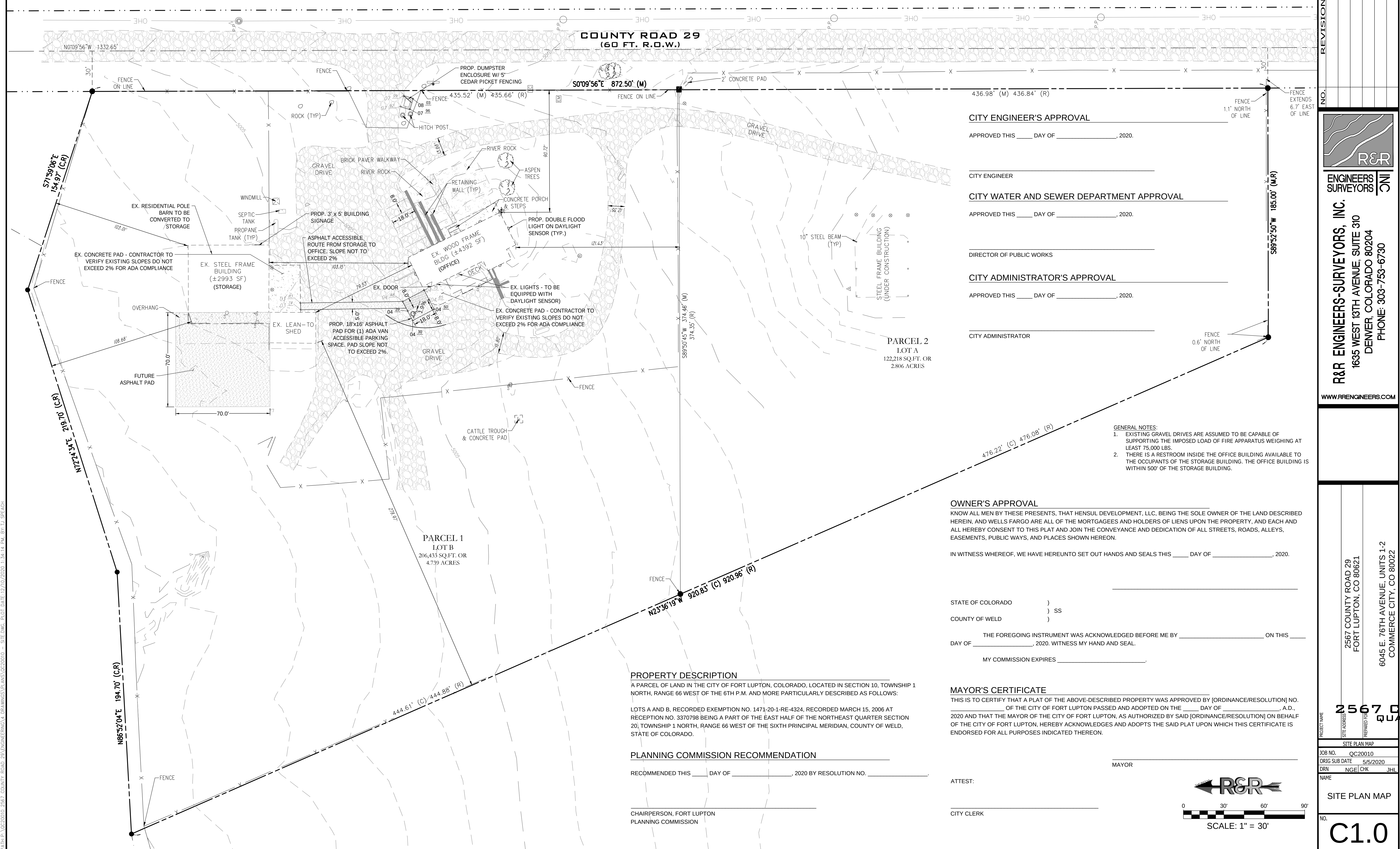
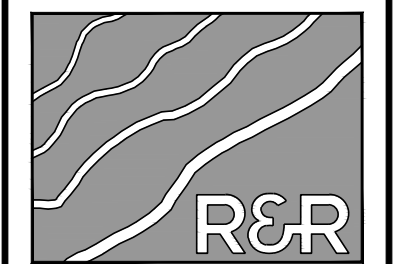
At this time, we will be adding a fenced in trash enclosure at the front of the property. The fencing will consist of a 5' cedar picket fence material. There is currently metal tube fencing around the office and storage buildings which we intend to maintain. There is also weld wire fencing around the perimeter of the property which we also intend to maintain.

HenSul Development, LLC

Danelle Fifer,
Managing Member

SITE PLAN MAP 2567 COUNTY ROAD 29

LOCATED IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT: 2567 COUNTY ROAD 29, FORT LUPTON, CO 80621

[illegible]

ENGINEERS
SURVEYORS

ENGINEERS-SURVEYORS, INC.
 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

2567 COUNTY ROAD 29
FORT LUPTON, CO 80621

6045 E. 76TH AVENUE, UNITS 1-2
COMMERCE CITY, CO 80022

PROJECT NAME _____
SITE ADDRESS _____
PREPARED FOR _____

SITE PLAN MAP			
JOB NO.		QC20010	
ORIG SUB DATE		5/5/2020	
DRN	NGE	CHK	JHL
NAME			

SITE PLAN MAP

NO. **C1.0**

HenSul Development, LLC

Memorandum of Drainage

To: Mr. Roy Vestal, Public Works Director, City of Fort Lupton

From: Danelle Fifer, Managing Member, HenSul Development, LLC

Date: December 8, 2020

RE: Drainage Impact of Commercial Usage of 2567 County Road 29, Ft. Lupton, CO 80621

The purpose of this memorandum is to document the proposed usage of the property located at 2567 County Road 29, Fort Lupton, CO 80621, and any drainage impacts such usage may have.

The current residence located on the property will be converted into commercial offices, and the storage building will continue to be used for storage.

We are not planning to pave the property. We will continue to use the property as it is. As a result, we do not see any impacts to the current drainage.

Please feel free to contact me with any questions or concerns.

HenSul Development, LLC

Memorandum of Traffic Impact

To: Mr. Roy Vestal, Public Works Director, City of Fort Lupton

From: Danelle Fifer, Managing Member, HenSul Development, LLC

Date: December 8, 2020

RE: Drainage Impact of Commercial Usage of 2567 County Road 29, Ft. Lupton, CO 80621

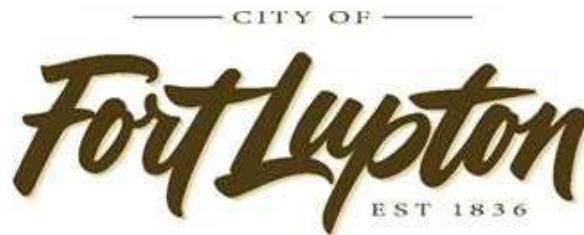
The purpose of this memorandum is to document the traffic usage and impact of converting the property located at 2567 County Road 29, Fort Lupton, CO 80621 from a residence into commercial offices.

The property will be used as the office for a commercial metal framing, drywall and carpentry business. The business currently has 5 employees (5 vehicles) that will be coming and going from the office Monday through Friday between 2 – 4 times a day. The primary vehicles travelling to the property are passenger cars and pickup trucks.

The majority of the traffic will be travelling to the property from the North via County Road 8, and County Road 29.

For the foreseeable future, we do not see any increase to the number of vehicles which will be entering the property.

Please feel free to contact me with any questions or concerns.



FROM: Alyssa Knutson, AICP, Planner II
 DATE: 01/11/21
 PROJECT: Quality Carpentry Services Site Plan
 Project No. LUP2020-0038; Plan No. SPR2020-0014

INTERNAL DISTRIBUTION:

- | | | |
|--|--|---|
| ☐ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☐ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☐ Recreation Manager | ☐ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |

OUTSIDE DISTRIBUTION:

- | | |
|--|--|
| ☒ Fort Lupton Fire Protection District | ☐ Weld County Dept. of Public Health & Env. |
| ☐ CDOT | ☐ Weld County Public Works |
| ☐ Colorado DRMS | ☐ Weld County School District RE-8 |
| ☐ Colorado Parks and Wildlife | ☐ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☒ City of Brighton |
| ☒ Comcast | ☐ Town of Frederick |
| ☒ CenturyLink | ☐ Town of Platteville |
| ☒ Xcel Energy | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☐ Other: |

If you have comments, please respond by: February 1, 2021

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

Date: 1/20/2021

Project name: Quality Carpentry Services

Project address: 2567 Cr 29, Fort Lupton, CO 80621

FLFPD Project # R2021-0001

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Quality Carpentry Services** located at **2567 Cr 29**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with 2012 *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.

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.
2. Construction documents and supporting data (i.e. code analysis) shall be submitted electronically with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
 - a. Application for permit can be found at [Contractors: | Fort Lupton Fire Protection District](#)
3. Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.
4. 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. *2012 IFC, 505.1*

5. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
6. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *2012 IFC, 503.1.1*
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *2012 IFC, 503.2.1*
8. Fire apparatus access road (driveway) shall be designed and maintained to support the imposed loads of fire apparatus (56,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities (e.g. gravel, road base or recycled asphalt). *2012 IFC Section 503.2.3*

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

Magaly Morales-Tejada

From: Jake Freier
Sent: Friday, January 22, 2021 4:29 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Maria Lancto; Todd Hodges
Subject: RE: Referral Response Request: Quality Carpentry Services; Project No. LUP2020-0038 & Plan No.SPR2020-0014

Magaly,
This looks fine to me. The legals and drawing look good. No redlines.

Cheers,
Jake

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, January 11, 2021 10:00 AM
Subject: Referral Response Request: Quality Carpentry Services; Project No. LUP2020-0038 & Plan No.SPR2020-0014

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/537>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11 , 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 720-466-6111

Ext: 1111



Magaly Morales-Tejada

From: John Fryar
Sent: Monday, January 11, 2021 10:23 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Quality Carpentry Services; Project No. LUP2020-0038 & Plan No.SPR2020-0014

I don't see any law enforcement issues.



Committment rather than Compliance
Remember "Find a Way to Help"

John Fryar, Chief of Police
130 S. McKinley Ave
Fort Lupton, CO 80621

Work (303) 857-4011
Cell (303) 210-0100

From: Magaly Morales-Tejada
Sent: Monday, January 11, 2021 10:00 AM
Subject: Referral Response Request: Quality Carpentry Services; Project No. LUP2020-0038 & Plan No.SPR2020-0014

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/537>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11 , 2021 at 6:00 PM; and

Magaly Morales-Tejada

From: Roy Vestal
Sent: Friday, January 15, 2021 1:57 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Maria Lancto; Todd Hodges
Subject: RE: Referral Response Request: Quality Carpentry Services; Project No. LUP2020-0038 & Plan No.SPR2020-0014

PW has no concerns with this submittal. The documentation indicates no additional structures or pavement being added to the property.

Roy V

Roy L. Vestal, P.E.
Public Works Director / City Engineer



130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: Magaly Morales-Tejada
Sent: Monday, January 11, 2021 10:00 AM
Subject: Referral Response Request: Quality Carpentry Services; Project No. LUP2020-0038 & Plan No.SPR2020-0014

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/537>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11 , 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Alyssa Knutson

From: Roy Vestal
Sent: Wednesday, February 3, 2021 10:26 AM
To: Alyssa Knutson
Subject: RE: 2567 CR 29 - ROW?

Yes we do. I'm not sure why I haven't done a memo for this. If this is a site plan submittal, they need to dedicate an additional 12.5 feet along their frontage.

According to the GIS data, the property line goes to the section line. Need full dedication of the 42.4 feet from the section line.

Roy V

Roy L. Vestal, P.E.
Public Works Director / City Engineer



130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: Alyssa Knutson
Sent: Wednesday, February 3, 2021 10:05 AM
To: Roy Vestal <RVestal@Fortluptonco.gov>
Subject: 2567 CR 29 - ROW?

Roy – Todd wanted me to verify that we do not require right of way for this one. Thanks!

February 1, 2021

Fort Lupton Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Re: Quality Carpentry Services Site Plan

Dear Mr. Hodges and Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Quality Carpentry Services Site Plan. After review of the information, United Power has no concerns or objection to the proposed Project No. LUP2020-0038; Plan No. SPR2020-0014; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 1, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Quality Carpentry Services, Case #s LUP2020-0038 and SPR2020-0014

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the site plans for **Quality Carpentry Services** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Quality Carpentry Services

Project No. LUP2020-0038 / Plan No. SPR2020-0014



County Road 29

I, Danella Fifer hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 25th day of January, 2021.

Danella Fifer

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Danella Fifer, this 28th day of January, 2021. Witness my hand and seal.

My commission expires 3/27/21.



Stacey Neal
Notary Public



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 25th day of January, 2021, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Maps for the Quality Carpentry Services Site Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

JACK W HOLLAND
14175 COUNTY ROAD 8
FORT LUPTON, CO 80621

DEBRA L JACKSON
DAVID O JACKSON
2486 COUNTY ROAD 29
FORT LUPTON, CO 80621

DANA WILLARD TRUST
2567 COUNTY ROAD 29
FORT LUPTON, CO 80621

LAURA SNIDER
BRIAN L SNIDER
2739 COUNTY ROAD 29
FORT LUPTON, CO 80621

VERYL M SCHOEN
PO BOX 68
FORT LUPTON, CO 80621

HENSUL DEVELOPMENT
4502 MEADOW LARK ROAD
FORT LUPTON, CO 80621

LINDA E MCDONALD
CHRISTOPHER J MCDONALD
2791 COUNTY ROAD 29
FORT LUPTON, CO 80621

C & J SUTTON LLC
931 BUNKER VIEW DR
APOLLO BEACH, FL 33572



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

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 site plan known as the Quality Carpentry Services located at 2567 County Road 29 in the 'I-2' Heavy Industrial Zone District and including the parcel south and adjacent of this address pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on February 11, 2021, at 6:00 P.M., and before the City Council on March 2, 2021, at 7:00 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 there are City Hall closures due to COVID-19 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 (303) 857-6694

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE
FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW
TITLED: QUALITY CARPENTRY SERVICES SITE PLAN**

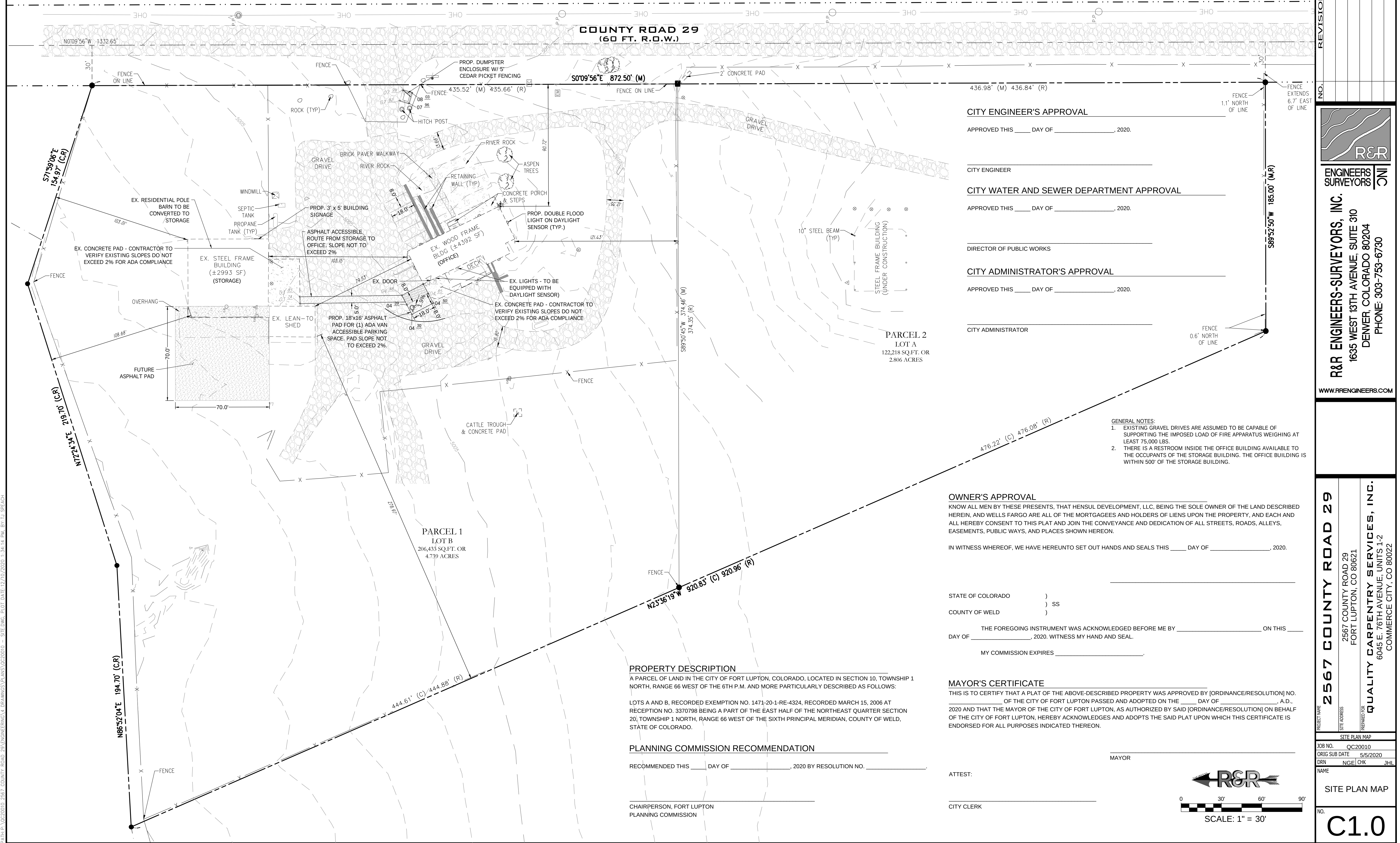
ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

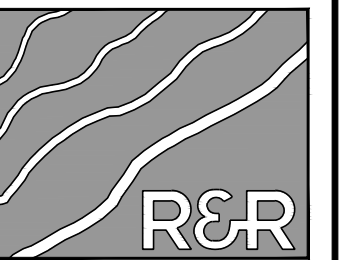
LOTS A AND B, RECORDED EXEMPTION NO. 1471-20-1-RE-4324, RECORDED MARCH 15, 2006 AT RECEPTION NO. 337-798 BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

SITE PLAN MAP 2567 COUNTY ROAD 29

LOCATED IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.;
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT: 2567 COUNTY ROAD 29, FORT LUPTON, CO 80621



NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

2567 COUNTY ROAD 29
2567 COUNTY ROAD 29
FORT LUPTON, CO 80621

QUALITY CARPENTRY SERVICES, INC.
6045 E. 76TH AVENUE, UNITS 1-2
COMMERCE CITY, CO 80022

PROJECT NAME
SITE ADDRESS
PREPARED FOR

2567 COUNTY ROAD 29
2567 COUNTY ROAD 29
FORT LUPTON, CO 80621

JOB NO. QC20010
ORIG SUB DATE 5/5/2020
DRN NGE/CHK JHL
NAME

SITE PLAN MAP

NO. **C1.0**

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

CITY OF FT LUPTON - LEGALS
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222230 Quality Carpet I2

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 1/27/2021, 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.



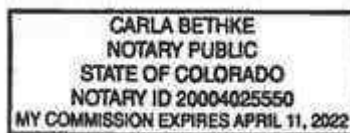
For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 1/27/2021. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-085834

Carla Bethke
Notary Public
My commission ends April 11, 2022



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 site plan known as the Quality Carpentry Services located at 2567 County Road 29 in the '1-2' Heavy Industrial Zone District and including the parcel south and adjacent of this address pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on February 11, 2021, at 6:00 P.M., and before the City Council on March 2, 2021, at 7:00 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 there are City Hall closures due to COVID-19 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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOTS A AND B, RECORDED EXEMPTION NO. 1471-20-1-RE-4324, RECORDED MARCH 15, 2006 AT RECEPTION NO. 337-798 BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

Legal Ad No.: FLP222230
First Publication: January 27, 2021
Last Publication: January 27, 2021
Published In: Fort Lupton Press



COME PAINT YOUR FUTURE WITH US

Planning Department

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

Affidavit of Mineral Notice
CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103
2567 CR 29 Commercial Office Revamp

The undersigned applicant, HenSul Development, LLC, hereby certifies:

- (a) To the best of our knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.

Danella D. Fifer
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Danella Fifer, this 11th day of January, 2021. Witness my hand and seal.

My commission expires 3/27/21.



Stacey Neal
Notary Public



LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(HenSul Development LLC Property)

Subject Property:

Township 1 North, Range 66 West, 6th P.M., Weld County, CO
Section 20: LOTS A AND B, RECORDED EXEMPTION NO. 1471-20-1-RE-4324, RECORDED MARCH
15, 2006 UNDER RECEPTION NO. 3370798 BEING A PART OF THE E½NE¼

Zerem Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Weld County Assessor and Clerk Recorder as of December 23, 2020 at 7:45 a.m.:

Mineral Owners:

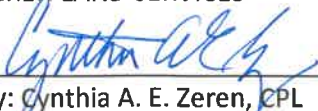
None (entitled to notice)

Mineral Leasehold Owners:

Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/Wattenberg
1099 18th Street, Suite 1500
Denver, CO 80202

Dated this 6th day of January, 2021.

ZEREM LAND SERVICES


By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of **HenSul Development LLC** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Weld County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Weld County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through December 23, 2020 at 7:45 A.M.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services, for the listing.**

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

ZEREN LAND SERVICES

Date: January 6, 2021

By: 
Cynthia A. E. Zeren, as President

HenSul Development, LLC

January 8, 2021

**VIA CERTIFIED MAIL –
RETURN RECEIPT REQUESTED**

Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/Wattenberg
1099 18th Street, Suite 1500
Denver, CO 80202

Re: Mineral Deed Notice – Weld County, Colorado

To Whom It May Concern,

This letter is being sent as notification that HenSul Development, LLC, who is the owner of approximately an 8.1 acre parcel of land. This parcel is situated in a portion of Township 1, Range 66 West, 6th P.M., Weld County, CO (see attached legal description) and is referred to as the "Property." An application for a Site Plan Review entitled the "2567 CR 29 Commercial Office Revamp" is currently being reviewed by the City of Fort Lupton for approval.

Through title research, your name was listed as apparent holder of mineral rights on the aforementioned Property. According to Colorado State Law, notice of public hearings related to this application must be provided to owners of minerals and oil and gas leases. You are hereby notified that two hearings have been set for the Site Plan Review on the following dates and times:

Planning Commission Hearing on Thursday, February 11, 2021 at 6:00 PM
City Council Hearing on Tuesday, March 2, 2021 at 7:00 PM

These meetings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton, Colorado. You may examine the Application for the Site Plan Review at the Planning and Building Department also located at 130 South McKinley Avenue, Fort Lupton, Colorado 80621 during regular business hours.

If you have any questions regarding this matter, please do not hesitate to contact me at 720-318-6578.

Best Regards,



Danelle Fifer
Managing Member
HenSul Development, LLC

HenSul Development, LLC

Legal Description of Subject Property

Lots A and B, Recorded Exemption No. 1471-20-1-RE-4324, Recorded March 15, 2006 at Reception No. 337-798 Being a Part of the East Half of the Northeast Quarter Section 20, Township 1 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado.



FORT LUPTON
533 4TH ST
FORT LUPTON, CO 80621-9998
(800)275-8777

01/08/2021

02:58 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.55
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Denver, CO 80202
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 01/11/2021

Certified Mail®			\$3.55
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Tracking #:
70201290000025845373

Total			\$4.10
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First-Class Mail® Letter	1		\$0.55
--------------------------	---	--	--------

Denver, CO 80202
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 01/11/2021

Certified Mail®			\$3.55
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Tracking #:
70201290000025845373

Return Receipt			\$2.85
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Tracking #:
9590 9402 3805 8032 5499 20

Affixed Postage			-\$4.10
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Affixed Amount: \$4.10

Total			\$2.85
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Grand Total:			\$6.95
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Credit Card Remitted			\$6.95
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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.10

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City, State, ZIP+4®

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See Reverse for Instructions

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RESOLUTION NO. P2021-006

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 5 AND INITIAL ZONING TO THE ‘A’ AGRICULTURE ZONE DISTRICT FOR LAND LEGALLY DESCRIBED IN EXHIBIT A.

WHEREAS, the Planning Commission held a public hearing on February 11, 2021, for the purpose of reviewing an application submitted by Mandi Hagler and Lee Hagler for an annexation, known as the Hagler Annexation Nos. 1 – 5 and Initial Zoning to the ‘A’ Agriculture Zone District; and

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

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 500 feet, and posting of the hearing on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the annexation known as the Hagler Annexation Nos. 1 – 5 and Initial Zoning to the ‘A’ Agriculture Zone District, conditional upon the following:

- I. Prior to recording the annexation map:
 - A. The title of the annexation and initial zoning map shall include the Project No. LUP2020-0036, and Plan Nos. ANX2020-0006 and COZ2020-0008.
 - B. Any redline comments provided by City Staff shall be made to the annexation map.
 - C. Applicant shall provide written acknowledgement of the comment from the Fort Lupton Fire Protection District, specifically acknowledging their responsibility to work in a timely fashion to complete the Fire District Inclusion paperwork.
 - D. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Police Department.

- E. Applicant shall provide written acknowledgement of the comments from Pro Code, Inc.
 - F. Applicant shall provide written acknowledgement of the comments from the Public Works Director.
 - G. Applicant shall provide written acknowledgement of the comments from United Power.
 - H. Applicant shall provide written acknowledgement of the comments from the Weld County Department of Public Health & Environment.
 - I. An additional 25' right-of-way reservation along County Road 22 shall be shown on the map.
- II. The mylar map and additional requirements shall be submitted within 120 days from the date of City Council approval.

DONE THIS 11th DAY OF FEBRUARY, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;
11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE
TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

HAGLER ANNEXATION NOS. 1 – 5 STAFF REPORT
PROJECT NO. LUP2020-0036 / PLAN NOS. ANX2020-0006 & COZ2020-0008

PROJECT DESCRIPTION

Project No.: LUP2020-0036 / Plan Nos. ANX2020-0006 & COZ2020-0008

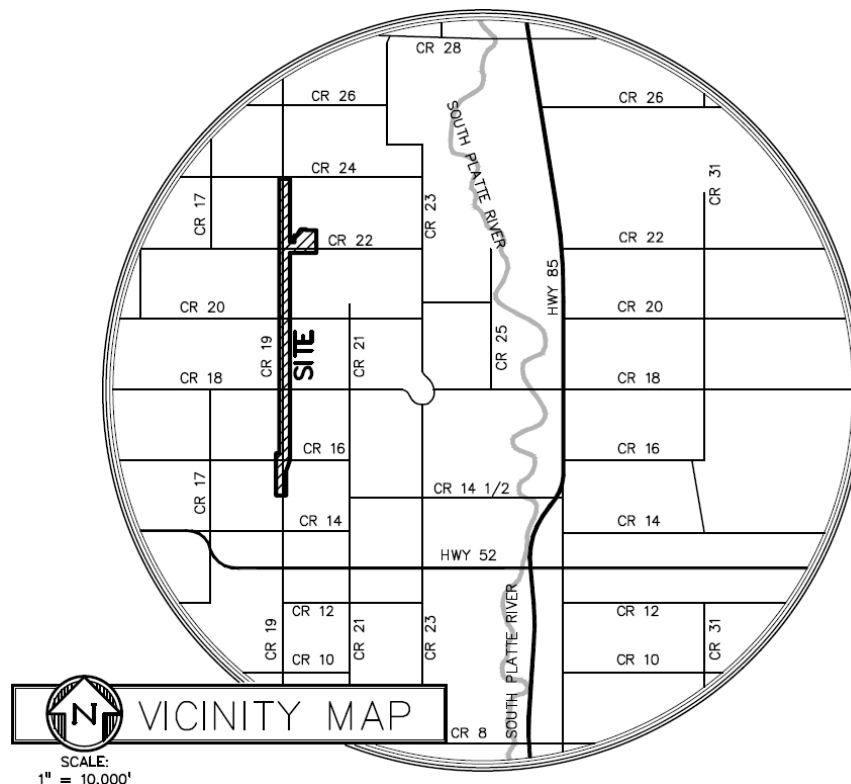
Project name: Hagler Annexation Nos. 1 – 5 and Initial Zoning

Owner's Name: Mandi Hagler and Lee Hagler ("Applicants")

Representative: Cameron Knapp with Drexel, Barrell & Co.

Location of Request:

The site consists of two parcels of land and road right-of-way. The first parcel is located north and adjacent to County Road 22 right-of-way and approximately 0.11 miles east of County Road 19 (Parcel No. 131110300014). The second parcel is located east and adjacent to this parcel (Parcel No. 131110300016). The annexation also includes portions of County Road 19 and Country Road 22 in order to meet contiguity. The annexation is located in the East Half of Section 9, West Half of Section 10, West Half of Section 15, East Half of Section 16, East Half of Section 21, West Half of Section 22, West Half of Section 27, East Half of Section 28, Northeast Quarter of Section 33, and Northwest Quarter of Section 34, Township 2 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.



The Property is directly surrounded by agricultural and rural residential land uses. Additionally, nearby there are several Weld County Use by Special Review permits including oil and gas service lines, mineral resource development facilities, a dog kennel and an equine facility.

Nature of Request:

The Applicants have submitted a request for annexation of two parcels of land with initial designation to the 'A' Agriculture Zone District. The eastern parcel contains an existing residence, which they will continue to use. A Special Use Permit application has been submitted concurrently with this annexation request for the western parcel. The proposed Special Use Permit would allow for a self-storage facility, which is not a use by right in the Agriculture Zone District.

Site Size: Subject Property: 44.837 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Concept Land Use Plan: The Applicant will be requesting a special use permit for a self-storage facility on the western parcel. This request has been submitted concurrently with this annexation and initial zoning review, and will be reviewed at a separate public hearing before Planning Commission and City Council. The eastern parcel will continue to use an existing residence, and is not included in the proposed special use permit.

Existing Use: The western parcel currently contains vacant agriculture land. The eastern parcel currently contains a residence.

Hearing Dates: Planning Commission – February 11, 2021 at 6:00 PM; and
City Council – March 2, 2021 at 7:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for these properties through the City of Fort Lupton.

APPLICATION PROCESS

The Applicants are requesting approval of an annexation and initial zoning to the 'A' Agriculture Zone District.

An annexation is processed under [Chapter 15: Annexation](#) of the Fort Lupton Municipal Code ("Code").

After required public notice of annexation and initial zoning, the Planning Commission shall review the annexation map, the concept land use plan and the zoning request at a public hearing, and shall submit a written recommendation to City Council.

The City Council shall then conduct a public hearing and consider the approval of an ordinance annexing the property to the City without election if it finds that the annexation is in compliance with the requirements of the Colorado Municipal Annexation Act of 1965, as amended, and the Fort Lupton Municipal Code. The City Council shall then either:

1. Approve, or approve with conditions, the ordinances for annexation and initial zoning. Approval may be contingent upon specific changes to the zoning or to the annexation agreement provided to the City Council prior to the public hearing.
2. Disapprove the ordinances to annex and initially zone the Property. If the City Council disapproves annexation, no similar request may be heard for a period of one year from the date of denial.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site, and the publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

In addition, notice of the public hearings, as well as the resolution and petition, was sent to the Weld County Commissioners and Weld County Attorney, the school district and all special districts on February 1, 2021 by certified mail, return-receipt requested. The annexation impact report was sent on February 1, 2021 to the Weld County Commissioners by certified mail, return-receipt requested.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

This annexation meets the requirements set forth by the Municipal Annexation Act of 1965, as amended and by [Chapter 15 of the Municipal Code](#) relating to Annexation. The Planning Department staff has determined that the applicant has submitted all required documents pursuant to the Code.

Section 15-3 of the Municipal Code outlines the Annexation Policy, which is:

- a) The City Council shall have the sole discretion in the annexation of territory proposed for annexation to the City, and the City is under no obligation to approve any annexation petition.

Staff Comment: On January 19, 2021, the City Council accepted the annexation petition and set the public hearing date for this matter on March 2, 2021.

- b) Land to be annexed shall conform to the goals, policies and strategies of the City.

Staff Comment: The Planning Department finds that the annexation meets the goals, policies and strategies of the City, specifically in relation to the Comprehensive Plan, which is further explained later in this Staff Report.

- c) The petitioner for annexation of land to the City shall be responsible for paying all required fees and for all related costs and overhead incurred by the City in reviewing and processing the annexation petition.

Staff Comment: The Applicant has paid all required land use fees, and has a fee deposit established to cover any costs related to the project.

- d) Annexation shall not divide tracts of land in such a way as to prevent annexation of adjoining land.

Staff Comment: The proposed annexation will not prevent future annexation of land.

- e) All annexations shall be accompanied by an [annexation] agreement between the petitioner and the City, stating conditions related to municipal services or other terms of annexation that are not specifically provided for in the Code.

Staff Comment: The Applicant and City Attorney are working in good faith to finalize an annexation agreement. A draft will be provided to the Fort Lupton City Council for consideration prior to the public hearing.

- f) Unless specifically deferred by the City Council, zoning of the property shall occur concurrently with the annexation. Proposed zoning shall conform to a concept land use plan submitted with the annexation petition. In the event that sufficient planning has not been done to define zoning boundaries at the time of annexation, the City may zone the property “A,” Agricultural, as an interim zoning classification.

Staff Comment: The Applicant is requesting zoning to the ‘A’ Agricultural Zone District.

- g) Required contiguity of noncontiguous parcels proposed for annexation may be achieved by annexation of one (1) or more portions of street right-of-way or other public way, a process commonly referred to as “flagpole” annexation.

Staff Comment: The proposed annexation meets the required contiguity by through the annexation of portions of County Road 19 and County Road 22.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Agricultural & Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning.

The proposed zoning to the ‘A’ Agricultural Zone District conforms to this land use designation.

REFERRALS

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

Building Inspector	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	Colorado Parks and Wildlife	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Dept. of Public Health & Env.
Weld County School District RE-8	NCWCD	Town of Frederick
Town of Firestone	Central Weld Water District	

RECOMMENDATION

Staff recommends conditional approval of the Hagler Annexation Nos. 1 – 5 and Initial Zoning to ‘A’ Agricultural. Conditions are listed on the proposed Resolution provided to Planning Commission.

For more information on this development, please refer to the Planning Commission packet provided. Additional documents are available for review at the Fort Lupton City Hall.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Mandi & Lee Hagler
 Company: _____
 Phone: 720-275-8906 Email: mandibrook26@hotmail.com
 Address: 9875 CR 24, Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Cameron Knapp
 Company: Drexel, Barrell & Co.
 Phone: 970-351-0645 Email: cknapp@drexelbarrell.com
 Address: 710 11th Avenue, Suite L-45, Greeley CO 80631
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Property Owner
 Billing Company: (same as above for Owner)
 Phone: _____ Email: _____
 Address: _____

B. SITE DESCRIPTION

Site Address: 9241 CR 22
 Parcel Number: 131110300016 & 131110300014
 Existing Zone Classification: Agriculture Proposed Zone Classification: ~~I-1~~ Ag
 Water Type: district water Name: North Weld Water District
 Sewage Type: septic District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

Sketch Plat	Administrative Site Plan	PUD Plan (Preliminary & Final)
Preliminary Plat	☒ Special Use Permit	Variance
Final Plat	Oil & Gas Permit	Administrative Variance
Minor Subdivision	☒ Annexation & Initial Zone	Appeal
Amended Plat	☒ Change of Zone	Other: _____
Site Plan	Comp Plan Amendment	

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Hagler Self Storage

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

Self Storage

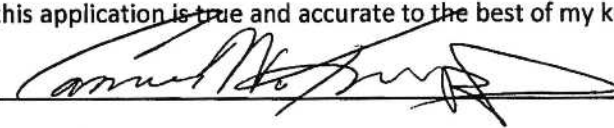
E. REQUIRED DOCUMENTS

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS

Representative Certification

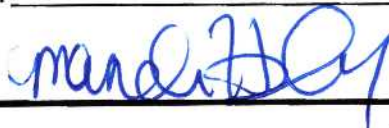
By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative:  Date: 10/19/2020

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: _____ Date: 10-19-2020



For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <https://www.fortluptonco.gov/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.

HAGLER ANNEXATION NUMBER 1, 2, 3, 4 AND 5

LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22

NARRATIVE

Location

The proposed annexation contains 5 defined tracts of land that total 37.679 acres. The annexation begins with two properties (SUBX18-0023 and LOT C RECX18-0072) that are owned by Lee and Mandi Hagler located approximately 602 feet east of the intersection of WCR 19 and WCR 22. The annexation area extends west on WCR 22 to WCR 19. From there, the annexation area includes WCR 19 going south until reaching the West quarter corner section of Section 34, Township 2 North, Range 67 West of the 6th Principal Meridian.

The requirements of Sections 31-12-104 and 31-12-105, C.R.S. have been met with this Annexation Petition regarding the contiguous perimeter with the City of Fort Lupton.

Statement of Hazardous Material

There currently is no hazardous material stored or kept on the property. To the knowledge of the current owners, there has never been any hazardous material kept, stored, buried, or removed from the property.

Community Need

The Annexation of the property will also undergo a concurrent request for a Special Use Permit with the intent of developing the 4.52 acre property (LOT C RECX18-0072) as a self storage site. This use will provide self-storage (pod containers) for rent. Phase 1 of the development will also allow for parked, uncovered RV storage. General storage space for individuals and businesses is a needed use for the community. An automated gate system will allow individuals access to their units at their own discretion making this development very convenient and assessable to the community members who use it.

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

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

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

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

- h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
 - i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - k. The territory to be annexed is 44.837 acres in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:
- a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
 - d. The legal description.
 - e. Distinction of the boundary that is contiguous to the City and the length of same.
 - f. Lot and block numbers if the area is already platted.
 - g. Existing and proposed easements and rights-of-way.

- h. Existing and requested zoning and acreage of each requested zone.
 - i. Ownership of all parcels within and adjacent to the annexation.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.
 - a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
 - d. Existing and proposed easements and rights-of-way.
 - e. Block numbers and lot numbers with approximate dimensions.
 - f. Proposed gross and net residential density.
 - g. Existing watercourses with adequate easements for flood control.
 - h. Designation of all public sites to be reserved and dedicated.
 - i. Existing two-foot contours.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:
 - a. Soils description and limitation.
 - b. Preliminary utility plan.
 - c. Mailing addresses of all property owners within five hundred (500) feet of the annexation.
 - d. Affidavit concerning the amount and historical use of all water rights owned.
 - e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
 - f. Statement on community need for proposed annexation and zoning.
 - g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.
- 7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is "A" Agricultural, as shown on the annexation map attached hereto and incorporated herein.
9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
11. The non-refundable annexation application fee of \$0 (Waived) is tendered herewith.

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

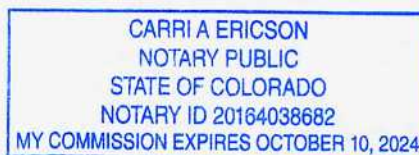
<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
Mandi Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
Lee Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The foregoing signature(s) was/were subscribed and sworn to before me this 23 day of October, 2020 by _____

Witness my hand and official seal.

My commission expires on 10/10/24.

[Signature]
Notary Public



Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

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

[Signature]
(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 23 day of Oct, 2020 by Lee Hagler.

Witness my hand and official seal.

My commission expires on 10/10/24.

Carri A. Ericson
Notary Public



RESOLUTION NO. 2021R011

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 5 AND SETTING THE PUBLIC HEARING FOR MARCH 2, 2021

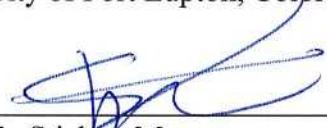
WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 19th DAY OF JANUARY 2021.

City of Fort Lupton, Colorado


Zo Stieber, Mayor

Attest:


Maricela Peña, City Clerk

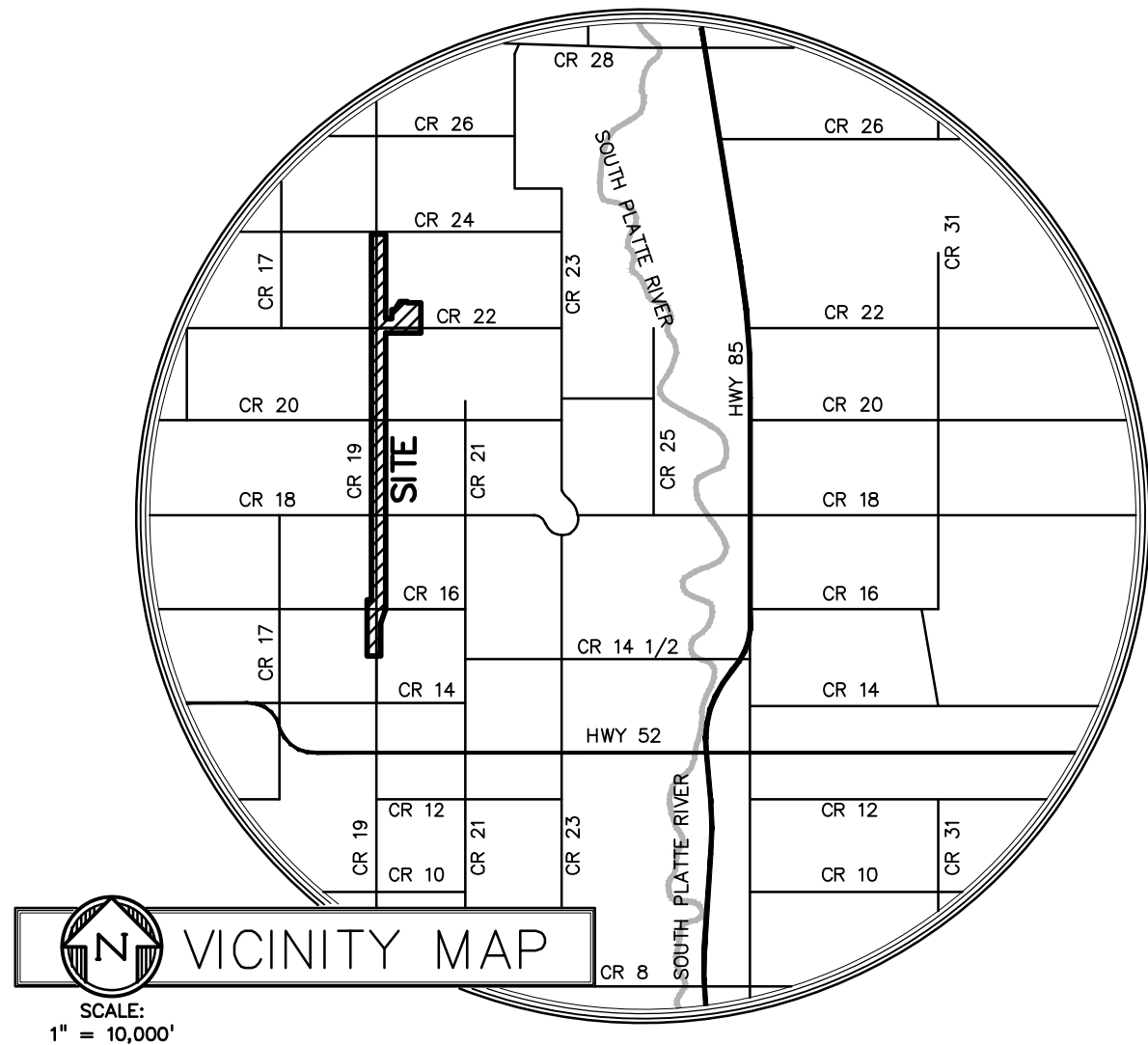


Approved as to form:


Andy Ausmus, City Attorney

HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF
WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS THE _____ DAY OF _____, 2020.

BY: _____ AS: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____ ON THIS _____ DAY OF _____, 2020, WITNESS MY

HAND AND SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____ (SEAL)

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N11°14'13"E, 148.96 FEET; THENCE S12°18'56"E,
147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD
19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4
OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID
SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF
BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET;
THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF
SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO
THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT
OF BEGINNING;
THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET;
THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF
SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE
SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF
SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF
SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE
POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO
THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE
N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD
COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E,
7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY
ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY
LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE
W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF
SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22,
THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N,
R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00
FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO
THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE
NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE
N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD
COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD
19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;

9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;
11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF
WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24,
THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID
WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF
WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG
SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY
LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD
COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W,
7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

ANNEXATION NO. 1 TABLE:

TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE:

TOTAL BOUNDARY: 1,734.54 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.09 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE:

TOTAL BOUNDARY: 6,367.67 L.F.
CONTIGUOUS BOUNDARY: 1,290.55 L.F.
1/6 OF TOTAL BOUNDARY: 1,061.28 L.F.
RATIO: 1/4.93

ANNEXATION NO. 4 TABLE:

TOTAL BOUNDARY: 22,813.76 L.F.
CONTIGUOUS BOUNDARY: 3,877.12 L.F.
1/6 OF TOTAL BOUNDARY: 3,802.29 L.F.
RATIO: 1/5.88

ANNEXATION NO. 5 TABLE:

TOTAL BOUNDARY: 60,857.34 L.F.
CONTIGUOUS BOUNDARY: 14,863.66 L.F.
1/6 OF TOTAL BOUNDARY: 10,142.89 L.F.
RATIO: 1/4.09

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF
THE SW1/4 OF SECTION 10, WITH THE LINE
ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW YOU MUST
COMMENCE ANY LEGAL ACTION BASED UPON ANY
DEFECT IN THIS SURVEY WITHIN THREE YEARS
AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO
EVENT MAY ANY ACTION BASED UPON ANY
DEFECT IN THIS SURVEY BE COMMENCED MORE
THAN TEN YEARS FROM THE DATE OF THE
CERTIFICATION SHOWN HEREON.
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN
IMPROVEMENT SURVEY PLAT, IT IS INTENDED
ONLY TO DEPICT INFORMATION REQUIRED FOR AN
ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US
SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF
THE ABOVE DESCRIBED PROPERTY WAS
RECOMMENDED TO THE FORT LUPTON

CITY COUNCIL VIA RESOLUTION NO. _____

RECOMMENDED THIS _____ DAY OF _____
2020.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF
THAT ABOVE DESCRIBED PROPERTY WAS APPROVED
BY ORDINANCE NO. _____

_____ OF THE CITY OF FORT LUPTON

PASSED AND
ADOPTED ON THE _____ DAY OF
_____, A.D., 2020 AND THAT THE MAYOR
AND THE CITY OF FORT LUPTON, AS

AUTHORIZED BY ORDINANCE NO. _____ ON
BEHALF OF THE CITY OF FORT LUPTON, HEREBY
ACKNOWLEDGES AND ADOPTS THE SOLD ANNEXATION
MAP UPON WHICH THIS CERTIFICATE IS ENDORSED
FOR ALL PURPOSES INDICATED THEREON. APPROVED

THIS _____ DAY OF _____, 2020.

MAYOR

ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION.

I FURTHER STATE THAT NOT LESS THAN _____
OF THE PERIMETER OF THE AREA PROPOSED TO BE
ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE
OF THE CITY OF FORT LUPTON, COUNTY OF WELD,
STATE OF COLORADO.

MATHEW E. SELLERS - ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

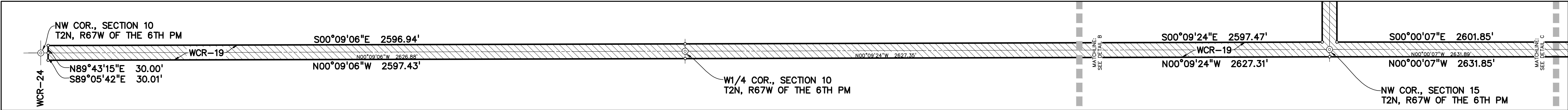


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1" = 1,000'

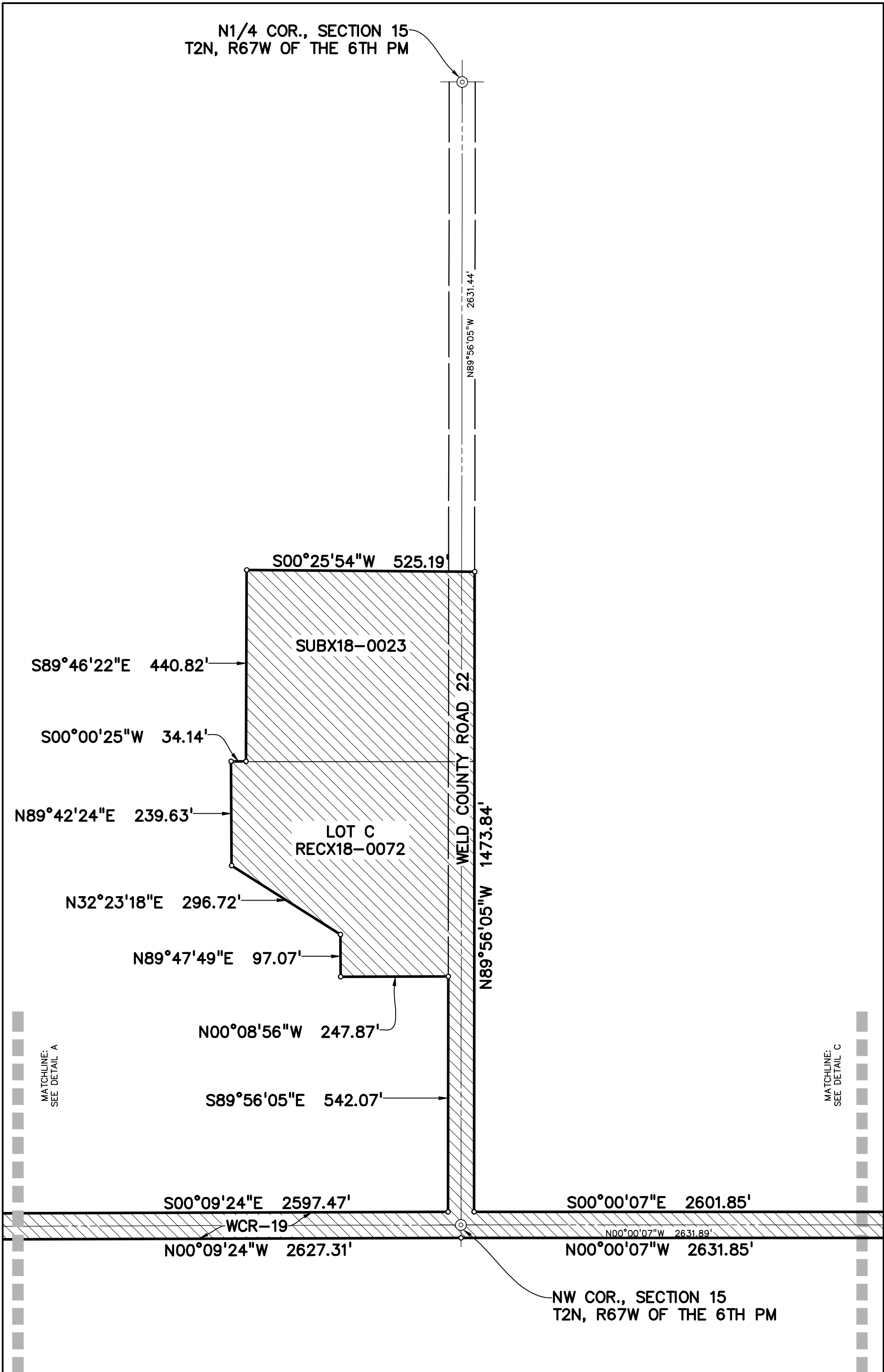
HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF
WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

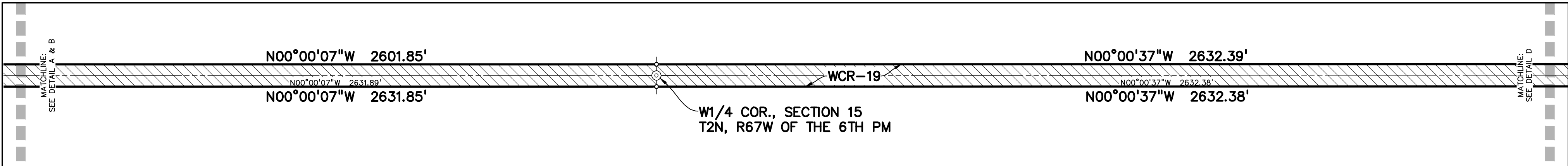
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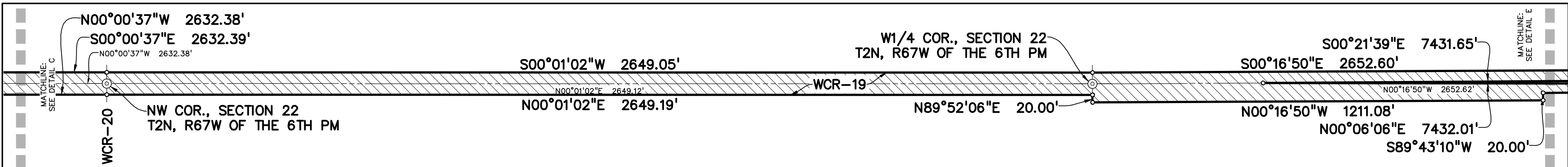
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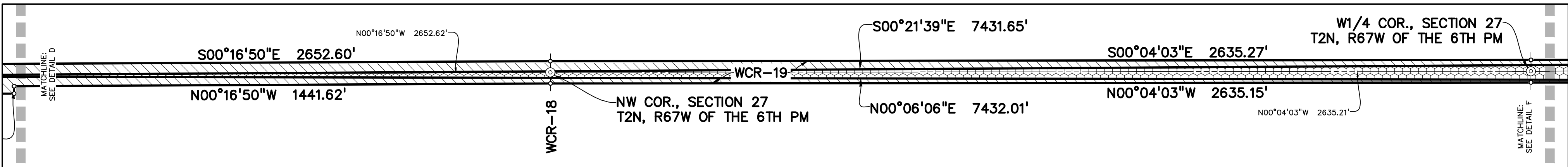
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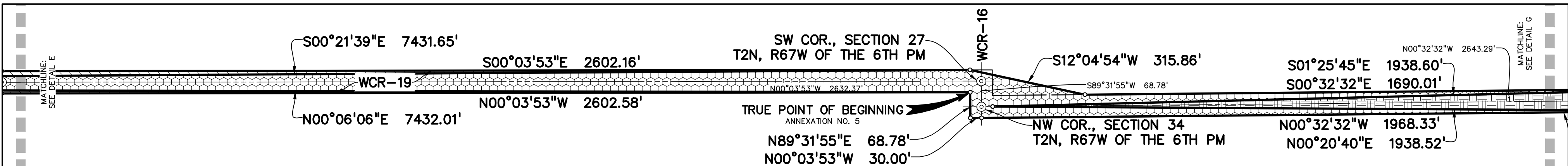
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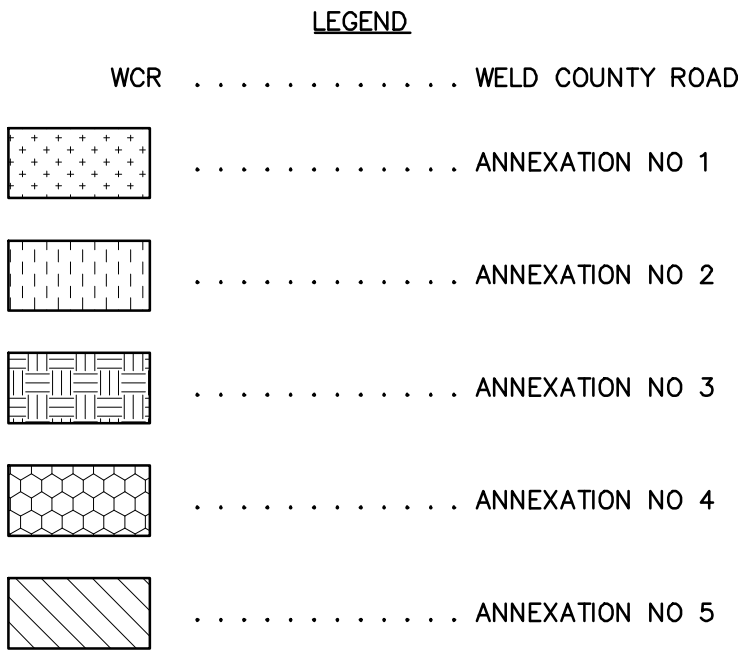
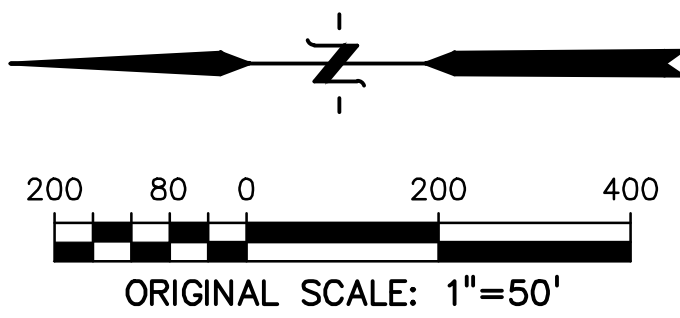
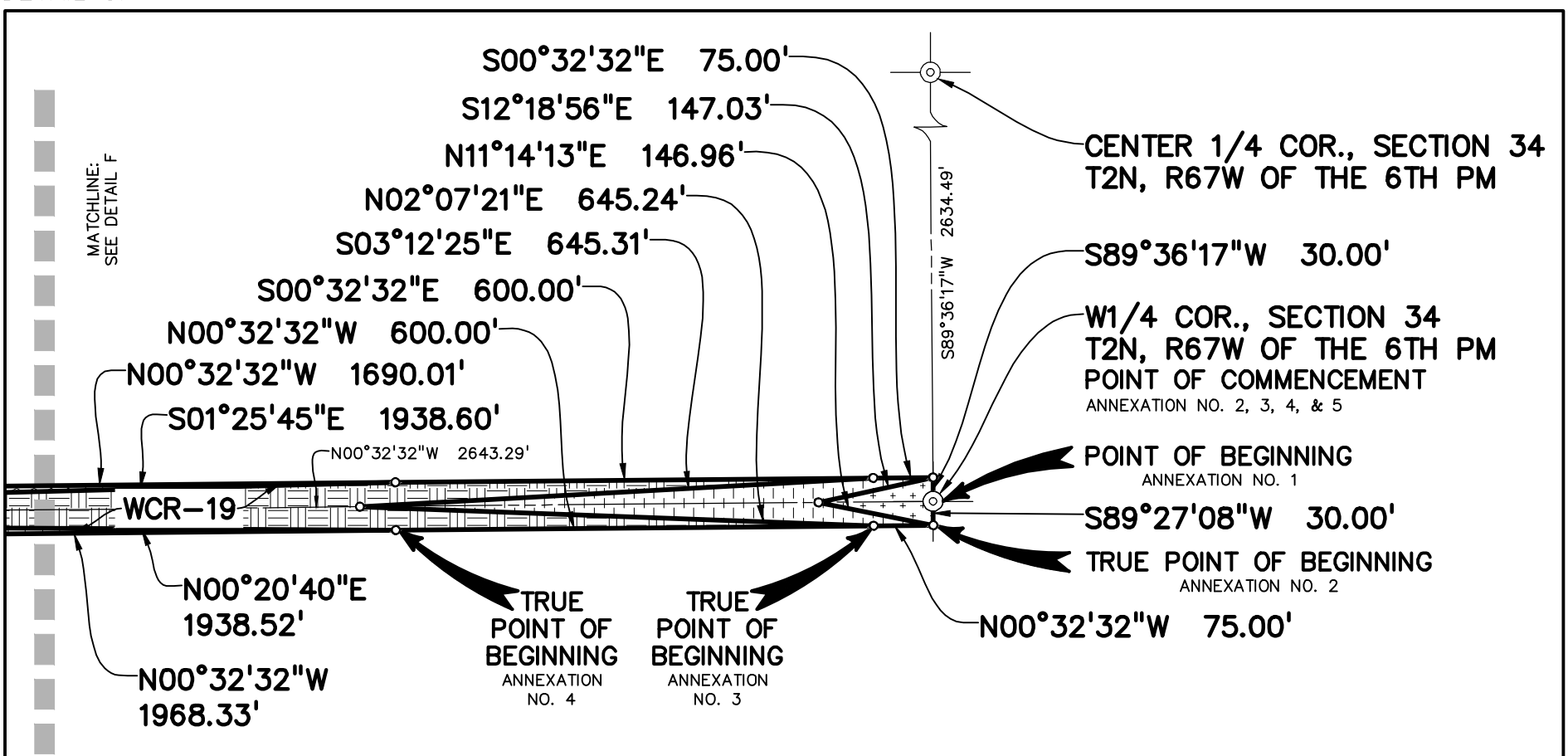
DETAIL E:



DETAIL F:



DETAIL G:



PHASE III DRAINAGE REPORT
For
HAGLER SELF STORAGE
PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072
CR 22, Fort Lupton, COLORADO
SPECIAL USE PERMIT

Prepared for:

Mandi & Lee Hagler
9875 CR 24
Fort Lupton, Colorado 80621

Contact: Mandi Hagler
(720) 275-8905

September 2020



Drexel, Barrell & Co.
Engineers / Surveyors
710 11th Avenue, Suite L-45
Greeley, Colorado 80631
(970) 351-0645

Prepared By:
Cameron Knapp, P.E.



September 21, 2020

Todd Hodges
Fort Lupton Planning Director
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Phase III Drainage Report
PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072

Dear Mr. Hodges:

We are pleased to resubmit, for your review and approval, this Phase III Drainage Report for Self Storage proposed at PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072 on CR 22, as required for the Special Use Permit.

The investigation and design within this report have been performed according to the criteria established by the City of Fort Lupton Storm Drainage Design and Technical Criteria and the Urban Storm Drainage Manual.

We sincerely appreciate your time and consideration in the review of this project. If you should have any questions, please feel free to contact this office.

Respectfully,

Cameron W. Knapp, P.E.
Drexel, Barrell & Co.

"I hereby affirm that this report and plan for the Phase III drainage design of the Hagler Self Storage development proposed at PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072, was prepared by me (or under my direct supervision) in accordance with the provisions of City of Fort Lupton Storm Drainage Design and Technical Criteria for the owners thereof. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed by others. I am also aware of the provisions of the City CODE as pertains to the City's review."

Cameron W. Knapp, P.E.
Registered Professional Engineer
State of Colorado No. 38898



9/24/2020

Developer's Statement

Mandi & Lee Hagler, owners hereby affirms that the drainage facilities for the Hagler Self Storage development proposed at PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072, shall be constructed according to the design presented in this report. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed and/or certified by my engineer. I understand that the City of Fort Lupton reviews drainage plans but cannot, on behalf of Mandi & Lee Hagler and/or their successors and/or assigns assume future liability for improper design. I am also aware of the provisions of the City CODE as it pertains to the City's review."

Name of Developer/Owner

Authorized Signature/Title

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I. GENERAL LOCATION & DESCRIPTION

A. Location

1. The project "Site" is located on PT S2 10-2-67 Lot C Rec Exempt RECX18-0072, 4.66 acres, 4.52 acres after ROW dedication.
2. The Site in the Southeast 1/4 of Section 10, Township 2 North, Range 67 West, of the 6th Principal Meridian, Weld County, Colorado.
3. The property address is undetermined on County Road 22, Fort Lupton Colorado
4. There are no major irrigation channels, lakes or streams located on the site.
5. The site is outlined on the South by CR 22. To the east by residential, agricultural lot. To the north by open space/pasture.

B. Description of Property

1. The site includes 4.52 acres.
2. The property is currently a fair stand of grass, with a few trees on the south property line.
3. There are no structures on the property.
4. Currently there is not an access directly off CR 22. There is an existing 30-foot Access Easement centered on the east property line.
5. The "Soil Survey of Weld County, Colorado, Southern Part" prepared by the U.S. Department of Agriculture, Soil Conservation Service, indicates that the surface soils on the site consists of Vona Loamy Sand.
 - a. Vona Loamy Sand soil type is described as well drained soil, with a high capacity to transmit water. The soil is classified in the 'A' hydrologic group.

C. General Project Description

1. The property is proposed to be used as a Self Storage facility.
 - a. Up to 339 pod steel containers will be placed on site for storage units.
 - b. Gravel access and site drive surface improvements are proposed. The access will be located within the 30-foot access easement between the site and adjacent lot.
 - c. A detention pond will be constructed on the north side of the site.

II. DRAINAGE BASINS

A. Major Basin Description

1. The site drains to the northeast across the Firestone Cattle Ranch and is captured in the Coalridge Ditch approximately 1/4 mile away.
2. No known master drainage plan or previous drainage report exists for this area.
3. According to the FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 08123C1895E, the site is not located in a designated 100-year floodplain or floodway.

B. Sub-Basin Description

1. The area of the developed site, 4.52 acres was used for the drainage basin and detention sizing.
2. The site slopes from southwest northeast to at approximately 2-5% slope. Runoff historically sheet flows to the northeast.
 - a. Approximately (1) acre at the west end of the site, drains south to a low point next to CR 22. Site regrading will allow developed portion to route to detention.
 - b. Runoff south of CR 22 flows to the south.
 - c. No significant offsite drainage is anticipated to pass across site.

III. DRAINAGE DESIGN CRITERIA

A. Development Criteria Reference and Constraints

1. There are no known previous drainage studies for the area.
2. CR 22 road side ditch drainage will require a culvert be installed under the proposed driveway.
3. The portion of the site that drains toward CR 22 will be regraded to runoff to the northeast. A small portion of this area, outside the developed area will drain toward CR 22.
4. There are no identified wetlands in the area.

B. Hydrological Criteria

1. The design storm frequencies for un-urbanized land use are the 5-year and 100-year storm events per the Criteria.
2. Rainfall intensities for the 1-hour point rainfall were taken from the Criteria Storm Rainfall Table 5-3. One-Hour Point Rainfall and calculated for Tc using USDCM Equation RA-5r.

$$5\text{-year} = 1.42 \text{ inch}, 100\text{-year} = 2.71 \text{ inch}$$

3. The Rational Method was utilized to calculate peak runoff rates.
 - a. Runoff coefficients and Imperviousness values are taken from Tables 6-3 and 6-5 of the Urban Storm Drainage Criteria Manual, Volume 1 based on the 'A' Hydrologic Soils Group.

C. Hydraulic Criteria

1. The area downstream from the site in agricultural will large animal confinement buildings. The detention discharge will be point loaded the drainage. The controlled discharge is anticipated to spread out across the open field between buildings in the historic path.
2. There is no storm sewer system proposed.
3. A detention pond sized to detain the developed 100-year runoff will be constructed at the northeast corner of the property. The 100-year and 5-year volumes are calculated using the Empirical Equation from Section 14.3.3 of the Criteria.
4. Developed site discharge shall be restricted to the maximum allowable runoff rates, **0.07 cfs/acre** for the 5-year runoff rate and **0.50 cf/acre** for the 100-year runoff, based on the Type A soil group..

D. Adaptations from Criteria

None requested

IV. DRAINAGE FACILITY DESIGN

A. General Concept

1. Minimal regrading of the site is anticipated except as required for access drive, parking, drainage improvements and for the construction of the storm water detention pond. Runoff will sheet flow across the site either directly to the detention pond or to the proposed drainage swale on the east side of the site that will direct runoff to the detention pond.
2. The 4.52 acre site is defined as a single drainage basin identified on the Proposed Drainage Plan as Basin 'A'. The peak runoff rates and runoff coefficients associated with Basin 'A' are presented in Table 1. Runoff coefficients values are calculated per the Criteria using the current Urban Storm Drainage Criteria Manual Tables 6-3 and 6-5, based on the 'A' Hydrologic Soils Group.

TABLE 1 DEVELOPED CONDITIONS RUNOFF RATES

Basin	Area (acres)	5-year Runoff Coefficient	5-year Peak Runoff (cfs)	100-Year Runoff Coefficient	100-year Peak Runoff (cfs)
A	4.52	0.35	2.22	0.46	5.60

3. The site will drain to the proposed water quality/detention pond at the northeast corner of the site. *Note that all elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.*
4. Controlled storm discharge will be released at the northeast corner of the property following the historic path to the northeast across the neighboring property, an agricultural field. The historic drainage path will not be in the way of any existing homes or structures.
5. Drawings, calculations and figures are included in the Appendices at the end of this report.
6. No existing reports or studies were found for this area.

B. Specific Details

1. Some minor grading at the southwest corner will be required to direct runoff to the northeast. A swale on the east side of the site will route runoff to the detention pond. A portion of the site will sheet flow to the detention pond at the north side of the site. The swale has capacity for the total runoff.
2. Detention Pond and Outlet Design:
 - a. Detention volumes were calculated for pond sizing based on a proposed final site build out imperviousness of 44.6%.
 - b. The required WQCV will be added to the 5-year detention volume but is included in the 100-year detention volume.
 - c. The pond bottom will slope towards a trickle channel at the low side of the pond. Pond side slopes and berm will have a maximum 4:1 side slopes. After final grading operations, the pond will be seeded with a native grass mixture to establish long-term vegetation over the pond.
 - d. The detention pond will have a two compartment (3-stage) outlet structure constructed at the low point with discharge restricted by orifice plates.
 - Water Quality Capture Volume at 40 hour maximum release rate
 - 5-year maximum release rate = 0.32 cfs
 - 100- year maximum release rate = 0.80 cfs

e. Pond volumes:

Water Quality Capture Volume	3,774 cubic-feet
5-year Volume	6,309 cubic-feet
5-yr + WQCV	10,083 cubic-feet
100-year Volume	14,129 cubic-feet

- f. During a larger storm event, the water surface elevation in the pond will rise beyond the WQCV elevation and overtop the water quality control plate, spilling into the outlet structure. An orifice plate will be affixed to the internal wall of the outlet structure to limit outflow to the 5-year allowable release rate of (0.32 cfs).
 - g. The required 100-year detention volume of 14,129 cubic feet is achieved at the 100-year WSL of 4988.00. An orifice plate will be affixed to the outlet wall covering the outlet pipe to limit outflow to the 100-year allowable release rate of (0.80 cfs). (Outlet invert 4985.40)
 - h. A 15" diameter HDPE outlet pipe extending from the outlet structure through the pond berm will discharge to the surface at the northeast property corner, elevation 4985.00. A flared end section and riprap protection shall be installed at the downstream end of the pipe.
 - i. During larger storm events, or plugging of the outlet structure or pipe, the water surface elevation in the pond may rise beyond the 100-year water surface, elevation 4988.00. In this case, an emergency overflow spillway will be constructed and set to begin spill over.
 - j. One (1) foot of freeboard, elevation 4989.00, is provided in the pond.
- 3. An access and maintenance easement will be dedicated for the detention pond area and the drainage swale for access.
 - 4. The maintenance access shall be for the sole use of the City of Lupton, or drainage representatives to inspect or if needed to maintain the detention facilities if the owner does not keep them maintained.
 - 5. The outlet structure will provide the required discharge restriction and outlet toward the historic drainage path. Runoff will be released at the northeast corner of the site and continue northerly onto the neighboring property as it does in the historical condition.
 - 6. There are no floodplains near the site or downstream that will be effected by the development.

V. SUMMARY

A. Compliance with Fort Lupton Storm Drainage Criteria

1. The proposed drainage improvements designed for this site will be effective for controlling up to the 100-year storm while also providing Water Quality and 5-year components for more frequently, smaller storms.
2. The release of stormwater at the 5-year and 100-year allowable rates will not jeopardize the health, safety or welfare of public or private property.
3. All design criteria meets the City of Fort Lupton Storm Drainage Design and Technical Criteria and referenced volumes of the Mile High Flood District-Urban Storm Drainage Criteria Manual.
4. The site is over one acre so an Erosion Control Plan will need to be submitted to the City of Lupton for grading permit and the Colorado Department of Public Health & Environment, Water Quality Control Division for Construction Stormwater Discharge Permit regulations. Erosion control BMPs are shown on the Drainage Plan.

B. Drainage Concept

1. The developed site will drain in the historic fashion. A detention pond will be constructed at the northeast corner of the property. A proposed three-stage outlet structure will be constructed to regulate and control the release of runoff from the pond. Runoff will be released at the northeast corner of the property following the historic path to the northeast across the neighboring property, an agricultural field. The historic drainage path will not be in the way of any existing homes or structures.

VI. REFERENCES

1. The City of Fort Lupton Storm Drainage Design and Technical Criteria.
2. MHFD-Urban Storm Drainage Criteria Manual 2017, Volumes I, II, & III
3. NRCS Soil Survey web site
4. FEMA web site
5. ACAD C3D "Hydraflow" software

APPENDIX A

VICINITY MAP
ADJACENT DRAINAGE

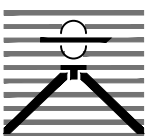


→ RUNOFF FLOW DIRECTION



SCALE 1"=1000'

ADJACENT DRAINAGE



VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
09/24/2020

JOB NO:
21431-00

DWG. NO.

VM

SHEET 1 OF 1

APPENDIX B

NRCS SOILS INFORMATION



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

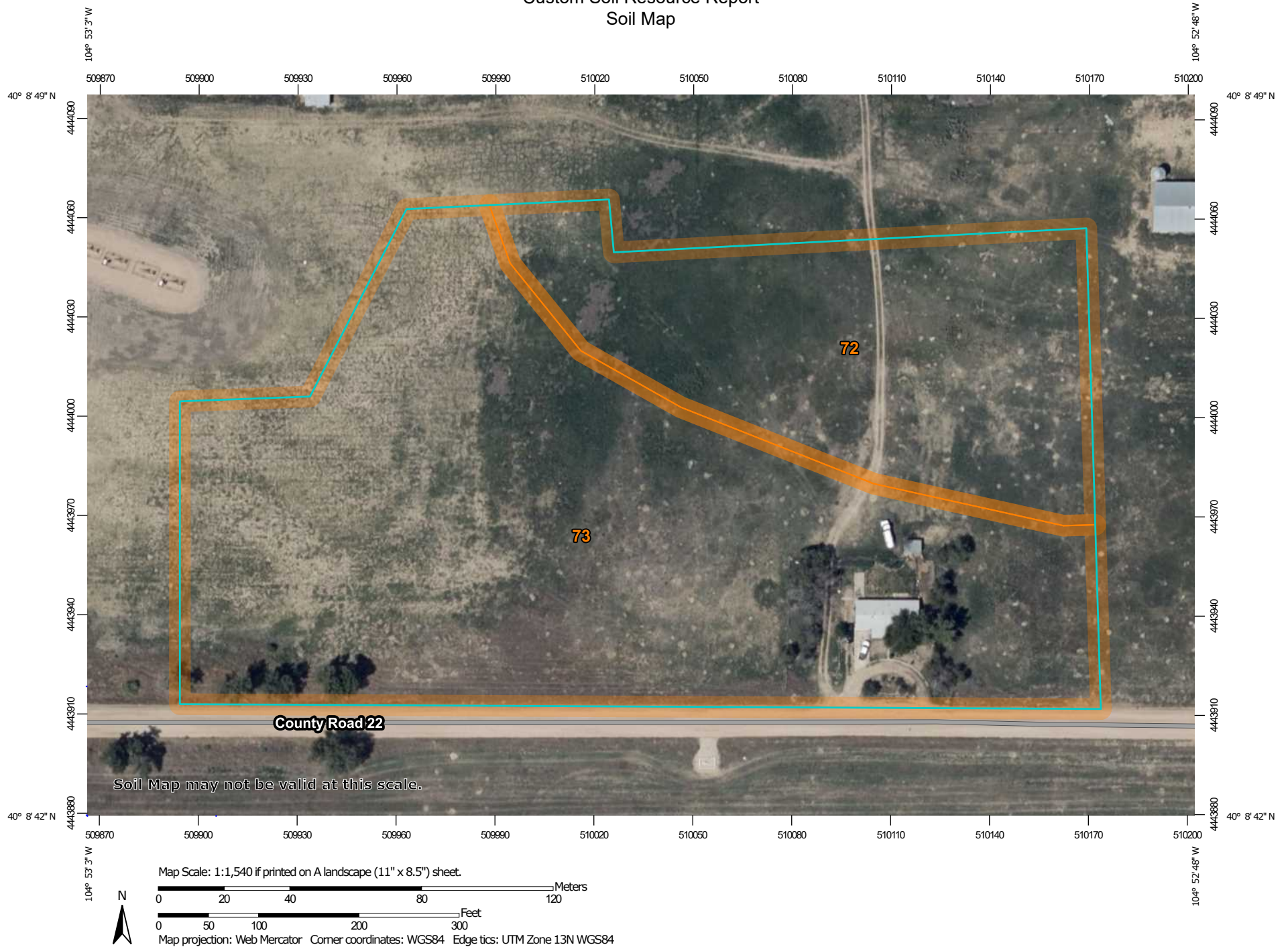
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Weld County, Colorado, Southern Part**

Hagler



Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
72	Vona loamy sand, 0 to 3 percent slopes	2.7	29.7%
73	Vona loamy sand, 3 to 5 percent slopes	6.5	70.3%
Totals for Area of Interest		9.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

72—Vona loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363r
Elevation: 4,600 to 5,200 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Vona and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Plains, terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: loamy sand
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water capacity: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 10 percent
Hydric soil rating: No

Valent

Percent of map unit: 5 percent

Hydric soil rating: No

73—Vona loamy sand, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2x0j8

Elevation: 4,100 to 5,200 feet

Mean annual precipitation: 12 to 17 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 130 to 155 days

Farmland classification: Not prime farmland

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Hills, hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Eolian sands

Typical profile

A - 0 to 7 inches: loamy sand

Bt1 - 7 to 14 inches: sandy loam

Bt2 - 14 to 20 inches: sandy loam

Bk - 20 to 45 inches: sandy loam

C - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)

Available water capacity: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Manter

Percent of map unit: 5 percent
Landform: Hills, interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Olnest

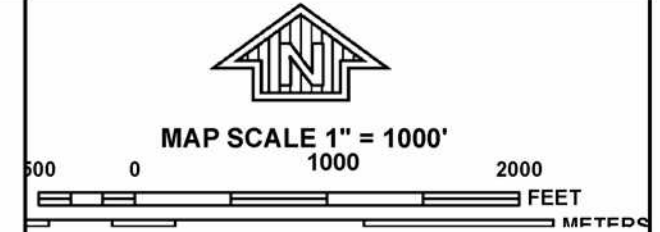
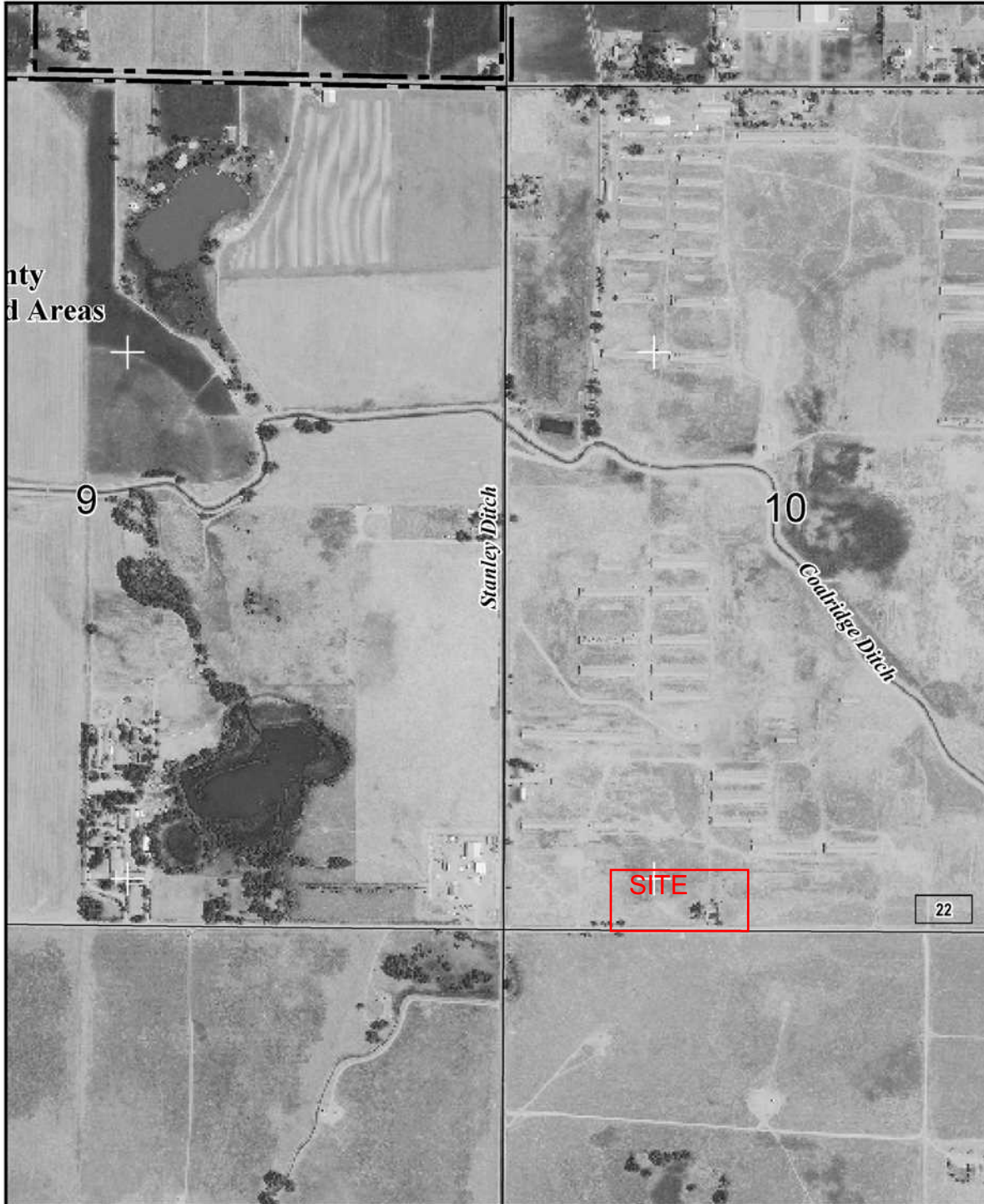
Percent of map unit: 3 percent
Landform: Interfluves, hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Valent

Percent of map unit: 2 percent
Landform: Dunes
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

APPENDIX C

FIRM FLOODPLAIN MAP



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1895E

FIRM

**FLOOD INSURANCE RATE MAP
WELD COUNTY,
COLORADO
AND INCORPORATED AREAS**

PANEL 1895 OF 2250

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FIRESTONE, TOWN OF	080241	1895	E
WELD COUNTY	080266	1895	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER
08123C1895E
EFFECTIVE DATE
JANUARY 20, 2016**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX D

EXISTING CONDITIONS HYDROLOGY



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Project: SELF STORAGE

Job # 21431-00GRCV

Engineers/Surveyors

Client: Mandi Hagler

Designed by: MAB

Date: 07/19/2020

COMPOSITE RUNOFF COEFFICIENTS

EXISTING CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted	Weighted	Weighted	Weighted	Weighted
		Description	Percent Imp. "I"	C ₂	C ₅	C ₁₀	C ₁₀₀	C ₂	C ₅	C ₁₀	C ₁₀₀	Imperv.
'PR-1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Roofs	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.00	0.00	0.00	0.00	0.0%
	196,726	Undeveloped	2%	0.01	0.01	0.01	0.13	0.01	0.01	0.01	0.13	2.0%
acres												
4.52	196,726	<<Total Area						Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>				
								0.01	0.01	0.01	0.13	2.0%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE
CALC. BY: MAB DATE: 09/19/2020

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = $0.395(1.1-C_5)(L^{1/2})/(S^{0.33})$				TRAVEL TIME (Tt) = (L)/(V*60) where V = $C_v S_w^{0.5}$						FINAL Tc	REMARKS
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (Cv)	VELOCITY (Fps)	Tt (Min.)	(Min.)	CONTRIBUTING BASINS
EXISTING BASINS														
1	0.01	4.52	275	3	0.011	32.2	265	3	0.011	10	1.06	4.2	36.3	'A'



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:

SELF STORAGE
21431-00GRCV
9/19/2020

Client: MANDI HAGLER

CALC. BY:
 CHECKED BY:
 DESIGN STORM

MAB
CWK
HISTORIC/ALLOWABLE

		DIRECT RUNOFF										
DESIGN STORM	DESIGN POINT	AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR *	EXISTING Q (cfs)	(AC)	CFS/ACRE **	ALLOWABLE Q (cfs)	REMARKS
5-YEAR	1	'A'	4.52	0.01	36.3	0.045	1.98	0.09	4.52	0.07	0.32	
100-YEAR	1	'A'	4.52	0.13	36.3	0.587	2.71	1.59	4.52	0.50	0.80	

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$$P_2 = 1.00$$

$$P_5 = 1.42$$

$$P_{10} = 1.68$$

$$P_{100} = 2.71$$

$$** I = ((28.5 * P_x) / ((10 + t_c)^{0.786}))$$

** According to the City of Fort Lupton Storm Drainage Design and Technical Criteria, developed site discharge shall be restricted to 0.07 cfs/acre for the 5-year runoff rate and 0.50 cf for the 100-year runoff.

APPENDIX E

PROPOSED CONDITION **HYDROLOGIC COMPUTATIONS**



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Client: MANDI HAGLER

Designed by: MAB

Job # 21431-00GRCV

Date: 09/21/2020

COMPOSITE RUNOFF COEFFICIENTS

PROPOSED CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted	Weighted	Weighted	Weighted	Weighted
		Description	Percent Imp. "I"	C2	C5	C10	C100	C ₂	C ₅	C ₁₀	C ₁₀₀	Imperv.
'PR-1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	63,560	Roofs	90%	0.73	0.75	0.77	0.81	0.24	0.24	0.25	0.26	29.1%
	73,252	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.09	0.10	0.10	0.16	14.9%
	59,914	Undeveloped	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.04	0.6%
acres												
4.52	196,726	<<Total Area						Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>				
								0.33	0.35	0.36	0.46	44.6%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE
CALC. BY: MAB DATE: 09/21/2020

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = 0.395(1.1-C ₅)(L ^{1/2})/(S ^{0.33})				TRAVEL TIME (Tt) = (L)/(V*60) where V = C _v S _w ^{0.5}						FINAL Tc
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (C _v)	HISTORIC (Fps)	Tt (Min.)	(Min.)
DEVELOPED BASINS													
1	0.38	4.52	275	3	0.011	21.3	265	3	0.011	10	1.06	4.2	25.4



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:

SELF STORAGE
21431-00GRCV
9/21/2020

Client: MANDI HAGLER

CALC. BY:
 CHECKED BY:
 DESIGN STORM

MAB
CWK
DEVELOPED

DESIGN STORM	DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF				STREET		REMARKS
		AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR	Q (cfs)	tc (min.)	(CA) (AC)	I IN/HR	Q (cfs)	SLOPE %	STREET FLOW CFS	
5-YEAR	1	A'	4.52	0.35	25.4	1.562	1.42	2.22							Developed Conditions
100-YEAR	1	A'	4.52	0.46	25.4	2.067	2.71	5.60							Developed Conditions

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$P_2 = 1.00$

$P_5 = 1.42$

$P_{10} = 1.68$

$P_{100} = 2.71$

** $I = ((28.5 * P_x) / ((10 + tc)^{0.786}))$

APPENDIX F

PROPOSED
STORM WATER
POND CALCULATIONS



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE
Client: MANDI HAGLER

Job # 21431-00
Date: 09/21/2020

WATER QUALITY CAPTURE VOLUME:

REQUIRED WATER QUALITY CAPTURE VOLUME FOR POND:

1. Basin Storage Volume

	la =	44.6	%
A) Tributary Area's Imperviousness Ratio ($i = la / 100$)	i =	0.4458	
B) Contributing Watershed Area (Area)	Area =	4.52	acres
C) Water Quality Capture Volume (WQCV) ($WQCV = a * (0.91 * I^3 - 1.19 * I^2 + 0.78 * I)$) Where a = 1.0 based on 40-hr. drain time	WQCV =	0.1919	watershed inches
D) Design Volume: Vol = (WQCV / 12) * Area * 1.2 (20% added)	Vol =	0.087	acre-feet
	Vol =	3,774	cubic-feet

2. Outlet Works

A) Outlet Type (Check One)	X	Orifice Plate	
B) Depth at Outlet Above Lowest Perforation (H)	H =	1.5	feet
C) Recommended Maximum Outlet Area per Row, (Ao) A = 1.8 (WQCV/b)1/c Based on 40-hr drain time	Ao =	0.307	square inches
D) Perforation Dimensions:	b =	0.500	
i) Circular Perforation Diameter or	c =	0.987	
E) Number of Columns (nc, See Table OS-1 For Max.)	D =	0.375	inches (3/8")
F) Actual Design Outlet Area per Row (Ao)	nc =	1	number
G) Number of Rows (nr)	Ao =	0.11	square inches
H) Total Outlet Area (Aot)	nr =	3	number
	Aot =	0.33	square inches

NOTE: Since minimum orifice opening area is 1-1/4", use only a single row at 1-1/4" diameter. $A_{ot} = 1.23 \text{ in}^2$



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Job # 21431-00

Client: MANDI HAGLER

Date: 09/21/2020

REQUIRED STORAGE VOLUME 5-YEAR AND 100-YEAR *

EMPERICAL EQUATION

$$V=KA$$

$$K_5=(0.77*I-2.26)/1000$$

$$K_{100}=(1.78*I-0.002*I^2-3.56)/1000$$

Variables:

A = 4.52 acres
I = **44.58** (Composite)

$$K_5= 0.0321$$

$$V= 0.1448 \text{ Acre-feet}$$

$$5\text{-yr volume} = 6309 \text{ cubic-feet}$$

$$5\text{-yr} + \text{WQCV} = 10083 \text{ cubic-feet}$$

$$K_{100}= 0.0718$$

$$V= 0.3244 \text{ Acre-feet}$$

$$100\text{-yr volume} = 14129 \text{ cubic-feet}$$

* City of Fort Lupton Storm Drainage Design and Technical Criteria, Section 14.3.3 Valume requirements



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Job # 21431-00GRCV

Client: MANDI HAGLER

Designed by: MAB Date: 09/21/2020

PROPOSED STORAGE VOLUME PROVIDED:

CONTOUR ELEVATION*** (ft)	SURFACE AREA (A) (ft ²)	SURFACE AREA (B) (ft ²)	DEPTH BETWEEN CONTOURS (ft)	INCREMENTAL VOLUME (ft ³)	CUMULATIVE VOLUME (ft ³)	CUMULATIVE VOLUME (ac-ft)	
4985.50	9	0	0	0	0	0.000	POND INVERT
4985.75	265	9	0.25	80	80	0.002	
4986.00	866	265	0.25	234	314	0.007	
4986.25	1,842	866	0.25	482	796	0.018	
4986.50	3,239	1,842	0.25	833	1,628	0.037	
4986.75	5,088	3,239	0.25	1,264	2,893	0.066	
4987.00	7,129	5,088	0.25	1,760	4,652	0.107	WQCV ELV.
4987.25	9,190	7,129	0.25	2,248	6,901	0.158	
4987.50	10,996	9,190	0.25	2,626	9,527	0.219	5-yr WSL
4987.75	11,874	10,996	0.25	2,937	12,464	0.286	use 5087.60
4988.00	12,519	11,874	0.25	3,140	15,604	0.358	100-yr WSL
4988.25	13,261	12,519	0.25	3,335	18,939	0.435	
4988.50	14,181	13,261	0.25	3,565	22,505	0.517	
4988.75	15,285	14,181	0.25	3,887	26,392	0.606	
4989.00	16,956	15,285	0.25	#REF!	#REF!	#REF!	FREEBOARD

INCREMENTAL VOLUME CALCULATED FROM EQN: $(1/3) \cdot d \cdot (A + B + (A \cdot B)^{1/2})$

Required Water Quality Pond Volume = 3,774 cf
 Water Quality Pond Water Surface Elevation = 4987.00
 Water Quality Pond Depth = 1.50 ft
 Water Quality Release Rate = 40 hr
 Required Minor Storm Pond Volume = 10,083 cfs
 Minor Storm Water Surface Elevation = 5087.60
 Minor Storm Depth = 102.10 ft
 Minor Storm Release Rate = 0.32 cfs
 Required Major Storm Pond Volume = 14,129 cf
 Major Storm Water Surface Elevation = 4988.00
 Major Storm Depth = 2.50 ft
 Major Storm Depth in parking lot = n/a
 Major Storm Release Rate = 0.80 cfs

***All elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE	Job # 21431-00GRCV
Engineers/Surveyors Client:MANDI HAGLER	Designed by: MAB Date: 09/21/2020

WQCV 5-yr & 100-yr Basin Storage Volume & Elevations

Total 5-yr Storage =	Vol =	10,083	cubic-feet
Total 100-yr Storage =	Vol =	14,129	cubic-feet
Pond Bottom elevation		4,985.50	
WQCV WSL elevation		4,987.00	
5-YR WSL elevation		4,987.60	Depth ₅ = 0.60
100-year WSL elevation		4,988.00	Depth ₁₀₀ = 2.60
100-year Control Plate Elevation		4,985.40	

SIZING OF 5-YR. FLOW CONTROL ORIFICE':

Orifice will limit outflow from detention pond to the 5-yr. Allowable Release Rate

- Orifice opening in plate covering the inlet to the outlet structure as water surface elevation reaches the 5-yr. WSL

$$\text{Orifice Flow Equation: } Q = CdA(2gH_{100})^{1/2}$$

$$\text{Solve for Orifice Area : } A = Q/Cd(2gH_{100})^{1/2}$$

where:

Qa ₅ =	0.32	cfs	Allowable Release Rate
Cd =	0.625		Orifice Coefficient
5yr WSL	4987.60	ft	
Pond inv elev	4985.50	ft	
Orifice inv elev	4987.00	ft	
Depth ₅	0.39	ft	5yr-invert to WQCV WSL-(channel width 0.21')
H ₅ =	0.170	ft	(Adjust depth to center of orifice opening)
g =	32.2	ft/sec ²	gravity
A =	0.15	ft ²	Area in sq. ft.
A =	22.01	in ²	Area in sq. in.
Opening =	4.69	in.	4 6/8 inch sq. opening -or-
width	12.03	in.	use 5yr to 100yr depth 0.39 ft
	5.29	in.	5 5/16 inch diameter opening

SIZING OF 100-YR. FLOW CONTROL ORIFICE':

Orifice will limit outflow from detention pond to the 100-yr. full Sectrum Maximum Release Rate

- Orifice opening in plate covering the outlet pipe will provide 100-yr. release rate from outlet structure as water surface elevation reaches the 100-yr. WSL

$$\text{Orifice Flow Equation: } Q = CdA(2gH_{100})^{1/2}$$

$$\text{Solve for Orifice Area : } A = Q/Cd(2gH_{100})^{1/2}$$

where:

Qa ₁₀₀ =	0.80	cfs	Allowable Release Rate
Cd =	0.625		Orifice Coefficient
100yr WSL	4988.00	ft	
Pond inv elev	4985.50	ft	
Orifice inv elev	4985.40	ft	
Depth ₁₀₀	2.60	ft	100yr-invert to 100yr WSL
H ₁₀₀ =	2.420	ft	(Adjust depth to center of orifice opening)
g =	32.2	ft/sec ²	gravity
A =	0.10	ft ²	Area in sq. ft.
A =	14.68	in ²	Area in sq. in.
Opening =	3.83	in.	4 inch sq. opening -or-
	4.32	in.	4 1/4 inch diameter opening



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE Job # 21431-001
 Engineers/Surveyors Client: MANDI HAGLER Designed by: MAB Date:09/21/2020

SIZING OF EMERGENCY OVERFLOW SPILLWAY FOR DETENTION POND:

- Q_{100} Peak Runoff Rate = 5.60 cfs

Bottom Width of Weir	L=	6 ft.
Side Slope Weir	S1=	4.0 Horizontal to 1 Vertical
Side Slope Weir	S2=	4.0 Horizontal to 1 Vertical
Elev. for Weir Crest	Ew=	4988.00 elevation
Coef. for Rectangular Weir	Cw=	3
Coef. for Trapezoidal Weir	Ct=	3

NOTE: Output of Overflow Capacity based on Trapezoidal Shaped Spillway Calculated from USDCM Spreadsheet

Water Surface Elevation (ft)	Water incremental Depth (ft)	Weir incremental width (ft)	Weir Rectangular Flowrate Q_r (cfs)	Weir Triangular Flowrate Q_{s1} (cfs)	Weir Triangular Flowrate Q_{s2} (cfs)	Trapezoidal Weir Flowrate (cfs)
4988.00	0.00	6.00	0.00	0.00	0.00	0.00
4988.10	0.10	6.80	0.57	0.02	0.02	0.60
4988.20	0.20	7.60	1.61	0.09	0.09	1.78
4988.30	0.30	8.40	2.96	0.24	0.24	3.43
4988.40	0.40	9.20	4.55	0.49	0.49	5.53
4988.50	0.50	10.00	6.36	0.85	0.85	8.06
4988.60	0.60	10.80	8.37	1.34	1.34	11.04
4988.70	0.70	11.60	10.54	1.97	1.97	14.48
4988.80	0.80	12.40	12.88	2.75	2.75	18.38
4988.90	0.90	13.20	15.37	3.69	3.69	22.75
4989.00	1.00	14.00	18.00	4.80	4.80	27.60

- Begin Overflow
@100-yr. W.S.L.

- 100-yr Peak Flow

APPENDIX G

HYDRAULIC CALCULATIONS

Channel Report

SWALE A-A

Triangular

Side Slopes (z:1) = 10.00, 4.00
Total Depth (ft) = 1.00

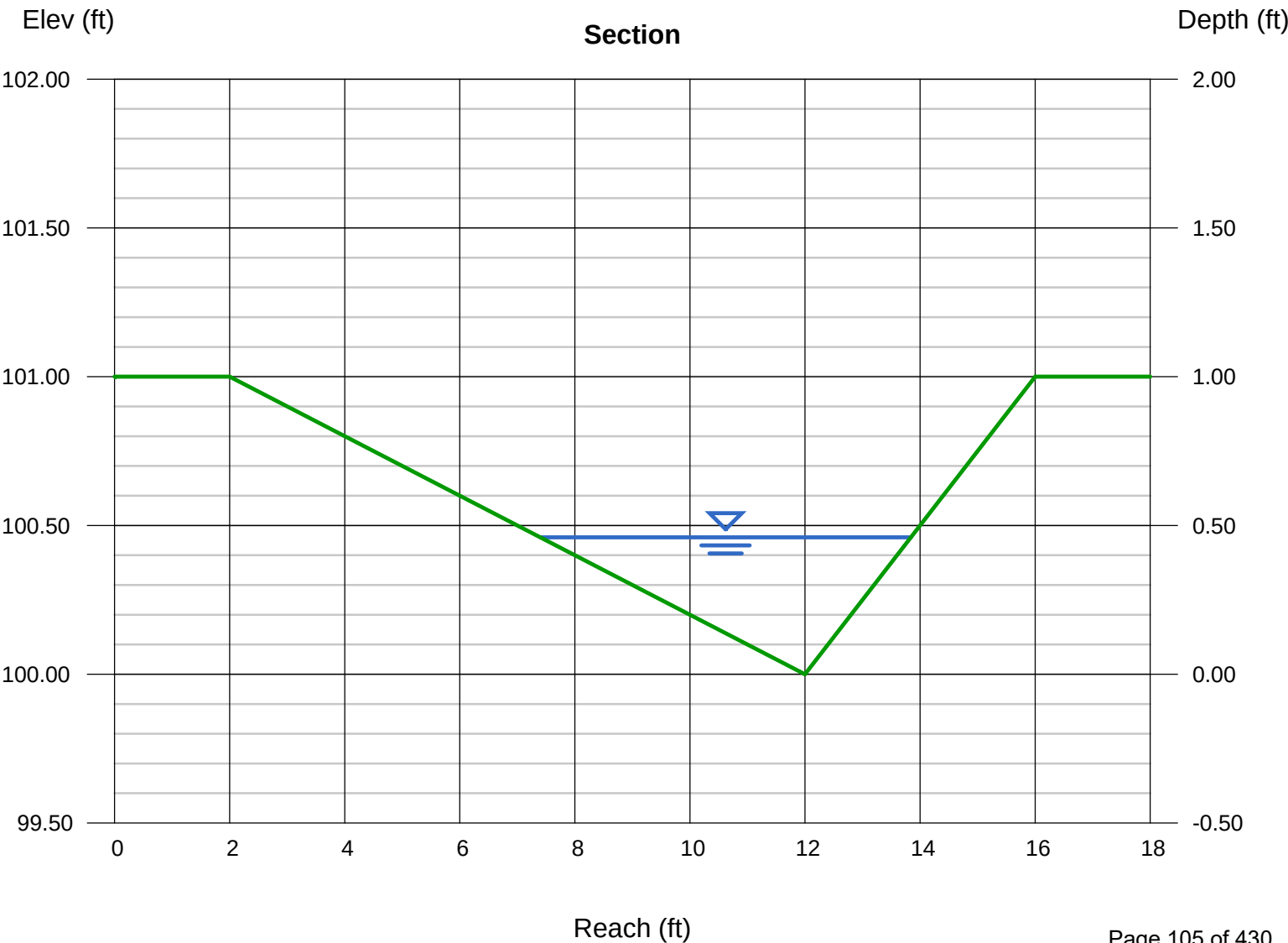
Invert Elev (ft) = 100.00
Slope (%) = 2.30
N-Value = 0.022

Calculations

Compute by: Known Q
Known Q (cfs) = 5.60

Highlighted

Depth (ft) = 0.46
Q (cfs) = 5.600
Area (sqft) = 1.48
Velocity (ft/s) = 3.78
Wetted Perim (ft) = 6.52
Crit Depth, Yc (ft) = 0.53
Top Width (ft) = 6.44
EGL (ft) = 0.68



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Sep 23 2020

15 INCH HDPE OUTLET PIPE

Invert Elev Dn (ft) = 4985.00
Pipe Length (ft) = 40.00
Slope (%) = 1.00
Invert Elev Up (ft) = 4985.40
Rise (in) = 15.0
Shape = Circular
Span (in) = 15.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Embankment

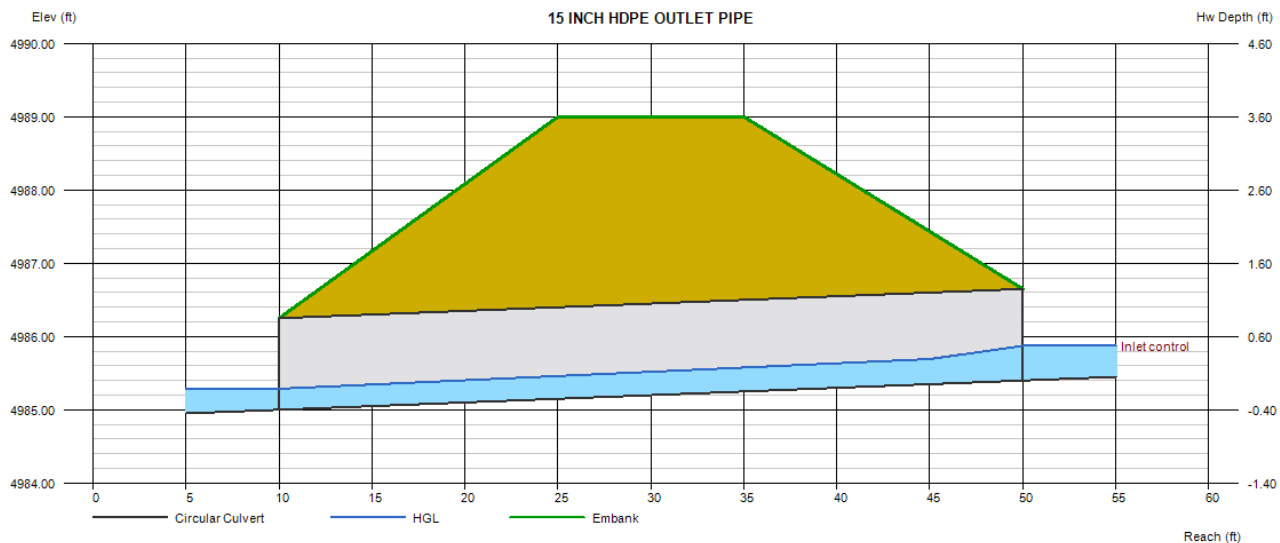
Top Elevation (ft) = 4989.00
Top Width (ft) = 10.00
Crest Width (ft) = 20.00

Calculations

Qmin (cfs) = 0.80
Qmax (cfs) = 0.80
Tailwater Elev (ft) = Normal

Highlighted

Qtotal (cfs) = 0.80
Qpipe (cfs) = 0.80
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.76
Veloc Up (ft/s) = 2.85
HGL Dn (ft) = 4985.29
HGL Up (ft) = 4985.75
Hw Elev (ft) = 4985.87
Hw/D (ft) = 0.38
Flow Regime = Inlet Control





DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE Job # 21431-00
Engineers/Surveyors Client: MANDI HAGLER Designed by: MAB Date: 9/22/2020

SIZING OF RIP RAP OUTLET PROTECTION (POND OUTLET PIPE):

Rip Rap Outlet Protection based on Sec. 3.2.3 "Hydraulic Structures"
Volume II Urban Storm Drainage Criteria Manual

Design Information:

Q_{max} = 0.80 c.f.s.

Downstream Velocity = 3.76 f.p.s.

Pipe Diameter = 15-inch

Tailwater Depth Y_t = 0.38 feet

- Use Figure 9-38 if $Q/D^{2.5} < 6$

$$Q/D^{2.5} = 0.80/1.25^{2.5} = 0.46 < 6, \text{ O.K. to use Figure 9-38}$$

- From Figure 9-38, Rip Rap Selection is Type 'L'

$$Q/D^{1.5} = 0.80/1.25^{1.5} = 0.57$$

$$Y_t/D = 0.38/1.25 = 0.30$$

- From Figure 8-34, Median Rock Size, d₅₀, for Type 'VL' is 6 inches

- From Figure 8-34, Bedding Thickness Requirements is 4 inches
of Type I beneath 4 inches of Type II

- Rip Rap Width & Length = 3 x D = 3.75 feet min.

- Rip Rap Thickness T = 2.0 x d₅₀ = 2.0 x 6 = 12 inches

SIZING OF RIP RAP OVERFLOW SPILLWAY

Rip Rap Channel Sizing

Volume I Urban Storm Drainage Criteria Manual, Section 8.1.1

Design Information:

Velocity = 2.26 c.f.s.

Slope below Weir Downstream V ≤ 0.15 ft/ft

Riprap sizing d₅₀ > feet

$$\left[\frac{VS^{0.17}}{4.5(G_s-1)^{0.66}} \right]^2$$

Riprap sizing d₅₀ > inch

$$\left[\frac{2.26 \times 0.15^{0.17}}{4.5(2.5-1)^{0.66}} \right]^2 \times 12 \text{ in/ft}$$

Riprap sizing d₅₀ >

3.34 inch

Use Type 'VL' to match pipe

- From Figure 8-34, Median Rock Size, d₅₀, for Type 'VL' is 6 inches

- Rip Rap Thickness T = 2.0 x d₅₀ = 2.0 x 6 = 12 inches

APPENDIX H

CHARTS, TABLES & GRAPHS

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period

NRCS Soil Group	Storm Return Period						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	$C_A =$ $0.84i^{1.302}$	$C_A =$ $0.86i^{1.276}$	$C_A =$ $0.87i^{1.232}$	$C_A =$ $0.88i^{1.124}$	$C_A =$ $0.85i+0.025$	$C_A =$ $0.78i+0.110$	$C_A =$ $0.65i+0.254$
B	$C_B =$ $0.84i^{1.169}$	$C_B =$ $0.86i^{1.088}$	$C_B =$ $0.81i+0.057$	$C_B =$ $0.63i+0.249$	$C_B =$ $0.56i+0.328$	$C_B =$ $0.47i+0.426$	$C_B =$ $0.37i+0.536$
C/D	$C_{C/D} =$ $0.83i^{1.122}$	$C_{C/D} =$ $0.82i+0.035$	$C_{C/D} =$ $0.74i+0.132$	$C_{C/D} =$ $0.56i+0.319$	$C_{C/D} =$ $0.49i+0.393$	$C_{C/D} =$ $0.41i+0.484$	$C_{C/D} =$ $0.32i+0.588$

Where:

i = % imperviousness (expressed as a decimal)

C_A = Runoff coefficient for Natural Resources Conservation Service (NRCS) HSG A soils

C_B = Runoff coefficient for NRCS HSG B soils

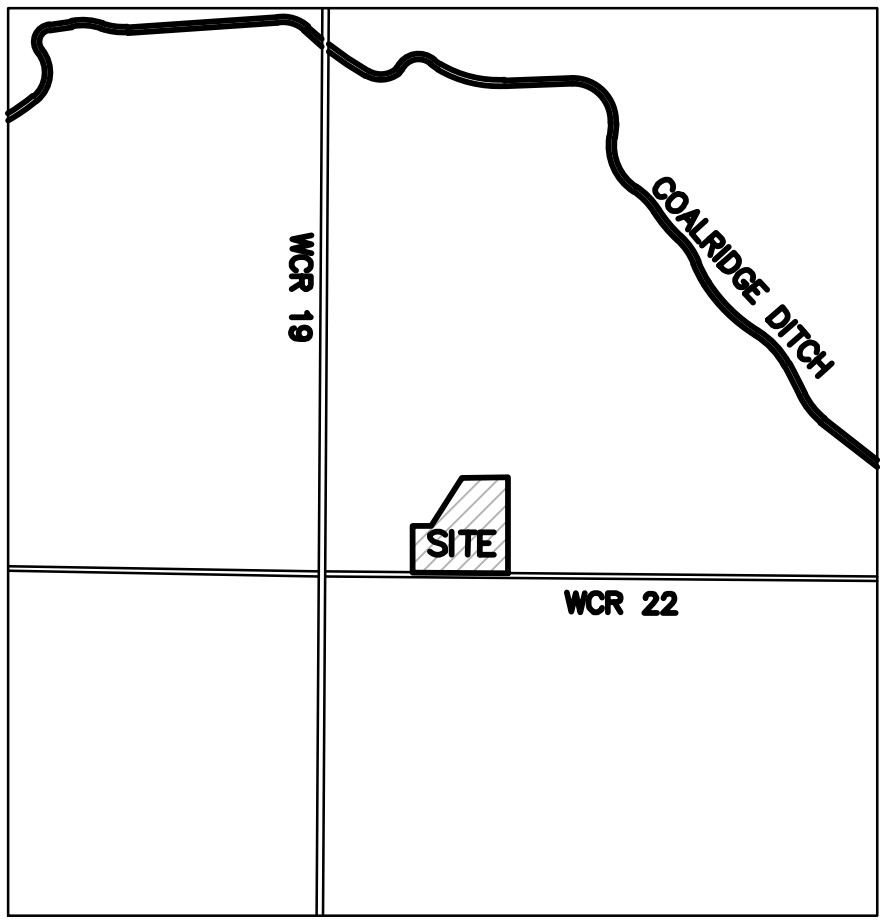
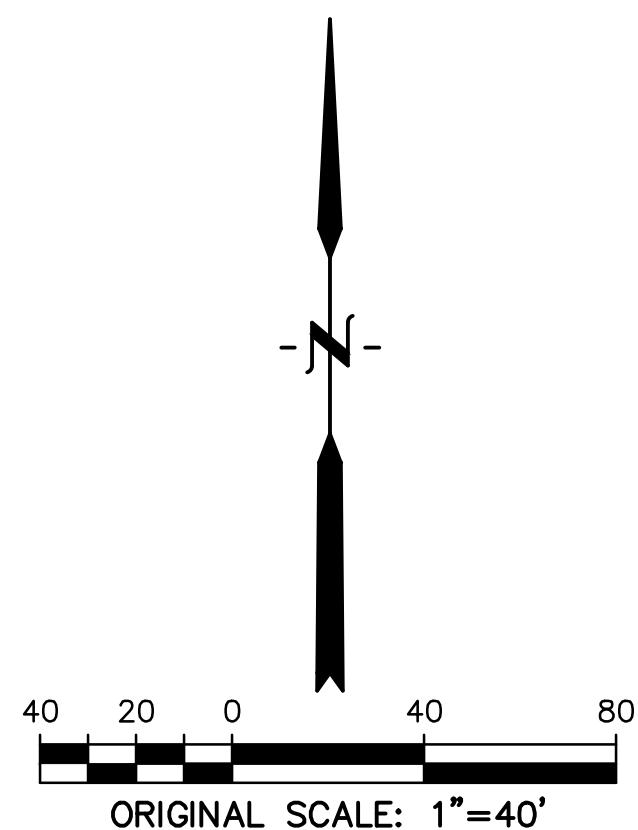
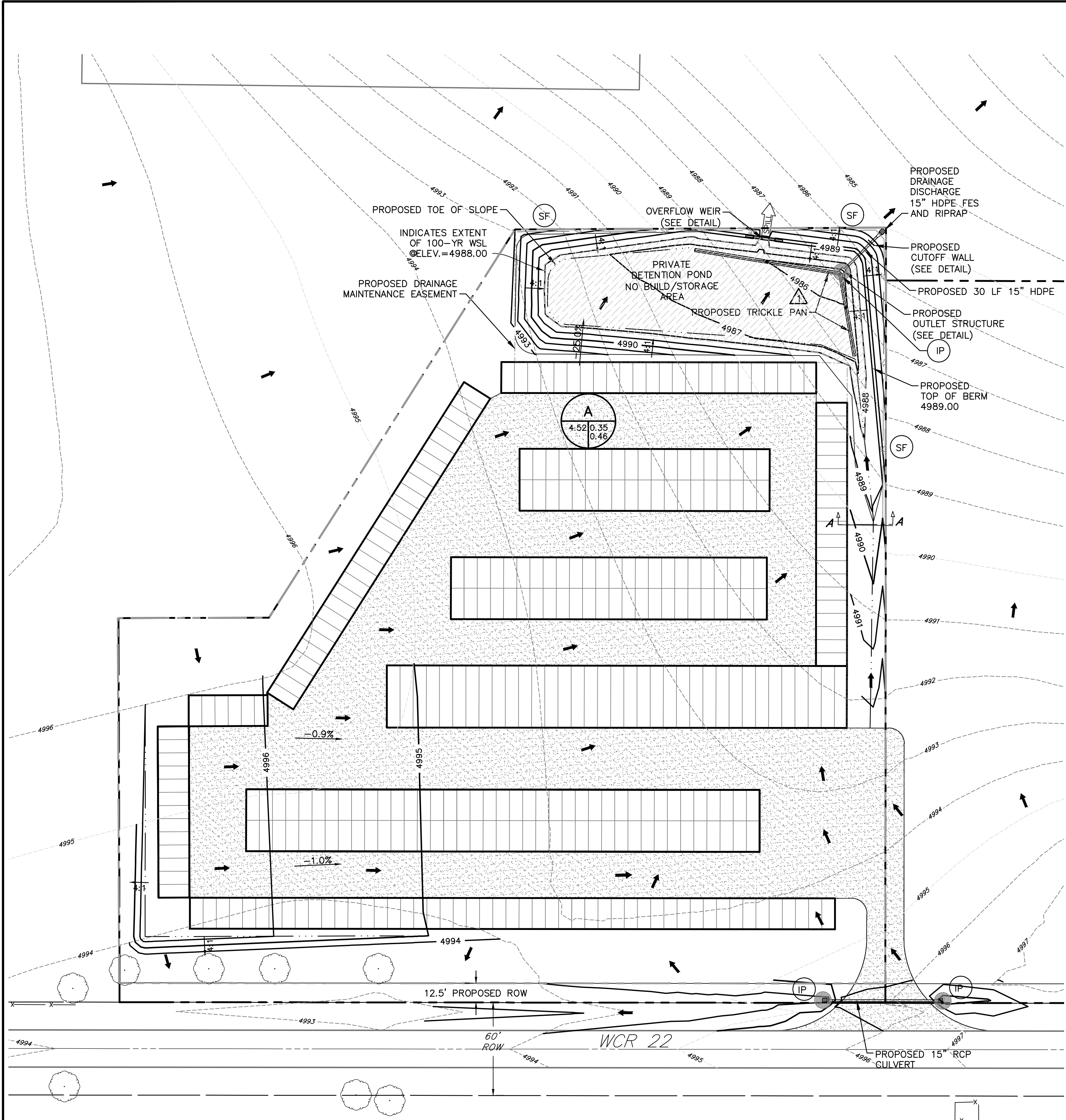
$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

The values for various catchment imperviousness and storm return periods are presented graphically in Figures 6-1 through 6-3, and are tabulated in Table 6-5. These coefficients were developed for the Denver region to work in conjunction with the time of concentration recommendations in Section 2.4. Use of these coefficients and this procedure outside of the semi-arid climate found in the Denver region may not be valid. The UD-Rational Excel workbook performs all the needed calculations to find the runoff coefficient given the soil type and imperviousness and the reader may want to take advantage of this macro-enabled Excel workbook that is available for download from the UDFCD's website www.udfcd.org.

See Examples 7.1 and 7.2 that illustrate the Rational Method.

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9



VICINITY MAP
NTS

LEGEND

- PROPERTY LINE/DRAINAGE BASIN
ROW LINE
SECTION LINE
EX. INTERMEDIATE CONTOUR
EX. INDEX CONTOUR
PR. INTERMEDIATE CONTOUR
PR. INDEX CONTOUR
PROPOSED FLOWLINE
PROPOSED STORM SEWER
DETAINED AREA BOUNDARY
DRAINAGE FLOW DIRECTION
DETENTION POND OVERFLOW LOCATION
DRAINAGE BASIN DESIGN POINT
BASIN I.D.
BASIN AREA (Acres)
5 YR. RUNOFF COEFFICIENT
100 YR. RUNOFF COEFFICIENT
PROPOSED DETENTION 100-YR WSL ...
PROPOSED GRAVEL
PROPOSED STORAGE PODS
ESCP SILT FENCE
ESCP INLET PROTECTION.....

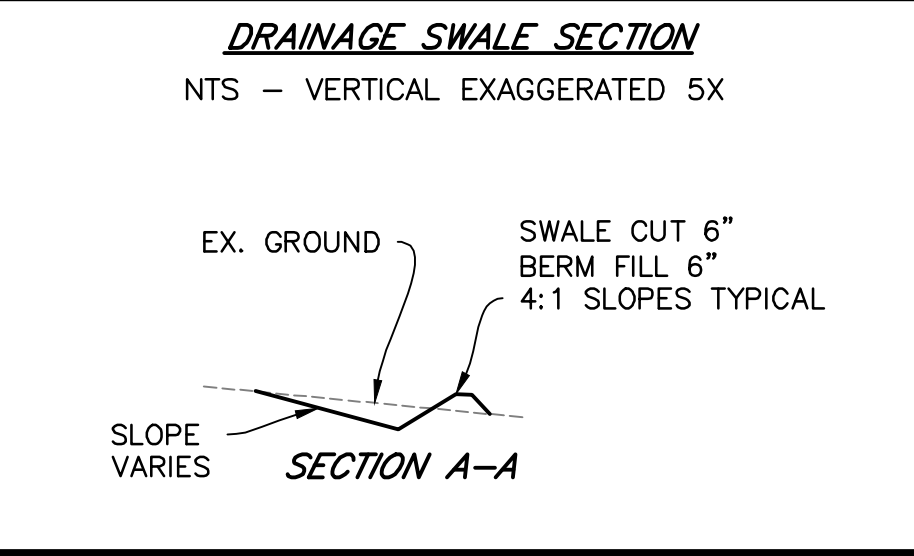
DETENTION POND SUMMARY	
POND INVERT	4985.50
REQUIRED W.Q.C.V. (cubic feet)	3,774
W.Q.C.V. WSL	4987.00
5-YR. VOLUME (cubic feet)	6,309
5-YR.+W.Q.C.V. (cubic feet)	10,083
5-YR. WSL	4987.60
100-YR. VOLUME (cubic feet)	14,129
100-YR. WSL	4988.00
HEIGHT OF FREEBOARD	4989.00
Q100-YR. max. release (cfs)	0.80
MAX. SPILLWAY FLOW (cfs)	5.60
EMERGENCY SPILLWAY ELEV.	4988.00
MAX. SPILLWAY WSL	4988.40

RUNOFF SUMMARY TABLE			
DESIGN POINT	CONTRIBUTING AREA (acres)	RUNOFF 5-YR. (cfs)	RUNOFF 100-YR. (cfs)
1	4.52	2.22	5.60

SCS SOILS TYPE
VONA LOAMY SAND
HYDROLOGIC GROUP 'A'

GENERAL NOTES

- EXISTING CONTOURS SHOWN ARE APPROXIMATE, BASED ON DIGITAL TERRAIN MODEL DATA. ACTUAL ELEVATIONS MAY VARY.
- PROPOSED GRADING OF THE DETENTION POND AS DEPICTED ON THIS PLAN IS TO DEMONSTRATE THE POND'S PRELIMINARY AREA AND VOLUMES. THE DESIGN MAY BE ADJUSTED ACCORDING TO ACTUAL FIELD SURVEY INFORMATION.
- THE OUTLET PIPE BEDDING MATERIAL MUST CONSIST OF NATIVE EARTHEN SOIL, NOT GRANULAR BEDDING MATERIAL.



PREPARED BY:
DREXEL, BARRELL & CO.
Engineers • Surveyors
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COLORADO SPRINGS

PREPARED FOR:
MANDI & LEE HAGLER
9875 CR 42
FORT LUPTON, CO 80621

CONTACT: MANDI HAGLER
(720)-275-8906

HAGLER SELF STORAGE
SPECIAL USE PERMIT
PT S2 10-2-67 LOT C REC EXEMPT REC18-0072
WCR 22, FORT LUPTON COLORADO

ISSUE	DATE
SUP APPLICATION	09/24/2020
DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CWK
FILE NAME:	DRAINAGE

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

DRAINAGE &
EROSION CONTROL
PLAN

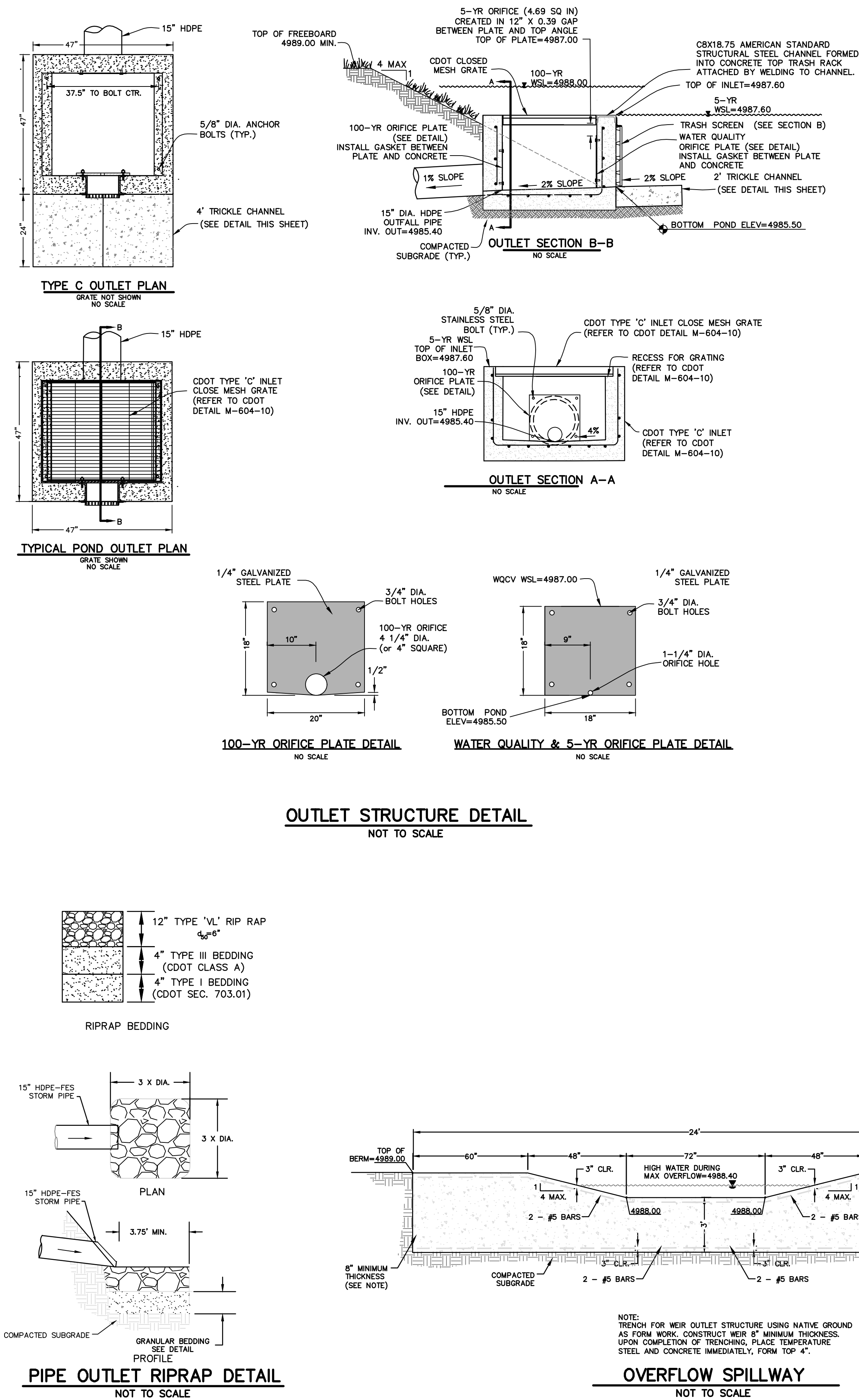
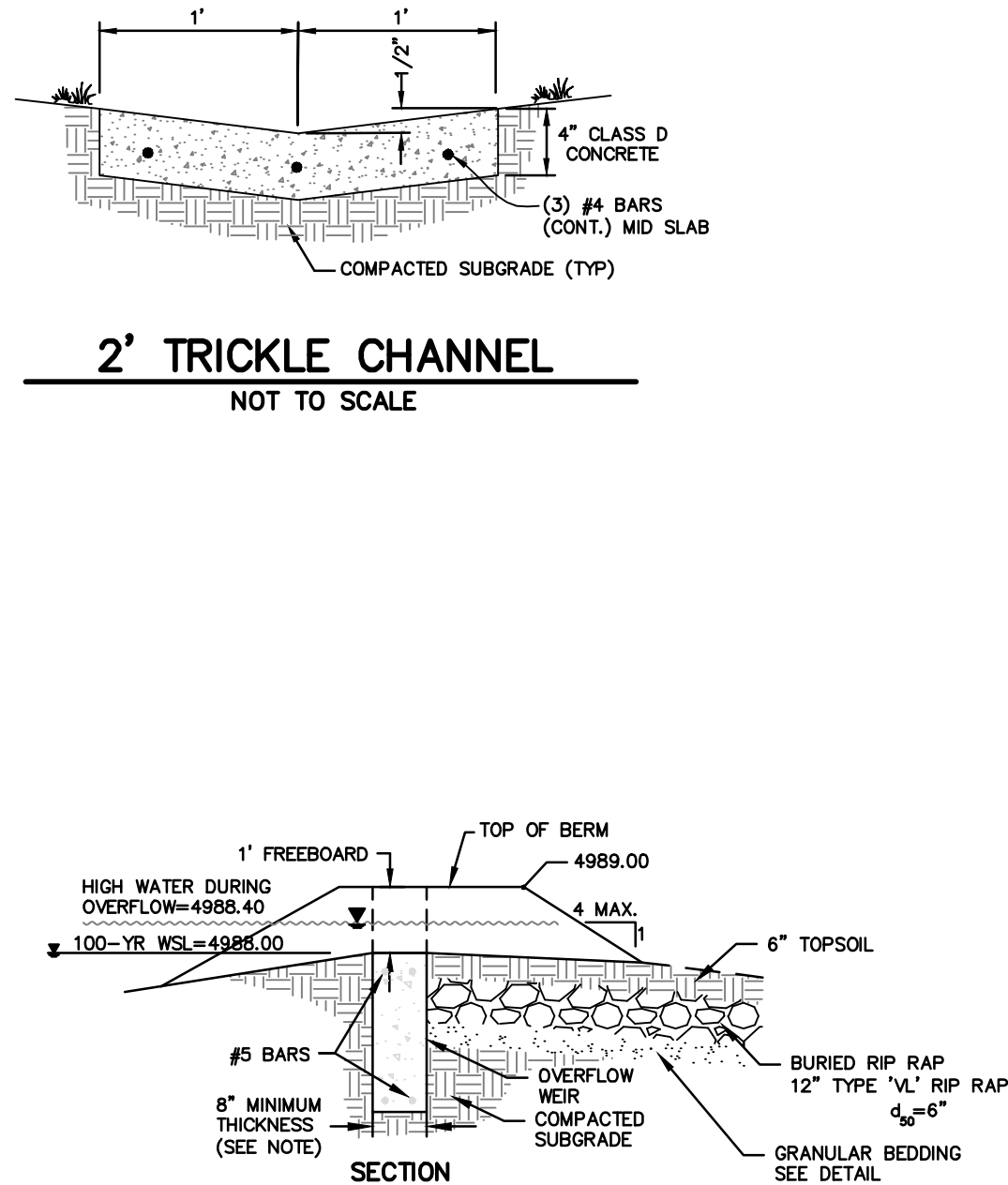
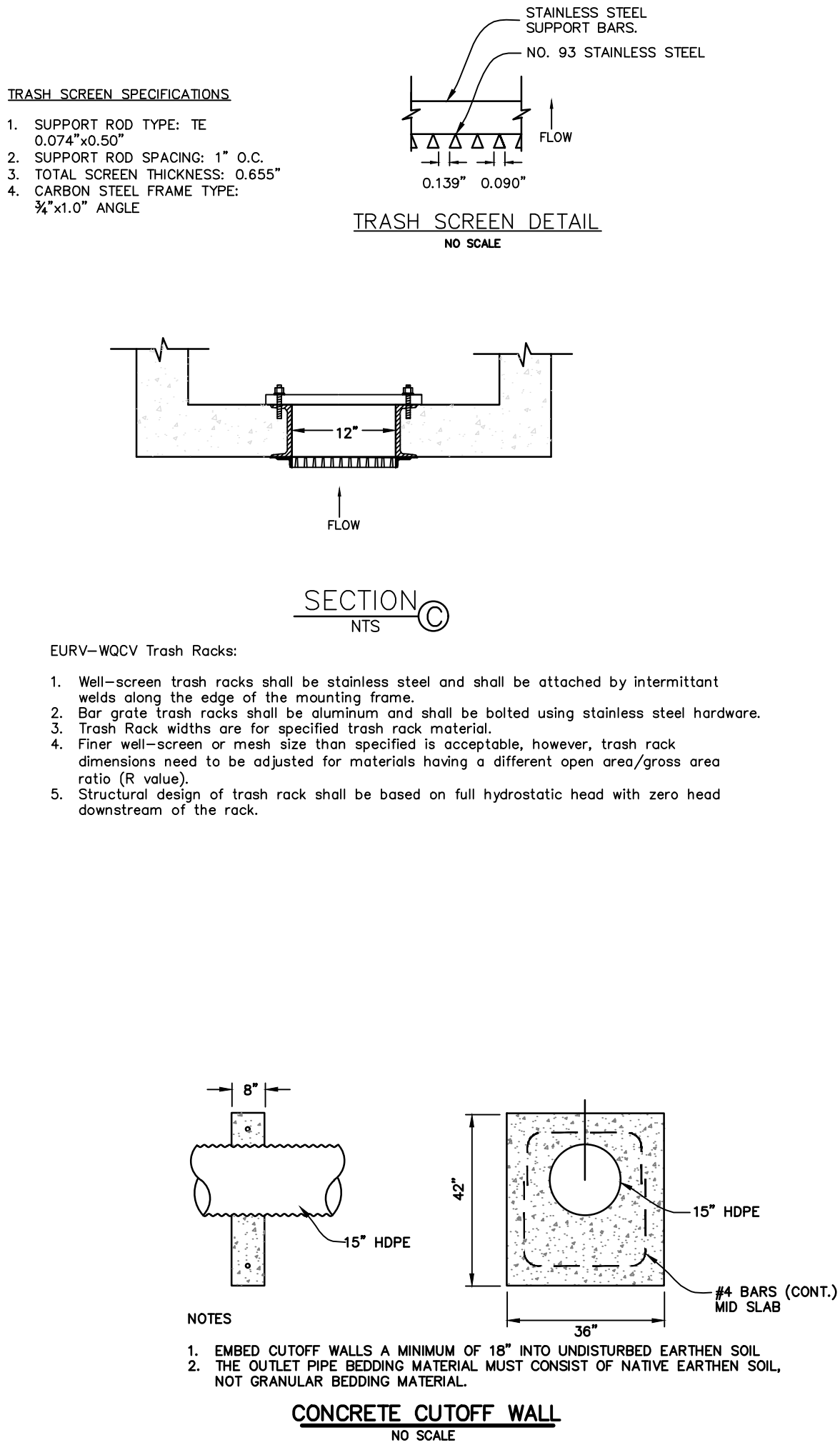
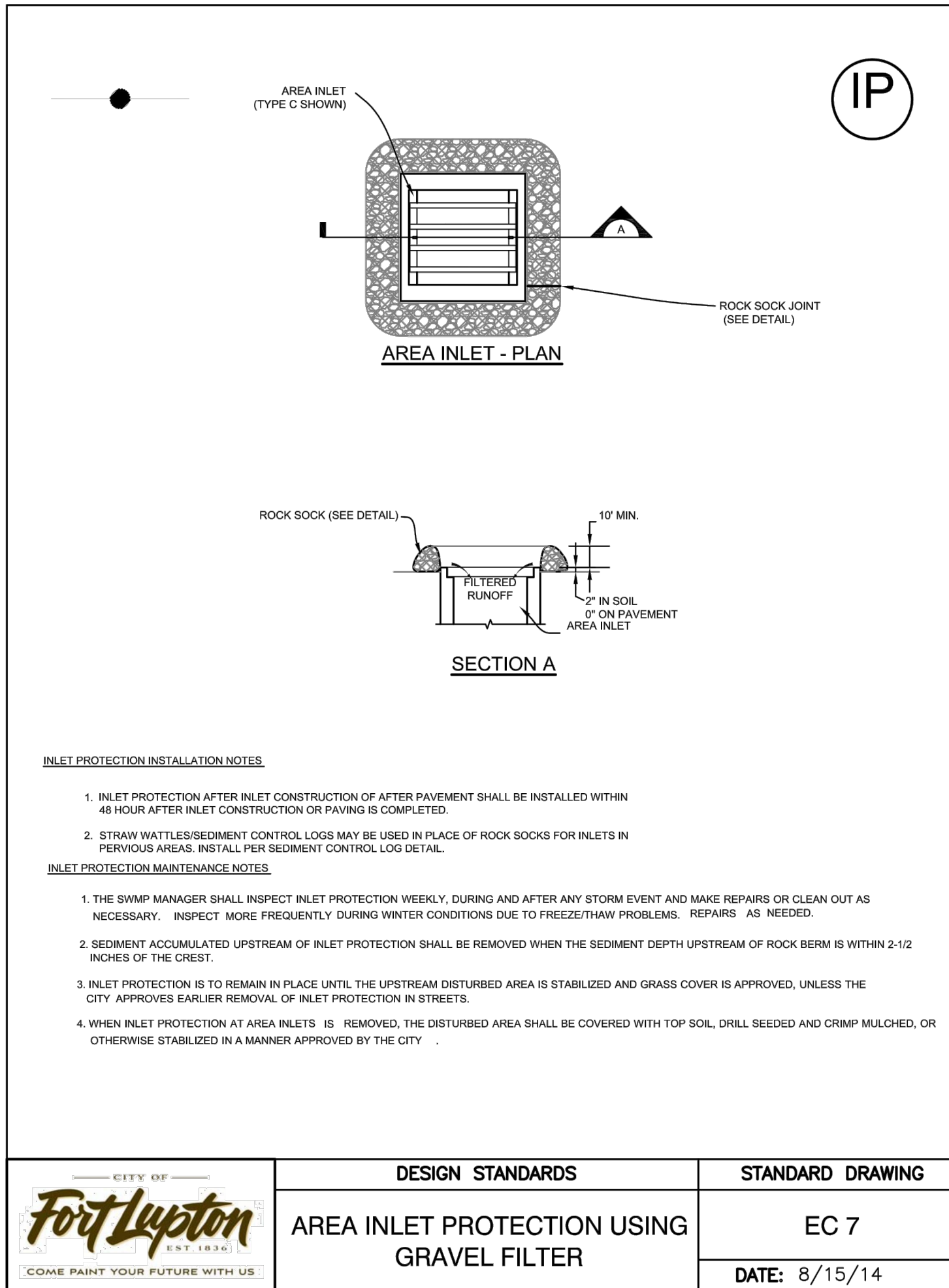
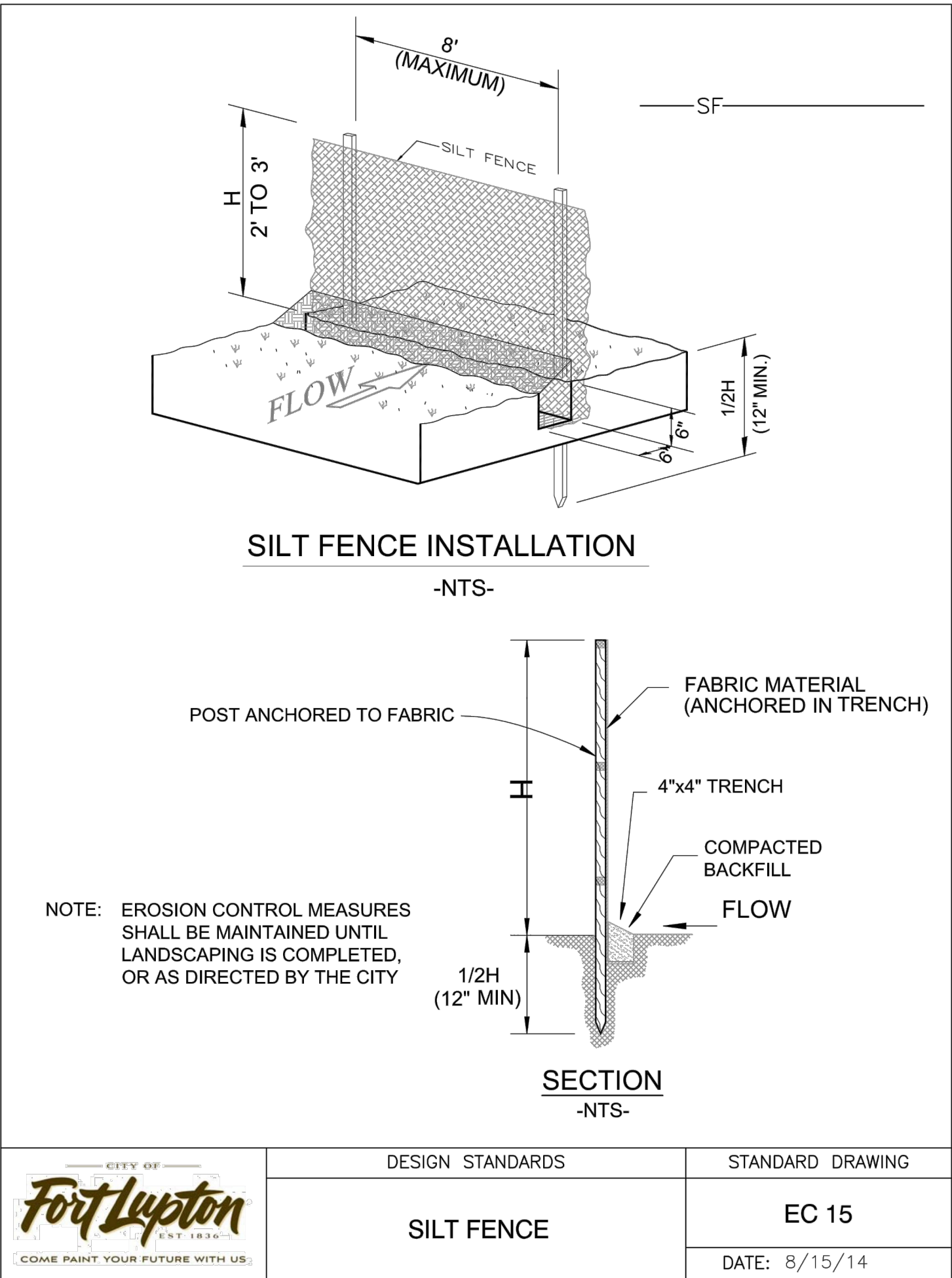
PROJECT NO. 21431-00GRCV

ISSUE	DATE
SUP APPLICATION	09/24/2020
DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CWK
FILE NAME:	DT01

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

DRAINAGE &
EROSION CONTROL
DETAILS

PROJECT NO. 21431-00GRCV





MEMORANDUM

TO: **Mandi Hagler**
Mandibrook26@hotmail.com

FROM: Derek Schuler, P.E., PTOE

DATE: November 11, 2020

RE: Traffic Memorandum: Hagler Self Storage, PT S2 10-2-67 LOT C,
REC EXEMPT RECX18-0072, Fort Lupton, CO

This traffic memo serves to summarize the land use, probable trip generation and distribution, and vehicular access to the proposed self storage facility. This is located at the subject lot on CR 22 roughly 550 feet east of CR 19. The site is generally located 4 miles northeast of the Town of Firestone and 4 miles northwest of Fort Lupton (proper). See related site plan for site location and layout. The existing 4.52 acre site is currently vacant. The site is zoned as A – agricultural and is generally surrounded by farming uses. The property to the east contains a single family house owned by the Hagler's but is not associated with this development.

339 Pod storage units are proposed. Renters of the units will utilize the proposed gravel drive aisles between the rows of units but there are no designated parking spaces. There are no other building types or any employees on site. A single existing access driveway will be upgraded for the new site use. This access point on CR 22 is located approximately 550 feet east of CR 19. Entry will be controlled by an electronic activated gate with key code required.

Proposed Land Use & Trip Generation

The proposed land use will be only for the proposed storage units plus a storm water detention pond. The hours of operation are 7am – 7pm seven days per week. Almost all trips will be made by personal vehicle with a rare need for occasional truck access.

Table 1 below shows the probable trip generation numbers. The Trip Generation manual is currently in its 10th edition and is an industry accepted informational report published by the Institute of Transportation Engineers (ITE). The table shows the number of expected trips for the development using the latest ITE trip rates. The Mini-Warehouse code #151 was used and is defined as buildings in which individual storage units are rented for the storage of goods. Using the ITE rates, the development is

Hagler Self Storage

Page 2

anticipated to generate about 61 daily trips, 5 trips (3 in/2 out) in the morning peak hour and 7 trips (4 in/3 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for Hagler Self Storage, Fort Lupton, CO															
ITE Code / Land Use	Size	Trip Generation Rates ¹			Trips Generated										
					Average Weekday Trips	AM Peak-Hour (7 - 9)				Total	PM Peak-Hour (4 - 6)				Total
		Avg. Weekday	AM PEAK	PM PEAK		Inbound % Trips	Outbound Trips	Inbound % Trips	Outbound Trips		Inbound % Trips	Outbound Trips	Inbound % Trips	Outbound Trips	
#151 - Mini Warehouse	339 Unit	0.18	0.014	0.02	61	50%	2.4	50%	2.4	5	50%	3.4	50%	3.4	7
Total Trips ²					61		3		2	5		4		3	7

¹Source: "Trip Generation" Institute of Transportation Engineers, 10th Edition, 2017

²Inbound Trips rounded up (worst case for traffic on CR 22)

Existing Roads & Distribution

CR 22, in front of the subject site, is classified as a local unpaved road. It is narrow at roughly 18' wide, but can generally accommodate two way travel at low speeds. Nearby perpendicular (north/south) CR 19 is a paved and striped two lane arterial road. It is assumed that 100% of site traffic will be to/from the west to access the paved CR 19. From there, most of the traffic will be to/from the south towards Firestone and Fort Lupton (assume 75% site traffic). Due to the very low peak hour site traffic, there is minimal disruption to traffic on CR 22 (expected to serve local traffic only).

Conclusion

With the addition of the proposed development, vehicular traffic is adequately accommodated by the surrounding roadway network. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.

Sincerely,

Drexel, Barrell & Co.

Derek Schuler

Derek Schuler, P.E., PTOE
Transportation Group Leader

February 1, 2021

**HAGLER ANNEXATION
ANNEXATION IMPACT REPORT**

Statement of Purpose

This Annexation Impact Report, which has been prepared pursuant to Section 31-12-108.5 of the Colorado Revised Statutes, is based on the Annexation Petition for an annexation known as the Hagler Annexation Nos. 1 – 5 submitted by the Applicants, Mandi Hagler and Lee Hagler. It is being reviewed and evaluated by the City of Fort Lupton staff, and is scheduled for review by the City of Fort Lupton Planning Commission on February 11, 2021 at 6:00 PM and City Council on March 2, 2021 at 7:00 PM. Please contact Todd Hodges or Maria Lancto in the Planning Department at the address on the cover of this report, or at telephone number 303-857-6694, with any comments and/or questions.

Project Description

The property proposed for annexation is located in the East Half of Section 9, West Half of Section 10, West Half of Section 15, East Half of Section 16, East Half of Section 21, West Half of Section 22, West Half of Section 27, East Half of Section 28, Northeast Quarter of Section 33, and Northwest Quarter of Section 34, Township 2 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado. The property is situated north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado. The total acreage of the Hagler Annexation Nos. 1 – 5 is 44.837 acres, more or less. The annexation meets the 1/6th or 16.67% contiguity requirements set by State Statutes. The annexation map is attached along with the vicinity map.

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

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

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

(III) The existing and proposed land use pattern in the areas to be annexed.

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

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

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

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

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

with other service providers and Specifications for on-site services. This item will be addressed in the annexation agreement.

6. **Storm Drainage:** Storm drainage should not be negatively impacted. Future development will be required to address drainage.
 7. **Public Lands / Open Space:** The dedication of public lands and open space will be addressed in the annexation agreement.
 8. **Public Facility Extension:** The City does not anticipate that there will be a need for the Applicants to extend or construct any offsite public facilities, i.e. recreation centers, etc., for the annexation and initial zoning.
- (c) In the event that property is developed further and the extension of municipal services to the annexed property is required, the development of future water, sewer, and storm water infrastructure shall be accomplished by one or more of the following Financing Methods:
1. Development Fees and Surcharges collected by the City of Fort Lupton;
 2. Direct Developer Financing;
 3. Metropolitan Districts;
 4. Special Improvement Districts; and/or
 5. Otherwise by agreement between City and the Developer as deemed appropriate.
- (d) Consistent with C.R.S. 31-12-108.5, the Districts and all taxing entities are identified with the current 2020 property tax mill levy attached hereto.
- (f) This current annexation and zoning should not have any negative impact on the Weld County RE-8 Fort Lupton School District. Any future development proposals will be sent to the School District for review and comments. The School District has received a referral request for their review and comment.

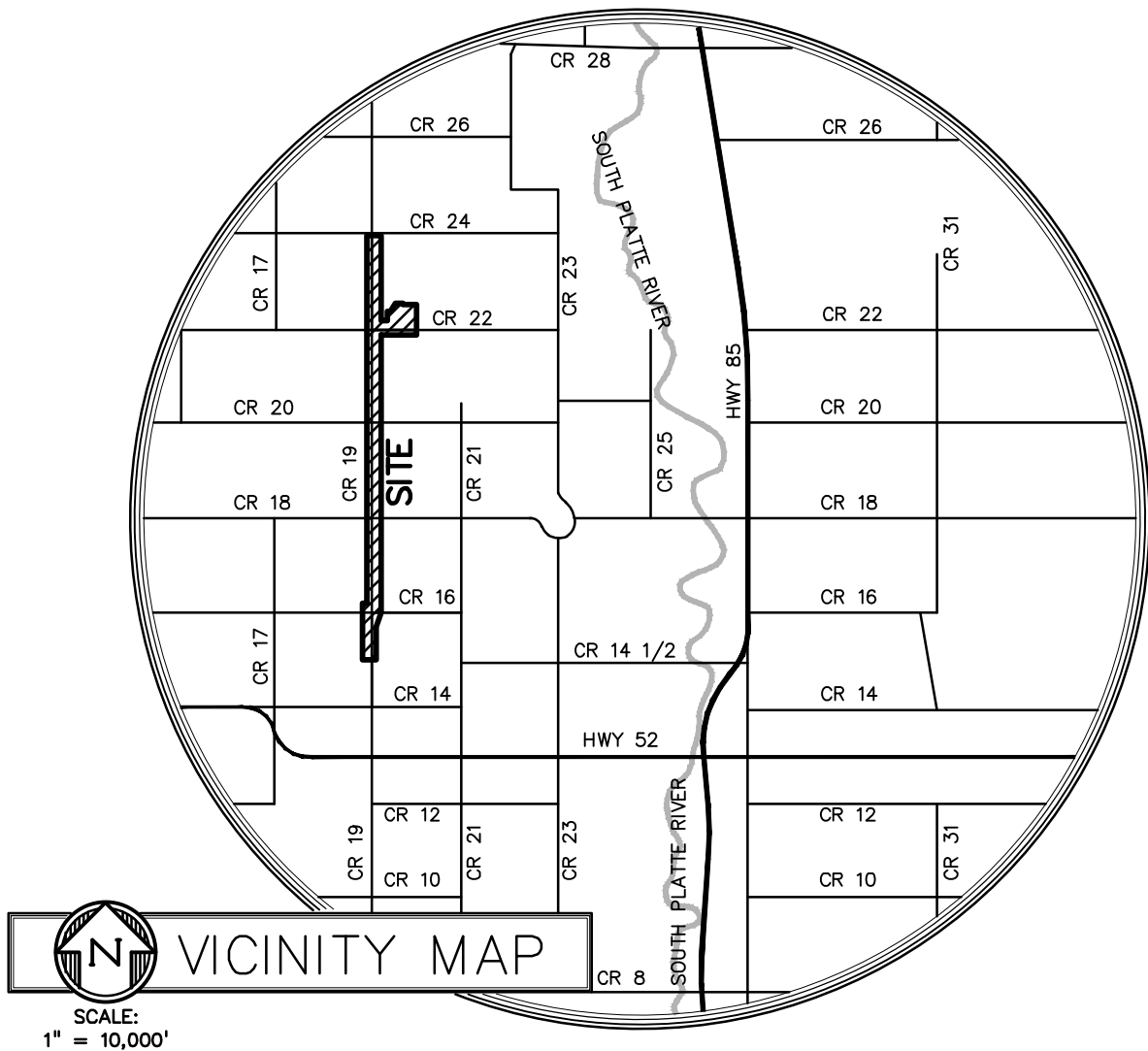
****Please contact Maria Lancto at mlancto@fortluptonco.gov or 303-857-6694 to request any of the provided maps in a larger format or in electronic format.***

Attachments:

1. Annexation map and vicinity map with Fort Lupton boundary
2. Comprehensive Plan Land Use Map
3. Zoning map
4. Water maps
5. Wastewater maps
6. Storm drainage study area maps
7. Storm sewer map
8. Irrigation canals and ditches map
9. Ultimate Roadway Network Map
10. 2020 Tax Levies Weld County, Colorado

HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF
WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS THE _____ DAY OF _____, 2020.

BY: _____ AS: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____ ON THIS _____ DAY OF _____, 2020, WITNESS MY

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____ (SEAL)

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N11°14'13"E, 148.96 FEET; THENCE S12°18'56"E,
147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD
19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4
OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID
SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF
BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET;
THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF
SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO
THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT
OF BEGINNING;
THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET;
THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF
SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE
SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF
SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF
SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE
POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO
THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE
N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD
COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E,
7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY
ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY
LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE
W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF
SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22,
THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N,
R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00
FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO
THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE
NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE
N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD
COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD
19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;

9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;
11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF
WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24,
THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID
WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF
WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG
SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY
LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD
COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W,
7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

ANNEXATION NO. 1 TABLE:

TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE:

TOTAL BOUNDARY: 1,734.54 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.09 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE:

TOTAL BOUNDARY: 6,367.67 L.F.
CONTIGUOUS BOUNDARY: 1,290.55 L.F.
1/6 OF TOTAL BOUNDARY: 1,061.28 L.F.
RATIO: 1/4.93

ANNEXATION NO. 4 TABLE:

TOTAL BOUNDARY: 22,813.76 L.F.
CONTIGUOUS BOUNDARY: 3,877.12 L.F.
1/6 OF TOTAL BOUNDARY: 3,802.29 L.F.
RATIO: 1/5.88

ANNEXATION NO. 5 TABLE:

TOTAL BOUNDARY: 60,857.34 L.F.
CONTIGUOUS BOUNDARY: 14,863.66 L.F.
1/6 OF TOTAL BOUNDARY: 10,142.89 L.F.
RATIO: 1/4.09

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF
THE SW1/4 OF SECTION 10, WITH THE LINE
ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW YOU MUST
COMMENCE ANY LEGAL ACTION BASED UPON ANY
DEFECT IN THIS SURVEY WITHIN THREE YEARS
AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO
EVENT MAY ANY ACTION BASED UPON ANY
DEFECT IN THIS SURVEY BE COMMENCED MORE
THAN TEN YEARS FROM THE DATE OF THE
CERTIFICATION SHOWN HEREON.
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN
IMPROVEMENT SURVEY PLAT, IT IS INTENDED
ONLY TO DEPICT INFORMATION REQUIRED FOR AN
ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US
SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF
THE ABOVE DESCRIBED PROPERTY WAS
RECOMMENDED TO THE FORT LUPTON

CITY COUNCIL VIA RESOLUTION NO. _____

RECOMMENDED THIS _____ DAY OF _____
2020.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF
THAT ABOVE DESCRIBED PROPERTY WAS APPROVED
BY ORDINANCE NO. _____

_____ OF THE CITY OF FORT LUPTON

PASSED AND
ADOPTED ON THE _____ DAY OF
_____, A.D., 2020 AND THAT THE MAYOR
AND THE CITY OF FORT LUPTON, AS

AUTHORIZED BY ORDINANCE NO. _____ ON
BEHALF OF THE CITY OF FORT LUPTON, HEREBY
ACKNOWLEDGES AND ADOPTS THE SOLD ANNEXATION
MAP UPON WHICH THIS CERTIFICATE IS ENDORSED
FOR ALL PURPOSES INDICATED THEREON. APPROVED

THIS _____ DAY OF _____, 2020.

MAYOR

ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION.

I FURTHER STATE THAT NOT LESS THAN _____
OF THE PERIMETER OF THE AREA PROPOSED TO BE
ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE
OF THE CITY OF FORT FUPTON, COUNTY OF WELD,
STATE OF COLORADO.

MATHEW E SELDERS - ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

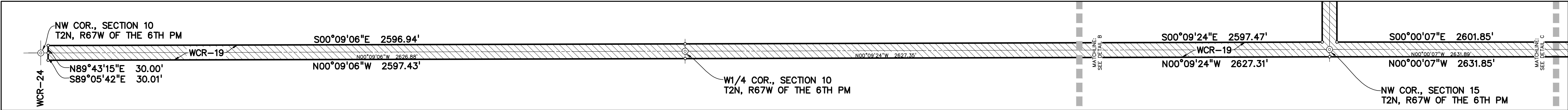


SCALE:
1" = 1,000'

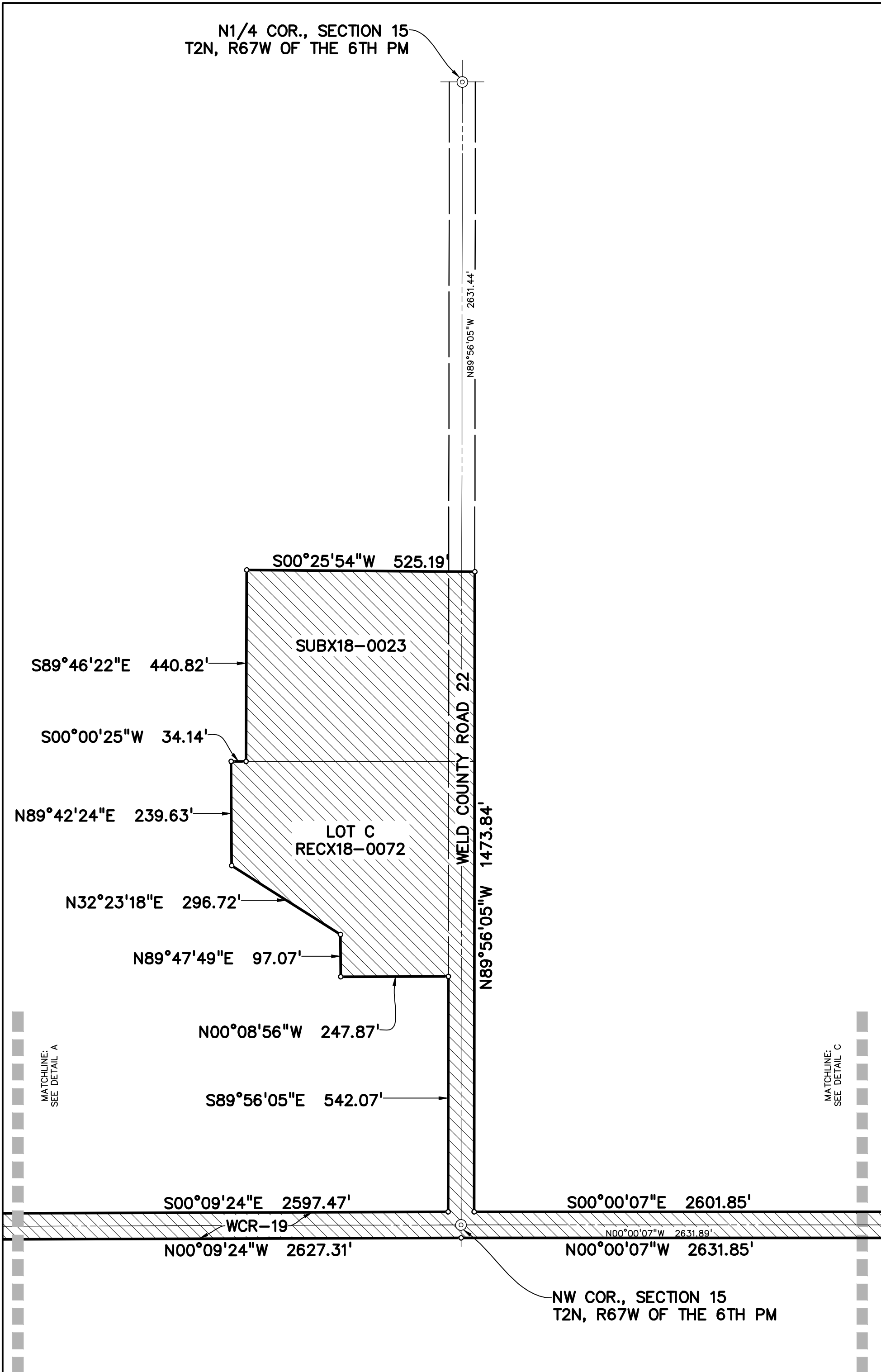
HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF
WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

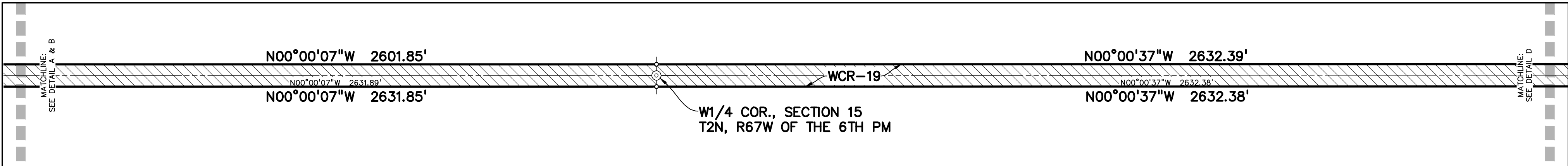
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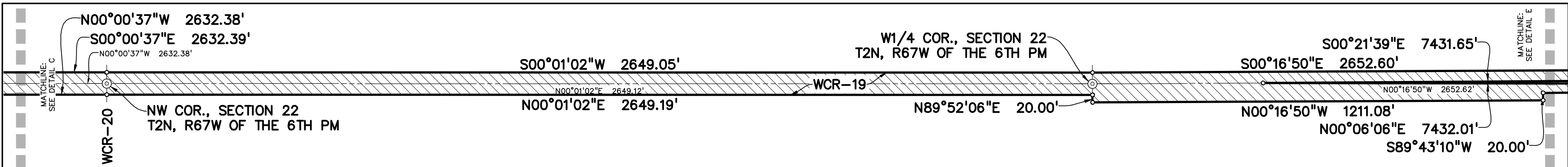
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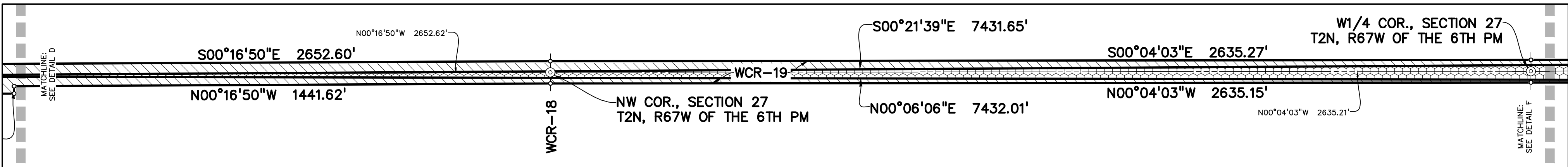
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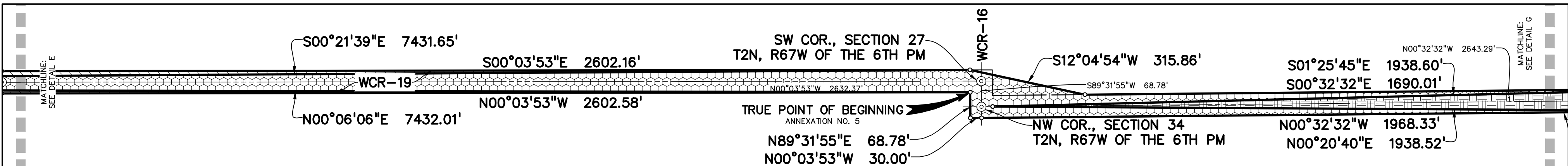
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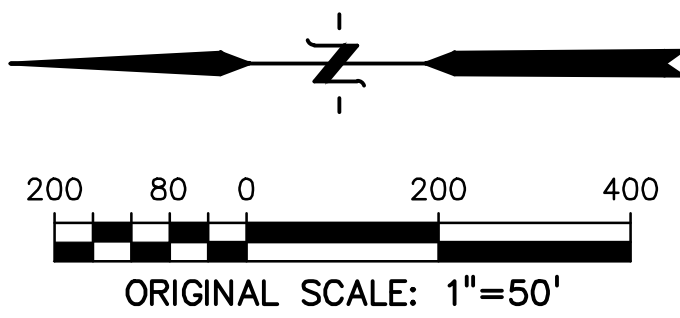
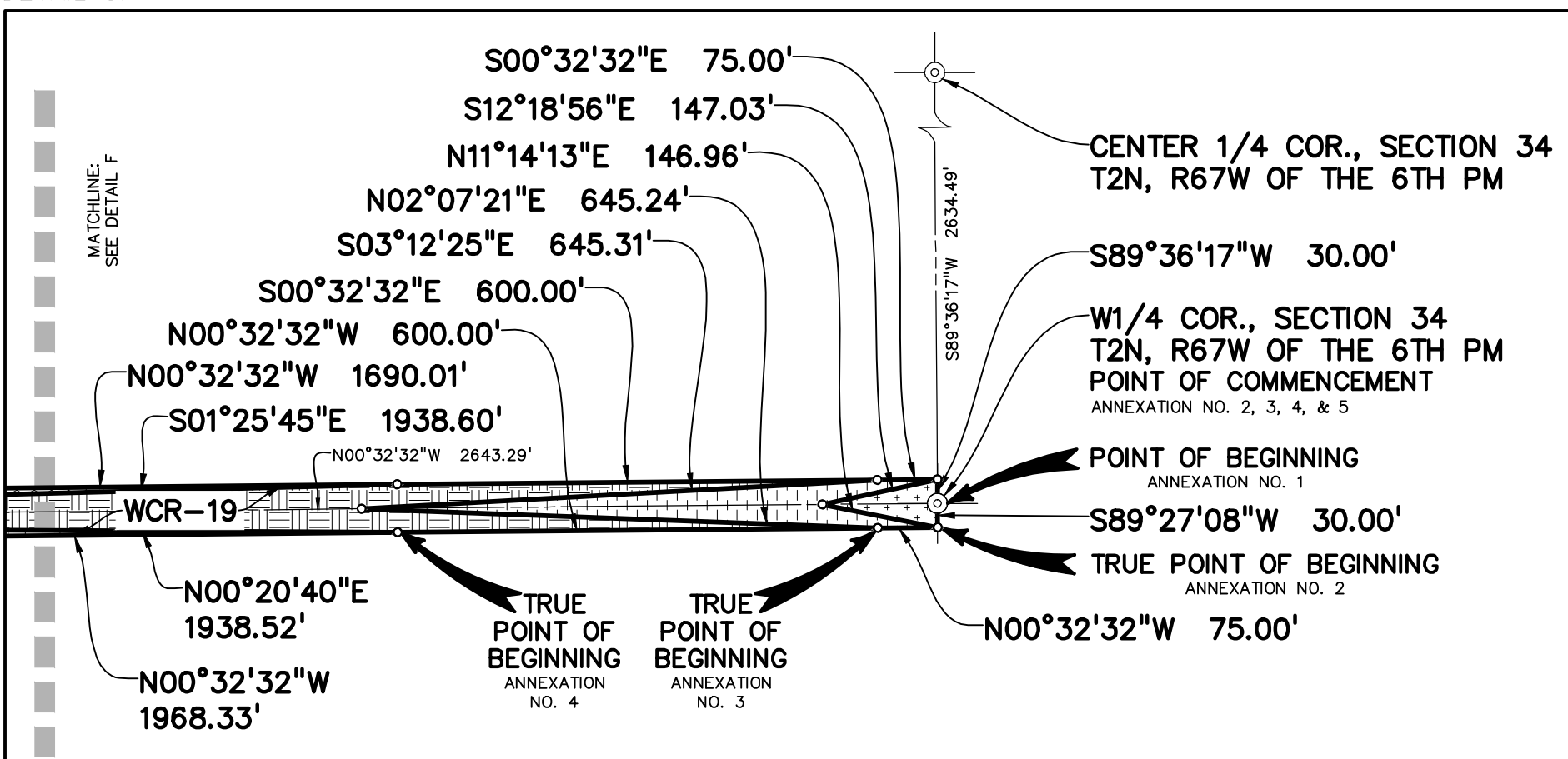
DETAIL E:



DETAIL F:



DETAIL G:



LEGEND

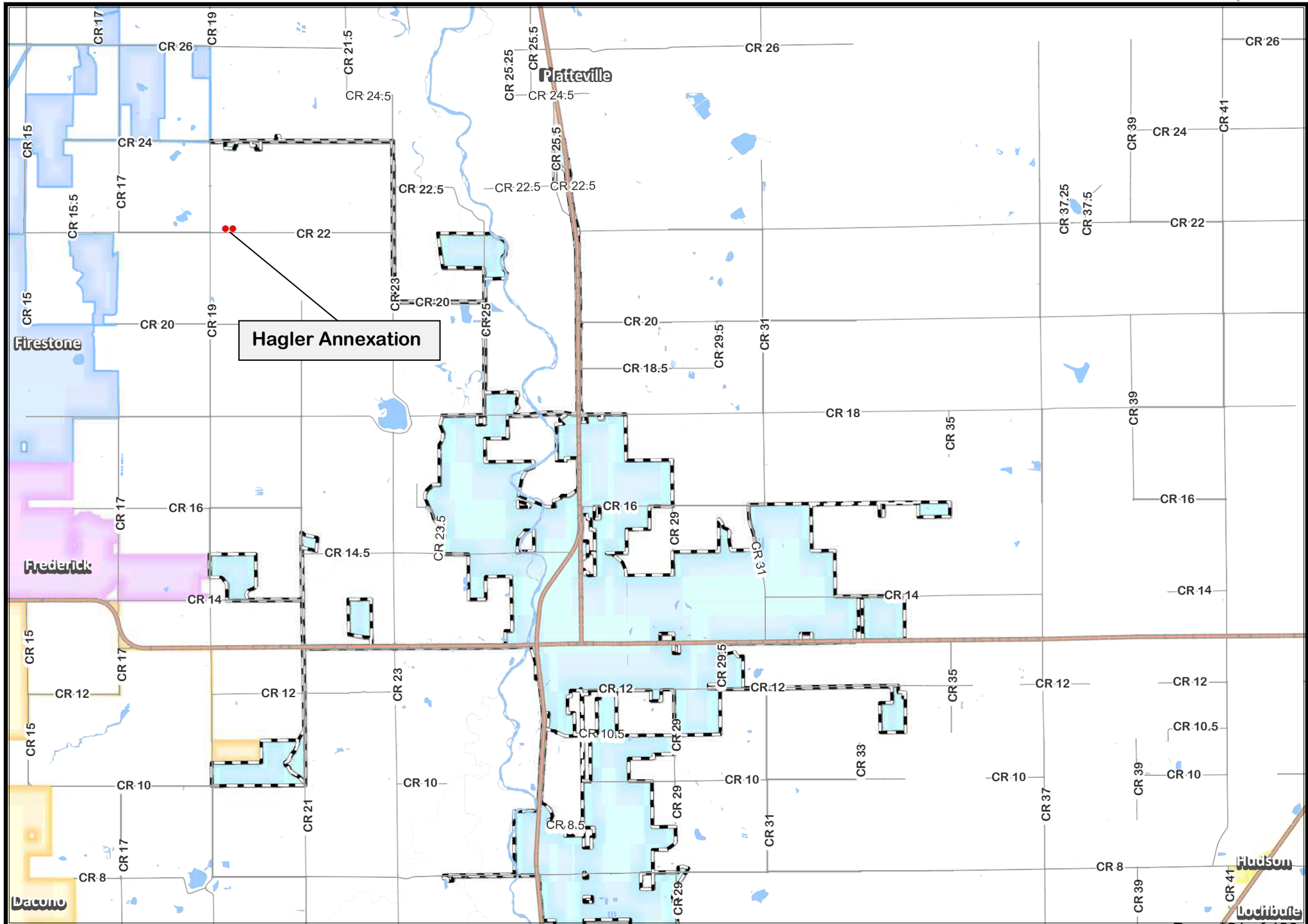
- WCR WELD COUNTY ROAD
- ANNEXATION NO 1
- ANNEXATION NO 2
- ANNEXATION NO 3
- ANNEXATION NO 4
- ANNEXATION NO 5

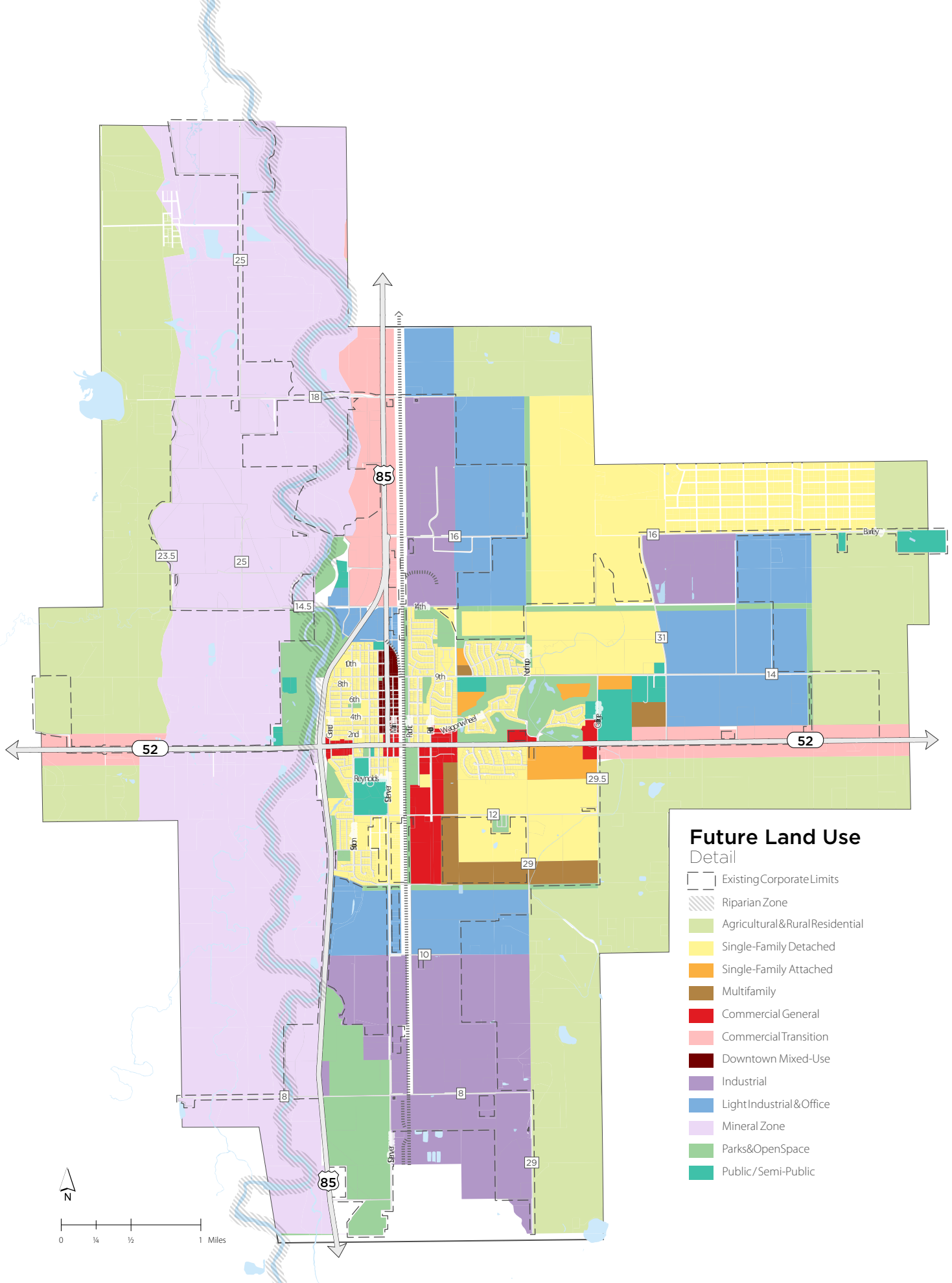


Hagler Annexation

Scale = 1:84,820

Fort Lupton







Zoning Map

Zoning Classification

Agriculture	R-O Residential Office
Estate	C-1 General Commercial
R-1A Low Density Residential	C-2 Heavy Commercial
R-1 Low Density Residential	I-1 Light Industrial
R-2 Medium Density Residential	I-2 Heavy Industrial
R-3 High Density Residential	Parks & Open Space
M-H Mobile Home	PUD Planned Unit Development

Weld Parcels

Fort Lupton City Limits

Section Lines

Railroad

US Highway 85

Township Lines

00.250.50.7511.251.5

Miles

March 08, 2019

CITY OF



EST. 1836

Disclaimer:

This map was designed and intended for City of Fort Lupton use only. It is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Fort Lupton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of this map, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained therein. Any reproduction or sale of this map, or portions thereof, is prohibited without the express written authorization by the City of Fort Lupton.



North

Data Source:

City of Fort Lupton GIS,
Weld County GIS

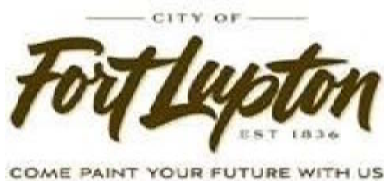


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— Sanitary Sewer

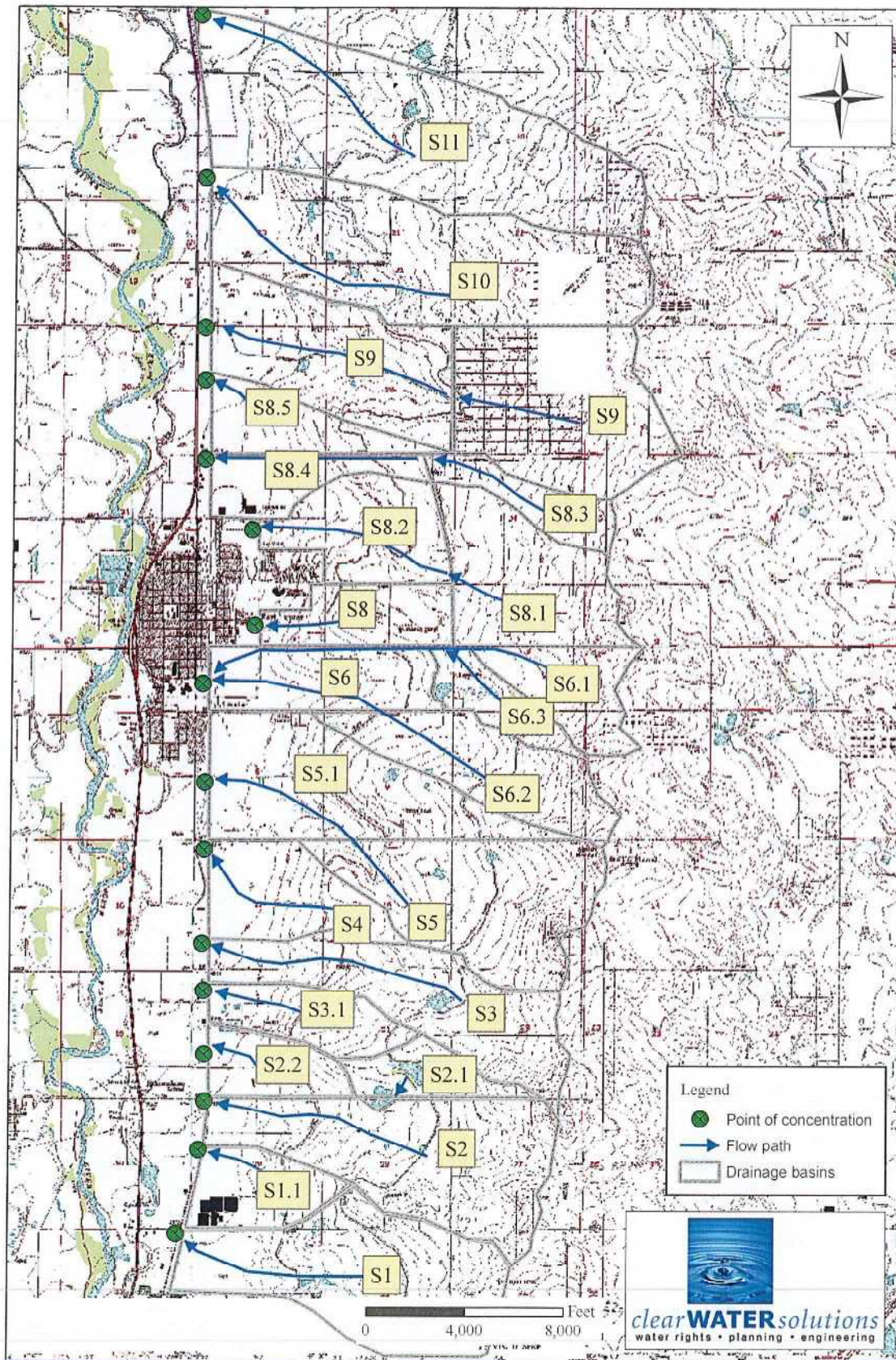


A horizontal number line representing distance in miles. It starts at 0 on the left and ends at 2 Miles on the right. Major tick marks are labeled at 0, 0.5, 1, and 2 Miles. There are 10 equal intervals between 0 and 1, and 10 equal intervals between 1 and 2. Each interval represents 0.1 miles. There are 9 small tick marks between each major tick mark, for a total of 19 small tick marks between the major labels.



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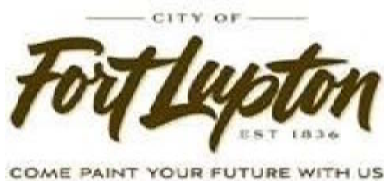
Figure 8-1
City of Fort Lupton
Storm Drainage Study Area



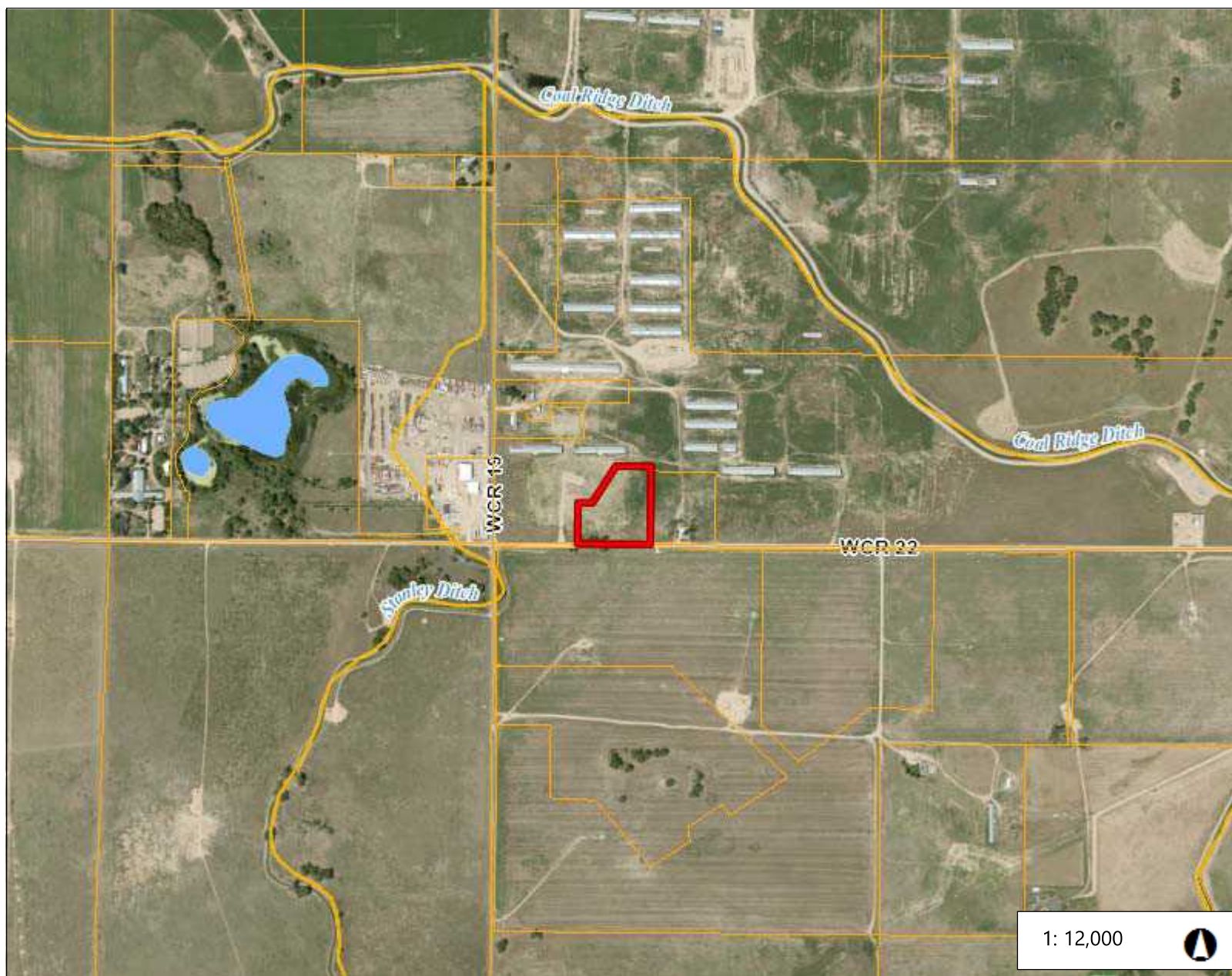


— Storm Sewer

A horizontal number line representing distance in miles. It starts at 0 on the left and ends at 2 Miles on the right. Major tick marks are labeled at 0, 0.5, 1, and 2 Miles. There are 10 equal intervals between 0 and 1, and 10 equal intervals between 1 and 2. Each interval represents 0.1 miles. There are 19 small tick marks in total, one at each interval boundary.



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Legend

- Parcels
- Highway
- County Boundary
- Creek / Canal - Large Scale**
 - Perennial
 - Intermittent
 - Ephemeral
 - Artificial Path
 - Canal Ditch
 - Coastline
 - Connector
 - Pipeline
 - Underground Conduit
- River - Large Scale**
 - Area of Complex Channels
 - Area to be Submerged
 - BayInlet
 - Bridge
 - CanalDitch
 - DamWeir
 - Flume
 - Foreshore
 - Hazard Zone
 - Inundation Area
 - Lock Chamber
 - Rapids

Notes

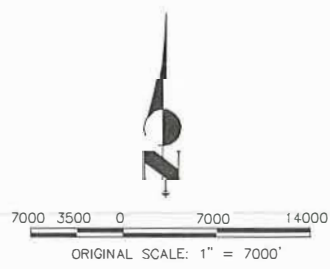
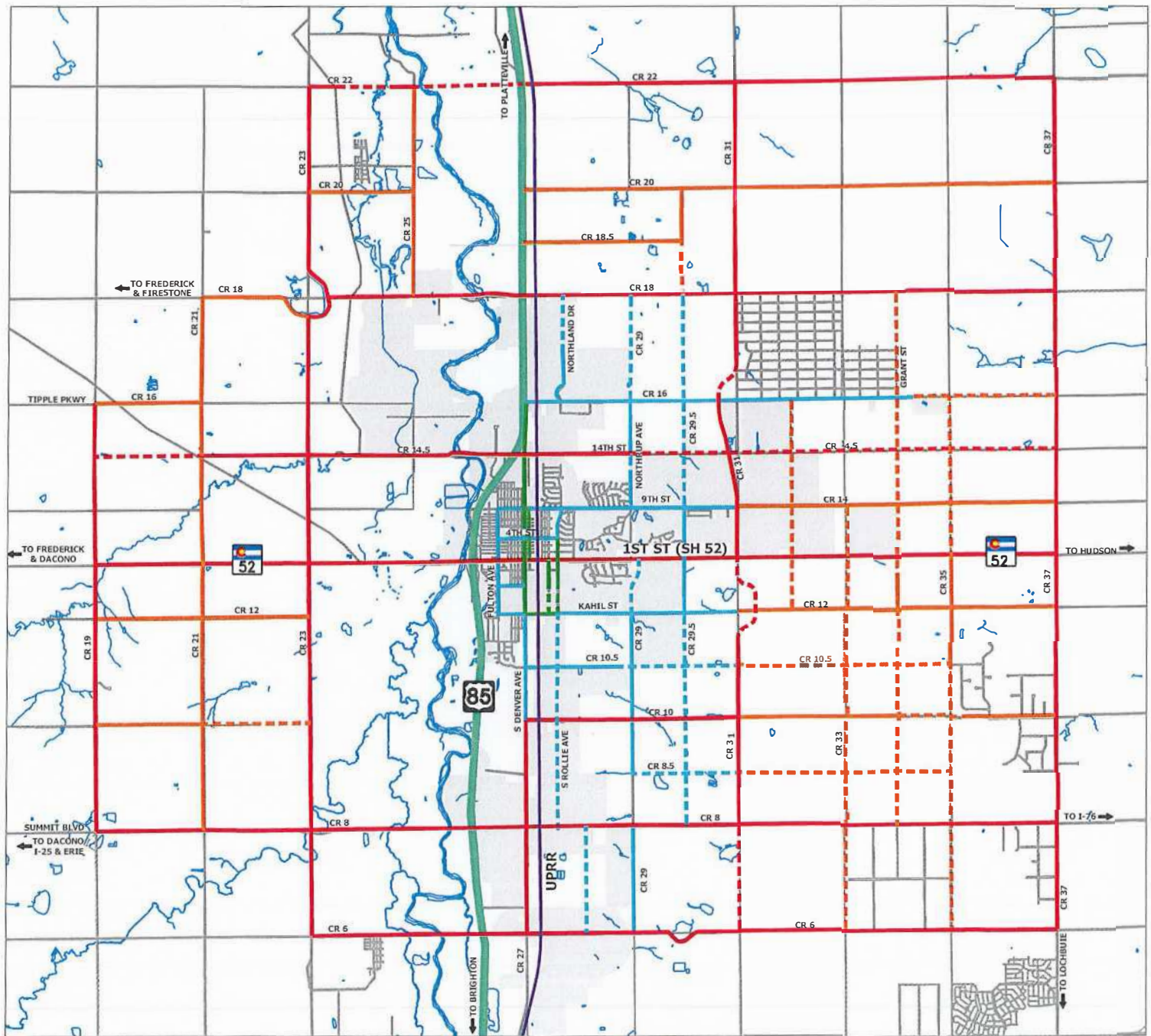
2,000.0 0 1,000.00 2,000.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Figure 9: Ultimate Roadway Network



EXISTING NETWORK
LEGEND - ROAD IMPROVEMENTS

**FUTURE NETWORK
LEGEND - ROAD IMPROVEMENTS**

-
- Legend:
- 4-LANE ARTERIAL
 - RURAL COLLECTOR
 - URBAN COLLECTOR
 - RETAIL STREET
 - UNION PACIFIC RR
 - 4-LANE HIGHWAY
 - FORT LUPTON CITY

-  4-LANE ARTERIAL
 RURAL COLLECTOR
 URBAN COLLECTOR
 RETAIL STREET

NOTE: FUTURE ROADWAYS ARE SHOWN ON A CONCEPTUAL BASIS.

FORT LUPTON CITY LIMITS

WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT

FOR TAX YEAR 2020

Tax District - 2288

<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.038000
0208	SCHOOL DIST RE8-FORT LUPTON	18.526000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0305	CENTRAL WELD COUNTY WATER (CWC)	0.000000
0516	PLATTEVILLE-GILCREST FIRE	7.482000
0700	AIMS JUNIOR COLLEGE	6.305000
1050	HIGH PLAINS LIBRARY	3.181000
1202	LONGMONT CONSERVATION	0.000000
Total Levy		51.532000

Tax District - 2295

<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.038000
0213	SCHOOL DIST RE1J-LONGMONT	56.542000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0305	CENTRAL WELD COUNTY WATER (CWC)	0.000000
0507	FREDERICK-FIRESTONE FIRE	13.900000
0531	FREDERICK-FIRESTONE FIRE (BOND 2022)	0.483000
0620	ST VRAIN SANITATION	0.475000
0900	CARBON VALLEY REC	4.427000
1050	HIGH PLAINS LIBRARY	3.181000
1202	LONGMONT CONSERVATION	0.000000
Total Levy		95.046000



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

Date: 1/20/2021

Project name: Hagler Annexation

Project address: 9241 Cr 22, Fort Lupton, CO 80621

FLFPD Project # R2021-0002

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Hagler Annexation** located at **9241 Cr 22**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 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.

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.
2. Construction documents and supporting data (i.e. code analysis) shall be submitted electronically with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
 - a. Application for permit can be found at [Contractors: | Fort Lupton Fire Protection District](#)
3. Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.
4. 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. *2012 IFC, 505.1*

5. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
6. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *(Access within the facility shall be such that a vehicle can travel along a loop through the facility from the entrance and back again without having to back up at any point).* *2012 IFC, 503.1.1*
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *2012 IFC, 503.2.1*
8. Fire apparatus access road (driveway) shall be designed and maintained to support the imposed loads of fire apparatus (56,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities (e.g. gravel, road base or recycled asphalt). *2012 IFC Section 503.2.3*
9. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. The minimum gate width shall be 20 feet (6096 mm).
 2. Gates shall be of the swinging or sliding type.
 3. Construction of gates shall be of materials that allow manual operation by one person.
 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

A knoxbox or knoxSwitch is acceptable for emergency access. A KnoxSwitch shall require an electrical back up system. Either a battery backup system or generator back up system.

10. Per the IFC and IBC, a facility utilizing enclosed containers for storage other than Hazardous Materials is considered a Group S-1 occupancy.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m2).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

The proposed storage containers shall be grouped in such a manner that the collective square footage shall not exceed 11,999 sqft. per group. If this cannot be accomplished the containers shall be equipped with a monitored fire suppression system.

11. As part of this annexation, 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, as this annexation process moves forward, the Fire District and our attorneys from Ireland Stapleton, will be working with you to complete the inclusion paperwork into our District and exclusion process from your previous fire protection provider's District. Please watch for any legal paperwork and we would please ask you to respond in a timely fashion.

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

Maria Lancto

From: Kathy Naibauer <kathy@cwccd.com>
Sent: Monday, January 25, 2021 11:31 AM
To: Maria Lancto
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Maria,

We have reviewed the provided material for the Hagler Annexation, Initial Zoning & Special Use Permit and have no conflicts.

Thanks,

Kathy Naibauer

Central Weld County Water District
2235 2nd Ave
Greeley, CO 80631

Phone 970 352 1284

From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Monday, January 11, 2021 3:56 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto
Planner I
130 S. McKinley Ave.
Fort Lupton, CO 80621

Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



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.

Maria Lancto

From: Maureen Welsh <MWelsh@frederickco.gov>
Sent: Tuesday, January 12, 2021 8:04 AM
To: PlanningDept
Subject: Referral Response LUP2020-0036,ANX2020-0006,COZ2020-0008,SUP2020-0007

Good morning,

Thank you for allowing the Town of Frederick to review and provide comment on the applications listed in the subject of this email.

With that, the Town of Frederick has no issues with this project proposal as it is well outside our Planning Area Boundary.

Thank you,

Maureen Welsh | Planner I
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov



Click [here](#) to see what matters to us!

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Maria Lancto

From: John Fryar
Sent: Monday, January 11, 2021 4:49 PM
To: Maria Lancto
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Follow Up Flag: Follow up
Flag Status: Completed

Again, no law enforcement issues. As I have mentioned, as we move away from the center of Fort Lupton, at some point there will be a need to address the time/distance limitations at our current officer levels. Thanks.



Committment rather than Compliance
Remember "Find a Way to Help"

John Fryar, Chief of Police
130 S. McKinley Ave
Fort Lupton, CO 80621

Work (303) 857-4011
Cell (303) 210-0100

From: Maria Lancto
Sent: Monday, January 11, 2021 3:56 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11 , 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto

Planner I

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 303.857.6694

Extension: 6107

Cell: 303.718.0172



Maria Lancto

From: Kelly Dykstra <kdykstra@procodeinc.net>
Sent: Tuesday, January 26, 2021 12:03 PM
To: Maria Lancto
Cc: Alyssa Knutson; Todd Hodges; Magaly Morales-Tejada; Jonathan Gesick
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Hello Maria,

This is a public, commercial facility.

If approved, this project will require an architect with code analysis including drawings, cluster sizing, anchoring surface, allowable fire areas for S1 storage, public/accessible/restrooms (each sex), accessible routes/parking/units, (5% of each size offered to be accessible units on an accessible route), egress lighting which may include site lighting as well.

Please consult Colorado licensed design professional with these initial comments.

Hope this helps, Have a great day!

Kelly Dykstra

Deputy Building Official

(970) 305-3161

www.procodeinc.net



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From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Tuesday, January 26, 2021 9:58 AM
To: Kelly Dykstra <kdykstra@procodeinc.net>
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>

Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good morning Kelly,

I wanted to follow up with you on this referral. We are interested in your input on the special use permit for self-storage.

Thanks,

Maria Lancto
Planner I

130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



From: Maria Lancto

Sent: Monday, January 11, 2021 3:56 PM

Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>

Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto
Planner I

130 S. McKinley Ave.

Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



Please be cautious

This email was sent outside of your organization



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Cameron Knapp (Drexel, Barrell) cknapp@drexelbarrel.com
From: Roy Vestal
Date: January 15, 2021
Subject: Hagler Annexation, Initial Zoning & Special Use Permit;
Project No. LUP2020-0036; Plan Nos. ANX2020-0006;
COZ2020-0008 & SUP2020-0007
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

Annexation Map - looks good

Site Plan

1. Drainage

- a. Final Drainage Study should address the proposed outfall. It appears there is no channel or receiving conveyance.
- b. On-site retention will be required until a developed drainage system exists.
- c. Provide calculations for the drive culvert crossing. Minimum size would be 18-inches.

2. Transportation

- a. The Traffic Study as submitted is acceptable.
- b. CR 22 is designated as an arterial in the City's Transportation Plan. Required future ROW of 110-feet. Additional ROW dedication of 25-feet is required by separate document prior to recording Site Plan.

3. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

4. Utilities

a. Storm Sewer - Chapter 5

- i. Minimum size pipe in ROW is 18-inches.

b. Construction Notes:

- i. General Storm #3 - delete. PVC is not allowed for storm drainage.
- ii. General Water-Sewer - Add nonpotable water line pipe material. Specify purple pipe. May be HDPE or PVC same standards as potable water lines.
- iii. General Water-Sewer #27 - 4" sewer service minimum slope is 2%.

Final approval of drawings does not infer the drawings are error free. The City shall have full authority to review and approve all submittals and construction for compliance with these DESIGN STANDARDS and CONSTRUCTION SPECIFICATIONS. An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with these DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in these DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.



February 1, 2021

Fort Lupton Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Re: Hagler Annexation, Initial Zoning, and Special Use Permit - Project No. LUP2020-0036 Plan No. ANX2020-0006, COZ2020-0008, & SUP2020-0007

Dear Mr. Hodges and Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Hagler Annexation, Initial Zoning, and Special Use Permit. After review of the information, United Power has no concerns or objection to the proposed Project No. LUP2020-0036 Plan No. ANX2020-0006, COZ2020-0008, & SUP2020-0007; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com

Maria Lancto

From: Lauren Light <llight@weldgov.com>
Sent: Thursday, January 14, 2021 11:25 AM
To: Maria Lancto
Cc: Alyssa Knutson; Todd Hodges; Magaly Morales-Tejada
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Follow Up Flag: Follow up
Flag Status: Flagged

Weld County requires at least a portable toilet for all storage facilities. We also require a waste handling plan and depending on the type of drive surface a dust control plan. The following items are some of the development standards that Weld County requires on recorded plats for storage facilities:

1. All liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
2. No permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.
3. Waste materials shall be handled, stored, and disposed in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The facility shall operate in accordance with Chapter 14, Article 1 of the Weld County Code.
4. Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's air quality regulations.
5. The facility shall adhere to the maximum permissible noise levels allowed in the Commercial Zone as delineated in 25-12-103 C.R.S.
6. Adequate handwashing and toilet facilities shall be provided for employees and patrons of the facility, at all times. For 10 or less customers or visitors per day, and 2 or less full-time employees on site, portable toilets are acceptable. Records of maintenance and proper disposal for portable toilets shall be retained on a quarterly basis and available for review by the Weld County Department of Public Health and Environment. Portable toilets shall be serviced by a cleaner licensed in Weld County, contain hand sanitizers and be screened from public view.
7. The operation shall comply with all applicable rules and regulations of State and Federal agencies and the Weld County Code.

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)



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From: Maria Lancto <MLancto@Fortluptonco.gov>

Sent: Monday, January 11, 2021 3:56 PM

Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>

Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto
Planner I

130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 1, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Hagler Annexation, Initial Zoning & SUP
Case #s LUP2020-0036 / ANX2020-0006 / COZ2020-0008 / SUP2020-0007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Hagler Annexation, Initial Zoning & SUP** and has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights along Weld County Road (WCR) 16 crossing WCR 19. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the annexation and initial zoning, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also has existing intermediate pressure natural gas distribution facilities within WCR 19 at WCR 18, 20, 22 and 24.

The City of Fort Lupton must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Mandi Hagler and Lee Hagler for an annexation and initial zoning to the 'A' Agriculture Zone District for two parcels located north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 2, 2021, at 7:00 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 to the public at the time of the hearings due to COVID-19, 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.

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED

AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;

4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET;
THENCE S00°06'06"W, 7432.01 FEET TO THE
TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

RESOLUTION NO. 2021R010

**A RESOLUTION OF THE CITY COUNCIL OF
FORT LUPTON INITIATING ANNEXATION
PROCEEDINGS FOR THE ANNEXATION
KNOWN AS THE HAGLER ANNEXATION
NOS. 1 – 5 AND SETTING THE PUBLIC
HEARING FOR MARCH 2, 2021**

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceeding for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

**APPROVED AND ADOPTED BY THE FORT
LUPTON CITY COUNCIL THIS 19th DAY OF
JANUARY 2021.**

/s/Zo Stieber
Zo Stieber, Mayor

Attest:
/s/ Maricela Peña
Maricela Peña, City Clerk

Approved as to form:
s/Andy Ausmus
Andy Ausmus, City Attorney

Legal Ad No.: FLP222232
First Publication Date: January 27, 2021
Last Publication Date: February 17, 2021
Published In: Fort Lupton Press

Sign Posting Affidavit

LUP2020-0036; ANX2020-0006; COZ2020-0008 & SUP2020-0007



County Road 22

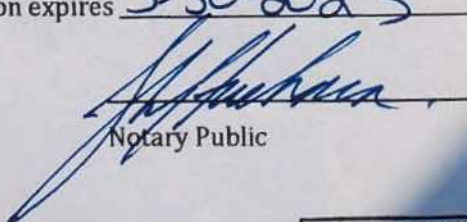
I, LEE HASLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 26 day of JAN., 2021.



Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Lee Hasler this 1 day of February, 2021. Witness my hand and seal.

My commission expires 5-30-2023.



Notary Public

(SEAL)

SHERYL FUEHRER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074021116
MY COMMISSION EXPIRES MAY 30, 2023



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 20th day of January, 2021, a true and correct copy of the foregoing flagpole notification letter for the Hagler Annexation, with annexation map and legal description, was sent via U.S. Mail, postage pre-paid, to the following addresses:

10182 WCR 19 LLC
147 S Denver Ave
Fort Lupton, CO 80621

Sharon Buzzetta
10475 County Road 19
Fort Lupton, CO 80621

Ruth M Martin
8592 County Road 24
Fort Lupton, CO 80621

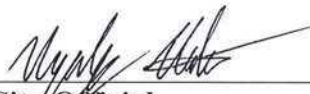
Troy Andersen
10848 County Road 19
Fort Lupton, CO 80621

Kauffman Land & Development LLC
1675 Broadway STE 2800
Denver, CO 80202

Jeffery J Boyd
PO Box 498
Frederick, CO 80530

Firestone Cattle Ranch LP
PO Box 517
Eaton, CO 80615

Daniel Robson
4529 County Road 36
Platteville, CO 80651



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Jeffery J Boyd
PO Box 498
Frederick, CO 80530

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, 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.

- **Planning Commission: Thursday, February 11, 2021 at 6:00 PM**
- **City Council: Tuesday, March 2, 2021 at 7:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the Hagler Annexations Nos. 1 - 5. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Daniel Robson
4529 County Road 36
Platteville, CO 80651

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Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Kauffman Land & Development LLC
1675 Broadway STE 2800
Denver, CO 80202

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Firestone Cattle Ranch LP
PO Box 517
Eaton, CO 80615

Re: Hagler Annexation No. 1 – 5

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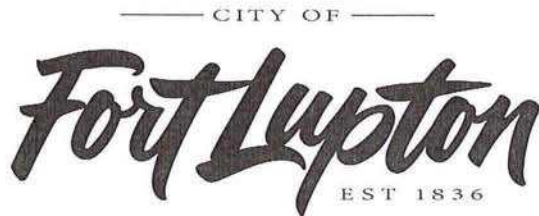
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Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Sharon Buzzetta
10475 County Road 19
Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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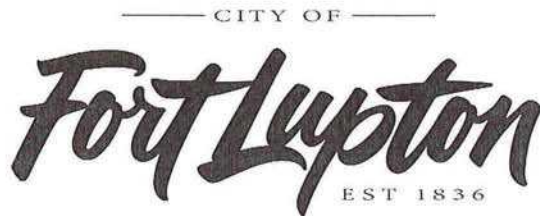
Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Troy Andersen
10848 County Road 19
Fort Lupton, CO 80621

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Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

10182 WCR 19 LLC
147 S Denver Ave
Fort Lupton, CO 80621

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto
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City of Fort Lupton

Enclosure



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130 S. McKinley Avenue
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Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Ruth M Martin
8592 County Road 24
Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
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THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO.

LOT C EXEMPTION NO. 1311-10-03 REC1818-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUB1818-0023 AND A PORTION OF WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22 LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



WITNESSES' AFFIDAVIT

I, _____, BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF TACLER ANNEXATION NUMBER 12.3.4 AND 5

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND
SEALS THIS _____ DAY OF _____ 2020.

NOTES ON CONTRIBUTORS

STATE OF COLORADO }
COUNTY OF WELD }
ON THIS _____ DAY OF _____ 2020, WITNESS MY
HAND AND SEAL
BY COMMISSION EXPIRES _____
TERRY L. BULL

NOTARY PUBLIC: _____ (SEAL)

[illegible]

EXERCISE NO. 2

[illegible]

5700

[illegible][illegible]

INDICATION NO. 5

[illegible]

POUNDS ALONG S&B HISTORY LINE OF WELLS COUNTY ROAD 19.
See following for (1) complete.

1. 800'0"X33'7", 2692.58 FEET.
2. 800'0"X43'7", 2635.15 FEET.
3. 800'0"X50'7", 1441.62 FEET.
4. 589'43'10", 2040 FEET.
5. 800'0"X50'7", 1711.08 FEET.
6. 889'52'06", 2000 FEET.
7. 800'0"X102'7", 2646.19 FEET.
8. 800'0"X37'7", 2632.58 FEET.

9. 90°07'00" W, 263.3185 FEET;
10. 90°07'09" W, 2627.31 FEET;
11. 90°07'06" W, 2597.43 FEET TO THE SOUTHERLY LINE OF
WELD COUNTY ROAD 24;
THENCE ALONG SAO SOUTHERLY LINE OF WELD COUNTY ROAD 24,
THE FOLLOWING TWO (2) COURSES:
1. 289°05'42" E, 30.01 FEET;
2. 89°34'15" E, 30.01 FEET TO THE EASTERN LINE OF SAO
WELD COUNTY ROAD 19;
THENCE ALONG SAO EASTERN LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TWO (2) COURSES:

1. 500'00" OF E. 2594.94 FEET;
2. 500'00" OF E. 2593.42 FEET TO THE NORTHERLY LINE OF
WILD COUNTRY ROAD 22;

THENCE S89°56'00"E, 242.07 FEET ALONG S40° NORTHERLY LINE
OF WILD COUNTRY ROAD 22 TO THE WESTERLY LINE OF LOT C,
RECORDED EXEMPTION NO. 1311-19-03, REC'D-10072.

THENCE ALONG THE EXTERIOR BOUNDARY OF S40 LOT C
RECORDED EXEMPTION NO. 1311-19-03, REC'D-10072 AND

SURVEYOR EXEMPTION NO. 1311-10-03, SUBB-18-0023, NH.

FOLLOWING SIX (6) CORNERS:

1. N80°08'56"W, 247.87 FEET;
2. N80°47'49"E, 296.03 FEET;
3. N32°23'18"E, 298.72 FEET;
4. N89°42'24"E, 239.65 FEET;
5. S00°00'23"W, 34.14 FEET;

8. S80W-46-227E, 440.90 FEET TO THE SOUTHERLY LINE OF SAO WELD COUNTY ROAD 22, 1311-10-03 SUBSTN-0022.

THENCE 500°25'54"N, 525.19 FEET ALONG SAO EASTERLY LINE OF WELD COUNTY ROAD 22 TO THE SOUTHERLY LINE OF SAO WELD COUNTY ROAD 22, 1311-10-03 SUBSTN-0023, ALONG SAO EASTERLY LINE OF WELD COUNTY ROAD 22 TO THE SOUTHERLY LINE OF SAO WELD COUNTY ROAD 22.

THENCE N89°56'07"W, 1473.84 FEET ALONG SAO SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAO WELD COUNTY ROAD 79.

THE FOLLOWING SIX (6) COMPOUSES
ALONG SAO EASTERN, LINE OF WILD COUNTY ROAD NO. 19

1. 500°00'03"E, 260.85 FEET;	FEET, THENCE 500°00'03"E
2. 500°00'37"E, 2632.39 FEET;	
3. 500°01'02"E, 2644.05 FEET;	
4. 500°0'50"E, 2952.60 FEET;	
5. 500°04'03"E, 2635.37 FEET;	
6. 500°03'53"E, 2602.36 FEET;	
THENCE 400°07'39"W, 7431.65	
7432.01 FEET TO THE "WILE POINT OF BEGINNING"	

WITNESSED: 15-203-2005

ANNEXATION NO. 1 TABLE	ANNEXATION NO. 2 TABLE
TOTAL BOUNDARY: 353.99 L.F.	TOTAL BOUNDARY: 1,734.54 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.	
1/8 OF TOTAL BOUNDARY: 59.00 L.F.	
RATIO: 1/5 NO	

CONTIGUOUS BOUNDARY: 291.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.09 L.F.
RATIO: 1/5.92

SUBSECTION NO. 3 TABLE
TOTAL BOUNDARY: 8,367.67 L.F.

CONTIGUOUS BOUNDARY	1,260.55 L.F.
1/8 OF TOTAL BOUNDARY	1,661.28 L.F.
RATIO	1/4.93

ANNEXATION NO. 4 TABLE

TOTAL BOUNDARY: 22,813.76 L.F.
CONTIGUOUS BOUNDARY: 3,877.12 L.F.
1/6 OF TOTAL BOUNDARY: 3,802.29 L.F.
RATIO: 1/5.68

ASSOCIATION NO. 3 TABLE
TOTAL BOUNDARY: 80,237.34 L.F.
CONTIGUOUS BOUNDARY: 14,865.65 L.F.
1/6 OF TOTAL BOUNDARY: 10,142.89 L.F.
RATIO: 1/4.09

GENERAL NOTE:

1. THE **DATE** OF RECORDS IS THE **COMPLETION** OF THE **ACT** OF SECTION 90. WITH THE **DATE** ASSIGNED TO BEAR **NO** RELATIONSHIP TO THE **DATE** OF THE ACT.

2. PREPARED BY: DIRECT, BARRELL & CO.
DIRECT, BARRELL & CO. 1000
DIRECT, BARRELL & CO. 1000

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY VIOLATION OF SECTION 90 WITHIN ONE YEAR AFTER YOU FIRST DISCOVERED SUCH VIOLATION. ANY LEGAL ACTION BASED UPON ANY VIOLATION OF SECTION 90 MUST BE COMMENCED WITHIN ONE YEAR FROM THE DATE OF THE VIOLATION OF SECTION 90.

4. THE INFORMATION SHOWN ON THIS PAGE IS FOR INFORMATION PURPOSES ONLY. IT IS NOT INTENDED TO BE USED AS EVIDENCE IN ANY COURT OF LAW. ONLY THE INFORMATION REQUIRED FOR AN INVESTIGATION IS SHOWN ON THIS PAGE.

5. THE **LEGAL** **UNIT** **SHOWN** **HEREIN** **ARE** **US** **SURVEY** **TECH**

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE APPLICATION MAP OF THE ABOVE DESCRIBED PROPERTY WAS RECOMMENDED TO THE PORT LUPTON

CITY COUNCIL VIA RESOLUTION NO. -----

RECOMMENDED THIS ----- DAY OF ----- 2020.

CHAIRPERSON, PORT LUPTON PLANNING COMMISSION

MAYOR'S CERTIFICATE

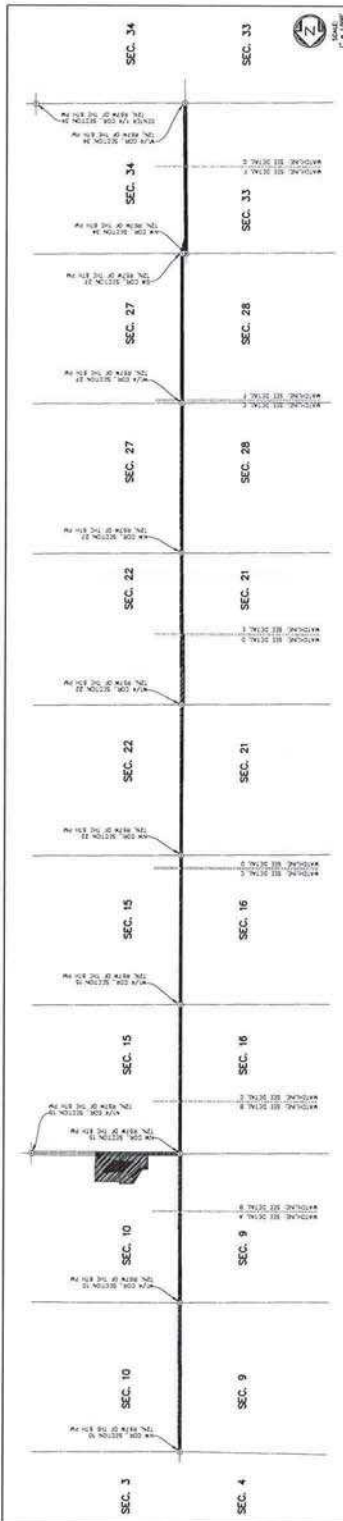
PASSED AND APPROVED OF THE CITY OF FORT LUDLOW.
 ADOPTED ON THE _____ DAY OF _____, 2020.
 _____ MAYOR
 _____ ATTEST
 (SEAL)
 AUTHORIZED BY ORDINANCE NO. _____, FORT LUDLOW, MISSOURI, ON _____
 _____, 2020. I, _____, CLERK OF THE CITY OF FORT LUDLOW, MISSOURI,
 DO HEREBY ACKNOWLEDGE AND ADOPT THE SOLD AMMUNITION
 MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON. APPROVED
 THIS _____ DAY OF _____, 2020.

SUBJECT'S CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

I FURTHER STATE THAT NOT LESS THAN _____ OF THE COMMITTEE OF THE AREA PROVIDED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF FORT RUPION, COUNTY OF WELD, STATE OF COLORADO.

MATTHEW E. SELLERS - ON BEHALF OF
CINCILL BARRELL & CO
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27273







CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 3rd day of February, 2021, a true and correct copy of the foregoing flagpole notification letter for the Hagler Annexation, with annexation map and legal description, was sent via U.S. Mail, postage pre-paid, to the following addresses:

L&D Real Estate LLC
11331 Glencoe Cir
Thornton CO 80233

TSK Enterprises USA Inc
12287 Sunset Park Way
Los Angeles CA 90064

Tracy Milburn
1843 Chesapeake Cir
Johnstown CO 80534

EWS #6 DJ Basin LLC
2015 Clubhouse Drive
STE 201
Greeley CO 80634

WCR 19-20 LLC
5745 Waverley Ave
Firestone CO 80504

Caroline Cohoon
6677 County Road 19
Fort Lupton CO 80621

Strear Properties – Wildcat Basin
6825 E Tennessee Ave
BLDG 1 #235
Denver CO 80224

Joyce M Hunziker
7037 County Road 19
Fort Lupton CO 80621

Amanda D Smario
7124 County Road 19
Fort Lupton, CO 80621

Suzanne E Schleiker
7128 County Road 19
Fort Lupton, CO 80621

Sandra Te Velde Family Trust
7503 County Road 19
Fort Lupton, CO 80621

Rhonda Olinger
7629 County Road
Fort Lupton, CO 80621

Denise Coyne
7746 County Road 19
Fort Lupton, CO 80621

Katherine Cordes
7707 County Road 19
Fort Lupton, CO 80621

Silver Linings Investment Group LP
7904 County Road 19
Fort Lupton, CO 80621

Gilbert C Evans
7987 County Road 19
Fort Lupton, CO 80621

— CITY OF —
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Melissa J Long Mcaveney
8011 County Road 19
Fort Lupton, CO 80621

Karol Anderson
9054 County Road 19
Fort Lupton, CO 80621

Paradize LLC
921 Indian Peak Rd
Golden, CO 80403

Anadarko E&P Onshore LLC
APC Property Tax
PO Box 1373779
Denver, CO 80217

C/O Front Range Dairy
Bradley Bearson
9743 County Road 16
Fort Lupton, CO 80621

Elizabeth Wilson
PO Box 268
Watkins, CO 80137

Keith F Nettesheim
9053 County Road 16
Fort Lupton, CO 80621

Jason Alps
9075 County Road 18
Fort Lupton, CO 80621

Deehan Management LTD
9743 County Road 16
Fort Lupton, CO 80621

C/O Daniele J Deepe
Carl R Deepe Family Trust
23055 SW Shumway Rd
Douglass, KS 67039

Diana Lee Spurling
PO Box 215
Dacono, CO 80514

Public Service CO
Tax Services Department
PO Box 1979
Denver, CO 80201



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

L&D Real Estate LLC
11331 Glencoe Cir
Thornton CO 80233

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, 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.

- **Planning Commission: Thursday, February 11, 2021 at 6:00 PM**
- **City Council: Tuesday, March 2, 2021 at 7:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the Hagler Annexations Nos. 1 - 5. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

TSK Enterprises USA Inc
12287 Sunset Park Way
Los Angeles CA 90064

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Tracy Milburn
1843 Chesapeake Cir
Johnstown CO 80534

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

EWS #6 DJ Basin LLC
2015 Clubhouse Drive
STE 201
Greeley CO 80634

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

WCR 19-20 LLC
5745 Waverley Ave
Firestone CO 80504

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Caroline Cohoon

6677 County Road 19

Fort Lupton CO 80621

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosur



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Strear Properties – Wildcat Basin
6825 E Tennessee Ave
BLDG 1 #235
Denver CO 80224**

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Joyce M Hunziker
7037 County Road 19
Fort Lupton CO 80621**

Re: Hagler Annexation No. 1 – 5

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Amanda D Smario
7124 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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Sincerely,

Maria Lancto
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February 2, 2021

Via U.S. Mail

**Suzanne E Schleiker
7128 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

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February 2, 2021

Via U.S. Mail

**Sandra Te Velde Family Trust
7503 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

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February 2, 2021

Via U.S. Mail

**Rhonda Olinger
7629 County Road
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

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City of Fort Lupton

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February 2, 2021

Via U.S. Mail

Katherine Cordes

7707 County Road 19

Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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Sincerely,

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February 2, 2021

Via U.S. Mail

Denise Coyne

7746 County Road 19

Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

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City of Fort Lupton

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February 2, 2021

Via U.S. Mail

**Silver Linings Investment Group LP
7904 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

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February 2, 2021

Via U.S. Mail

Gilbert C Evans

7987 County Road 19

Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



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Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Melissa J Long Mcaveney
8011 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Planner

City of Fort Lupton

Enclosure



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Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Keith F Nettesheim
9053 County Road 16
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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City of Fort Lupton

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February 2, 2021

Via U.S. Mail

**Karol Anderson
9054 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Planner

City of Fort Lupton

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February 2, 2021

Via U.S. Mail

**Jason Alps
9075 County Road 18
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

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www.fortlupton.org

February 2, 2021

Via U.S. Mail

Paradize LLC

921 Indian Peak Rd

Golden, CO 80403

Re: Hagler Annexation No. 1 – 5

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Maria Lancto

Planner

City of Fort Lupton

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February 2, 2021

Via U.S. Mail

**Deehan Management LTD
9743 County Road 16
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

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Fort Lupton, CO 80621

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www.fortlupton.org

February 2, 2021

Via U.S. Mail

Anadarko E&P Onshore LLC

APC Property Tax

PO Box 1373779

Denver, CO 80217

Re: Hagler Annexation No. 1 – 5

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- **City Council: Tuesday, March 2, 2021 at 7:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the Hagler Annexations Nos. 1 - 5. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**C/O Daniele J Deepe
Carl R Deepe Family Trust
23055 SW Shumway Rd
Douglass, KS 67039**

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, 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.

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Sincerely,

Maria Lancto

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Fort Lupton, CO 80621

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www.fortlupton.org

February 2, 2021

Via U.S. Mail

**C/O Front Range Dairy
Bradley Bearson
9743 County Road 16
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Diana Lee Spurling

PO Box 215

Dacono, CO 80514

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Elizabeth Wilson

PO Box 268

Watkins, CO 80137

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Public Service CO

Tax Services Department

PO Box 1979

Denver, CO 80201

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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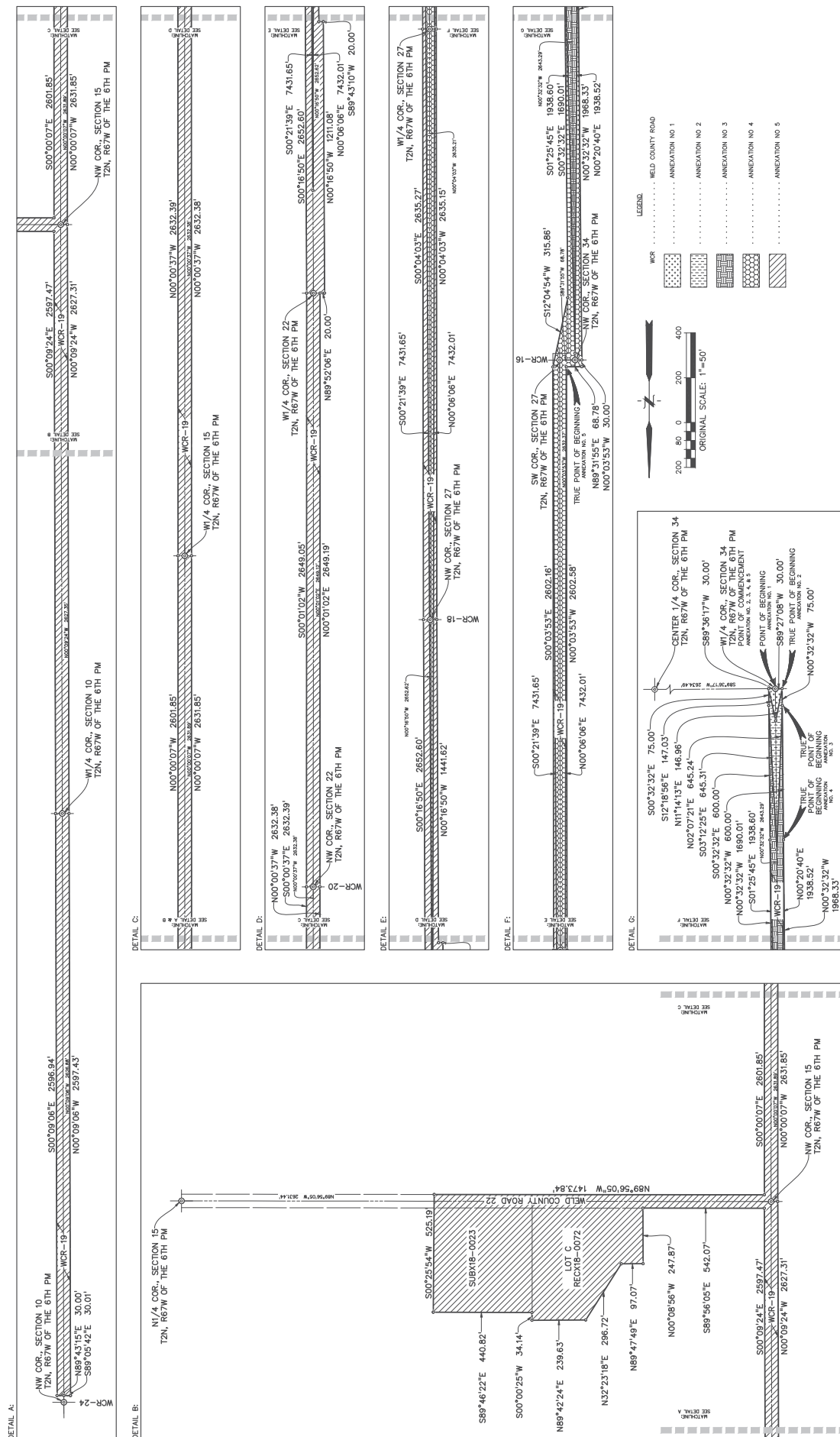
If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure

PROJECT NO. _____, PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 REC18--0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18--0023 AND A PORTION OF
 WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES
ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES
ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;

5. N00°16'50"W, 1211.08 FEET;

6. N89°52'06"E, 20.00 FEET;

7. N00°01'02"E, 2649.19 FEET;

8. N00°00'37"W, 2632.38 FEET;

9. N00°00'07"W, 2631.85 FEET;

10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;

2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;

2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;

2. N89°47'49"E, 97.07 FEET;

3. N32°23'18"E, 296.72 FEET;

4. N89°42'24"E, 239.63 FEET;

5. S00°00'25"W, 34.14 FEET;

6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

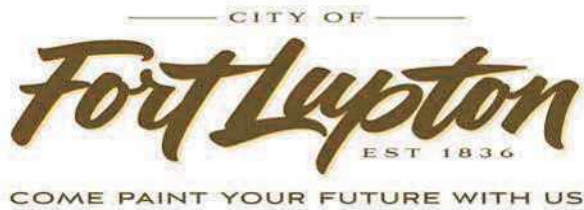
THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Mandi Hagler and Lee Hagler for an annexation and initial zoning to the 'A' Agriculture Zone District for two parcels located north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 2, 2021, at 7:00 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 to the public at the time of the hearings due to COVID-19, 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 (303) 857-6694

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HAGLER ANNEXATION,
INITIAL ZONING & SPECIAL USE PERMIT**

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE

OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;
THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING
TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO
(2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO.
1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023
THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED
SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX
(6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

RESOLUTION NO. 2021R010

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 5 AND SETTING THE PUBLIC HEARING FOR MARCH 2, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceeding for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 19th DAY OF JANUARY 2021.

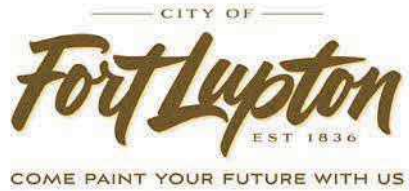
s/Zo Stieber
Zo Stieber, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 1st day of February 2021, a true and correct copy of the foregoing Notice of Public Hearings, and Annexation Petition for the Hagler Annexation sent via Certified Mail, Return-Receipt Requested, to the following addresses:

AIMS JUNIOR COLLEGE
P.O. BOX 69
GREELEY, CO 80632

CENTRAL WELD COUNTY WATER
DISTRICT
2235 2ND AVENUE
GREELEY, CO 80631

HIGH PLAINS LIBRARY
2650 W. 29TH STREET
GREELEY, CO 80631

LONGMONT CONSERVATION DISTRICT
9595 NELSON ROAD
BOX D
LONGMONT, CO 80501

NORTHERN COLORADO WATER
CONSERVANCY DISTRICT
ATTN: KRISTEN THOMPSON
220 WATER AVENUE
BERTHOUD, CO 80513

SCHOOL DISTRICT RE-8-FORT LUPTON
200 SOUTH FULTON AVENUE
FORT LUPTON, CO 80621

PLATTEVILLE-GILCREST FIRE
PROTECTION DISTRICT
PO BOX 407
PLATTEVILLE, CO 80651-0407

WELD COUNTY ATTORNEY
1150 O STREET
PO BOX 758
GREELEY, CO 80631

WELD COUNTY COMMISSIONERS
1150 O STREET
PO BOX 758
GREELEY, CO 80631

City Official



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 1st day of February 2021, a true and correct copy of the foregoing Notice of Public Hearings, and Annexation Petition for the Hagler Annexation sent via Certified Mail, Return-Receipt Requested, to the following addresses:

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DISTRICT
2235 2ND AVENUE
GREELEY, CO 80631

HIGH PLAINS LIBRARY
2650 W. 29TH STREET
GREELEY, CO 80631

LONGMONT CONSERVATION DISTRICT
9595 NELSON ROAD
BOX D
LONGMONT, CO 80501

NORTHERN COLORADO WATER
CONSERVANCY DISTRICT
ATTN: KRISTEN THOMPSON
220 WATER AVENUE
BERTHOUD, CO 80513

SCHOOL DISTRICT RE-8-FORT LUPTON
200 SOUTH FULTON AVENUE
FORT LUPTON, CO 80621

PLATTEVILLE-GILCREST FIRE
PROTECTION DISTRICT
PO BOX 407
PLATTEVILLE, CO 80651-0407

WELD COUNTY ATTORNEY
1150 O STREET
PO BOX 758
GREELEY, CO 80631

WELD COUNTY COMMISSIONERS
1150 O STREET
PO BOX 758
GREELEY, CO 80631



City Official

7019 1640 0000 5253 4597

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Longmont, CO 80501

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Longmont Conservation District
9595 Nelson Road Box D
Longmont, CO 80501

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4566

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Platteville, CO 80651

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Platteville-Gilcrest Fire Protection District
PO Box 401
Platteville, CO 80651-0401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4634

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Greeley, CO 80632

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Weld County Attorney
1150 O Street PO Box 758
Greeley, CO 80632

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4542

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Greeley, CO 80632

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Windsor Junior College
PO Box 69
Greeley, CO 80632

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4559

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Berthoud, CO 80513

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Northern Colorado Water Conservancy District
270 Water Avenue
Berthoud, CO 80513

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4610

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
School District RE-8
200 South Lupton Avenue
Fort Lupton, CO 80621

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4627

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Greeley, CO 80631

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☒ Return Receipt (hardcopy)	\$2.85
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.60

Sent To
High Plains Library
Street and Apt. No., or PO Box No.
2650 W 29th Street
City, State, ZIP+4®
Greeley, CO 80631

Postmark Here
02/01/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5253 4573

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Greeley, CO 80632

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☒ Return Receipt (hardcopy)	\$2.85
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.60

Sent To
Weld County Commissioners
Street and Apt. No., or PO Box No.
1500 O Street
City, State, ZIP+4®
Greeley, CO 80631

Postmark Here
02/01/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5253 4580

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

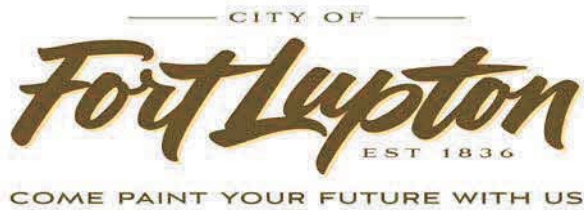
Greeley, CO 80631

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☒ Return Receipt (hardcopy)	\$2.85
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.60

Sent To
Central Weld County Water District
Street and Apt. No., or PO Box No.
2235 2nd Avenue
City, State, ZIP+4®
Greeley, CO 80631

Postmark Here
02/01/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Mandi Hagler and Lee Hagler for an annexation and initial zoning to the 'A' Agriculture Zone District for two parcels located north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 2, 2021, at 7:00 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 to the public at the time of the hearings due to COVID-19, 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 (303) 857-6694

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HAGLER ANNEXATION,
INITIAL ZONING & SPECIAL USE PERMIT**

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE

OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;
THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING
TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO
(2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO.
1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023
THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED
SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX
(6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

RESOLUTION NO. 2021R010

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 5 AND SETTING THE PUBLIC HEARING FOR MARCH 2, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceeding for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 19th DAY OF JANUARY 2021.

s/Zo Stieber
Zo Stieber, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

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

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

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

- h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
 - i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - k. The territory to be annexed is 44.837 acres in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:
- a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
 - d. The legal description.
 - e. Distinction of the boundary that is contiguous to the City and the length of same.
 - f. Lot and block numbers if the area is already platted.
 - g. Existing and proposed easements and rights-of-way.

- h. Existing and requested zoning and acreage of each requested zone.
 - i. Ownership of all parcels within and adjacent to the annexation.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.
 - a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
 - d. Existing and proposed easements and rights-of-way.
 - e. Block numbers and lot numbers with approximate dimensions.
 - f. Proposed gross and net residential density.
 - g. Existing watercourses with adequate easements for flood control.
 - h. Designation of all public sites to be reserved and dedicated.
 - i. Existing two-foot contours.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:
 - a. Soils description and limitation.
 - b. Preliminary utility plan.
 - c. Mailing addresses of all property owners within five hundred (500) feet of the annexation.
 - d. Affidavit concerning the amount and historical use of all water rights owned.
 - e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
 - f. Statement on community need for proposed annexation and zoning.
 - g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.
- 7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is "A" Agricultural, as shown on the annexation map attached hereto and incorporated herein.
9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
11. The non-refundable annexation application fee of \$0 (Waived) is tendered herewith.

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

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
Mandi Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
Lee Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The foregoing signature(s) was/were subscribed and sworn to before me this 23 day of October, 2020 by _____

Witness my hand and official seal.

My commission expires on 10/10/24.

[Signature]

Notary Public

CARRI A ERICSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038682
MY COMMISSION EXPIRES OCTOBER 10, 2024

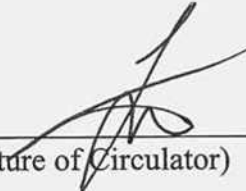
Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

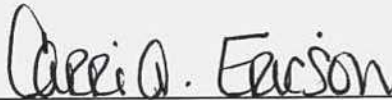
Lee Hagler, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.


(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 23 day of Oct, 2020 by Lee Hagler.

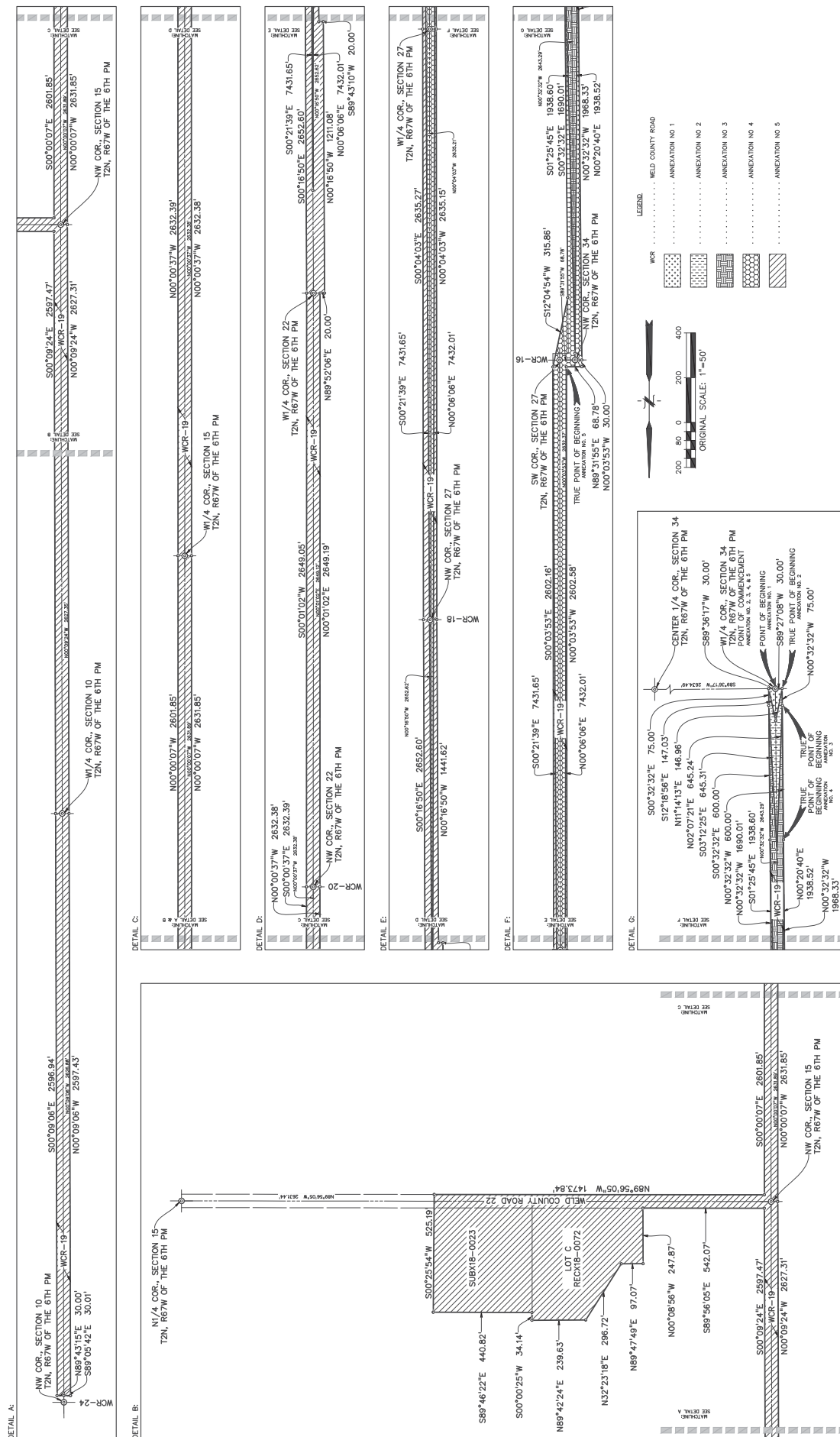
Witness my hand and official seal.

My commission expires on 10/10/24.


Notary Public



PROJECT NO. _____, PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 REC18--0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18--0023 AND A PORTION OF
 WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;

4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;
11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

January 11, 2021

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

STREAR FARMS COMPANY
6825 E. Tennessee Avenue Bldg 1
Denver, Colorado 80224-1628

Re: Mineral Rights Notification of Public Hearing

To Whom It May Concern:

On behalf of the property owners, Lee and Mandi Haggler, and as required under Colorado Revised Statutes Section 24-65.5.103(1)(a), notice is hereby given to you as mineral estate owner of land located in the Southwest Quarter of Section 10, Township 2 North, Range 67 West, Weld County, Colorado, pursuant to the Request for an Application for Development that the City of Ft. Lupton Planning Commission will consider on the date and location as follows:

Date and Time: February 11, 2021 at 6:00 P.M. (MST)

Location: City of Ft. Lupton
130 S. McKinley Avenue
Ft. Lupton, CO 80621

Nature of Hearing: Application for Special Use Permit (SUP)

Legal Description of Subject Property: PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072

Applicant Name: Lee & Mandi Haggler

Sincerely,

Cameron W. Knapp



Drexel, Barrell & CO.

cc: City of Ft. Lupton Planning Department
130 S. McKinley Avenue
Ft. Lupton, CO 80621



3783408 08/01/2011 11:26A Weld County, CO
1 of 15 R 81.00 D 612.67 Steve Moreno Clerk & Recorder

When recorded, return to:
BB Colorado Holdings LLC
1628 Garners Chapel Road
Mt. Olive, NC 28365
Attn: Edward Kacsuta

State Documentary Fee
Date
\$ 612.67

SPECIAL WARRANTY DEED

THIS DEED, dated as of July 29, 2011, between **STREAR FARMS COMPANY**, a Colorado corporation ("**Grantor**"), and **BB COLORADO HOLDINGS LLC**, a Colorado limited liability company, whose address is 1628 Garners Chapel Road, Mt. Olive, North Carolina 28365 ("**Grantee**").

WITNESS, that Grantor, for the consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, forever, all the real property, together with improvements situate, lying and being in the County of Weld, and State of Colorado, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE
(the "**Property**")

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

EXCEPTING AND RESERVING unto Grantor all oil, gas, coal and other minerals underlying the Property and all rights relating thereto, including the right to use of the surface to extract the same; provided such surface use shall not unreasonably interfere with the use and enjoyment of the Property by the fee owners and their tenants;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except for and subject to the "**Permitted Exceptions**", which shall mean (a) real property taxes for 2011 and subsequent years, a lien, not yet due and payable; (b) any matter of record or not of record that in any way affects title to the applicable parcel of Property which resulted from the acts or omissions of Grantee or ConAgra Poultry Company; and (c) the reservations, exceptions, easements, rights of way, restrictive covenants, conditions and other matters listed as Permitted Exceptions on Exhibit B attached hereto.

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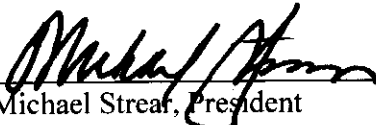
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IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

STREAR FARMS COMPANY, a Colorado
corporation

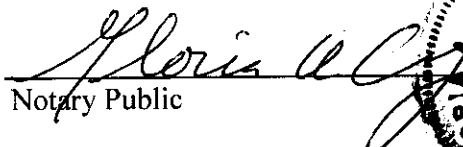
By: 
Michael Strear, President

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 26 day of July 2011
by Michael Strear as President of **STREAR FARMS COMPANY**, a Colorado corporation.

Witness my hand and official seal.

My commission expires: 12/2/2014


Notary Public

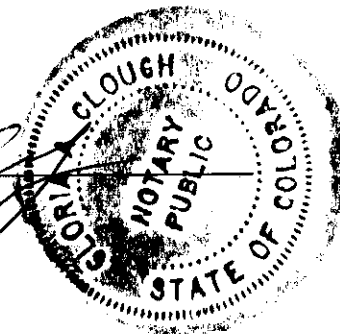


EXHIBIT A

PARCEL 8 (Gordon #1 Farm):

ALL OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL 9 (Gordon #2 Farm):

THE SE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, WHICH LIES EAST OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD.

AND

THE E 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPT PORTION CONTAINED IN DECREE RECORDED DECEMBER 29, 1904 IN BOOK 217 AT PAGE 347 AS FOLLOWS:

A STRIP OF LAND SITUATE IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING 25 FEET ON EACH SIDE OF A LINE

BEGINNING AT A POINT ON THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION, 290 FEET SOUTH OF THE NW CORNER OF THE NE 1/4 OF THE SE 1/4; THENCE N 44° 30' E, 1089 FEET; THENCE N 26° E, 156 FEET; THENCE N 15° E, 300 FEET; THENCE N 57° 30' E, 400 FEET; THENCE N 81° E, 100 FEET TO A POINT ON THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 25 FEET SOUTH OF THE NE CORNER OF SAID SE 1/4 OF THE NE 1/4 OF SAID SECTION.

AND

THE SW 1/4 OF THE SE 1/4, THAT PART OF THE SE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING EAST OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD.

PARCEL 10 (K&S Farm):

THAT PART OF THE E 1/2 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SECTION 16 A DISTANCE OF 1230 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 0° 3' W, 2109 FEET; THENCE S 89° 41' E, 762.6 FEET; THENCE NORTH 3052.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF PLOT A, LOT 1, STATE SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 AND RESUBDIVISION OF LOTS 1 AND 2 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AS EVIDENCED BY PLAT OF RECORD IN BOOK 7 OF MAPS, AT PAGE 6; SAID TRACT OF LAND BEING A PART OF PLOT B, LOT 1 OF SAID RESUBDIVISION OF LOTS 1 AND 2, AND A PART OF LOTS 4,5 AND 8 OF THE STATE SUBDIVISION OF THE E 1/2 OF SAID SECTION 16 EVIDENCED BY PLAT OF RECORD IN BOOK 7 OF MAPS, AT PAGE 5.

PARCEL 11 (Premium Farm):

TRACT A:

THE NE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE NE 1/4 OF SAID SECTION 22; THENCE N 1210 FEET ALONG THE EAST LINE OF SAID NE 1/4; THENCE WEST 360 FEET PARALLEL TO THE SOUTH LINE OF SAID NE 1/4; THENCE SOUTH 1210 FEET PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 22 TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 22; THENCE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SAID SECTION 22 TO THE POINT OF BEGINNING.

TRACT B:

THAT PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 22 WHICH IS 968 FEET NORTH OF THE E 1/4 CORNER OF SAID SECTION 22; THENCE NORTH ALONG SAID EAST LINE OF SAID SECTION 22, 242 FEET; THENCE WEST 360 FEET; THENCE SOUTH 242 FEET; THENCE EAST 360 FEET TO THE POINT OF BEGINNING.

PARCEL 12 (SLS Farm):

THE E 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

AND

THE N 1/2 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

EXCEPTING THEREFROM:

A TRACT OF LAND CONVEYED BY DEED RECORDED MAY 29, 1907 IN BOOK 250 AT PAGE 141, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30 FEET IN WIDTH ACROSS THE E 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID TRACT AT A POINT WHICH IS 780 FEET SOUTH OF THE NW CORNER THEREOF; THENCE S 71° 15' E, 120 FEET; THENCE N 46° E, 224 FEET; THENCE N 28° W, 221 FEET; THENCE N 38° 30' E, 130 FEET; THENCE N 81° 10' E, 200 FEET; THENCE N 27° 30' E, 359 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20, WHICH IS 900 FEET WEST OF THE NE CORNER OF SAID SECTION.

PARCEL 13 (Strear Farm):

THE SE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

AND

THE SW 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

AND

THE N 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPT

THE EAST 150 FEET THEREOF,

AND

THE EAST 330 FEET OF THE WEST 1650 FEET OF THE S 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



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EXCEPT THE NORTH 30 FEET THEREOF

AND

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, EXCEPT THE WEST 2310 FEET THEREOF, AND EXCEPT THE EAST 150 FEET THEREOF, EXCEPTING THEREFROM A TRACT OF LAND CONVEYED BY DEED RECORDED JANUARY 18, 1968 IN BOOK 590 AS RECEPTION NO. 1512184, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 150 FEET OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.



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EXHIBIT B

1. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
2. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 12, 1892, IN BOOK 57 AT PAGE 168. (PARCEL 8)
3. RIGHT OF WAY EASEMENT AS GRANTED TO COAL RIDGE IRRIGATION CO IN INSTRUMENT RECORDED JUNE 02, 1911, IN BOOK 335 AT PAGE 489. (PARCEL 8)
4. UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED MAY 05, 1933, IN BOOK 946 AT PAGE 351, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 8)
5. RIGHT OF WAY EASEMENT AS GRANTED TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT IN INSTRUMENT RECORDED FEBRUARY 16, 1956, IN BOOK 1442 AT PAGE 606. (PARCEL 8)
6. RIGHT OF WAY EASEMENT AS GRANTED TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT IN INSTRUMENT RECORDED FEBRUARY 16, 1956, IN BOOK 1442 AT PAGE 610. (PARCEL 8)
7. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED SEPTEMBER 04, 1964, UNDER RECEPTION NO. 1444681 IN BOOK 523, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 8)
8. UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED SEPTEMBER 06, 1960, IN BOOK 1565 AT PAGE 453, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 8)
9. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED APRIL 03, 1969, UNDER RECEPTION NO. 1529535 IN BOOK 608.
10. OIL AND GAS LEASE RECORDED SEPTEMBER 25, 1970 UNDER RECEPTION NO. 1555214 IN BOOK 633 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 8)



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NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED APRIL 28, 1971 UNDER RECEPTION NO. 1566588 IN BOOK 645 AND AUGUST 22, 1975 AT RECEPTION NO. 1668017 IN BOOK 746 AND FEBRUARY 3, 1976 AT RECEPTION NO. 1680481 IN BOOK 758.

11. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE WESTERN GAS CO IN INSTRUMENT RECORDED JULY 12, 1971, UNDER RECEPTION NO. 1571319 IN BOOK 649. (PARCEL 8 & 9)

12. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED FEBRUARY 09, 1972, UNDER RECEPTION NO. 1583517 IN BOOK 662. (PARCEL 8)

13. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JANUARY 19, 1973, UNDER RECEPTION NO. 1605763 IN BOOK 684. (PARCEL 8)

14. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED DECEMBER 11, 1973, UNDER RECEPTION NO. 1626328 IN BOOK 704. (PARCEL 8)

15. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED APRIL 24, 1978, UNDER RECEPTION NO. 1751263 IN BOOK 829. (PARCEL 8)

16. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JANUARY 28, 1983, UNDER RECEPTION NO. 1915832 IN BOOK 987. (PARCEL 8)

17. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED AUGUST 08, 1983, UNDER RECEPTION NO. 1936282 IN BOOK 1004. (PARCEL 8)

18. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED NOVEMBER 14, 1983, UNDER RECEPTION NO. 1946798 IN BOOK 1013. (PARCEL 8)

19. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED MARCH 23, 1995, UNDER RECEPTION NO. 2431367. (PARCEL 8)

20. TERMS, CONDITIONS AND PROVISIONS OF LEASE RECORDED FEBRUARY 06, 1998 AT RECEPTION NO. 2593083. (PARCEL 8)

21. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED APRIL 20, 1998, UNDER RECEPTION NO. 2607198. (PARCEL 8)
22. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED MAY 21, 1998, UNDER RECEPTION NO. 2614275. (PARCEL 8)
23. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED SEPTEMBER 30, 1998, UNDER RECEPTION NO. 2643748. (PARCEL 8)
24. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED FEBRUARY 03, 2000, UNDER RECEPTION NO. 2747886. (PARCEL 8)
25. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED JULY 18, 2000, UNDER RECEPTION NO. 2781340. (PARCEL 8)
26. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED FEBRUARY 13, 2002, UNDER RECEPTION NO. 2925225. (PARCEL 8)
27. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 07, 2002 AT RECEPTION NO. 2949383. (PARCEL 8)
28. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 14, 1893 IN BOOK 51 AT PAGE 203. (PARCEL 9)
29. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 14, 2002 IN BOOK 132 AT PAGE 39. (PARCEL 9)
30. RIGHT OF WAY EASEMENT AS GRANTED TO THE BOULDER AND WELD RESERVOIR CO IN INSTRUMENT RECORDED APRIL 30, 2004, IN BOOK 211 AT PAGE 523. (PARCEL 9)

31. RIGHT OF WAY EASEMENT AS GRANTED TO THE BOULDER AND WELD RESERVOIR CO IN INSTRUMENT RECORDED DECEMBER 13, 1904, IN BOOK 218 AT PAGE 520. (PARCEL 9)

32. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 23, 1918, IN BOOK 333 AT PAGE 122. (PARCEL 9)

33. RIGHT OF WAY EASEMENT AS GRANTED TO CENTRAL WELD CO WATER DISTRICT IN INSTRUMENT RECORDED APRIL 16, 1999, UNDER RECEPTION NO. 2687527. (PARCEL 9)

34. RIGHT OF WAY EASEMENT AS GRANTED TO ST FIRESTONE LLC IN INSTRUMENT RECORDED APRIL 22, 1999, UNDER RECEPTION NO. 2688893 AND MODIFIED JANUARY 17, 2000 AT RECEPTION NO. 2744638 (PARCEL 9)

35. RIGHT OF WAY EASEMENT AS GRANTED TO KN GAS GATHERING INC IN INSTRUMENT RECORDED AUGUST 23, 1999, UNDER RECEPTION NO. 2715775. (PARCEL 9)

36. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MARCH 05, 2001 AT RECEPTION NO. 2829869. (PARCEL 9)

37. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED JANUARY 19, 2006, UNDER RECEPTION NO. 3356200. (PARCEL 9)

38. RIGHT OF WAY EASEMENT AS GRANTED TO WELD COUNTY IN INSTRUMENT RECORDED IN BOOK 296 AT PAGE 149. (PARCEL 10)

39. RIGHT OF WAY FOR COUNTY ROADS AS SET FORTH ON PLATS OF STATE SUB-DIVISION IN PLAT BOOK 7 AT PAGE 5 AND PLAT BOOK 7 AT PAGE 6 (PARCEL 10)

40. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED DECEMBER 17, 1971, UNDER RECEPTION NO. 1580449 IN BOOK 658. (PARCEL 10)

41. ALL RIGHTS TO ANY AND ALL MINERALS, ORES, AND METALS OF EVERY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AND THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING TOGETHER WITH ENOUGH OF THE SURFACE OF SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES AS RESERVED IN PATENT RECORDED DECEMBER 22, 1965 AT RECEPTION NO. 1478270 IN BOOK 556 (PARCEL 10)

42. RIGHT OF WAY EASEMENT AS GRANTED TO ALBERT KURTZ IN INSTRUMENT RECORDED MARCH 11, 1966, ARN 1484356 IN BOOK 562. (PARCEL 10)
 43. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED AUGUST 20, 1997, UNDER RECEPTION NO. 2564477. (PARCEL 10)
 44. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 22, 1924, IN BOOK 677 AT PAGE 90. (PARCEL 11)
 45. RESERVATION IN PATENT RECORDED APRIL 22, 1924 IN BOOK 677 AT PAGE 90 (PARCEL 11)
 46. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED JANUARY 30, 1961, IN BOOK 1576 AT PAGE 253, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 11)
 47. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED FEBRUARY 09, 1961, IN BOOK 1577 AT PAGE 260. (PARCEL 11)
 48. OIL AND GAS LEASE RECORDED MARCH 31, 1970 UNDER RECEPTION NO. 1544581 IN BOOK 623 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 11)
- NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED OCTOBER 24, 1974 UNDER RECEPTION NO. 1647360.
49. RIGHT OF WAY EASEMENT AS GRANTED TO CONTINENTAL PIPE LINE CO IN INSTRUMENT RECORDED FEBRUARY 04, 1974, UNDER RECEPTION NO. 1629623 IN BOOK 708. (PARCEL 11)
 50. RIGHT OF WAY EASEMENT AS GRANTED TO AMOCO PRODUCTION CO IN INSTRUMENT RECORDED APRIL 09, 1974, UNDER RECEPTION NO. 1633803 IN BOOK 712. (PARCEL 11)
 51. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JANUARY 25, 1977, UNDER RECEPTION NO. 1709770 IN BOOK 788. (PARCEL 11)
 52. PLAT RECORDED JANUARY 25, 1988 AT RECEPTION NO. 2128943 (PARCEL 11)

53. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED APRIL 20, 1998, UNDER RECEPTION NO. 2607198. (PARCEL 11)

54. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 12, 1902, IN BOOK 190 AT PAGE 45. (PARCEL 12)

55. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED JULY 28, 1943, IN BOOK 1114 AT PAGE 451. (PARCEL 12)

56. TERMS, CONDITIONS AND PROVISIONS OF RESERVATION AND CONDITIONS IN DEED RECORDED JULY 28, 1943 IN BOOK 1114 AT PAGE 451 (PARCEL 12)

57. RIGHT OF WAY EASEMENT AS GRANTED TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT IN INSTRUMENT RECORDED FEBRUARY 16, 1956, IN BOOK 1442 AT PAGE 634. (PARCEL 12)

58. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED MAY 22, 1973, UNDER RECEPTION NO. 1613729 IN BOOK 692. (PARCEL 12)

59. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JULY 08, 1977, UNDER RECEPTION NO. 1724025 IN BOOK 802. (PARCEL 12)

60. RIGHT OF WAY FOR STANLEY DITCH AS ESTABLISHED AND/OR USED (PARCEL 12)

61. RIGHT OF WAY EASEMENT AS GRANTED TO DENVER PACIFIC RAILWAY CO IN INSTRUMENT RECORDED OCTOBER 23, 1876, IN BOOK 12 AT PAGE 544. (PARCEL 12)

62. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED AUGUST 06, 1917, IN BOOK 471 AT PAGE 583. (PARCEL 12)

63. RIGHT OF WAY EASEMENT AS GRANTED TO CENTRAL WELD COUNTY WATER DISTRICT IN INSTRUMENT RECORDED MAY 19, 1967, UNDER RECEPTION NO. 1503646 IN BOOK 582. (PARCEL 12)

64. RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE CORP IN INSTRUMENT RECORDED OCTOBER 29, 1971, UNDER RECEPTION NO. 1577714 IN BOOK 656.

65. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED DECEMBER 11, 1973, UNDER RECEPTION NO. 1626327 IN BOOK 704. (PARCEL 12)
66. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED AUGUST 26, 1975, UNDER RECEPTION NO. 1668302 IN BOOK 746. (PARCEL 12)
67. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JANUARY 12, 1976, UNDER RECEPTION NO. 1678643 IN BOOK 757. (PARCEL 12)
68. RIGHT OF WAY EASEMENT AS GRANTED TO TAO AMERICAN GAS PRODUCTS CO IN INSTRUMENT RECORDED JUNE 23, 1976, UNDER RECEPTION NO. 1691946 IN BOOK 770. (PARCEL 12)
69. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JANUARY 25, 1977, UNDER RECEPTION NO. 1709772 IN BOOK 788. (PARCEL 12)
70. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED SEPTEMBER 21, 1977, UNDER RECEPTION NO. 1731008 IN BOOK 809. (PARCEL 12)
71. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED SEPTEMBER 13, 1982, UNDER RECEPTION NO. 1903519 IN BOOK 977. (PARCEL 12)
72. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED AUGUST 08, 1983, UNDER RECEPTION NO. 1936283 IN BOOK 1004. (PARCEL 12)
73. PLAT RECORDED JANUARY 25, 1988 AT RECEPTION NO. 2128939 (PARCEL 12)
74. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED JUNE 03, 1999, UNDER RECEPTION NO. 2698020. (PARCEL 12)
75. RIGHT OF WAY FOR STANLEY DITCH AS ESTABLISHED AND/OR USED (PARCEL 12)
76. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 30, 1911, IN BOOK 346 AT PAGE 288. (PARCEL 13)

77. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED AUGUST 04, 1965, UNDER RECEPTION NO. 1469194 IN BOOK 547, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 13)

78. OIL AND GAS LEASE RECORDED APRIL 08, 1970 UNDER RECEPTION NO. 1545088 IN BOOK 623 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 13)

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED OCTOBER 24, 1974 UNDER RECEPTION NO. 1647358 IN BOOK 725.

79. RIGHT OF WAY EASEMENT AS GRANTED TO CONTINENTAL PIPE LINE CO IN INSTRUMENT RECORDED FEBRUARY 04, 1974, UNDER RECEPTION NO. 1629625 IN BOOK 708. (PARCEL 13)

80. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JANUARY 25, 1977, UNDER RECEPTION NO. 1709771 IN BOOK 788. (PARCEL 13)

81. RESERVATIONS MADE BY UNION PACIFIC RAILWAY CO, IN DEED RECORDED MAY 31, 1884, IN BOOK 46 AT PAGE 24, PROVIDING SUBSTANTIALLY AS FOLLOWS: RESERVING UNTO SAID COMPANY AND ITS ASSIGNS ALL COAL THAT MAY BE FOUND UNDERNEATH THE SURFACE OF LAND HEREIN DESCRIBED AND THE EXCLUSIVE RIGHT TO PROSPECT AND MINE FOR SAME, ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY APPEAR NECESSARY FOR PROPER WORKING OF ANY COAL MINE THAT MAY BE DEVELOPED UPON SAID PREMISES AND FOR TRANSPORTATION OF COAL FROM SAME. (PARCEL 13)

82. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED SEPTEMBER 21, 1970, UNDER RECEPTION NO. 1554930 IN BOOK 633. (PARCEL 13)

83. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED SEPTEMBER 21, 1970, UNDER RECEPTION NO. 1554931 IN BOOK 633. (PARCEL 13)

84. OIL AND GAS LEASE RECORDED JANUARY 18, 1971 UNDER RECEPTION NO. 1560652 IN BOOK 639 AND CORRECTED NOVEMBER 1, 1973 AT RECEPTION NO. 1624001 IN BOOK 702 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 13)

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED JANUARY 07, 1974 UNDER RECEPTION NO. 1627814 IN BOOK 706.

85. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED FEBRUARY 04, 1974, UNDER RECEPTION NO. 1629565 IN BOOK 708. (PARCEL 13)
86. RIGHT OF WAY EASEMENT AS GRANTED TO CONTINENTAL PIPE LINE CO IN INSTRUMENT RECORDED FEBRUARY 19, 1974, UNDER RECEPTION NO. 1630355 IN BOOK 708. (PARCEL 13)
87. TERMS, CONDITIONS AND PROVISIONS OF STIPULATION RECORDED JANUARY 30, 1974 AT RECEPTION NO. 1629306 IN BOOK 707 AND AT RECEPTION NO. 1629307 AND AT RECEPTION NO. 1629308 AND AT RECEPTION NO. 1629309 AND RECORDED FEBRUARY 19, 1974 AT RECEPTION NO. 1630379. (PARCEL 13)
88. RIGHT OF WAY EASEMENT AS GRANTED IN INSTRUMENT RECORDED APRIL 19, 1972, UNDER RECEPTION NO. 1587994 IN BOOK 666. (PARCEL 13)
89. RIGHT OF WAY FOR SULLIVAN DITCH AS ESTABLISHED AND/OR USED. (PARCEL 13)
90. RIGHT OF WAY FOR COAL RIDGE DITCH AS ESTABLISHED AND OR USED.
91. RIGHT OF WAY EASEMENT AS GRANTED TO AMOCO PRODUCTION CO IN INSTRUMENT RECORDED APRIL 09, 1974, UNDER RECEPTION NO. 1633801 IN BOOK 712. (PARCEL 13)
92. PLAT RECORDED JANUARY 25, 1988 AT RECEPTION NO. 2128941 (PARCEL 13)
93. TERMS, CONDITIONS AND PROVISIONS OF CONTRACT RECORDED SEPTEMBER 24, 1999 AT RECEPTION NO. 2722529. (PARCEL 13)
94. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED APRIL 15, 2008 AT RECEPTION NO. 3547746. (PARCEL 9)
95. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED DECEMBER 18, 2008 AT RECEPTION NO. 3595616. (PARCEL 12)
96. RIGHT OF WAY EASEMENT AS GRANTED TO KERR-MCGEE GATHERING, LLC IN INSTRUMENT RECORDED DECEMBER 1, 2010, UNDER RECEPTION NO. 3735567. (PARCEL 8)
97. LEASE BETWEEN STREAR FARMS COMPANY, A COLORADO CORPORATION, LESSOR, AND BUTTERBALL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED MARCH 25, 2008 AT RECEPTION NO. 3543433.

RESOLUTION NO. P2021-007

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A SELF-STORAGE FACILITY, KNOWN AS THE HAGLER SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on February 11, 2021, for the purpose of reviewing the application from Mandi Hagler and Lee Hagler for a special use permit for a self-storage facility; and

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

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site; and

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

I. Prior to recording the special use permit map:

- A. The title of the special use permit map shall include the Project No.: LUP2020-0036 & Plan No. SUP2020-0007.
- B. Any redline comments provided by City staff shall be made to the special use permit map.
- C. Applicant shall submit a revised Special Use Permit map indicating proposed screening, lighting, signage, restroom facilities, and updated storage container layout for review and approval by staff and the Fire District. If lighting is not proposed, the applicant shall indicate that the hours of operation are limited to daylight hours.
- D. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire District.

E. Applicant shall submit written evidence that the comments from the Public Works Director have been adequately addressed.

F. Applicant shall submit written acknowledgement of the comments from United Power.

G. Applicant shall submit written evidence that the comments from the Weld County Department of Public Health and Environment have been adequately addressed.

H. Applicant shall submit written evidence that the comments from ProCode Inc. have been adequately addressed.

I. Applicant shall submit written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.

J. An additional 25 feet of County Road 22 Right-of-way shall be dedicated by separate document and delineated on the Special Use Permit map.

K. The following notes shall be added to the special use permit map:

1. The property shall be maintained to the curb, or roadway if no curb exists.
2. Dead and dying landscape material shall be replaced at the earliest reasonable date.
3. Lighting on the site shall be maintained so that light is directed downward and shall not spill onto adjacent properties.
4. Any change of use, or continued use if there is a change of ownership, shall be submitted to the City for review prior to the start of operations.
5. Any future structures or signage must be submitted to the City for a separate review and any required permits.
6. The Site shall maintain compliance with State residential noise standards.

II. Prior to release of building permit:

- A. Written evidence shall be provided to show that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- B. One set of Mylars of the special use permit map shall be submitted for recording with the Weld County Clerk & Recorder.

**DONE THIS 11th DAY OF FEBRUARY, 2021, BY THE PLANNING COMMISSION FOR
THE CITY OF FORT LUPTON, COLORADO.**

Chairman

ATTEST:

Planning Director

**HAGLER SPECIAL USE PERMIT STAFF REPORT
PROJECT NO. LUP2020-0036 & PLAN NO. SUP2020-0007**

PROJECT DESCRIPTION

Project No.: LUP2020-0036 / Plan No.: SUP2020-0007

Project Name: Hagler Special Use Permit

Owner's Name: Mandi Hagler and Lee Hagler ("Applicants")

Representative: Cameron Knapp with Drexel, Barrell & Co.

Location of Request:

The site consists of a parcel of land located north and adjacent to County Road 22 right of way and approximately 0.11 miles east of County Road 19 (Parcel No. 131110300014). The Special Use Permit is located in the Southwest Quarter of Section 10, Township 2 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado. The Property will be directly adjacent to City limits to the south and east after approval and recording of the Hagler Annexation Nos. 1 – 5.



The Property is directly surrounded by agricultural and rural residential land uses. Additionally, nearby there are several Weld County Use by Special Review permits including oil and gas service lines, mineral resource development facilities, a dog kennel and an equine facility.

Nature of Request:

The Applicant has submitted a request for a Special Use Permit that would allow for a self-storage facility. An existing residence on the adjacent site would remain at the adjacent parcel also owned by this applicant and is not included in this special use permit.

Site Size: 4.66 acres, more or less.

Zone District: Proposed 'A' Agricultural Zone District, with concurrent initial zoning review.

Proposed Use: The Applicants are requesting a Special Use Permit that would allow for a self-storage facility.

Existing Use: The Property is currently vacant agricultural land.

Hearing Dates: Planning Commission – February 11, 2021 at 6:00 PM; and
City Council – March 2, 2021 at 7:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for this Property through the City of Fort Lupton.

APPLICATION PROCESS

The Applicant is requesting approval of a special use permit. A special use permit application is processed under [Section 16-7](#) of the Code.

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

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

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings was published in the Fort Lupton Press on January 27, 2021.

Notice of the public hearings were posted at least fifteen (15) days prior to the hearings, as required by the Zoning Regulations.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on January 25, 2021.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant submitted an application for annexation and initial zoning to the 'A' Agricultural Zone District, which was reviewed at a separate public hearing before the Planning Commission. Self-storage facilities are not a listed use by right in the 'A' Agricultural Zone District. Section 16-7 of the Fort Lupton Municipal Code (the "Code") states that similar or compatible uses may be permitted as special uses, subject to such conditions and limitations as the City may prescribe to ensure that the location and operation of the special uses will comply with special use criteria. Pursuant to Section 16-7(a), special uses are granted to individuals or entities, and not to the property itself. Therefore, this proposed use requires a special use permit review prior to beginning business operations. A special use review requires a public hearing before Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Section 16-7(d) states that the City shall use the following criteria to evaluate the Applicant's request:

1. The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.

Staff Comment: The Applicant has been working with City staff to comply with applicable provisions of the Code, and has submitted all required special use permit application materials as required.

2. The special use shall not substantially alter the character of the district or the neighborhood.

Staff Comment: The Property is surrounded by agricultural and rural residential, as well as several Weld County Use by Special Review permits including oil and gas service lines, mineral resource development facilities, a dog kennel, and an equine facility. The proposed use is consistent with these surrounding uses. In addition, the site will be required to incorporate screening with landscaping elements.

3. The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.

Staff Comment: The Applicant anticipates approximately 61 vehicle trips per day. The traffic study indicates that likely all traffic will travel to and from County Road 19.

4. Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

Staff Comment: These items are addressed in the code, as well as addressed as conditions of approval on the proposed resolution.

5. The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.

Staff Comment: A special use permit is non-transferable, and therefore if a new owner were to occupy the Property, the self-storage facility will no longer be permitted unless a new application was submitted and approved. The Planning Department staff will ensure compliance with other conditions of approval, either as listed on the proposed Resolution or as added by City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Agriculture & Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning.

The property is surrounded by agricultural and rural residential land uses, as well as several special use permits for uses compatible to the proposed use. The proposed use substantively conforms to the designated land use type and zoning.

REFERRALS

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

Building Inspector	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	Colorado Parks and Wildlife	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Dept. of Public Health & Env.
Weld County School District RE-8	NCWCD	Town of Frederick
Town of Firestone	Central Weld Water District	

RECOMMENDATION

Staff recommends conditional approval of the Hagler Special Use Permit. Conditions are listed on the proposed Resolution provided to Planning Commission.

***For more information on this development, please refer to the Planning Commission packet provided.
Additional documents are available for review at the Fort Lupton City Hall.***



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Mandi & Lee Hagler
 Company: _____
 Phone: 720-275-8906 Email: mandibrook26@hotmail.com
 Address: 9875 CR 24, Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Cameron Knapp
 Company: Drexel, Barrell & Co.
 Phone: 970-351-0645 Email: cknapp@drexelbarrell.com
 Address: 710 11th Avenue, Suite L-45, Greeley CO 80631
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Property Owner
 Billing Company: (same as above for Owner)
 Phone: _____ Email: _____
 Address: _____

B. SITE DESCRIPTION

Site Address: 9241 CR 22
 Parcel Number: 131110300016 & 131110300014
 Existing Zone Classification: Agriculture Proposed Zone Classification: ~~I-1~~ Ag
 Water Type: district water Name: North Weld Water District
 Sewage Type: septic District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

Sketch Plat	Administrative Site Plan	PUD Plan (Preliminary & Final)
Preliminary Plat	☒ Special Use Permit	Variance
Final Plat	Oil & Gas Permit	Administrative Variance
Minor Subdivision	☒ Annexation & Initial Zone	Appeal
Amended Plat	☒ Change of Zone	Other: _____
Site Plan	Comp Plan Amendment	

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Hagler Self Storage

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

Self Storage

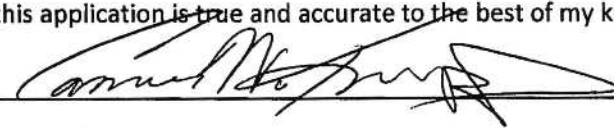
E. REQUIRED DOCUMENTS

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS

Representative Certification

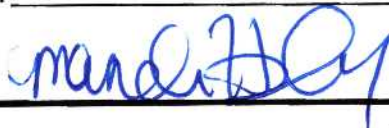
By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative:  Date: 10/19/2020

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: _____ Date: 10-19-2020



For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <https://www.fortluptonco.gov/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

APPLICATION FOR SPECIAL USE PERMIT

A pre-application conference and site visit may be required prior to submitting the Special Use Permit Application. The applicant may meet with representatives from the Planning Department to discuss the applicant's intended submittal, the City's application requirements and processes and other information relevant to the proposed application. Please contact the Planning Department at 303-857-6694.

Applicant should provide the following:

1. Plat of area with proposed zoning with vicinity map identifying site and surrounding area. If you are constructing a new building or adding to an existing building as part of this application, you must also submit a plot plan, construction plans, and a drainage plan. Approval of the special use permit will be based upon the drawings submitted unless changes are recommended by the engineer, planning commission, or city council.
2. Information as requested.

The applicant is responsible for the following:

1. Posting a hearing notice on the property 15 days prior to the hearing.

Name of Property Owner(s): Mandi & Lee Hagler Phone: 720-275-8906

Address: 9875 CR 24, Fort Lupton CO 80621

Applicant (if different from owner): _____

Address: _____

Home Phone: _____ Cell Phone: _____

Address or location of Property for which Special Use Permit is being requested:
Southeast 1/4 of Section 10, Township 2 North, Range 67 West,
of the 6th Principal Meridian, Weld County, Colorado

Legal Description PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072

Current Zoning: Agricultural

Reason for Request:

Self Storage is not a use by right for Agricultural zoning.

Please answer the following questions in detail.

1. What is the proposed use?

Self Storage - Pod Containers

2. How will the proposed use impact the surrounding properties as it relates to the following areas:

Noise No nuisance noise is anticipated.

Dust Storage and driving surfaces will be Gravel, CR 22 is Gravel. Any dust from traffic is not anticipated to impact surrounding properties.

Odor Storage of odor causing items will not be allowed.

Safety The site is fenced and gated for Security. Site will remain locked at all times, with coded access by customers. Know Box on gate will allow emergency vehicle access to site. Drive aisles provide enough width to accomodate emergency vehicles.

Traffic Additional traffic will not warrant any improvements to CR 22.

Light No Lighting proposed, day time use.

3. What are the proposed hours of operation?

7 am to 7 pm Through security Gate

4. Are you required to obtain any special licenses or permits through any other government agency? If yes, what types of licenses and permits are required?

N/A

5. If this application is for a daycare, how many children will you be caring for?

N/A

6. If this application is for an assisted living facility, how many units will you have in the facility?

N/A

7. How many employees will work at the proposed facility?

Employees will travel to facility only as needed. No permanent employee presence on site.

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the City Code, Land Use Code, City Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signature(s): _____



Date: 10/20/20



HAGLER SELF STORAGE

PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072

CR 22, Fort Lupton, COLORADO

SPECIAL USE PERMIT

NARRATIVE

The proposed Hagler Self Storage facility requires a Special Use Permit in City of Fort Lupton under the Agricultural Zoning District, since it is not a prescribed use by right.

Location

The 4.52 acre site is located on the north side of WCR 22, approximately 550 feet east of WCR 19.

Firestone Cattle Ranch, which includes open space and agricultural buildings, is located adjacent to the site on the north and west. Well heads on that property are more than 150 feet away. The Stear property south of WCR 22 is agricultural field with no structures within a notable distance.

The residential property to the east is also owned by the Haglers, but is not part of this development. The house on adjacent lot will not be involved in operations and will be completely separate from the self storage operations.

Site Layout

A new gravel access will be constructed on the east property line per Fort Lupton specifications within the existing 30-foot access easement. The proposed interior driveways and site driving/storage surfaces will be constructed of either Class 5 ABC, or more likely, recycled asphalt.

The proposed individual storage units will consist of new "Pod" enclosed steel shipping containers placed in rows with access doors facing the gravel drive lanes. (See example photo attached.) All of the proposed pod containers will be purchased brand new (no used units) and all will be of uniform color for an aesthetically appealing look.

Storage unit layout will consist of 8.6'x20' container pods which may be placed in double rows, back to back or 40-foot long pods configured in a single line. 20-foot pods will be placed around the perimeter, inside of the required setbacks, for screening and security.

Gravel drive isles between the pod rows will be 30' wide or greater for easy access.

Refer to the "Site Plan" for layout configuration and dimensions.

Phasing

The development is proposed to be phased.

Phase I at full build-out is proposed to include 146-20' pods and 35-40' pods on the south side of the property with RV and camper storage on the north side. The RV storage area for Phase I will consist of a gravel base course or recycled asphalt surface.

Phase II at full build-out is proposed to include 158 additional-20' Pods on north side of the property; replacing the RV and camper storage.

The maximum number of Pods that the site will accommodate is estimated at 339 units.

Operations

- Pods will be delivered to the site by truck and offloaded in a large open gravel surface area inside the gate.
- Pods will be moved around the site with a forklift that will be on site and operated by the owner.
- Hours of operation will be 7am to 7pm – 7 days a week.
- Access will be controlled by a solar powered gate with kiosk that will be key coded per individual customers.
- No lighting is proposed since operations are limited to daylight hours.
- No toilet facilities or water are needed or proposed for the operation.
- No onsite office or personnel will be stationed on site except for during Pod moving operations and truck loading/unloading. The nature of self-storage doesn't warrant the need for the owner/operator to be onsite for customer access.

Security -Access

- There is an existing metal pipe fence around the site with a gate at the entrance. The existing gate will be reconfigured with a solar powered sliding or swing gate with a key pad kiosk. Customers will have individual codes (that can be tracked to ensure their account is current and paid) to open the gate.
- Pods are proposed to be placed around the perimeter of the site, inside of the required setbacks, for screening and security.
- All Pods will be padlocked for individual access by the customer.
- Entrance will allow room for vehicles to pull in at the gate without backing up on WCR 22.
- There will be minimal impact to traffic on WCR 22 since customers are free to come and go on their own. It is anticipated that many customers will only access their Pods on a monthly basis.

Fire Safety

- No fire hydrants are proposed since the container pods are constructed entirely of metal. No hazardous or flammable material will be allowed to be stored on the site.
- A Knox Box and/or Fire Access Code will be provided to the fire department at the powered gate for emergency access.
- The site drive isles are designed to accommodate a W-40 truck which is adequate for fire truck or emergency vehicle access.

Utilities & Drainage

- A solar powered access gate will be installed such that no new electrical service/equipment will be necessary for the site operations.
- Since no office with employees will be kept on site, there will not be a need for water or toilet facilities. No new water service or septic shall be necessary.
- Stormwater drainage will be provided for. The use of the site will change the imperviousness of the open, vacant field – thereby increasing the runoff rates and volumes from the property. A proposed stormwater detention and water quality pond will be constructed at the north end of the property to provide onsite volume for stormwater such that runoff will be held and then released at historic rates. The discharge point from the pond will be at the low end of the property (NE corner) where runoff historically passes onto the neighboring field. The outlet structure will be equipped with water quality aspects and a Water Quality Capture Volume (WQCV) in the pond will provide a permanent water quality measure to reduce sediment and other pollutants from being conveyed

downstream. Temporary erosion control measures (Best Management Practices - BMP's) will be implemented during construction for erosion and sediment control.

EXAMPLE POD CONTAINERS



PREPARED FOR:

CONTACT: MANDI HAGLER
(720)-275-8906

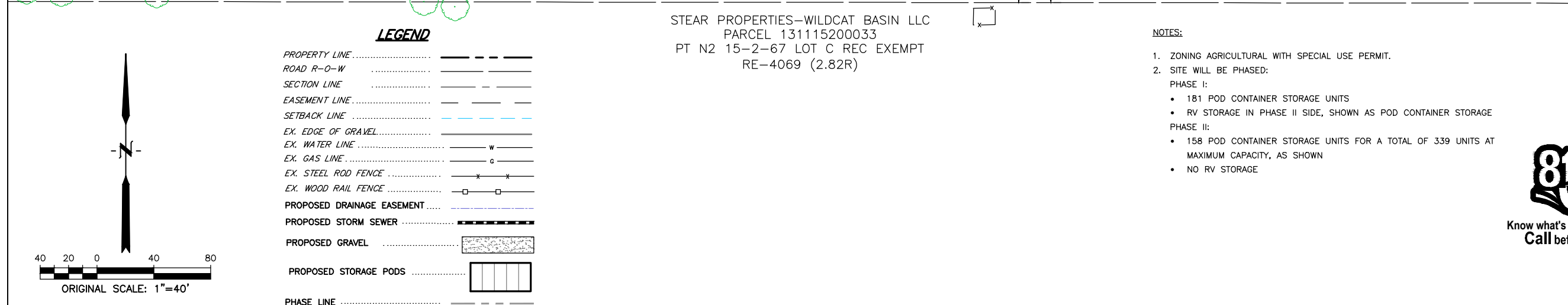
PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072
WCR 22, FORT LUPTON COLORADO

NOT FOR
CONSTRUCTION

PROJECT NO. 21431-00GRCV

C1.0

Page 265 of 430



1. ZONING AGRICULTURAL WITH SPECIAL USE PERMIT.
2. SITE WILL BE PHASED:
 - PHASE I:
 - 181 POD CONTAINER STORAGE UNITS
 - RV STORAGE IN PHASE II SIDE, SHOWN AS POD CONTAINER STORAGE
 - PHASE II:
 - 158 POD CONTAINER STORAGE UNITS FOR A TOTAL OF 339 UNITS AT MAXIMUM CAPACITY, AS SHOWN
 - NO RV STORAGE



Know what's **below**.
Call before you dig.

PHASE III DRAINAGE REPORT
For
HAGLER SELF STORAGE
PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072
CR 22, Fort Lupton, COLORADO
SPECIAL USE PERMIT

Prepared for:

Mandi & Lee Hagler
9875 CR 24
Fort Lupton, Colorado 80621

Contact: Mandi Hagler
(720) 275-8905

September 2020



Drexel, Barrell & Co.
Engineers / Surveyors
710 11th Avenue, Suite L-45
Greeley, Colorado 80631
(970) 351-0645

Prepared By:
Cameron Knapp, P.E.



September 21, 2020

Todd Hodges
Fort Lupton Planning Director
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Phase III Drainage Report
PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072

Dear Mr. Hodges:

We are pleased to resubmit, for your review and approval, this Phase III Drainage Report for Self Storage proposed at PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072 on CR 22, as required for the Special Use Permit.

The investigation and design within this report have been performed according to the criteria established by the City of Fort Lupton Storm Drainage Design and Technical Criteria and the Urban Storm Drainage Manual.

We sincerely appreciate your time and consideration in the review of this project. If you should have any questions, please feel free to contact this office.

Respectfully,

Cameron W. Knapp, P.E.
Drexel, Barrell & Co.

"I hereby affirm that this report and plan for the Phase III drainage design of the Hagler Self Storage development proposed at PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072, was prepared by me (or under my direct supervision) in accordance with the provisions of City of Fort Lupton Storm Drainage Design and Technical Criteria for the owners thereof. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed by others. I am also aware of the provisions of the City CODE as pertains to the City's review."

Cameron W. Knapp, P.E.
Registered Professional Engineer
State of Colorado No. 38898



9/24/2020

Developer's Statement

Mandi & Lee Hagler, owners hereby affirms that the drainage facilities for the Hagler Self Storage development proposed at PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072, shall be constructed according to the design presented in this report. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed and/or certified by my engineer. I understand that the City of Fort Lupton reviews drainage plans but cannot, on behalf of Mandi & Lee Hagler and/or their successors and/or assigns assume future liability for improper design. I am also aware of the provisions of the City CODE as it pertains to the City's review."

Name of Developer/Owner

Authorized Signature/Title

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- H. Charts, Tables and Graphs

BACK POCKET:

- 24"x36" Proposed Drainage Plan
- 24"x36" Drainage Details

I. GENERAL LOCATION & DESCRIPTION

A. Location

1. The project "Site" is located on PT S2 10-2-67 Lot C Rec Exempt RECX18-0072, 4.66 acres, 4.52 acres after ROW dedication.
2. The Site in the Southeast 1/4 of Section 10, Township 2 North, Range 67 West, of the 6th Principal Meridian, Weld County, Colorado.
3. The property address is undetermined on County Road 22, Fort Lupton Colorado
4. There are no major irrigation channels, lakes or streams located on the site.
5. The site is outlined on the South by CR 22. To the east by residential, agricultural lot. To the north by open space/pasture.

B. Description of Property

1. The site includes 4.52 acres.
2. The property is currently a fair stand of grass, with a few trees on the south property line.
3. There are no structures on the property.
4. Currently there is not an access directly off CR 22. There is an existing 30-foot Access Easement centered on the east property line.
5. The "Soil Survey of Weld County, Colorado, Southern Part" prepared by the U.S. Department of Agriculture, Soil Conservation Service, indicates that the surface soils on the site consists of Vona Loamy Sand.
 - a. Vona Loamy Sand soil type is described as well drained soil, with a high capacity to transmit water. The soil is classified in the 'A' hydrologic group.

C. General Project Description

1. The property is proposed to be used as a Self Storage facility.
 - a. Up to 339 pod steel containers will be placed on site for storage units.
 - b. Gravel access and site drive surface improvements are proposed. The access will be located within the 30-foot access easement between the site and adjacent lot.
 - c. A detention pond will be constructed on the north side of the site.

II. DRAINAGE BASINS

A. Major Basin Description

1. The site drains to the northeast across the Firestone Cattle Ranch and is captured in the Coalridge Ditch approximately 1/4 mile away.
2. No known master drainage plan or previous drainage report exists for this area.
3. According to the FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 08123C1895E, the site is not located in a designated 100-year floodplain or floodway.

B. Sub-Basin Description

1. The area of the developed site, 4.52 acres was used for the drainage basin and detention sizing.
2. The site slopes from southwest northeast to at approximately 2-5% slope. Runoff historically sheet flows to the northeast.
 - a. Approximately (1) acre at the west end of the site, drains south to a low point next to CR 22. Site regrading will allow developed portion to route to detention.
 - b. Runoff south of CR 22 flows to the south.
 - c. No significant offsite drainage is anticipated to pass across site.

III. DRAINAGE DESIGN CRITERIA

A. Development Criteria Reference and Constraints

1. There are no known previous drainage studies for the area.
2. CR 22 road side ditch drainage will require a culvert be installed under the proposed driveway.
3. The portion of the site that drains toward CR 22 will be regraded to runoff to the northeast. A small portion of this area, outside the developed area will drain toward CR 22.
4. There are no identified wetlands in the area.

B. Hydrological Criteria

1. The design storm frequencies for un-urbanized land use are the 5-year and 100-year storm events per the Criteria.
2. Rainfall intensities for the 1-hour point rainfall were taken from the Criteria Storm Rainfall Table 5-3. One-Hour Point Rainfall and calculated for Tc using USDCM Equation RA-5r.

$$5\text{-year} = 1.42 \text{ inch}, 100\text{-year} = 2.71 \text{ inch}$$

3. The Rational Method was utilized to calculate peak runoff rates.
 - a. Runoff coefficients and Imperviousness values are taken from Tables 6-3 and 6-5 of the Urban Storm Drainage Criteria Manual, Volume 1 based on the 'A' Hydrologic Soils Group.

C. Hydraulic Criteria

1. The area downstream from the site in agricultural will large animal confinement buildings. The detention discharge will be point loaded the drainage. The controlled discharge is anticipated to spread out across the open field between buildings in the historic path.
2. There is no storm sewer system proposed.
3. A detention pond sized to detain the developed 100-year runoff will be constructed at the northeast corner of the property. The 100-year and 5-year volumes are calculated using the Empirical Equation from Section 14.3.3 of the Criteria.
4. Developed site discharge shall be restricted to the maximum allowable runoff rates, **0.07 cfs/acre** for the 5-year runoff rate and **0.50 cf/acre** for the 100-year runoff, based on the Type A soil group..

D. Adaptations from Criteria

None requested

IV. DRAINAGE FACILITY DESIGN

A. General Concept

1. Minimal regrading of the site is anticipated except as required for access drive, parking, drainage improvements and for the construction of the storm water detention pond. Runoff will sheet flow across the site either directly to the detention pond or to the proposed drainage swale on the east side of the site that will direct runoff to the detention pond.
2. The 4.52 acre site is defined as a single drainage basin identified on the Proposed Drainage Plan as Basin 'A'. The peak runoff rates and runoff coefficients associated with Basin 'A' are presented in Table 1. Runoff coefficients values are calculated per the Criteria using the current Urban Storm Drainage Criteria Manual Tables 6-3 and 6-5, based on the 'A' Hydrologic Soils Group.

TABLE 1 DEVELOPED CONDITIONS RUNOFF RATES

Basin	Area (acres)	5-year Runoff Coefficient	5-year Peak Runoff (cfs)	100-Year Runoff Coefficient	100-year Peak Runoff (cfs)
A	4.52	0.35	2.22	0.46	5.60

3. The site will drain to the proposed water quality/detention pond at the northeast corner of the site. *Note that all elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.*
4. Controlled storm discharge will be released at the northeast corner of the property following the historic path to the northeast across the neighboring property, an agricultural field. The historic drainage path will not be in the way of any existing homes or structures.
5. Drawings, calculations and figures are included in the Appendices at the end of this report.
6. No existing reports or studies were found for this area.

B. Specific Details

1. Some minor grading at the southwest corner will be required to direct runoff to the northeast. A swale on the east side of the site will route runoff to the detention pond. A portion of the site will sheet flow to the detention pond at the north side of the site. The swale has capacity for the total runoff.
2. Detention Pond and Outlet Design:
 - a. Detention volumes were calculated for pond sizing based on a proposed final site build out imperviousness of 44.6%.
 - b. The required WQCV will be added to the 5-year detention volume but is included in the 100-year detention volume.
 - c. The pond bottom will slope towards a trickle channel at the low side of the pond. Pond side slopes and berm will have a maximum 4:1 side slopes. After final grading operations, the pond will be seeded with a native grass mixture to establish long-term vegetation over the pond.
 - d. The detention pond will have a two compartment (3-stage) outlet structure constructed at the low point with discharge restricted by orifice plates.
 - Water Quality Capture Volume at 40 hour maximum release rate
 - 5-year maximum release rate = 0.32 cfs
 - 100- year maximum release rate = 0.80 cfs

e. Pond volumes:

Water Quality Capture Volume	3,774 cubic-feet
5-year Volume	6,309 cubic-feet
5-yr + WQCV	10,083 cubic-feet
100-year Volume	14,129 cubic-feet

- f. During a larger storm event, the water surface elevation in the pond will rise beyond the WQCV elevation and overtop the water quality control plate, spilling into the outlet structure. An orifice plate will be affixed to the internal wall of the outlet structure to limit outflow to the 5-year allowable release rate of (0.32 cfs).
 - g. The required 100-year detention volume of 14,129 cubic feet is achieved at the 100-year WSL of 4988.00. An orifice plate will be affixed to the outlet wall covering the outlet pipe to limit outflow to the 100-year allowable release rate of (0.80 cfs). (Outlet invert 4985.40)
 - h. A 15" diameter HDPE outlet pipe extending from the outlet structure through the pond berm will discharge to the surface at the northeast property corner, elevation 4985.00. A flared end section and riprap protection shall be installed at the downstream end of the pipe.
 - i. During larger storm events, or plugging of the outlet structure or pipe, the water surface elevation in the pond may rise beyond the 100-year water surface, elevation 4988.00. In this case, an emergency overflow spillway will be constructed and set to begin spill over.
 - j. One (1) foot of freeboard, elevation 4989.00, is provided in the pond.
- 3. An access and maintenance easement will be dedicated for the detention pond area and the drainage swale for access.
 - 4. The maintenance access shall be for the sole use of the City of Lupton, or drainage representatives to inspect or if needed to maintain the detention facilities if the owner does not keep them maintained.
 - 5. The outlet structure will provide the required discharge restriction and outlet toward the historic drainage path. Runoff will be released at the northeast corner of the site and continue northerly onto the neighboring property as it does in the historical condition.
 - 6. There are no floodplains near the site or downstream that will be effected by the development.

V. SUMMARY

A. Compliance with Fort Lupton Storm Drainage Criteria

1. The proposed drainage improvements designed for this site will be effective for controlling up to the 100-year storm while also providing Water Quality and 5-year components for more frequently, smaller storms.
2. The release of stormwater at the 5-year and 100-year allowable rates will not jeopardize the health, safety or welfare of public or private property.
3. All design criteria meets the City of Fort Lupton Storm Drainage Design and Technical Criteria and referenced volumes of the Mile High Flood District-Urban Storm Drainage Criteria Manual.
4. The site is over one acre so an Erosion Control Plan will need to be submitted to the City of Lupton for grading permit and the Colorado Department of Public Health & Environment, Water Quality Control Division for Construction Stormwater Discharge Permit regulations. Erosion control BMPs are shown on the Drainage Plan.

B. Drainage Concept

1. The developed site will drain in the historic fashion. A detention pond will be constructed at the northeast corner of the property. A proposed three-stage outlet structure will be constructed to regulate and control the release of runoff from the pond. Runoff will be released at the northeast corner of the property following the historic path to the northeast across the neighboring property, an agricultural field. The historic drainage path will not be in the way of any existing homes or structures.

VI. REFERENCES

1. The City of Fort Lupton Storm Drainage Design and Technical Criteria.
2. MHFD-Urban Storm Drainage Criteria Manual 2017, Volumes I, II, & III
3. NRCS Soil Survey web site
4. FEMA web site
5. ACAD C3D "Hydraflow" software

APPENDIX A

VICINITY MAP
ADJACENT DRAINAGE

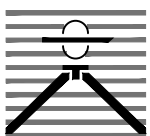


→ RUNOFF FLOW DIRECTION



ADJACENT DRAINAGE

SCALE 1"=1000'



VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
09/24/2020

JOB NO:
21431-00

DWG. NO.

VM

SHEET 1 OF 1

APPENDIX B

NRCS SOILS INFORMATION



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Weld County, Colorado, Southern Part**

Hagler



Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
72	Vona loamy sand, 0 to 3 percent slopes	2.7	29.7%
73	Vona loamy sand, 3 to 5 percent slopes	6.5	70.3%
Totals for Area of Interest		9.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

72—Vona loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363r
Elevation: 4,600 to 5,200 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Vona and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Plains, terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: loamy sand
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water capacity: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 10 percent
Hydric soil rating: No

Valent

Percent of map unit: 5 percent

Hydric soil rating: No

73—Vona loamy sand, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2x0j8

Elevation: 4,100 to 5,200 feet

Mean annual precipitation: 12 to 17 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 130 to 155 days

Farmland classification: Not prime farmland

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Hills, hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Eolian sands

Typical profile

A - 0 to 7 inches: loamy sand

Bt1 - 7 to 14 inches: sandy loam

Bt2 - 14 to 20 inches: sandy loam

Bk - 20 to 45 inches: sandy loam

C - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)

Available water capacity: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Manter

Percent of map unit: 5 percent
Landform: Hills, interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Olnest

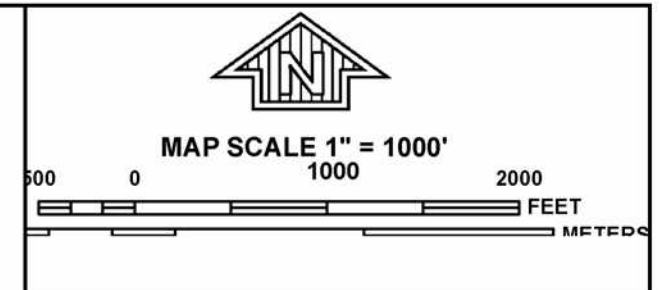
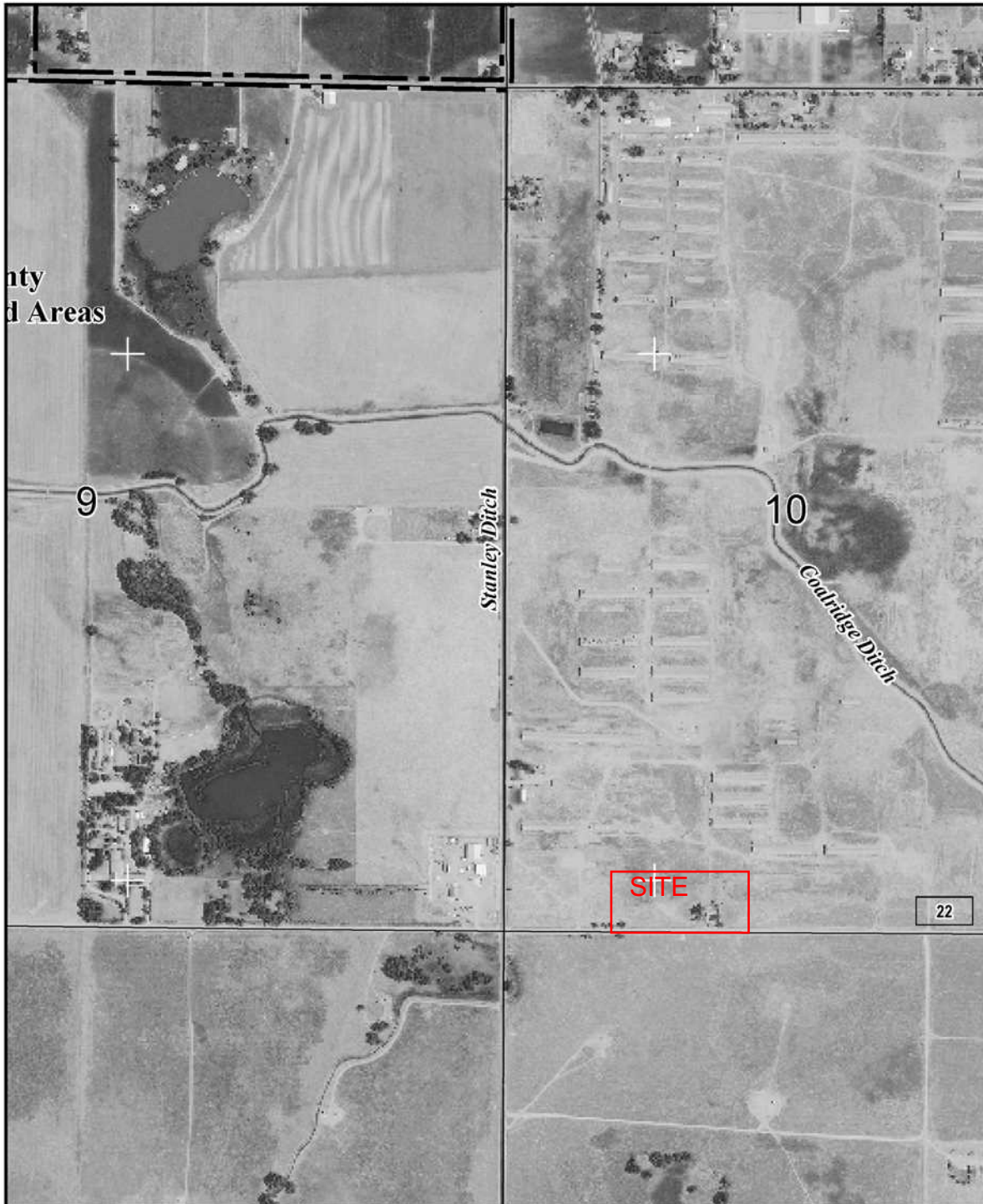
Percent of map unit: 3 percent
Landform: Interfluves, hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Valent

Percent of map unit: 2 percent
Landform: Dunes
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

APPENDIX C

FIRM FLOODPLAIN MAP



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1895E

FIRM

FLOOD INSURANCE RATE MAP
WELD COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 1895 OF 2250

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FIRESTONE, TOWN OF	080241	1895	E
WELD COUNTY	080266	1895	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
08123C1895E
EFFECTIVE DATE
JANUARY 20, 2016

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX D

EXISTING CONDITIONS HYDROLOGY



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Project: SELF STORAGE

Job # 21431-00GRCV

Engineers/Surveyors

Client: Mandi Hagler

Designed by: MAB

Date: 07/19/2020

COMPOSITE RUNOFF COEFFICIENTS

EXISTING CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted	Weighted	Weighted	Weighted	Weighted
		Description	Percent Imp. "I"	C ₂	C ₅	C ₁₀	C ₁₀₀	C ₂	C ₅	C ₁₀	C ₁₀₀	Imperv.
'PR-1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Roofs	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.00	0.00	0.00	0.00	0.0%
	196,726	Undeveloped	2%	0.01	0.01	0.01	0.13	0.01	0.01	0.01	0.13	2.0%
acres												
4.52	196,726	<<Total Area						Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>				
								0.01	0.01	0.01	0.13	2.0%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE
CALC. BY: MAB DATE: 09/19/2020

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = $0.395(1.1-C_5)(L^{1/2})/(S^{0.33})$				TRAVEL TIME (Tt) = (L)/(V*60) where V = $C_v S_w^{0.5}$						FINAL Tc	REMARKS
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (Cv)	VELOCITY (Fps)	Tt (Min.)	(Min.)	CONTRIBUTING BASINS
EXISTING BASINS														
1	0.01	4.52	275	3	0.011	32.2	265	3	0.011	10	1.06	4.2	36.3	'A'



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:

SELF STORAGE
21431-00GRCV
9/19/2020

Client: MANDI HAGLER

CALC. BY:
 CHECKED BY:
 DESIGN STORM

MAB
CWK
HISTORIC/ALLOWABLE

			DIRECT RUNOFF										
DESIGN STORM		DESIGN POINT	AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR *	EXISTING Q (cfs)	(AC)	CFS/ACRE **	ALLOWABLE Q (cfs)	REMARKS
	5-YEAR	1	'A'	4.52	0.01	36.3	0.045	1.98	0.09	4.52	0.07	0.32	
	100-YEAR	1	'A'	4.52	0.13	36.3	0.587	2.71	1.59	4.52	0.50	0.80	

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$P_2 = 1.00$

$P_5 = 1.42$

$P_{10} = 1.68$

$P_{100} = 2.71$

$** I = ((28.5 * P_x) / ((10 + t_c)^{0.786}))$

** According to the City of Fort Lupton Storm Drainage Design and Technical Criteria, developed site discharge shall be restricted to 0.07 cfs/acre for the 5-year runoff rate and 0.50 cf for the 100-year runoff.

APPENDIX E

PROPOSED CONDITION **HYDROLOGIC COMPUTATIONS**



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Client: MANDI HAGLER

Designed by: MAB

Job # 21431-00GRCV

Date: 09/21/2020

COMPOSITE RUNOFF COEFFICIENTS

PROPOSED CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted	Weighted	Weighted	Weighted	Weighted
		Description	Percent Imp. "I"	C2	C5	C10	C100	C ₂	C ₅	C ₁₀	C ₁₀₀	Imperv.
'PR-1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	63,560	Roofs	90%	0.73	0.75	0.77	0.81	0.24	0.24	0.25	0.26	29.1%
	73,252	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.09	0.10	0.10	0.16	14.9%
	59,914	Undeveloped	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.04	0.6%
acres												
4.52	196,726	<<Total Area						Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>				
								0.33	0.35	0.36	0.46	44.6%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE
CALC. BY: MAB DATE: 09/21/2020

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = $0.395(1.1-C_5)(L^{1/2})/(S^{0.33})$				TRAVEL TIME (Tt) = (L)/(V*60) where $V = C_v S_w^{0.5}$					HISTORIC (Fps)	Tt (Min.)	FINAL Tc (Min.)
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (Cv)				
DEVELOPED BASINS														
1	0.38	4.52	275	3	0.011	21.3	265	3	0.011	10		1.06	4.2	25.4



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:

SELF STORAGE
21431-00GRCV
9/21/2020

Client: MANDI HAGLER

CALC. BY:
 CHECKED BY:
 DESIGN STORM

MAB
CWK
DEVELOPED

DESIGN STORM	DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF				STREET		REMARKS
		AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR	Q (cfs)	tc (min.)	(CA) (AC)	I IN/HR	Q (cfs)	SLOPE %	STREET FLOW CFS	
5-YEAR	1	A'	4.52	0.35	25.4	1.562	1.42	2.22							Developed Conditions
100-YEAR	1	A'	4.52	0.46	25.4	2.067	2.71	5.60							Developed Conditions

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$$P_2 = 1.00$$

$$P_5 = 1.42$$

$$P_{10} = 1.68$$

$$P_{100} = 2.71$$

$$** I = ((28.5 * P_x) / ((10 + tc)^{0.786}))$$

APPENDIX F

PROPOSED
STORM WATER
POND CALCULATIONS



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors Project: SELF STORAGE
Client: MANDI HAGLER

Job # 21431-00
Date: 09/21/2020

WATER QUALITY CAPTURE VOLUME:

REQUIRED WATER QUALITY CAPTURE VOLUME FOR POND:

1. Basin Storage Volume

	la =	44.6	%
A) Tributary Area's Imperviousness Ratio ($i = la / 100$)	i =	0.4458	
B) Contributing Watershed Area (Area)	Area =	4.52	acres
C) Water Quality Capture Volume (WQCV) ($WQCV = a * (0.91 * I^3 - 1.19 * I^2 + 0.78 * I)$) Where a = 1.0 based on 40-hr. drain time	WQCV =	0.1919	watershed inches
D) Design Volume: Vol = (WQCV / 12) * Area * 1.2 (20% added)	Vol =	0.087	acre-feet
	Vol =	3,774	cubic-feet

2. Outlet Works

A) Outlet Type (Check One)	X	Orifice Plate	
B) Depth at Outlet Above Lowest Perforation (H)	H =	1.5	feet
C) Recommended Maximum Outlet Area per Row, (A_o) A = 1.8 (WQCV/b)1/c Based on 40-hr drain time	A_o =	0.307	square inches
D) Perforation Dimensions:	b =	0.500	
i) Circular Perforation Diameter or	c =	0.987	
E) Number of Columns (n_c , See Table OS-1 For Max.)	D =	0.375	inches (3/8")
F) Actual Design Outlet Area per Row (A_o)	n_c =	1	number
G) Number of Rows (n_r)	A_o =	0.11	square inches
H) Total Outlet Area (A_{ot})	n_r =	3	number
	A_{ot} =	0.33	square inches

NOTE: Since minimum orifice opening area is 1-1/4", use only a single row at 1-1/4" diameter. $A_{ot} = 1.23 \text{ in}^2$



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE
Client: MANDI HAGLER

Job # 21431-00
Date: 09/21/2020

REQUIRED STORAGE VOLUME 5-YEAR AND 100-YEAR *

EMPERICAL EQUATION

$$V=KA$$

$$K_5=(0.77*I-2.26)/1000$$

$$K_{100}=(1.78*I-0.002*I^2-3.56)/1000$$

Variables:

A = 4.52 acres
I = **44.58** (Composite)

$$K_5= 0.0321$$

$$V= 0.1448 \text{ Acre-feet}$$

$$5\text{-yr volume} = 6309 \text{ cubic-feet}$$

$$5\text{-yr} + \text{WQCV} = 10083 \text{ cubic-feet}$$

$$K_{100}= 0.0718$$

$$V= 0.3244 \text{ Acre-feet}$$

$$100\text{-yr volume} = 14129 \text{ cubic-feet}$$

* City of Fort Lupton Storm Drainage Design and Technical Criteria, Section 14.3.3 Valume requirements



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Job # 21431-00GRCV

Client: MANDI HAGLER

Designed by: MAB Date: 09/21/2020

PROPOSED STORAGE VOLUME PROVIDED:

CONTOUR ELEVATION*** (ft)	SURFACE AREA (A) (ft ²)	SURFACE AREA (B) (ft ²)	DEPTH BETWEEN CONTOURS (ft)	INCREMENTAL VOLUME (ft ³)	CUMULATIVE VOLUME (ft ³)	CUMULATIVE VOLUME (ac-ft)	
4985.50	9	0	0	0	0	0.000	POND INVERT
4985.75	265	9	0.25	80	80	0.002	
4986.00	866	265	0.25	234	314	0.007	
4986.25	1,842	866	0.25	482	796	0.018	
4986.50	3,239	1,842	0.25	833	1,628	0.037	
4986.75	5,088	3,239	0.25	1,264	2,893	0.066	
4987.00	7,129	5,088	0.25	1,760	4,652	0.107	WQCV ELV.
4987.25	9,190	7,129	0.25	2,248	6,901	0.158	
4987.50	10,996	9,190	0.25	2,626	9,527	0.219	5-yr WSL
4987.75	11,874	10,996	0.25	2,937	12,464	0.286	use 5087.60
4988.00	12,519	11,874	0.25	3,140	15,604	0.358	100-yr WSL
4988.25	13,261	12,519	0.25	3,335	18,939	0.435	
4988.50	14,181	13,261	0.25	3,565	22,505	0.517	
4988.75	15,285	14,181	0.25	3,887	26,392	0.606	
4989.00	16,956	15,285	0.25	#REF!	#REF!	#REF!	FREEBOARD

INCREMENTAL VOLUME CALCULATED FROM EQN: $(1/3) \cdot d \cdot (A + B + (A \cdot B)^{1/2})$

Required Water Quality Pond Volume = 3,774 cf
 Water Quality Pond Water Surface Elevation = 4987.00
 Water Quality Pond Depth = 1.50 ft
 Water Quality Release Rate = 40 hr
 Required Minor Storm Pond Volume = 10,083 cfs
 Minor Storm Water Surface Elevation = 5087.60
 Minor Storm Depth = 102.10 ft
 Minor Storm Release Rate = 0.32 cfs
 Required Major Storm Pond Volume = 14,129 cf
 Major Storm Water Surface Elevation = 4988.00
 Major Storm Depth = 2.50 ft
 Major Storm Depth in parking lot = n/a
 Major Storm Release Rate = 0.80 cfs

***All elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE	Job # 21431-00GRCV
Engineers/Surveyors Client:MANDI HAGLER	Designed by: MAB Date: 09/21/2020

WQCV 5-yr & 100-yr Basin Storage Volume & Elevations

Total 5-yr Storage =	Vol =	10,083	cubic-feet
Total 100-yr Storage =	Vol =	14,129	cubic-feet
Pond Bottom elevation		4,985.50	
WQCV WSL elevation		4,987.00	
5-YR WSL elevation		4,987.60	Depth ₅ = 0.60
100-year WSL elevation		4,988.00	Depth ₁₀₀ = 2.60
100-year Control Plate Elevation		4,985.40	

SIZING OF 5-YR. FLOW CONTROL ORIFICE':

Orifice will limit outflow from detention pond to the 5-yr. Allowable Release Rate

- Orifice opening in plate covering the inlet to the outlet structure as water surface elevation reaches the 5-yr. WSL

$$\text{Orifice Flow Equation: } Q = CdA(2gH_{100})^{1/2}$$

$$\text{Solve for Orifice Area : } A = Q/Cd(2gH_{100})^{1/2}$$

where:

Qa ₅ =	0.32	cfs	Allowable Release Rate
Cd =	0.625		Orifice Coefficient
5yr WSL	4987.60	ft	
Pond inv elev	4985.50	ft	
Orifice inv elev	4987.00	ft	
Depth ₅	0.39	ft	5yr-invert to WQCV WSL-(channel width 0.21')
H ₅ =	0.170	ft	(Adjust depth to center of orifice opening)
g =	32.2	ft/sec ²	gravity
A =	0.15	ft ²	Area in sq. ft.
A =	22.01	in ²	Area in sq. in.
Opening =	4.69	in.	4 6/8 inch sq. opening -or-
width	12.03	in.	use 5yr to 100yr depth 0.39 ft
	5.29	in.	5 5/16 inch diameter opening

SIZING OF 100-YR. FLOW CONTROL ORIFICE':

Orifice will limit outflow from detention pond to the 100-yr. full Sectrum Maximum Release Rate

- Orifice opening in plate covering the outlet pipe will provide 100-yr. release rate from outlet structure as water surface elevation reaches the 100-yr. WSL

$$\text{Orifice Flow Equation: } Q = CdA(2gH_{100})^{1/2}$$

$$\text{Solve for Orifice Area : } A = Q/Cd(2gH_{100})^{1/2}$$

where:

Qa ₁₀₀ =	0.80	cfs	Allowable Release Rate
Cd =	0.625		Orifice Coefficient
100yr WSL	4988.00	ft	
Pond inv elev	4985.50	ft	
Orifice inv elev	4985.40	ft	
Depth ₁₀₀	2.60	ft	100yr-invert to 100yr WSL
H ₁₀₀ =	2.420	ft	(Adjust depth to center of orifice opening)
g =	32.2	ft/sec ²	gravity
A =	0.10	ft ²	Area in sq. ft.
A =	14.68	in ²	Area in sq. in.
Opening =	3.83	in.	4 inch sq. opening -or-
	4.32	in.	4 1/4 inch diameter opening



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE Job # 21431-001
 Engineers/Surveyors Client: MANDI HAGLER Designed by: MAB Date:09/21/2020

SIZING OF EMERGENCY OVERFLOW SPILLWAY FOR DETENTION POND:

- Q_{100} Peak Runoff Rate = 5.60 cfs

Bottom Width of Weir	L=	6 ft.
Side Slope Weir	S1=	4.0 Horizontal to 1 Vertical
Side Slope Weir	S2=	4.0 Horizontal to 1 Vertical
Elev. for Weir Crest	Ew=	4988.00 elevation
Coef. for Rectangular Weir	Cw=	3
Coef. for Trapezoidal Weir	Ct=	3

NOTE: Output of Overflow Capacity based on Trapezoidal Shaped Spillway Calculated from USDCM Spreadsheet

Water Surface Elevation (ft)	Water incremental Depth (ft)	Weir incremental width (ft)	Weir Rectangular Flowrate Q_r (cfs)	Weir Triangular Flowrate Q_{s1} (cfs)	Weir Triangular Flowrate Q_{s2} (cfs)	Trapezoidal Weir Flowrate (cfs)
4988.00	0.00	6.00	0.00	0.00	0.00	0.00
4988.10	0.10	6.80	0.57	0.02	0.02	0.60
4988.20	0.20	7.60	1.61	0.09	0.09	1.78
4988.30	0.30	8.40	2.96	0.24	0.24	3.43
4988.40	0.40	9.20	4.55	0.49	0.49	5.53
4988.50	0.50	10.00	6.36	0.85	0.85	8.06
4988.60	0.60	10.80	8.37	1.34	1.34	11.04
4988.70	0.70	11.60	10.54	1.97	1.97	14.48
4988.80	0.80	12.40	12.88	2.75	2.75	18.38
4988.90	0.90	13.20	15.37	3.69	3.69	22.75
4989.00	1.00	14.00	18.00	4.80	4.80	27.60

- Begin Overflow
@100-yr. W.S.L.

- 100-yr Peak Flow

APPENDIX G

HYDRAULIC CALCULATIONS

Channel Report

SWALE A-A

Triangular

Side Slopes (z:1) = 10.00, 4.00
Total Depth (ft) = 1.00

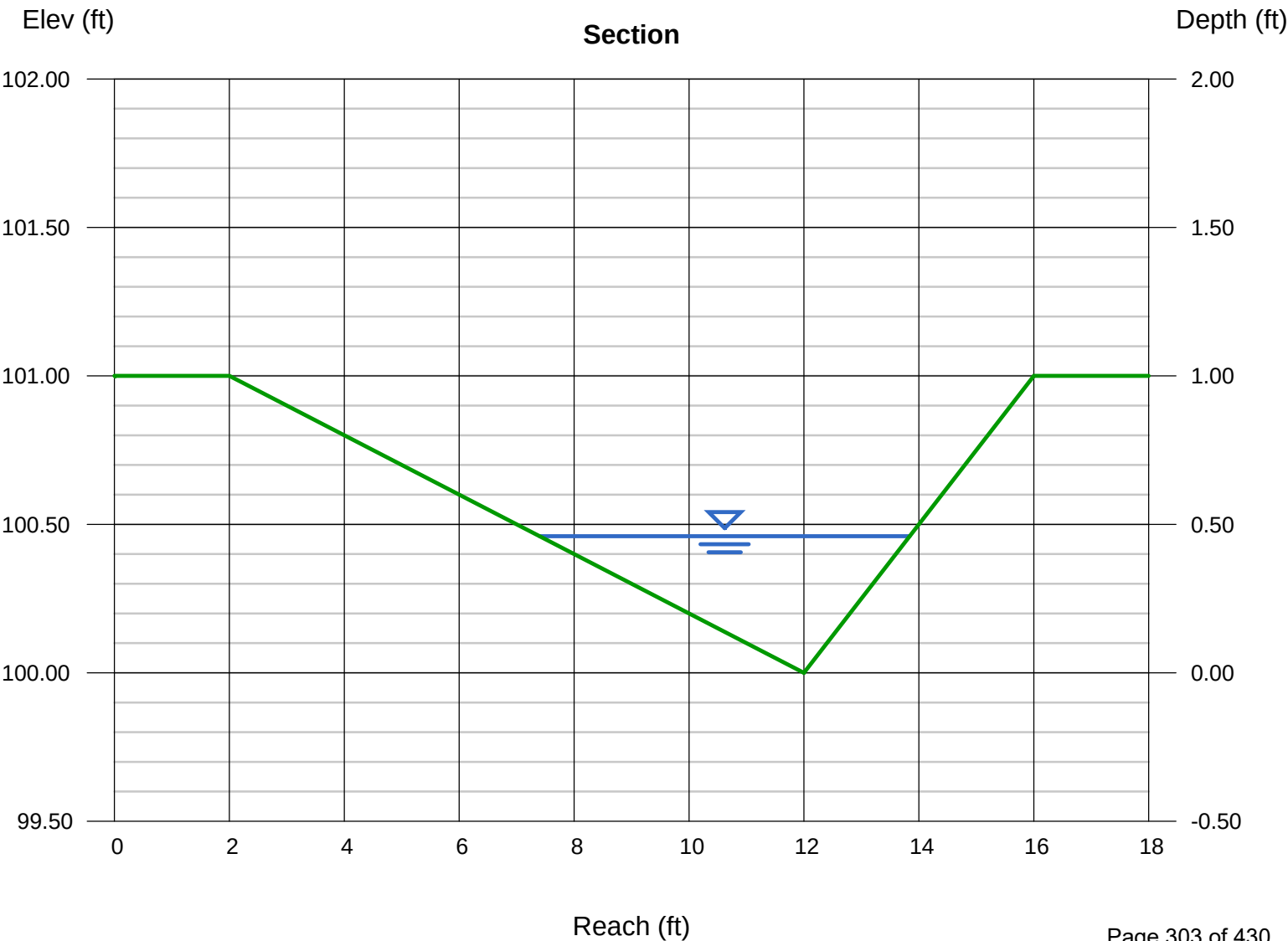
Invert Elev (ft) = 100.00
Slope (%) = 2.30
N-Value = 0.022

Calculations

Compute by: Known Q
Known Q (cfs) = 5.60

Highlighted

Depth (ft) = 0.46
Q (cfs) = 5.600
Area (sqft) = 1.48
Velocity (ft/s) = 3.78
Wetted Perim (ft) = 6.52
Crit Depth, Yc (ft) = 0.53
Top Width (ft) = 6.44
EGL (ft) = 0.68



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Sep 23 2020

15 INCH HDPE OUTLET PIPE

Invert Elev Dn (ft) = 4985.00
Pipe Length (ft) = 40.00
Slope (%) = 1.00
Invert Elev Up (ft) = 4985.40
Rise (in) = 15.0
Shape = Circular
Span (in) = 15.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Embankment

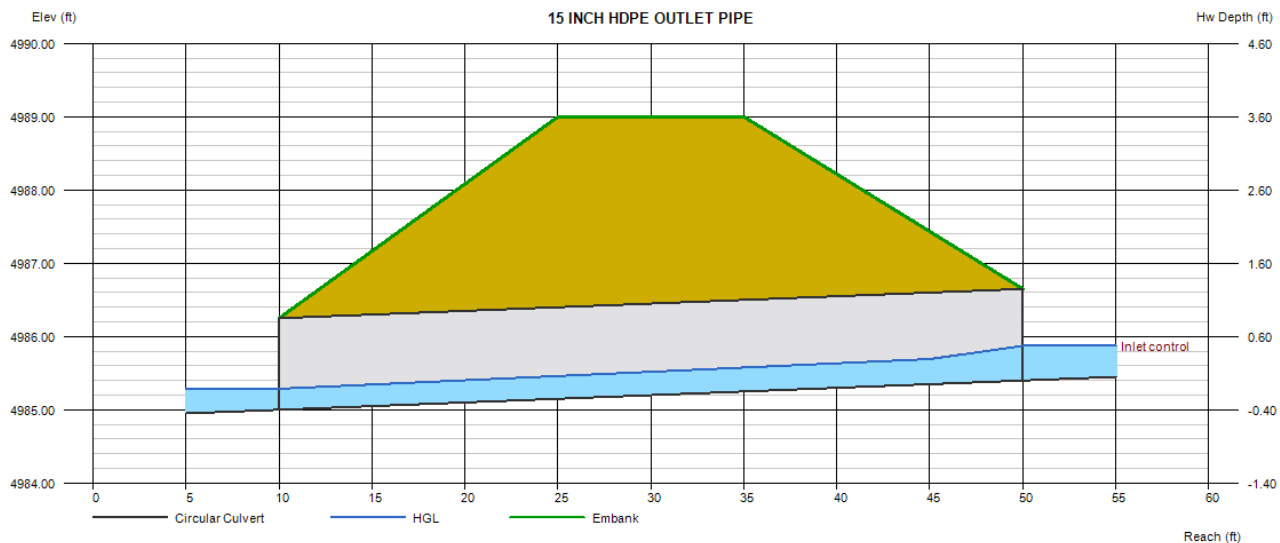
Top Elevation (ft) = 4989.00
Top Width (ft) = 10.00
Crest Width (ft) = 20.00

Calculations

Qmin (cfs) = 0.80
Qmax (cfs) = 0.80
Tailwater Elev (ft) = Normal

Highlighted

Qtotal (cfs) = 0.80
Qpipe (cfs) = 0.80
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.76
Veloc Up (ft/s) = 2.85
HGL Dn (ft) = 4985.29
HGL Up (ft) = 4985.75
Hw Elev (ft) = 4985.87
Hw/D (ft) = 0.38
Flow Regime = Inlet Control





DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE Job # 21431-00
Engineers/Surveyors Client: MANDI HAGLER Designed by: MAB Date: 9/22/2020

SIZING OF RIP RAP OUTLET PROTECTION (POND OUTLET PIPE):

Rip Rap Outlet Protection based on Sec. 3.2.3 "Hydraulic Structures"
Volume II Urban Storm Drainage Criteria Manual

Design Information:

Q_{max} = 0.80 c.f.s.

Downstream Velocity = 3.76 f.p.s.

Pipe Diameter = 15-inch

Tailwater Depth Y_t = 0.38 feet

- Use Figure 9-38 if $Q/D^{2.5} < 6$

$$Q/D^{2.5} = 0.80/1.25^{2.5} = 0.46 < 6, \text{ O.K. to use Figure 9-38}$$

- From Figure 9-38, Rip Rap Selection is Type 'L'

$$Q/D^{1.5} = 0.80/1.25^{1.5} = 0.57$$

$$Y_t/D = 0.38/1.25 = 0.30$$

- From Figure 8-34, Median Rock Size, d₅₀, for Type 'VL' is 6 inches

- From Figure 8-34, Bedding Thickness Requirements is 4 inches
of Type I beneath 4 inches of Type II

- Rip Rap Width & Length = 3 x D = 3.75 feet min.

- Rip Rap Thickness T = 2.0 x d₅₀ = 2.0 x 6 = 12 inches

SIZING OF RIP RAP OVERFLOW SPILLWAY

Rip Rap Channel Sizing
Volume I Urban Storm Drainage Criteria Manual, Section 8.1.1

Design Information:

Velocity = 2.26 c.f.s.

Slope below Weir Downstream V ≤ 0.15 ft/ft

Riprap sizing d₅₀ > feet

$$\left[\frac{VS^{0.17}}{4.5(G_s - 1)^{0.66}} \right]^2$$

Riprap sizing d₅₀ > inch

$$\left[\frac{2.26 \times 0.15^{0.17}}{4.5(2.5 - 1)^{0.66}} \right]^2 \times 12 \text{ in/ft}$$

Riprap sizing d₅₀ >

3.34 inch

Use Type 'VL' to match pipe

- From Figure 8-34, Median Rock Size, d₅₀, for Type 'VL' is 6 inches

- Rip Rap Thickness T = 2.0 x d₅₀ = 2.0 x 6 = 12 inches

APPENDIX H

CHARTS, TABLES & GRAPHS

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period

NRCS Soil Group	Storm Return Period						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	$C_A =$ $0.84i^{1.302}$	$C_A =$ $0.86i^{1.276}$	$C_A =$ $0.87i^{1.232}$	$C_A =$ $0.88i^{1.124}$	$C_A =$ $0.85i+0.025$	$C_A =$ $0.78i+0.110$	$C_A =$ $0.65i+0.254$
B	$C_B =$ $0.84i^{1.169}$	$C_B =$ $0.86i^{1.088}$	$C_B =$ $0.81i+0.057$	$C_B =$ $0.63i+0.249$	$C_B =$ $0.56i+0.328$	$C_B =$ $0.47i+0.426$	$C_B =$ $0.37i+0.536$
C/D	$C_{C/D} =$ $0.83i^{1.122}$	$C_{C/D} =$ $0.82i+0.035$	$C_{C/D} =$ $0.74i+0.132$	$C_{C/D} =$ $0.56i+0.319$	$C_{C/D} =$ $0.49i+0.393$	$C_{C/D} =$ $0.41i+0.484$	$C_{C/D} =$ $0.32i+0.588$

Where:

i = % imperviousness (expressed as a decimal)

C_A = Runoff coefficient for Natural Resources Conservation Service (NRCS) HSG A soils

C_B = Runoff coefficient for NRCS HSG B soils

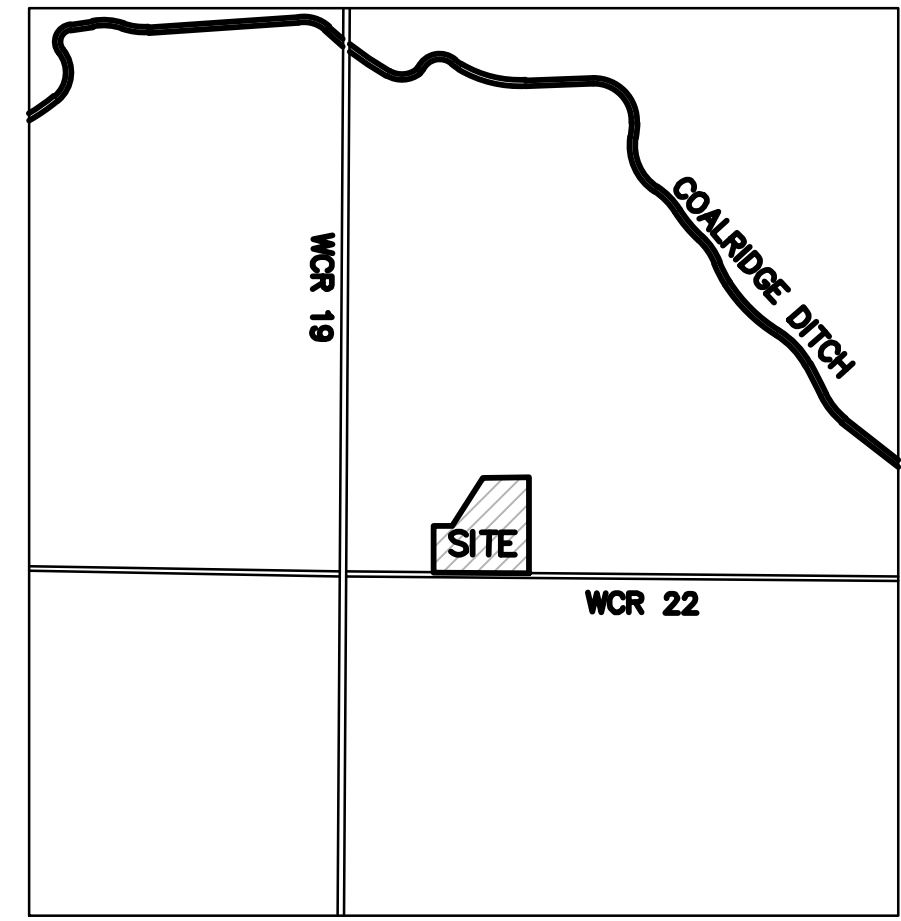
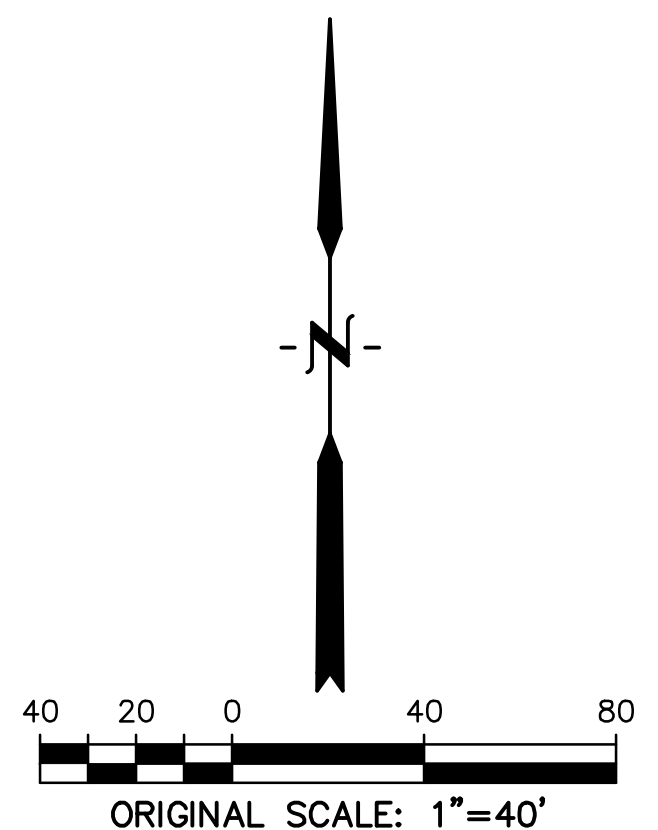
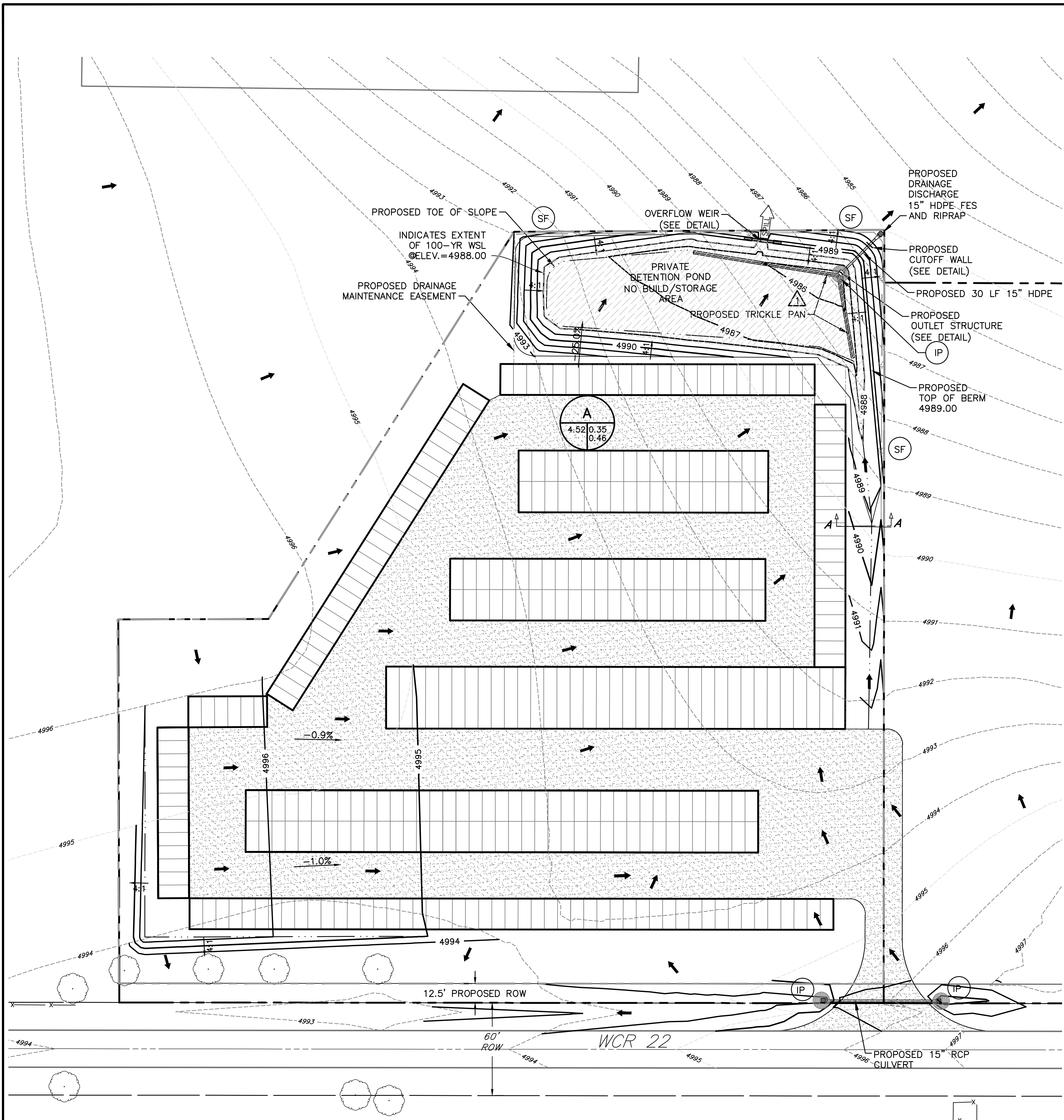
$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

The values for various catchment imperviousness and storm return periods are presented graphically in Figures 6-1 through 6-3, and are tabulated in Table 6-5. These coefficients were developed for the Denver region to work in conjunction with the time of concentration recommendations in Section 2.4. Use of these coefficients and this procedure outside of the semi-arid climate found in the Denver region may not be valid. The UD-Rational Excel workbook performs all the needed calculations to find the runoff coefficient given the soil type and imperviousness and the reader may want to take advantage of this macro-enabled Excel workbook that is available for download from the UDFCD's website www.udfcd.org.

See Examples 7.1 and 7.2 that illustrate the Rational Method.

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9



VICINITY MAP
NTS

DETENTION POND SUMMARY	
POND INVERT	4985.50
REQUIRED W.Q.C.V. (cubic feet)	3,774
W.Q.C.V. WSL	4987.00
5-YR. VOLUME (cubic feet)	6,309
5-YR.+W.Q.C.V. (cubic feet)	10,083
5-YR. WSL	4987.60
100-YR. VOLUME (cubic feet)	14,129
100-YR. WSL	4988.00
HEIGHT OF FREEBOARD	4989.00
Q100-YR. max. release (cfs)	0.80
MAX. SPILLWAY FLOW (cfs)	5.60
EMERGENCY SPILLWAY ELEV.	4988.00
MAX. SPILLWAY WSL	4988.40

RUNOFF SUMMARY TABLE			
DESIGN POINT	CONTRIBUTING AREA (acres)	RUNOFF 5-YR. (cfs)	RUNOFF 100-YR. (cfs)
1	4.52	2.22	5.60

SCS SOILS TYPE
VONA LOAMY SAND
HYDROLOGIC GROUP 'A'

GENERAL NOTES

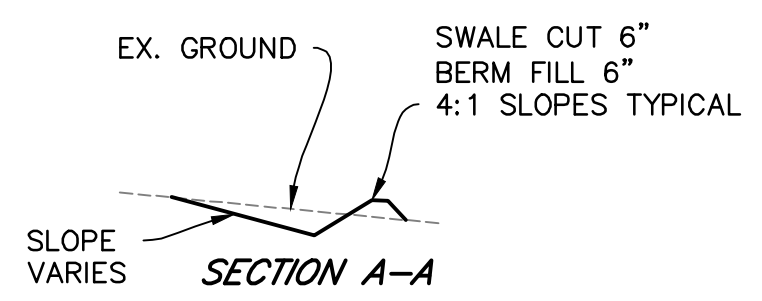
- EXISTING CONTOURS SHOWN ARE APPROXIMATE, BASED ON DIGITAL TERRAIN MODEL DATA. ACTUAL ELEVATIONS MAY VARY.
- PROPOSED GRADING OF THE DETENTION POND AS DEPICTED ON THIS PLAN IS TO DEMONSTRATE THE POND'S PRELIMINARY AREA AND VOLUMES. THE DESIGN MAY BE ADJUSTED ACCORDING TO ACTUAL FIELD SURVEY INFORMATION.
- THE OUTLET PIPE BEDDING MATERIAL MUST CONSIST OF NATIVE EARTHEN SOIL, NOT GRANULAR BEDDING MATERIAL.

LEGEND

- PROPERTY LINE/DRAINAGE BASIN - - - - -
- ROW LINE - - - - -
- SECTION LINE - - - - -
- EX. INTERMEDIATE CONTOUR -5083-
- EX. INDEX CONTOUR -5085-
- PR. INTERMEDIATE CONTOUR -5083-
- PR. INDEX CONTOUR -5385-
- PROPOSED FLOWLINE - - - - -
- PROPOSED STORM SEWER - - - - -
- DETAINED AREA BOUNDARY - - - - -
- DRAINAGE FLOW DIRECTION →
- DETENTION POND OVERFLOW LOCATION SPILL →
- DRAINAGE BASIN DESIGN POINT A
- BASIN I.D. A
- BASIN AREA (Acres) 4.52 0.35 0.46
- 5 YR. RUNOFF COEFFICIENT 0.35
- 100 YR. RUNOFF COEFFICIENT 0.46
- PROPOSED DETENTION 100-YR WSL ... [Hatched Pattern]
- PROPOSED GRAVEL [Stippled Pattern]
- PROPOSED STORAGE PODS [Rectangular Pattern]
- ESCP SILT FENCE SF
- ESCP INLET PROTECTION IP

DRAINAGE SWALE SECTION

NTS - VERTICAL EXAGGERATED 5X



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
710 11TH AVE., SUITE L-45
GREELEY, COLORADO 80631
CONTACT: CAMERON KNAPP, P.E.
(970) 351-0645
BOULDER • GREELEY
COLORADO SPRINGS

PREPARED FOR:

MANDI & LEE HAGLER
9875 CR 42
FORT LUPTON, CO 80621

CONTACT: MANDI HAGLER
(720)-275-8906

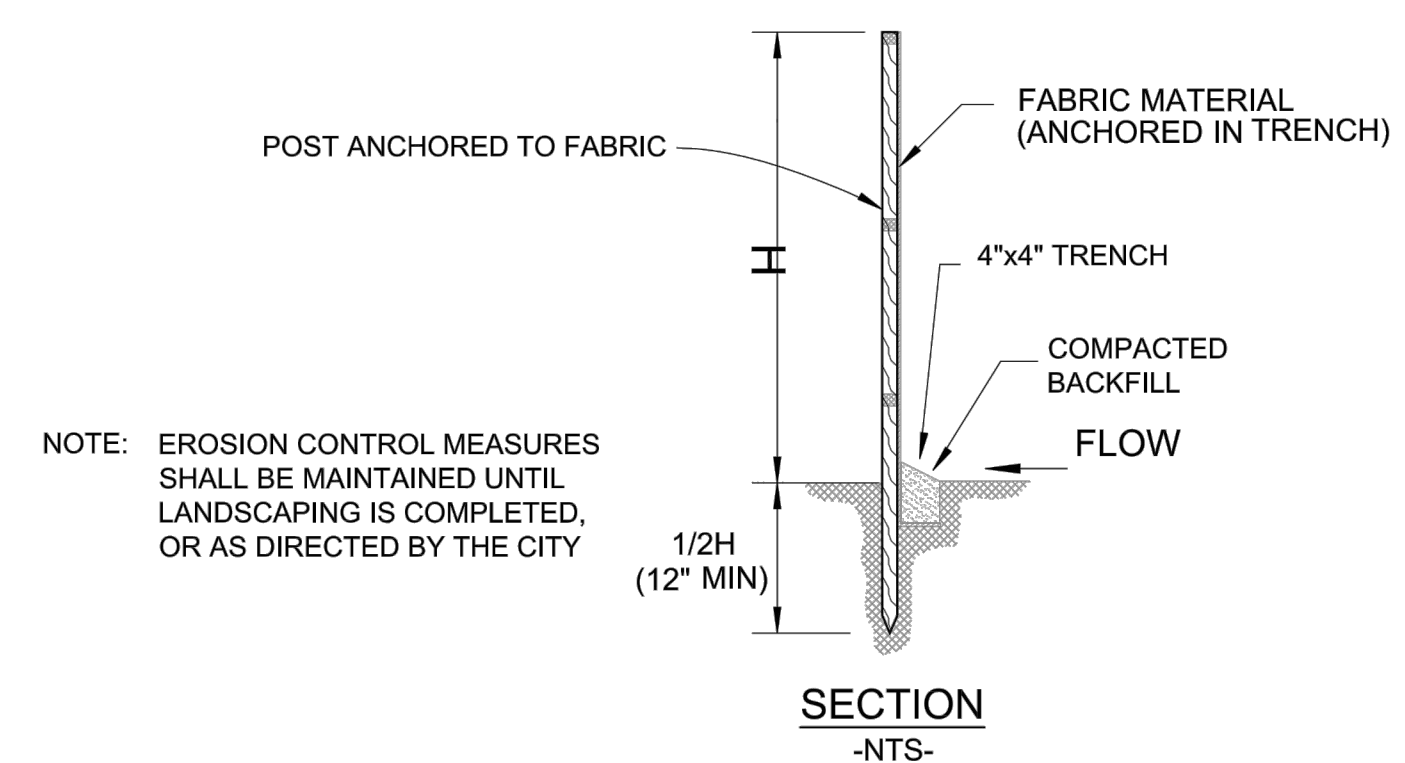
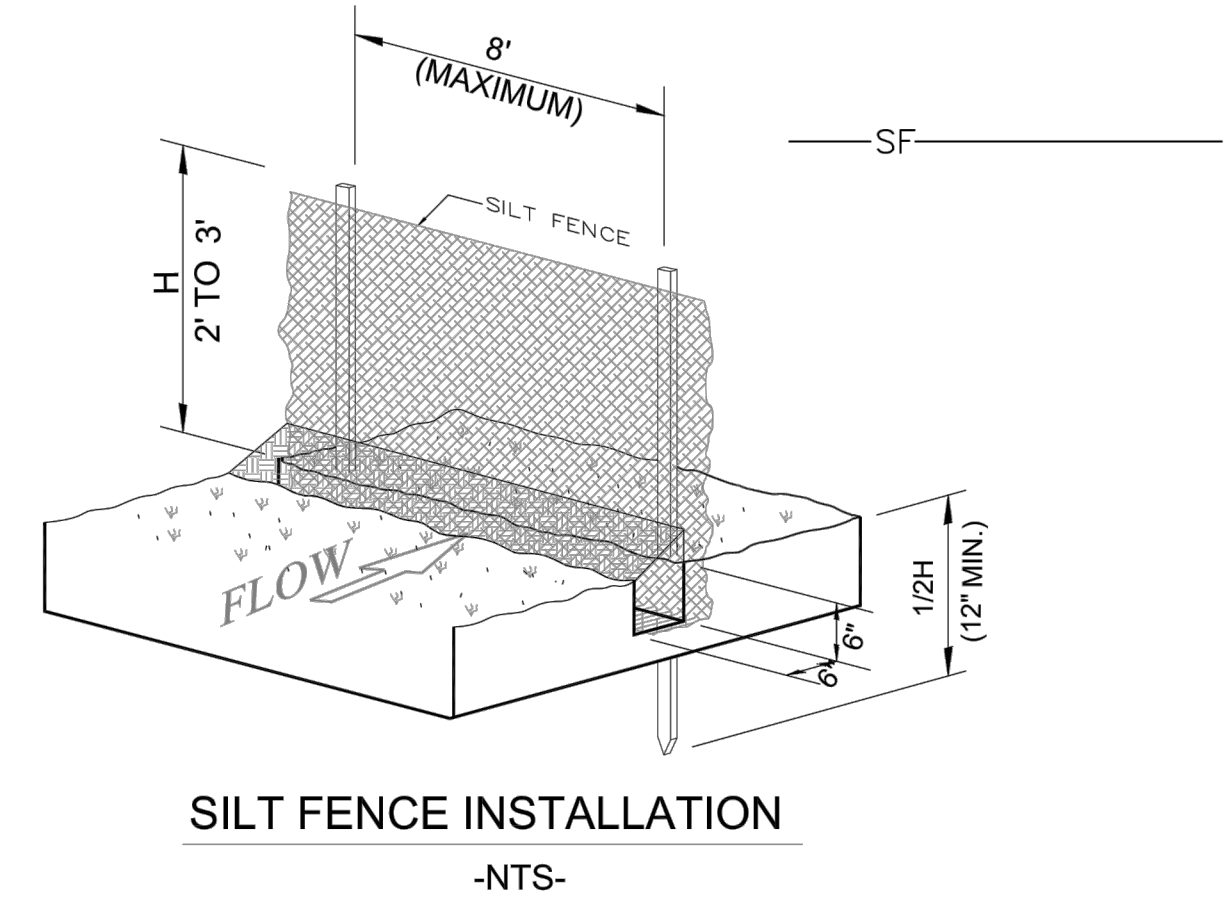
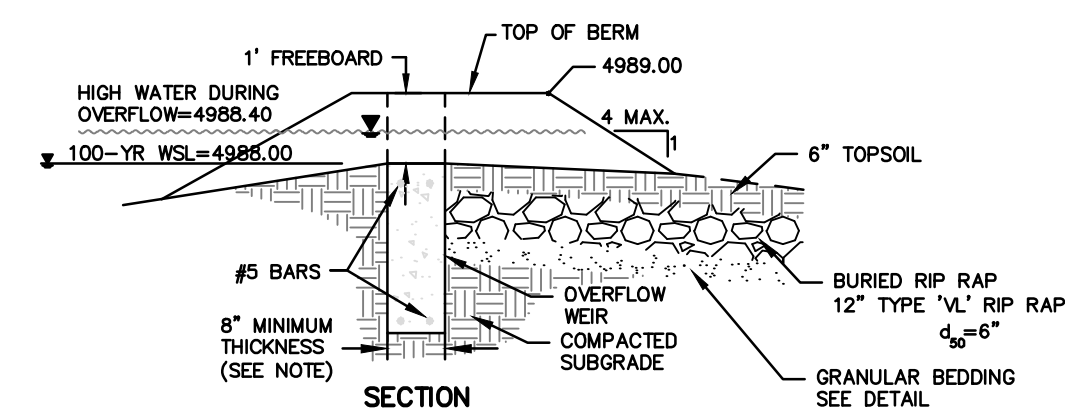
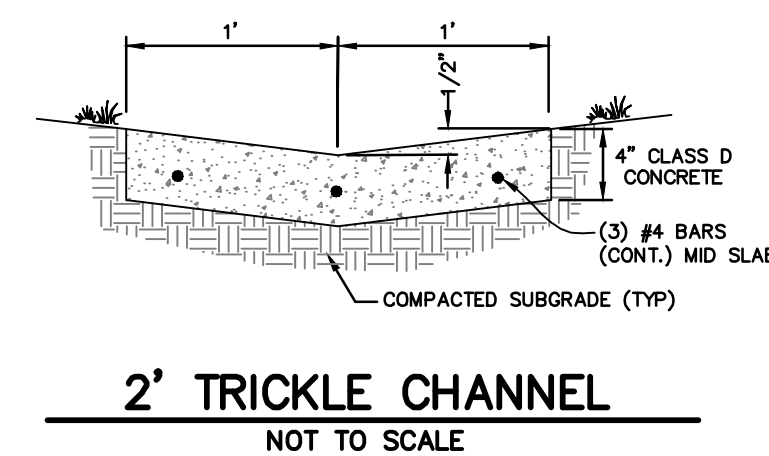
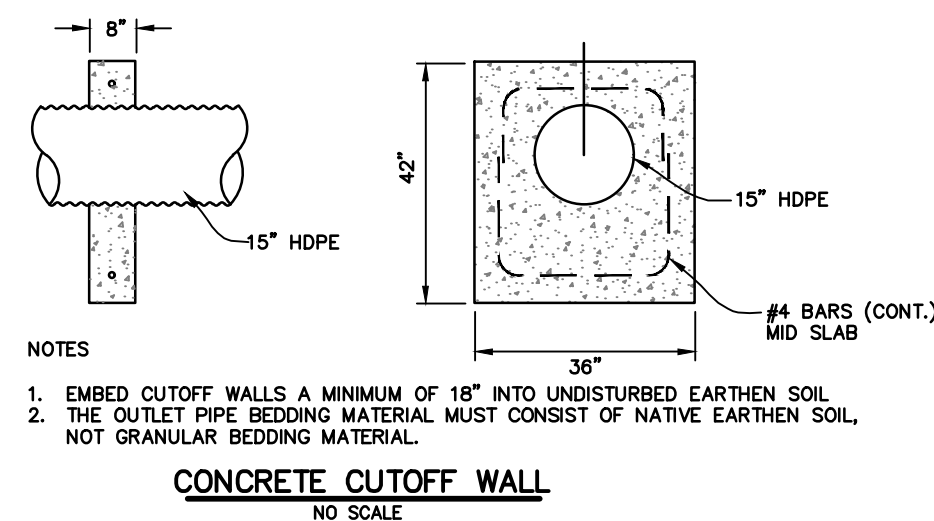
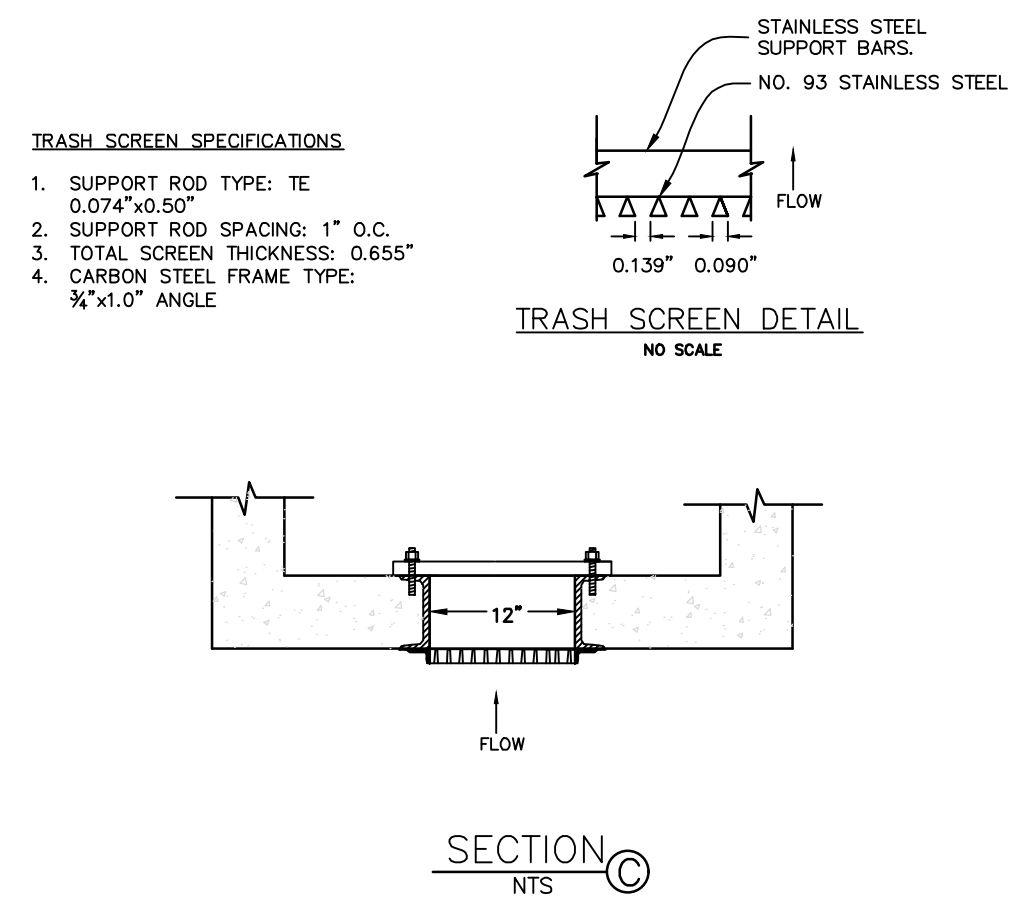
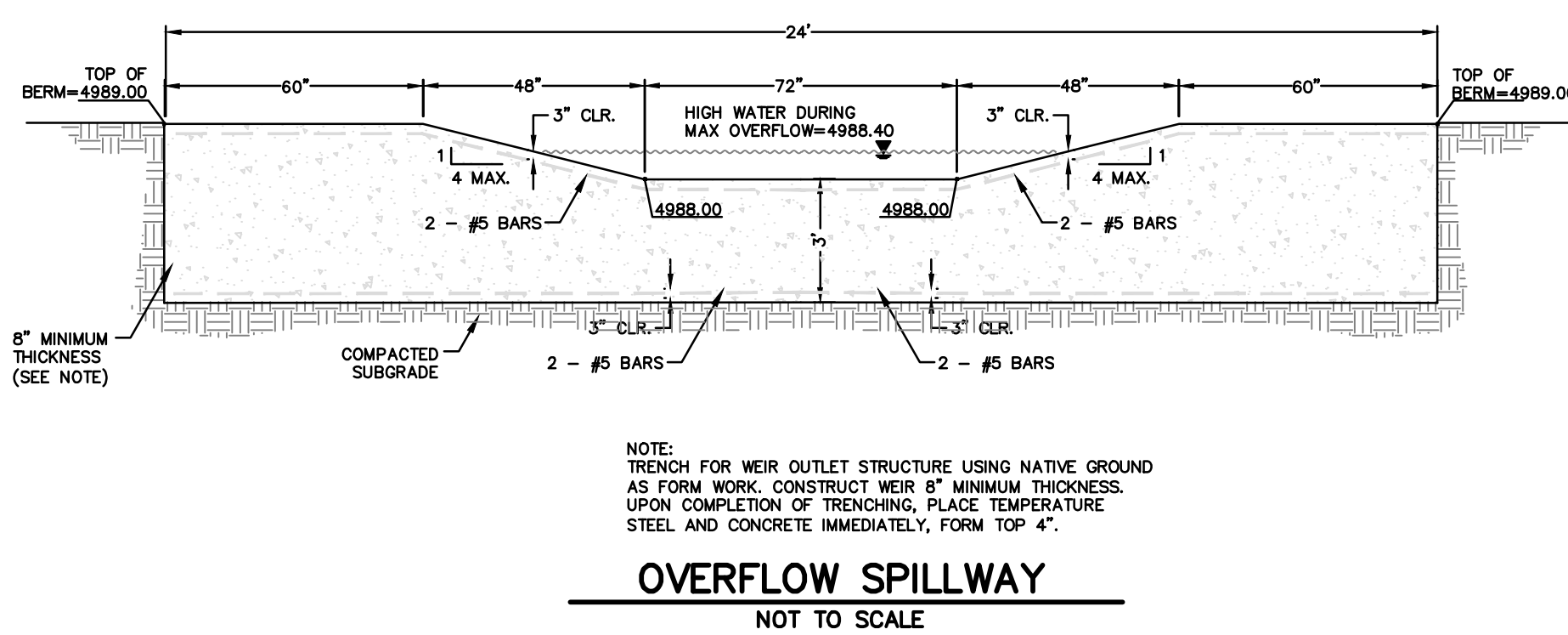
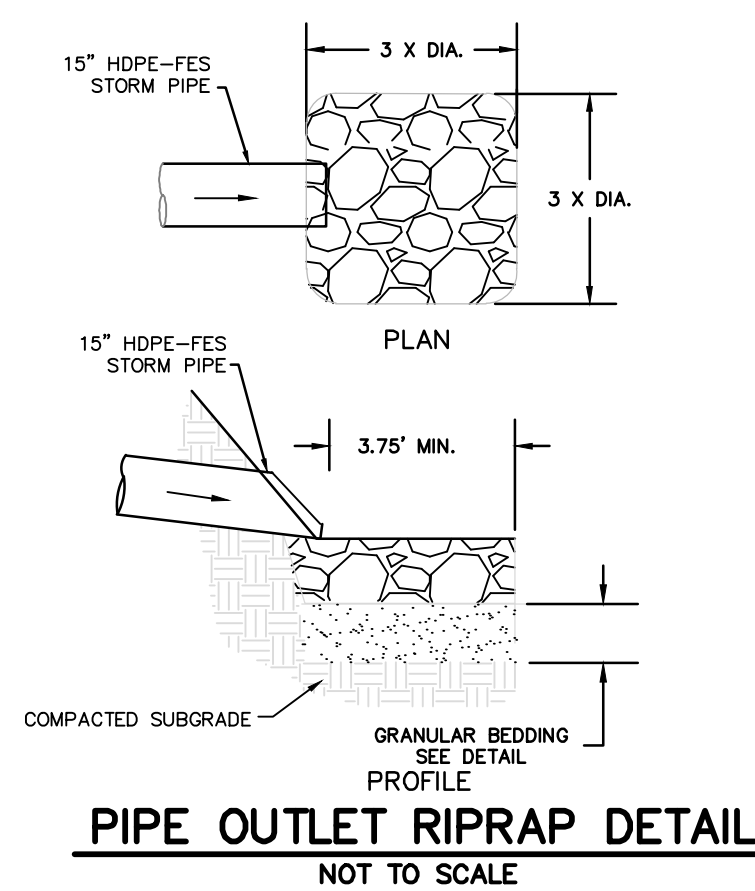
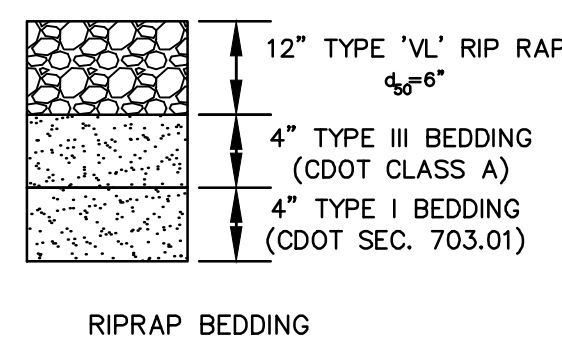
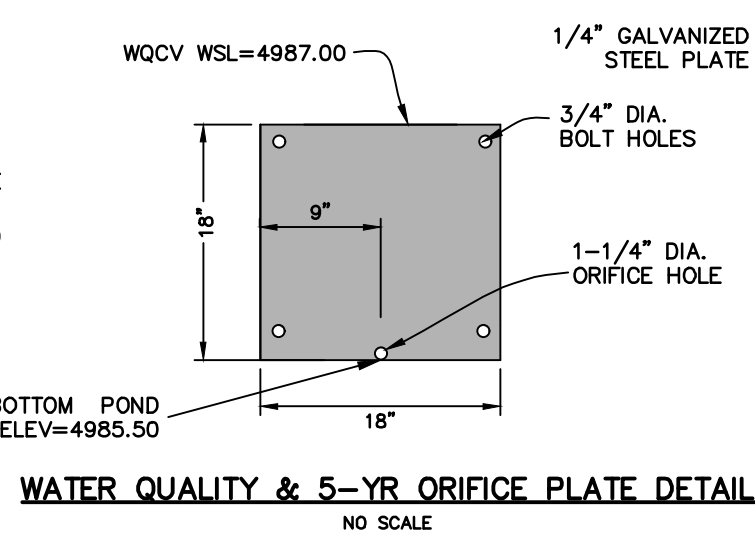
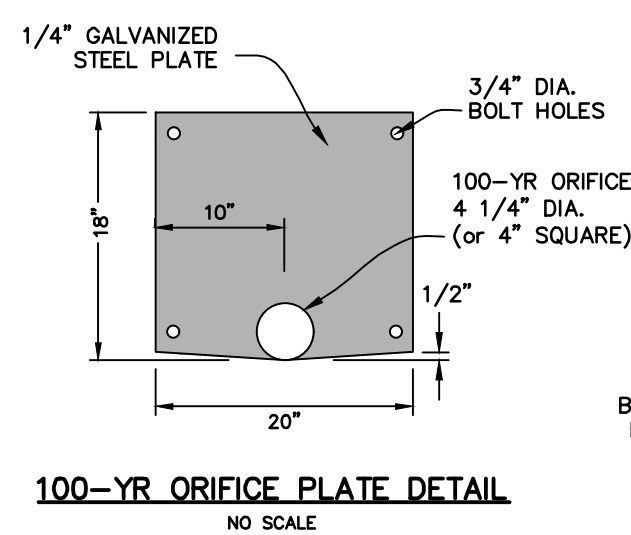
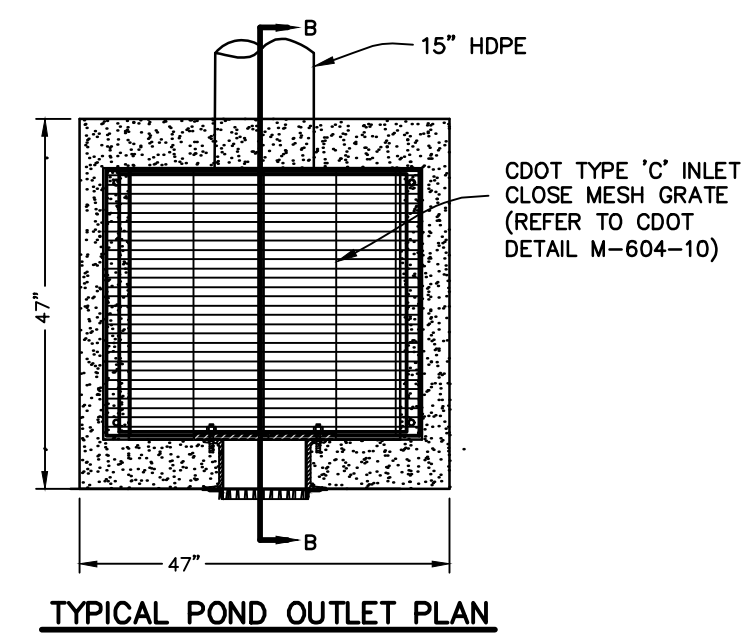
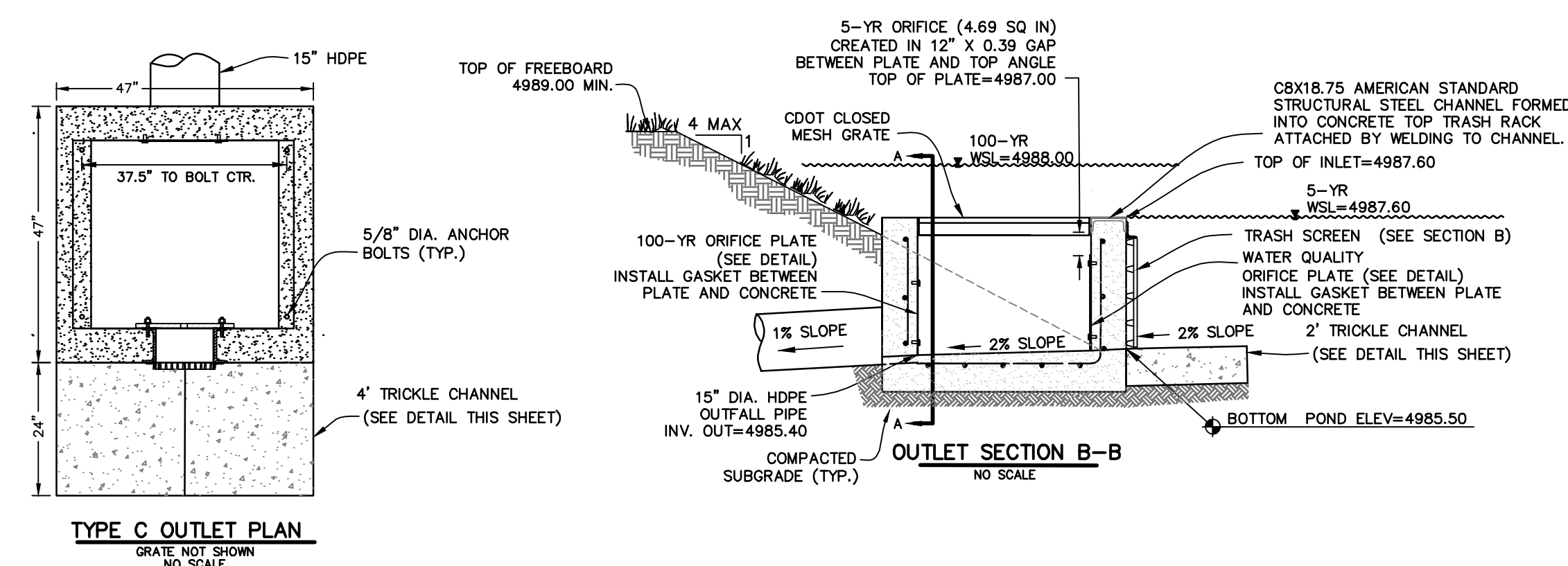
HAGLER SELF STORAGE
SPECIAL USE PERMIT
PT S2 10-2-67 LOT C REC EXEMPT REC18-0072
WCR 22, FORT LUPTON COLORADO

ISSUE	DATE
SUP APPLICATION	09/24/2020
DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CKW
FILE NAME:	DRAINAGE

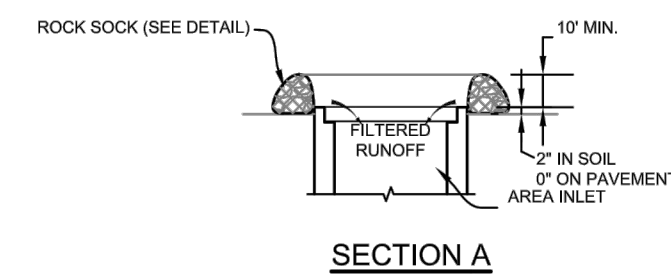
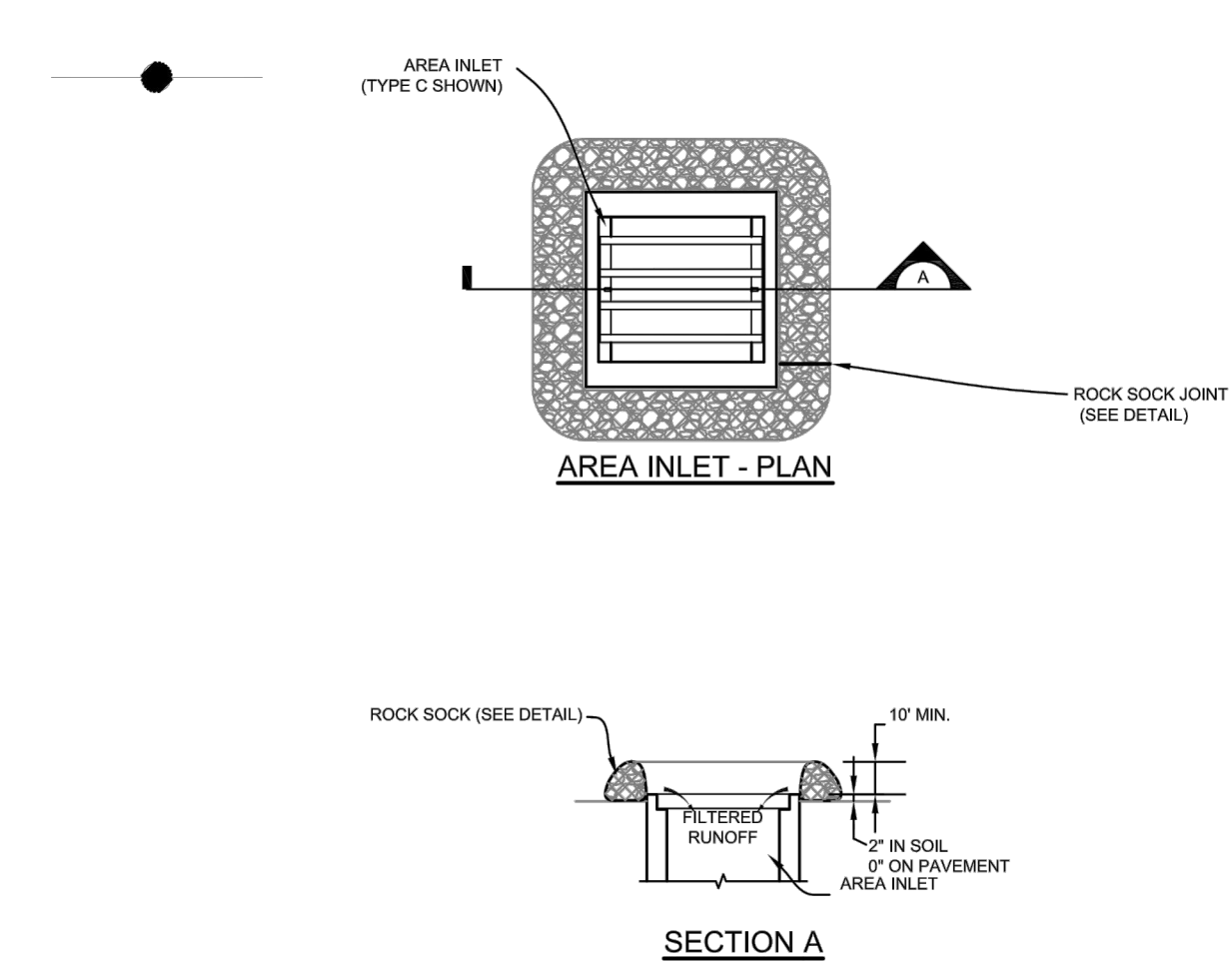
DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

DRAINAGE &
EROSION CONTROL
PLAN

PROJECT NO. 21431-00GRCV



	DESIGN STANDARDS	STANDARD DRAWING
	SILT FENCE	EC 15 DATE: 8/15/14

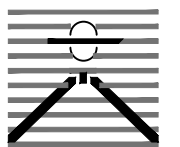


INLET PROTECTION INSTALLATION NOTES

1. INLET PROTECTION AFTER INLET CONSTRUCTION OF AFTER PAVEMENT SHALL BE INSTALLED WITHIN 48 HOUR AFTER INLET CONSTRUCTION OR PAVING IS COMPLETED.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

	DESIGN STANDARDS	STANDARD DRAWING
	AREA INLET PROTECTION USING GRAVEL FILTER	EC 7
		DATE: 8/15/14

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
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GREELEY, COLORADO 80631
CONTACT: CAMERON KNAPP, P.E.
(970) 351-0645
BOULDER • GREELEY
COLORADO SPRINGS

PREPARED FOR:

MANDI & LEE HAGLER
9875 CR 42
FORT LUPTON, CO 80621

CONTACT: MANDI HAGLER
(720)-275-8906

HAGLER SELF STORAGE
SPECIAL USE PERMIT
10-2-67 LOT C REC EXEMPT RECX18-C
WCR 22, FORT LUPTON COLORADO

ISSUE	DATE
SUP APPLICATION	09/24/2020

DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CWK
FILE NAME:	DT01

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

DRAINAGE & EROSION CONTROL DETAILS

PROJECT NO. 21431-00GRCV

2



MEMORANDUM

TO: **Mandi Hagler**
Mandibrook26@hotmail.com

FROM: Derek Schuler, P.E., PTOE

DATE: November 11, 2020

RE: Traffic Memorandum: Hagler Self Storage, PT S2 10-2-67 LOT C,
REC EXEMPT RECX18-0072, Fort Lupton, CO

This traffic memo serves to summarize the land use, probable trip generation and distribution, and vehicular access to the proposed self storage facility. This is located at the subject lot on CR 22 roughly 550 feet east of CR 19. The site is generally located 4 miles northeast of the Town of Firestone and 4 miles northwest of Fort Lupton (proper). See related site plan for site location and layout. The existing 4.52 acre site is currently vacant. The site is zoned as A – agricultural and is generally surrounded by farming uses. The property to the east contains a single family house owned by the Hagler's but is not associated with this development.

339 Pod storage units are proposed. Renters of the units will utilize the proposed gravel drive aisles between the rows of units but there are no designated parking spaces. There are no other building types or any employees on site. A single existing access driveway will be upgraded for the new site use. This access point on CR 22 is located approximately 550 feet east of CR 19. Entry will be controlled by an electronic activated gate with key code required.

Proposed Land Use & Trip Generation

The proposed land use will be only for the proposed storage units plus a storm water detention pond. The hours of operation are 7am – 7pm seven days per week. Almost all trips will be made by personal vehicle with a rare need for occasional truck access.

Table 1 below shows the probable trip generation numbers. The Trip Generation manual is currently in its 10th edition and is an industry accepted informational report published by the Institute of Transportation Engineers (ITE). The table shows the number of expected trips for the development using the latest ITE trip rates. The Mini-Warehouse code #151 was used and is defined as buildings in which individual storage units are rented for the storage of goods. Using the ITE rates, the development is

Hagler Self Storage

Page 2

anticipated to generate about 61 daily trips, 5 trips (3 in/2 out) in the morning peak hour and 7 trips (4 in/3 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for Hagler Self Storage, Fort Lupton, CO															
ITE Code / Land Use Size		Trip Generation Rates ¹			Trips Generated										
					Average Weekday Trips	AM Peak-Hour (7 - 9)				Total	PM Peak-Hour (4 - 6)				Total
		Avg. Weekday	AM PEAK	PM PEAK		% Trips	Trips	% Trips	Trips		% Trips	Trips	% Trips	Trips	
#151 - Mini Warehouse	339 Unit	0.18	0.014	0.02	61	50%	2.4	50%	2.4	5	50%	3.4	50%	3.4	7
Total Trips ²					61	3		2		5	4		3		

¹Source: "Trip Generation" Institute of Transportation Engineers, 10th Edition, 2017

²Inbound Trips rounded up (worst case for traffic on CR 22)

Existing Roads & Distribution

CR 22, in front of the subject site, is classified as a local unpaved road. It is narrow at roughly 18' wide, but can generally accommodate two way travel at low speeds. Nearby perpendicular (north/south) CR 19 is a paved and striped two lane arterial road. It is assumed that 100% of site traffic will be to/from the west to access the paved CR 19. From there, most of the traffic will be to/from the south towards Firestone and Fort Lupton (assume 75% site traffic). Due to the very low peak hour site traffic, there is minimal disruption to traffic on CR 22 (expected to serve local traffic only).

Conclusion

With the addition of the proposed development, vehicular traffic is adequately accommodated by the surrounding roadway network. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.

Sincerely,

Drexel, Barrell & Co.

Derek Schuler

Derek Schuler, P.E., PTOE
Transportation Group Leader



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

Date: 1/20/2021

Project name: Hagler Annexation

Project address: 9241 Cr 22, Fort Lupton, CO 80621

FLFPD Project # R2021-0002

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Hagler Annexation** located at **9241 Cr 22**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 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.

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.
2. Construction documents and supporting data (i.e. code analysis) shall be submitted electronically with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
 - a. Application for permit can be found at [Contractors: | Fort Lupton Fire Protection District](#)
3. Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.
4. 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. *2012 IFC, 505.1*

5. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
6. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *(Access within the facility shall be such that a vehicle can travel along a loop through the facility from the entrance and back again without having to back up at any point).* *2012 IFC, 503.1.1*
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *2012 IFC, 503.2.1*
8. Fire apparatus access road (driveway) shall be designed and maintained to support the imposed loads of fire apparatus (56,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities (e.g. gravel, road base or recycled asphalt). *2012 IFC Section 503.2.3*
9. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. The minimum gate width shall be 20 feet (6096 mm).
 2. Gates shall be of the swinging or sliding type.
 3. Construction of gates shall be of materials that allow manual operation by one person.
 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

A knoxbox or knoxSwitch is acceptable for emergency access. A KnoxSwitch shall require an electrical back up system. Either a battery backup system or generator back up system.

10. Per the IFC and IBC, a facility utilizing enclosed containers for storage other than Hazardous Materials is considered a Group S-1 occupancy.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

The proposed storage containers shall be grouped in such a manner that the collective square footage shall not exceed 11,999 sqft. per group. If this cannot be accomplished the containers shall be equipped with a monitored fire suppression system.

11. As part of this annexation, 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, as this annexation process moves forward, the Fire District and our attorneys from Ireland Stapleton, will be working with you to complete the inclusion paperwork into our District and exclusion process from your previous fire protection provider's District. Please watch for any legal paperwork and we would please ask you to respond in a timely fashion.

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

Maria Lancto

From: Kathy Naibauer <kathy@cwccd.com>
Sent: Monday, January 25, 2021 11:31 AM
To: Maria Lancto
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Maria,

We have reviewed the provided material for the Hagler Annexation, Initial Zoning & Special Use Permit and have no conflicts.

Thanks,

Kathy Naibauer

Central Weld County Water District
2235 2nd Ave
Greeley, CO 80631

Phone 970 352 1284

From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Monday, January 11, 2021 3:56 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto
Planner I
130 S. McKinley Ave.
Fort Lupton, CO 80621

Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



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Maria Lancto

From: Maureen Welsh <MWelsh@frederickco.gov>
Sent: Tuesday, January 12, 2021 8:04 AM
To: PlanningDept
Subject: Referral Response LUP2020-0036,ANX2020-0006,COZ2020-0008,SUP2020-0007

Good morning,

Thank you for allowing the Town of Frederick to review and provide comment on the applications listed in the subject of this email.

With that, the Town of Frederick has no issues with this project proposal as it is well outside our Planning Area Boundary.

Thank you,

Maureen Welsh | Planner I
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov



Click [here](#) to see what matters to us!

This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information is strictly prohibited. If you have received this message in error, please notify the sender, by electronic mail or otherwise and delete the original message from your computer.

Maria Lancto

From: John Fryar
Sent: Monday, January 11, 2021 4:49 PM
To: Maria Lancto
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Follow Up Flag: Follow up
Flag Status: Completed

Again, no law enforcement issues. As I have mentioned, as we move away from the center of Fort Lupton, at some point there will be a need to address the time/distance limitations at our current officer levels. Thanks.



Committment rather than Compliance
Remember "Find a Way to Help"

John Fryar, Chief of Police
130 S. McKinley Ave
Fort Lupton, CO 80621

Work (303) 857-4011
Cell (303) 210-0100

From: Maria Lancto
Sent: Monday, January 11, 2021 3:56 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11 , 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto

Planner I

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 303.857.6694

Extension: 6107

Cell: 303.718.0172



Maria Lancto

From: Kelly Dykstra <kdykstra@procodeinc.net>
Sent: Tuesday, January 26, 2021 12:03 PM
To: Maria Lancto
Cc: Alyssa Knutson; Todd Hodges; Magaly Morales-Tejada; Jonathan Gesick
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Hello Maria,

This is a public, commercial facility.

If approved, this project will require an architect with code analysis including drawings, cluster sizing, anchoring surface, allowable fire areas for S1 storage, public/accessible/restrooms (each sex), accessible routes/parking/units, (5% of each size offered to be accessible units on an accessible route), egress lighting which may include site lighting as well.

Please consult Colorado licensed design professional with these initial comments.

Hope this helps, Have a great day!

Kelly Dykstra

Deputy Building Official

(970) 305-3161

www.procodeinc.net



Confidentiality Notice: 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: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Tuesday, January 26, 2021 9:58 AM
To: Kelly Dykstra <kdykstra@procodeinc.net>
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>

Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good morning Kelly,

I wanted to follow up with you on this referral. We are interested in your input on the special use permit for self-storage.

Thanks,

Maria Lancto

Planner I

130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



From: Maria Lancto

Sent: Monday, January 11, 2021 3:56 PM

Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>

Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto

Planner I

130 S. McKinley Ave.

Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



Please be cautious

This email was sent outside of your organization



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Cameron Knapp (Drexel, Barrell) cknapp@drexlbarrel.com
From: Roy Vestal
Date: January 15, 2021
Subject: Hagler Annexation, Initial Zoning & Special Use Permit;
Project No. LUP2020-0036; Plan Nos. ANX2020-0006;
COZ2020-0008 & SUP2020-0007
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

Annexation Map - looks good

Site Plan

1. Drainage

- a. Final Drainage Study should address the proposed outfall. It appears there is no channel or receiving conveyance.
- b. On-site retention will be required until a developed drainage system exists.
- c. Provide calculations for the drive culvert crossing. Minimum size would be 18-inches.

2. Transportation

- a. The Traffic Study as submitted is acceptable.
- b. CR 22 is designated as an arterial in the City's Transportation Plan. Required future ROW of 110-feet. Additional ROW dedication of 25-feet is required by separate document prior to recording Site Plan.

3. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

4. Utilities

a. Storm Sewer - Chapter 5

- i. Minimum size pipe in ROW is 18-inches.

b. Construction Notes:

- i. General Storm #3 - delete. PVC is not allowed for storm drainage.
- ii. General Water-Sewer - Add nonpotable water line pipe material. Specify purple pipe. May be HDPE or PVC same standards as potable water lines.
- iii. General Water-Sewer #27 - 4" sewer service minimum slope is 2%.

Final approval of drawings does not infer the drawings are error free. The City shall have full authority to review and approve all submittals and construction for compliance with these DESIGN STANDARDS and CONSTRUCTION SPECIFICATIONS. An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with these DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in these DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.



February 1, 2021

Fort Lupton Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Re: Hagler Annexation, Initial Zoning, and Special Use Permit - Project No. LUP2020-0036 Plan No. ANX2020-0006, COZ2020-0008, & SUP2020-0007

Dear Mr. Hodges and Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Hagler Annexation, Initial Zoning, and Special Use Permit. After review of the information, United Power has no concerns or objection to the proposed Project No. LUP2020-0036 Plan No. ANX2020-0006, COZ2020-0008, & SUP2020-0007; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com

Maria Lancto

From: Lauren Light <llight@weldgov.com>
Sent: Thursday, January 14, 2021 11:25 AM
To: Maria Lancto
Cc: Alyssa Knutson; Todd Hodges; Magaly Morales-Tejada
Subject: RE: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Follow Up Flag: Follow up
Flag Status: Flagged

Weld County requires at least a portable toilet for all storage facilities. We also require a waste handling plan and depending on the type of drive surface a dust control plan. The following items are some of the development standards that Weld County requires on recorded plats for storage facilities:

1. All liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
2. No permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.
3. Waste materials shall be handled, stored, and disposed in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The facility shall operate in accordance with Chapter 14, Article 1 of the Weld County Code.
4. Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's air quality regulations.
5. The facility shall adhere to the maximum permissible noise levels allowed in the Commercial Zone as delineated in 25-12-103 C.R.S.
6. Adequate handwashing and toilet facilities shall be provided for employees and patrons of the facility, at all times. For 10 or less customers or visitors per day, and 2 or less full-time employees on site, portable toilets are acceptable. Records of maintenance and proper disposal for portable toilets shall be retained on a quarterly basis and available for review by the Weld County Department of Public Health and Environment. Portable toilets shall be serviced by a cleaner licensed in Weld County, contain hand sanitizers and be screened from public view.
7. The operation shall comply with all applicable rules and regulations of State and Federal agencies and the Weld County Code.

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)



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From: Maria Lancto <MLancto@Fortluptonco.gov>

Sent: Monday, January 11, 2021 3:56 PM

Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>

Subject: Referral Response Request: Hagler Annexation, Initial Zoning & Special Use Permit; Project No. LUP2020-0036; Plan Nos. ANX2020-0006; COZ2020-0008 & SUP2020-0007

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation, initial zoning, and special use permit being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Hagler Annexation, Initial Zoning & Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 1, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto
Planner I

130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 1, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Hagler Annexation, Initial Zoning & SUP
Case #s LUP2020-0036 / ANX2020-0006 / COZ2020-0008 / SUP2020-0007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Hagler Annexation, Initial Zoning & SUP** and has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights along Weld County Road (WCR) 16 crossing WCR 19. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the annexation and initial zoning, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also has existing intermediate pressure natural gas distribution facilities within WCR 19 at WCR 18, 20, 22 and 24.

The City of Fort Lupton must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Mandi Hagler and Lee Hagler for an annexation and initial zoning to the 'A' Agriculture Zone District for two parcels located north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 2, 2021, at 7:00 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 to the public at the time of the hearings due to COVID-19, 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.

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED

AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;

4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET;
THENCE S00°06'06"W, 7432.01 FEET TO THE
TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

RESOLUTION NO. 2021R010

**A RESOLUTION OF THE CITY COUNCIL OF
FORT LUPTON INITIATING ANNEXATION
PROCEEDINGS FOR THE ANNEXATION
KNOWN AS THE HAGLER ANNEXATION
NOS. 1 – 5 AND SETTING THE PUBLIC
HEARING FOR MARCH 2, 2021**

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceeding for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

**APPROVED AND ADOPTED BY THE FORT
LUPTON CITY COUNCIL THIS 19th DAY OF
JANUARY 2021.**

/s/Zo Stieber
Zo Stieber, Mayor

Attest:
/s/ Maricela Peña
Maricela Peña, City Clerk

Approved as to form:
s/Andy Ausmus
Andy Ausmus, City Attorney

Legal Ad No.: FLP222232
First Publication Date: January 27, 2021
Last Publication Date: February 17, 2021
Published In: Fort Lupton Press

Sign Posting Affidavit

LUP2020-0036; ANX2020-0006; COZ2020-0008 & SUP2020-0007



County Road 22

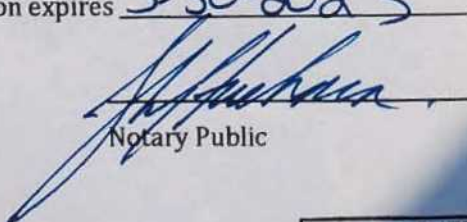
I, LEE HASLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 26 day of JAN., 2021.



Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Lee Hasler this 1 day of February, 2021. Witness my hand and seal.

My commission expires 5-30-2023.


Notary Public

(SEAL)

SHERYL FUEHRER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074021116
MY COMMISSION EXPIRES MAY 30, 2023



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 20th day of January, 2021, a true and correct copy of the foregoing flagpole notification letter for the Hagler Annexation, with annexation map and legal description, was sent via U.S. Mail, postage pre-paid, to the following addresses:

10182 WCR 19 LLC
147 S Denver Ave
Fort Lupton, CO 80621

Sharon Buzzetta
10475 County Road 19
Fort Lupton, CO 80621

Ruth M Martin
8592 County Road 24
Fort Lupton, CO 80621

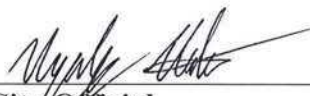
Troy Andersen
10848 County Road 19
Fort Lupton, CO 80621

Kauffman Land & Development LLC
1675 Broadway STE 2800
Denver, CO 80202

Jeffery J Boyd
PO Box 498
Frederick, CO 80530

Firestone Cattle Ranch LP
PO Box 517
Eaton, CO 80615

Daniel Robson
4529 County Road 36
Platteville, CO 80651



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Jeffery J Boyd
PO Box 498
Frederick, CO 80530

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, 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.

- **Planning Commission: Thursday, February 11, 2021 at 6:00 PM**
- **City Council: Tuesday, March 2, 2021 at 7:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the Hagler Annexations Nos. 1 - 5. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Daniel Robson
4529 County Road 36
Platteville, CO 80651

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Kauffman Land & Development LLC
1675 Broadway STE 2800
Denver, CO 80202

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Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



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Fort Lupton, CO 80621

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Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Firestone Cattle Ranch LP
PO Box 517
Eaton, CO 80615

Re: Hagler Annexation No. 1 – 5

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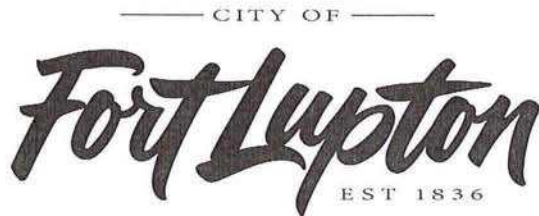
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Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Sharon Buzzetta
10475 County Road 19
Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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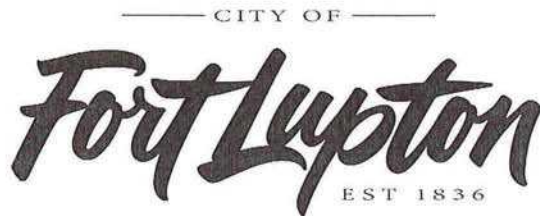
Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



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Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Troy Andersen
10848 County Road 19
Fort Lupton, CO 80621

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January 19, 2021

Via U.S. Mail

10182 WCR 19 LLC
147 S Denver Ave
Fort Lupton, CO 80621

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



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Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

January 19, 2021

Via U.S. Mail

Ruth M Martin
8592 County Road 24
Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO.

LOT C EXEMPTION NO. 1311-10-03 REC18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22 LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNERS' APPROVAL

I KNOW ALL WHO BY THESE PRESENTS, THAT BEING THE
OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAZLER ANNEXATION NUMBER 12.3.4 AND 5

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND
SEALS THIS _____ DAY OF _____ 2020.

NOTES ON CONTRIBUTORS

STATE OF COLORADO } 355
COUNTY OF WELD }
ON THIS _____ DAY OF _____ 2020, WITNESS MY
HAND AND SEAL _____
BY COMMISSION EXPRES _____
TERRY L. BROWN

NOTARY PUBLIC: _____ (SEAL)

[illegible]

EXERCISE NO. 2

[illegible]

570

[illegible][illegible]

INDICATION NO. 5

[illegible]

REFERENCE ALONG S&D WESTERY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TIE (1) CORNERS:

1. 800°33'33" W, 2602.58 FEET.
2. 800°44'33" W, 2635.15 FEET.
3. 800°46'50" W, 1441.62 FEET.
4. 588°43'30" W, 2040 FEET.
5. 800°46'50" W, 1711.68 FEET.
6. 888°52'06" E, 20.00 FEET.
7. 800°01'02" E, 2649.19 FEET.
8. 800°02'33" W, 2633.34 FEET.

1. 800°03'53.7"N, 2602.58 FEET.
2. 800°04'03.7"N, 2635.15 FEET.
3. 800°06'50"W, 1441.62 FEET.
4. 508°43'10"W, 20.00 FEET.
5. 800°06'50"W, 1711.08 FEET.
6. N89°52'06"E, 20.00 FEET.
7. 800°01'02"E, 2649.18 FEET.
8. 800°00'13"W, 2632.38 FEET.

1. 400°00'07"W, 2633.85 FEET.
2. 100°00'09"24"W, 2627.31 FEET.
3. 100°00'08"10"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24.
4. THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING AND (7) CORNERS.
1. 288°04'42"E, 3091 FEET.
2. 284°04'52"E, 3038 FEET TO THE EASTERN LINE OF SAID WELD COUNTY ROAD 19.
3. THENCE ALONG SAID EASTERN LINE OF WELD COUNTY ROAD 19,

[illegible]

2. N89°47'49"E, 97.03 FEET;
3. N32°25'19"E, 296.72 FEET;
4. N89°42'24"E, 239.65 FEET;
5. S00°00'23"W, 34.14 FEET;

6. 505°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION CREATION NO. 1311-10-03 SUBV#8-00223. THENCE 500°23'24"W, 322.10 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION CREATION NO. 1311-10-03 SUBV#8-00223 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22.

THENCE N88°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 9%;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES:

1. 500'00.03"E, 2602.85 FEET;
2. 500'00.37"E, 2632.39 FEET;
3. 500'01.02"E, 2644.09 FEET;
4. 500'00.50"E, 2652.60 FEET;
5. 500'04.03"E, 2635.27 FEET;
6. 500'03.55"E, 2602.28 FEET;
THENCE, NORTH 29° 19' W, 7431.65
FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 35.943 ACRES

ANNEXATION NO. 1 TABLE	ANNEXATION NO. 2 TABLE
TOTAL BOUNDARY: 353.99 LF.	TOTAL BOUNDARY: 1,734.54 LF.
CONTIGUOUS BOUNDARY: 60.00 LF.	
1/4 OF TOTAL BOUNDARY: 59.00 LF.	
RATIO: 1/5 NO	

CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 265.09 L.F.
RATIO: 1/5.90

SHEET TOTAL NO. 3 TABLE
TOTAL BOUNDARY: 8,387.67 L.F.
CONTIGUOUS BOUNDARY: 1,260.55 L.F.
1/6 OF TOTAL BOUNDARY: 1,061.28 L.F.

RATIO 1/4 93

AMERICAN NO. 4 TABLE

TOTAL BOUNDARY: 22,613.76 L.F.
CONTIGUOUS BOUNDARY: 3,677.12 L.F.
1/6 OF TOTAL BOUNDARY: 3,602.29 L.F.
RATIO: 1/5.88

MINERATION NO. 5, TABLE
TOTAL BOUNDARY: 60,657.34 L.F.

CONTIGUOUS BOUNDARY: 14,563.66 LF
1/8 OF TOTAL BOUNDARY: 30,142.89 LF
RATIO: 1/4.09

GENERAL NOTES:

1. THE SHOTS OF BARRAGES IS THE SOUTH LINE OF THE SHOTS OF SECTION 10, T4S, R10E, 10TH. THE LINE ASSIGNED TO BEAR 90°00'00" W.
2. PREPARED BY: DWIGHT BARRELL & CO.
300 WEST 28TH STREET
MINNEAPOLIS, MN 55401
3. ACCORDING TO ORDERS, CAN YOU WANT COMPASS ANY LEGAL ACTION BASED UPON ANY MISTAKE IN THIS SURVEY WITHIN FIVE YEARS AFTER THE DATE OF THE SURVEY. THIS ACTION MAY BE ANY ACTION BASED UPON ANY MISTAKE IN THIS SURVEY WITHIN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE MAP IS NOT A LAND SURVEY PLAT OR AN INSTRUMENT OF RECORD. IT IS FOR INFORMATION ONLY TO GET INFORMATION REQUIRED FOR AN APPLICATION.
5. THE LOCAL UNITS SHOWN HEREON ARE US.

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE APPLICATION MAP OF
THE ABOVE DESCRIBED PROPERTY WAS
RECOMMENDED TO THE FORT LUPTON

QTY COUNCIL MA RESOLUTION NO. -----
RECOMMENDED THIS ----- DAY OF -----
2020.

PLANNING COMMISSION
FORT LUPTON

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF
THAT ABOVE DESCRIBED PROPERTY WAS APPROVED
BY ORDINANCE NO. _____ OF THE CITY OF FORT LUDLOW.

PASSED AND
ADOPTED ON THE _____ DAY OF _____
A.D. 2020 AND THAT THE MAYOR
AND THE CITY OF FORT LUDLOW, AS
AUTHORIZED BY ORDINANCE NO. _____
ON BEHALF OF THE CITY OF FORT LUDLOW, HEREBY
ACKNOWLEDGES AND ADOPTS THE SOLD ANNEXATION
MAP UPON WHICH THIS CERTIFICATE IS ENCLOSED
FOR ALL PURPOSES INDICATED THEREON. APPROVED
THIS _____ DAY OF _____ 2020.

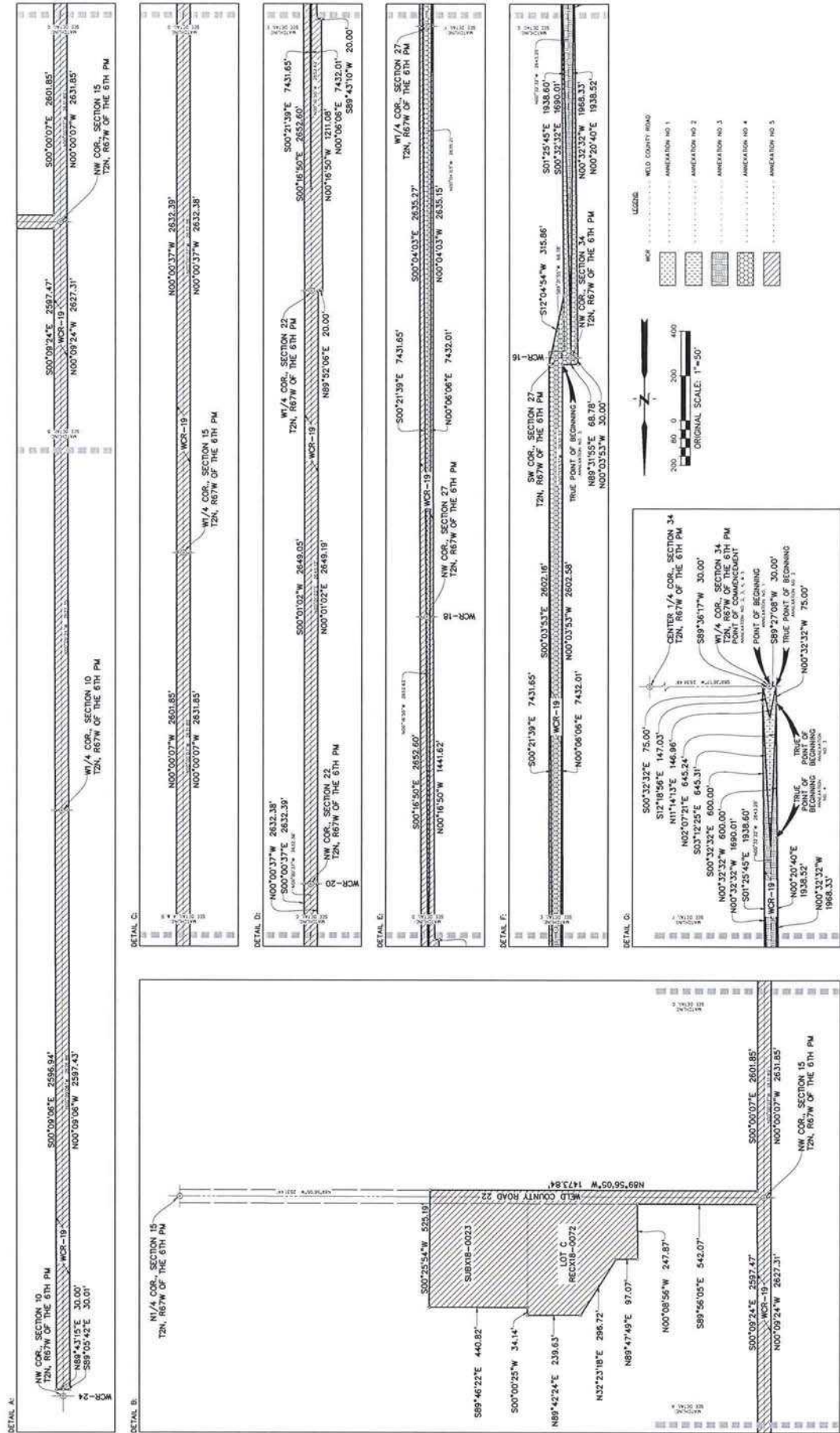
MAYOR: _____
ATTEST: _____
(FOR A1)

SUBMITTER'S CERTIFICATE
 I CERTIFY THAT THE PLAT ACCURATELY REPRESENTS THE
 RESULTS OF A SURVEY MADE BY ME OR UNDER MY
 DIRECT SUPERVISION.
 I FURTHER STATE THAT NOT LESS THAN
 ONE OF THE PLATSMEN OF THE AREA PROVIDED TO BE
 SUBMITTED IS CONSECUTIOUS TO THE BOUNDARY LINE
 OF THE CITY OF PEOPLES BLUFF, COUNTY OF WILCOX,
 STATE OF OKLAHOMA.

MATTHEW C. SELLERS - ON BEHALF OF
MICHAEL BARRELL & CO
COLORADO LICENSED LAND SURVEYOR
C.O. #400 53328

HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____ PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 REC18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUB18-0023 AND A PORTION OF
 WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO





CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 3rd day of February, 2021, a true and correct copy of the foregoing flagpole notification letter for the Hagler Annexation, with annexation map and legal description, was sent via U.S. Mail, postage pre-paid, to the following addresses:

L&D Real Estate LLC
11331 Glencoe Cir
Thornton CO 80233

TSK Enterprises USA Inc
12287 Sunset Park Way
Los Angeles CA 90064

Tracy Milburn
1843 Chesapeake Cir
Johnstown CO 80534

EWS #6 DJ Basin LLC
2015 Clubhouse Drive
STE 201
Greeley CO 80634

WCR 19-20 LLC
5745 Waverley Ave
Firestone CO 80504

Caroline Cohoon
6677 County Road 19
Fort Lupton CO 80621

Strear Properties – Wildcat Basin
6825 E Tennessee Ave
BLDG 1 #235
Denver CO 80224

Joyce M Hunziker
7037 County Road 19
Fort Lupton CO 80621

Amanda D Smario
7124 County Road 19
Fort Lupton, CO 80621

Suzanne E Schleiker
7128 County Road 19
Fort Lupton, CO 80621

Sandra Te Velde Family Trust
7503 County Road 19
Fort Lupton, CO 80621

Rhonda Olinger
7629 County Road
Fort Lupton, CO 80621

Denise Coyne
7746 County Road 19
Fort Lupton, CO 80621

Katherine Cordes
7707 County Road 19
Fort Lupton, CO 80621

Silver Linings Investment Group LP
7904 County Road 19
Fort Lupton, CO 80621

Gilbert C Evans
7987 County Road 19
Fort Lupton, CO 80621

— CITY OF —
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Melissa J Long Mcaveney
8011 County Road 19
Fort Lupton, CO 80621

Karol Anderson
9054 County Road 19
Fort Lupton, CO 80621

Paradize LLC
921 Indian Peak Rd
Golden, CO 80403

Anadarko E&P Onshore LLC
APC Property Tax
PO Box 1373779
Denver, CO 80217

C/O Front Range Dairy
Bradley Bearson
9743 County Road 16
Fort Lupton, CO 80621

Elizabeth Wilson
PO Box 268
Watkins, CO 80137

Keith F Nettesheim
9053 County Road 16
Fort Lupton, CO 80621

Jason Alps
9075 County Road 18
Fort Lupton, CO 80621

Deehan Management LTD
9743 County Road 16
Fort Lupton, CO 80621

C/O Daniele J Deepe
Carl R Deepe Family Trust
23055 SW Shumway Rd
Douglass, KS 67039

Diana Lee Spurling
PO Box 215
Dacono, CO 80514

Public Service CO
Tax Services Department
PO Box 1979
Denver, CO 80201



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

L&D Real Estate LLC
11331 Glencoe Cir
Thornton CO 80233

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, 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.

- **Planning Commission: Thursday, February 11, 2021 at 6:00 PM**
- **City Council: Tuesday, March 2, 2021 at 7:00 PM**

According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the Hagler Annexations Nos. 1 - 5. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

TSK Enterprises USA Inc
12287 Sunset Park Way
Los Angeles CA 90064

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Tracy Milburn
1843 Chesapeake Cir
Johnstown CO 80534

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

EWS #6 DJ Basin LLC
2015 Clubhouse Drive
STE 201
Greeley CO 80634

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

WCR 19-20 LLC
5745 Waverley Ave
Firestone CO 80504

Re: Hagler Annexation No. 1 – 5

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

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Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Caroline Cohoon
6677 County Road 19
Fort Lupton CO 80621**

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosur



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Strear Properties – Wildcat Basin
6825 E Tennessee Ave
BLDG 1 #235
Denver CO 80224**

Re: Hagler Annexation No. 1 – 5

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Joyce M Hunziker
7037 County Road 19
Fort Lupton CO 80621**

Re: Hagler Annexation No. 1 – 5

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Amanda D Smario
7124 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Suzanne E Schleiker
7128 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



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Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Sandra Te Velde Family Trust
7503 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

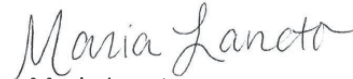
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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Rhonda Olinger
7629 County Road
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

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Fort Lupton, CO 80621

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www.fortlupton.org

February 2, 2021

Via U.S. Mail

**Katherine Cordes
7707 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

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Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Denise Coyne

7746 County Road 19

Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

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Fort Lupton, CO 80621

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Fax: 303.857.0351

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February 2, 2021

Via U.S. Mail

**Silver Linings Investment Group LP
7904 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure



Planning & Building

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www.fortlupton.org

February 2, 2021

Via U.S. Mail

Gilbert C Evans

7987 County Road 19

Fort Lupton, CO 80621

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



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February 2, 2021

Via U.S. Mail

**Melissa J Long Mcaveney
8011 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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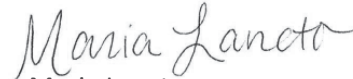
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Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure



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February 2, 2021

Via U.S. Mail

**Keith F Nettesheim
9053 County Road 16
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

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Fax: 303.857.0351

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February 2, 2021

Via U.S. Mail

**Karol Anderson
9054 County Road 19
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
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February 2, 2021

Via U.S. Mail

**Jason Alps
9075 County Road 18
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Planner
City of Fort Lupton

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Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

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Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail
Paradize LLC
921 Indian Peak Rd
Golden, CO 80403

Re: Hagler Annexation No. 1 – 5

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Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

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Fax: 303.857.0351

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February 2, 2021

Via U.S. Mail

**Deehan Management LTD
9743 County Road 16
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

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Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Anadarko E&P Onshore LLC

APC Property Tax

PO Box 1373779

Denver, CO 80217

Re: Hagler Annexation No. 1 – 5

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Planner

City of Fort Lupton

Enclosure



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February 2, 2021

Via U.S. Mail

**C/O Daniele J Deepe
Carl R Deepe Family Trust
23055 SW Shumway Rd
Douglass, KS 67039**

Re: Hagler Annexation No. 1 – 5

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Maria Lancto

Planner

City of Fort Lupton

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Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

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Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

**C/O Front Range Dairy
Bradley Bearson
9743 County Road 16
Fort Lupton, CO 80621**

Re: Hagler Annexation No. 1 – 5

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According to Weld County property records, you may own property along the roadway to be annexed by the City as a part of the Hagler Annexations Nos. 1 - 5. If you own property that abuts the portion of the land being proposed for annexation, you have a right pursuant to C.R.S. § 31-12-105(1)(e.3) to petition the City for annexation in accordance with the procedures set forth in C.R.S. § 31-12-107.

If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Diana Lee Spurling

PO Box 215

Dacono, CO 80514

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed to the public at the time of the hearings due to COVID-19, 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.

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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Elizabeth Wilson

PO Box 268

Watkins, CO 80137

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

Sincerely,

Maria Lancto

Planner

City of Fort Lupton

Enclosure



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

February 2, 2021

Via U.S. Mail

Public Service CO

Tax Services Department

PO Box 1979

Denver, CO 80201

Re: Hagler Annexation No. 1 – 5

Dear Landowner:

The purpose of this letter is to advise you that public hearings are scheduled with the Planning Commission and City Council for the City of Fort Lupton. The purpose of the public hearings is to determine whether certain property for which a petition for annexation has been filed with the City, to be known as the Hagler Annexations Nos. 1 – 5, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City, and to determine zoning for the proposed annexation. See the enclosed legal description of the property applying for annexation and a map that shows the area that is being proposed for annexation.

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If you have any further questions, please do not hesitate to contact me at 303.857.6694.

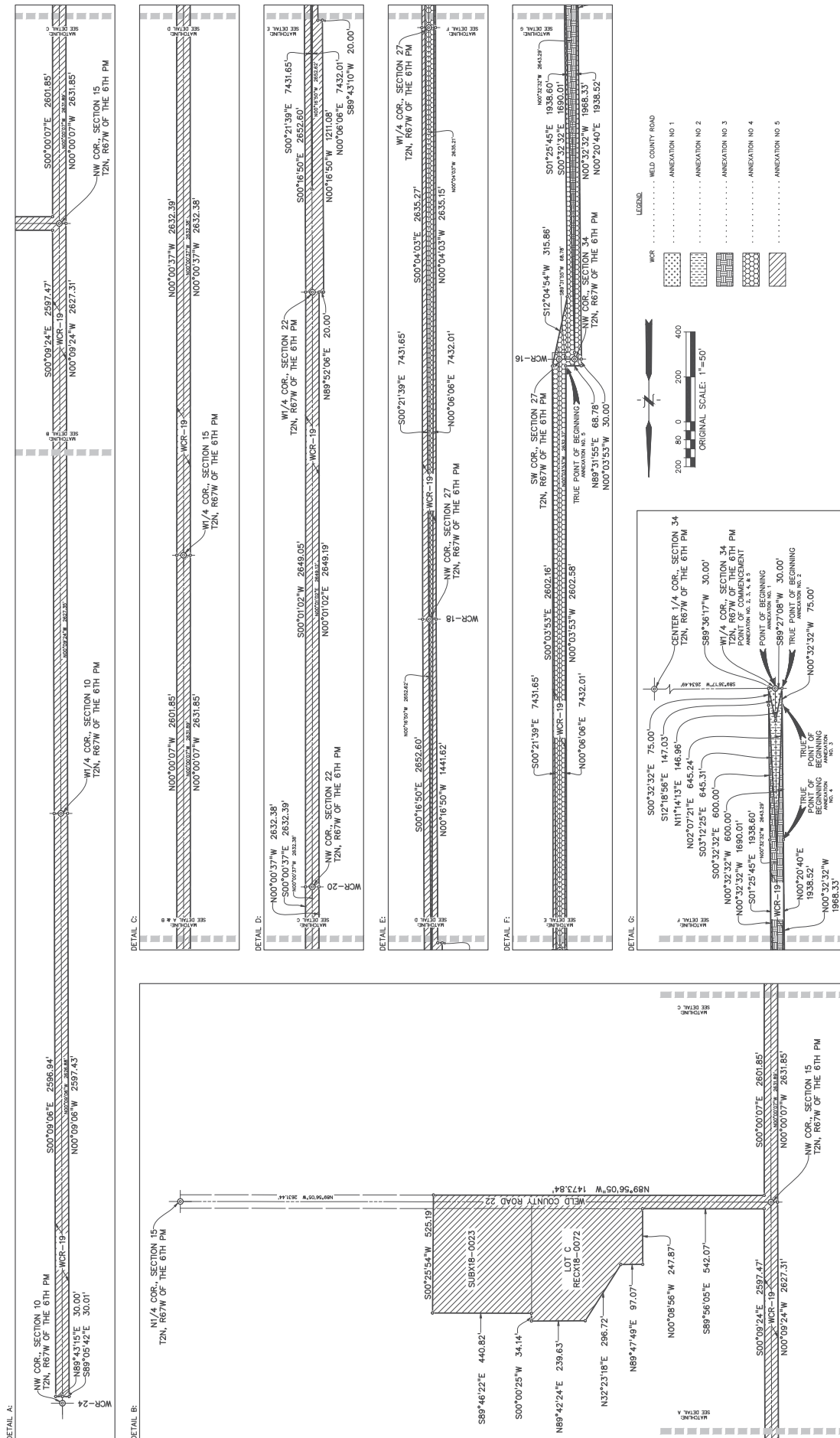
Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure

HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____ PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 REC18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUB18-0023 AND A PORTION OF
 WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES
ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES
ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;

5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

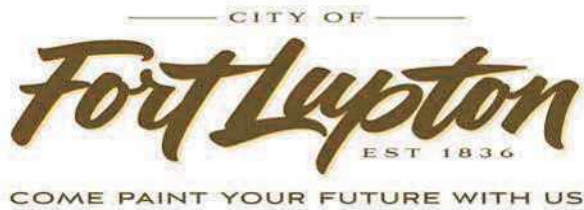
THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Mandi Hagler and Lee Hagler for an annexation and initial zoning to the 'A' Agriculture Zone District for two parcels located north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 2, 2021, at 7:00 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 to the public at the time of the hearings due to COVID-19, 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 (303) 857-6694

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HAGLER ANNEXATION,
INITIAL ZONING & SPECIAL USE PERMIT**

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE

OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
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4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;
THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING
TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO
(2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO.
1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023
THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED
SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX
(6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

RESOLUTION NO. 2021R010

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 5 AND SETTING THE PUBLIC HEARING FOR MARCH 2, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceeding for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 19th DAY OF JANUARY 2021.

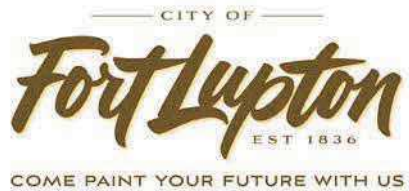
s/Zo Stieber
Zo Stieber, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 1st day of February 2021, a true and correct copy of the foregoing Notice of Public Hearings, and Annexation Petition for the Hagler Annexation sent via Certified Mail, Return-Receipt Requested, to the following addresses:

AIMS JUNIOR COLLEGE
P.O. BOX 69
GREELEY, CO 80632

CENTRAL WELD COUNTY WATER
DISTRICT
2235 2ND AVENUE
GREELEY, CO 80631

HIGH PLAINS LIBRARY
2650 W. 29TH STREET
GREELEY, CO 80631

LONGMONT CONSERVATION DISTRICT
9595 NELSON ROAD
BOX D
LONGMONT, CO 80501

NORTHERN COLORADO WATER
CONSERVANCY DISTRICT
ATTN: KRISTEN THOMPSON
220 WATER AVENUE
BERTHOUD, CO 80513

SCHOOL DISTRICT RE-8-FORT LUPTON
200 SOUTH FULTON AVENUE
FORT LUPTON, CO 80621

PLATTEVILLE-GILCREST FIRE
PROTECTION DISTRICT
PO BOX 407
PLATTEVILLE, CO 80651-0407

WELD COUNTY ATTORNEY
1150 O STREET
PO BOX 758
GREELEY, CO 80631

WELD COUNTY COMMISSIONERS
1150 O STREET
PO BOX 758
GREELEY, CO 80631

City Official



CERTIFICATE OF MAILING

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CONSERVANCY DISTRICT
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220 WATER AVENUE
BERTHOUD, CO 80513

SCHOOL DISTRICT RE-8-FORT LUPTON
200 SOUTH FULTON AVENUE
FORT LUPTON, CO 80621

PLATTEVILLE-GILCREST FIRE
PROTECTION DISTRICT
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PLATTEVILLE, CO 80651-0407

WELD COUNTY ATTORNEY
1150 O STREET
PO BOX 758
GREELEY, CO 80631

WELD COUNTY COMMISSIONERS
1150 O STREET
PO BOX 758
GREELEY, CO 80631



City Official

7019 1640 0000 5253 4597

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Longmont, CO 80501

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Longmont Conservation District
9595 Nelson Road Box D
Longmont, CO 80501

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4566

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Platteville, CO 80651

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Platteville-Gilcrest Fire Protection District
PO Box 401
Platteville, CO 80651-0401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4634

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Greeley, CO 80632

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Weld County Attorney
1150 O Street PO Box 758
Greeley, CO 80632

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4542

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Greeley, CO 80632

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Windsor Junior College
PO Box 69
Greeley, CO 80632

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4559

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Berthoud, CO 80513

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
Northern Colorado Water Conservancy District
270 Water Avenue
Berthoud, CO 80513

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4610

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15

Total Postage and Fees \$7.60

\$7.60

Sent To
School District RE-8
200 South Lupton Avenue
Fort Lupton, CO 80621

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5253 4627

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Greeley, CO 80631

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☒ Return Receipt (hardcopy)	\$2.85
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.60

Sent To
High Plains Library
Street and Apt. No., or PO Box No.
2650 W 29th Street
City, State, ZIP+4®
Greeley, CO 80631

02/01/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5253 4573

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com®.

Greeley, CO 80632

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☒ Return Receipt (hardcopy)	\$2.85
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.60

Sent To
Weld County Commissioners
Street and Apt. No., or PO Box No.
1500 O Street
City, State, ZIP+4®
Greeley, CO 80631

02/01/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5253 4580

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

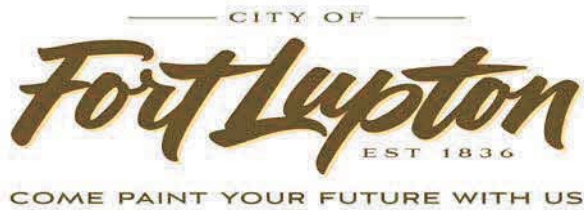
Greeley, CO 80631

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☒ Return Receipt (hardcopy)	\$2.85
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.15
Total Postage and Fees	\$7.60

Sent To
Central Weld County Water District
Street and Apt. No., or PO Box No.
2235 2nd Avenue
City, State, ZIP+4®
Greeley, CO 80631

02/01/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Mandi Hagler and Lee Hagler for an annexation and initial zoning to the 'A' Agriculture Zone District for two parcels located north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 2, 2021, at 7:00 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 to the public at the time of the hearings due to COVID-19, 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 (303) 857-6694

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HAGLER ANNEXATION, INITIAL ZONING & SPECIAL USE PERMIT

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE

OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;

11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;
THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING
TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO
(2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO.
1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023
THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION
EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED
SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY
ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX
(6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

RESOLUTION NO. 2021R010

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 5 AND SETTING THE PUBLIC HEARING FOR MARCH 2, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceeding for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 19th DAY OF JANUARY 2021.

s/Zo Stieber
Zo Stieber, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

s/Andy Ausmus

Andy Ausmus, City Attorney

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

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

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

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

- h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
 - i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - k. The territory to be annexed is 44.837 acres in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:
- a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
 - d. The legal description.
 - e. Distinction of the boundary that is contiguous to the City and the length of same.
 - f. Lot and block numbers if the area is already platted.
 - g. Existing and proposed easements and rights-of-way.

- h. Existing and requested zoning and acreage of each requested zone.
 - i. Ownership of all parcels within and adjacent to the annexation.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.
 - a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
 - d. Existing and proposed easements and rights-of-way.
 - e. Block numbers and lot numbers with approximate dimensions.
 - f. Proposed gross and net residential density.
 - g. Existing watercourses with adequate easements for flood control.
 - h. Designation of all public sites to be reserved and dedicated.
 - i. Existing two-foot contours.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:
 - a. Soils description and limitation.
 - b. Preliminary utility plan.
 - c. Mailing addresses of all property owners within five hundred (500) feet of the annexation.
 - d. Affidavit concerning the amount and historical use of all water rights owned.
 - e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
 - f. Statement on community need for proposed annexation and zoning.
 - g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.
- 7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is "A" Agricultural, as shown on the annexation map attached hereto and incorporated herein.
9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
11. The non-refundable annexation application fee of \$0 (Waived) is tendered herewith.

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

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
Mandi Hagler - <u>Mandi Hagler</u>	9875 CR 24	<u>10/23/20</u>
Lee Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The foregoing signature(s) was/were subscribed and sworn to before me this 23 day of October, 2020 by

Witness my hand and official seal.

My commission expires on 10/10/24.

Carri A. Ericson

Notary Public

CARRI A ERICSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038682
MY COMMISSION EXPIRES OCTOBER 10, 2024

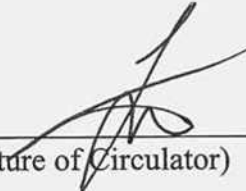
Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

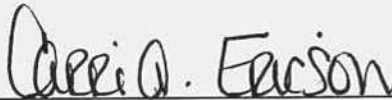
Lee Hagler, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.


(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 23 day of Oct, 2020 by Lee Hagler.

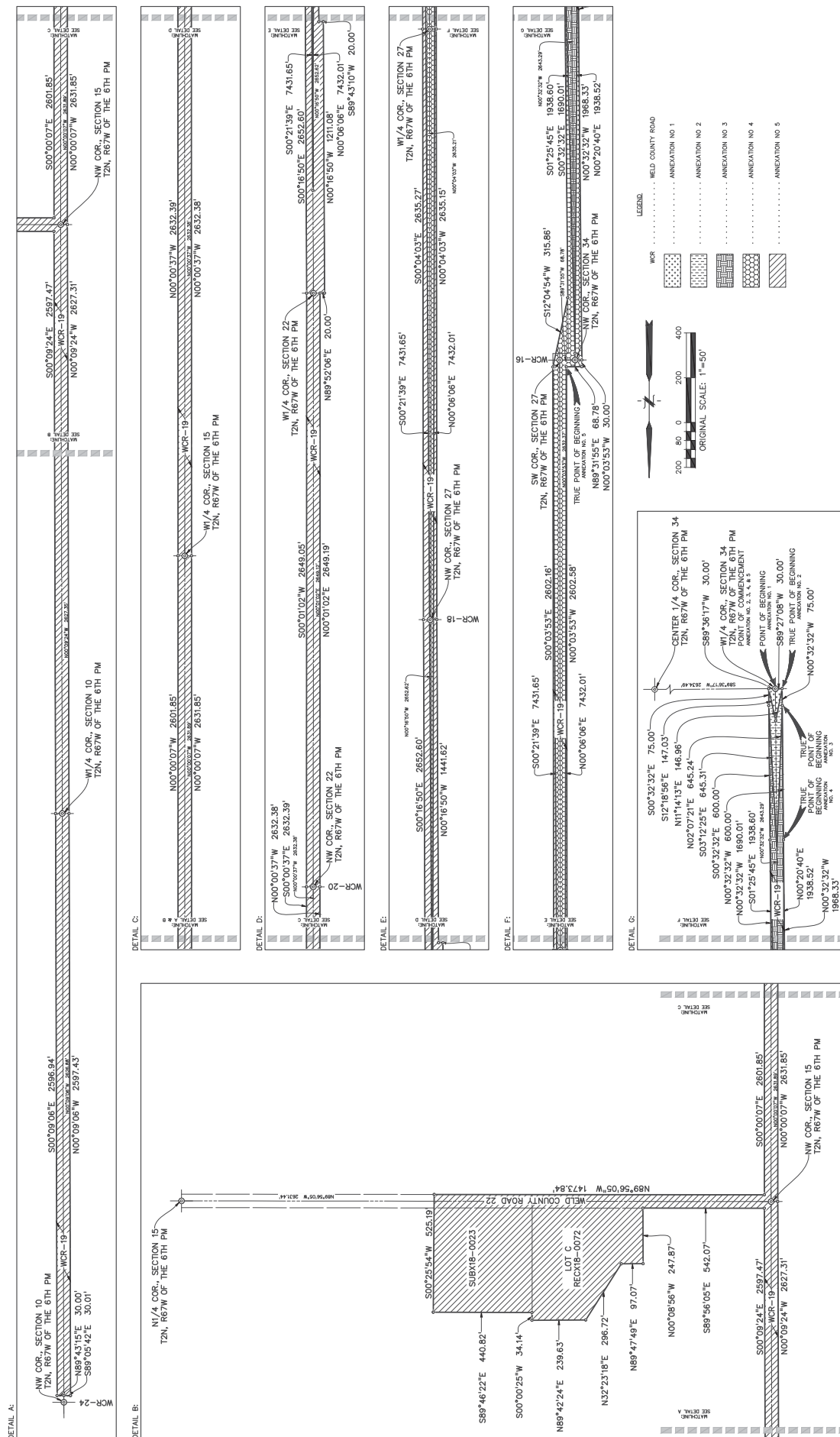
Witness my hand and official seal.

My commission expires on 10/10/24.


Notary Public



PROJECT NO. _____, PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 REC18--0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18--0023 AND A PORTION OF
 WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N11°14'13"E, 146.96 FEET; THENCE S12°18'56"E, 147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET; THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET; THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E, 7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;

4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;
9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;
11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24, THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W, 7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

January 11, 2021

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

STREAR FARMS COMPANY
6825 E. Tennessee Avenue Bldg 1
Denver, Colorado 80224-1628

Re: Mineral Rights Notification of Public Hearing

To Whom It May Concern:

On behalf of the property owners, Lee and Mandi Haggler, and as required under Colorado Revised Statutes Section 24-65.5.103(1)(a), notice is hereby given to you as mineral estate owner of land located in the Southwest Quarter of Section 10, Township 2 North, Range 67 West, Weld County, Colorado, pursuant to the Request for an Application for Development that the City of Ft. Lupton Planning Commission will consider on the date and location as follows:

Date and Time: February 11, 2021 at 6:00 P.M. (MST)

Location: City of Ft. Lupton
130 S. McKinley Avenue
Ft. Lupton, CO 80621

Nature of Hearing: Application for Special Use Permit (SUP)

Legal Description of Subject Property: PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072

Applicant Name: Lee & Mandi Haggler

Sincerely,

Cameron W. Knapp



Drexel, Barrell & CO.

cc: City of Ft. Lupton Planning Department
130 S. McKinley Avenue
Ft. Lupton, CO 80621



3783408 08/01/2011 11:26A Weld County, CO
1 of 15 R 81.00 D 612.67 Steve Moreno Clerk & Recorder

When recorded, return to:
BB Colorado Holdings LLC
1628 Garners Chapel Road
Mt. Olive, NC 28365
Attn: Edward Kacsuta

State Documentary Fee
Date
\$ 612.67

SPECIAL WARRANTY DEED

THIS DEED, dated as of July 29, 2011, between **STREAR FARMS COMPANY**, a Colorado corporation ("**Grantor**"), and **BB COLORADO HOLDINGS LLC**, a Colorado limited liability company, whose address is 1628 Garners Chapel Road, Mt. Olive, North Carolina 28365 ("**Grantee**").

WITNESS, that Grantor, for the consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, forever, all the real property, together with improvements situate, lying and being in the County of Weld, and State of Colorado, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE
(the "**Property**")

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

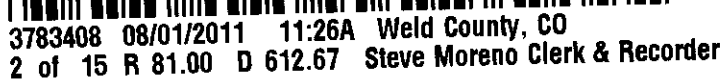
EXCEPTING AND RESERVING unto Grantor all oil, gas, coal and other minerals underlying the Property and all rights relating thereto, including the right to use of the surface to extract the same; provided such surface use shall not unreasonably interfere with the use and enjoyment of the Property by the fee owners and their tenants;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except for and subject to the "**Permitted Exceptions**", which shall mean (a) real property taxes for 2011 and subsequent years, a lien, not yet due and payable; (b) any matter of record or not of record that in any way affects title to the applicable parcel of Property which resulted from the acts or omissions of Grantee or ConAgra Poultry Company; and (c) the reservations, exceptions, easements, rights of way, restrictive covenants, conditions and other matters listed as Permitted Exceptions on Exhibit B attached hereto.

6



25102497



STREAR FARMS COMPANY, a Colorado corporation

By: Michael Streat
Michael Streat, President

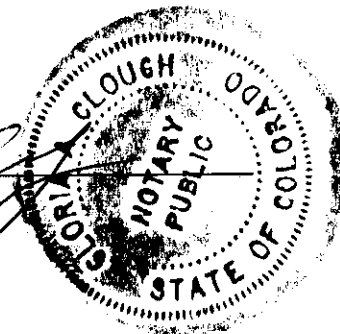
STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 26 day of July 2011 by Michael Strear as President of **STREAR FARMS COMPANY**, a Colorado corporation.

Witness my hand and official seal.

My commission expires: 12/2/2014

Floris A. C.
Notary Public





3783408 08/01/2011 11:26A Weld County, CO
3 of 15 R 81.00 D 612.67 Steve Moreno Clerk & Recorder

EXHIBIT A

PARCEL 8 (Gordon #1 Farm):

ALL OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL 9 (Gordon #2 Farm):

THE SE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, WHICH LIES EAST OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD.

AND

THE E 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPT PORTION CONTAINED IN DECREE RECORDED DECEMBER 29, 1904 IN BOOK 217 AT PAGE 347 AS FOLLOWS:

A STRIP OF LAND SITUATE IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING 25 FEET ON EACH SIDE OF A LINE

BEGINNING AT A POINT ON THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION, 290 FEET SOUTH OF THE NW CORNER OF THE NE 1/4 OF THE SE 1/4; THENCE N 44° 30' E, 1089 FEET; THENCE N 26° E, 156 FEET; THENCE N 15° E, 300 FEET; THENCE N 57° 30' E, 400 FEET; THENCE N 81° E, 100 FEET TO A POINT ON THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 25 FEET SOUTH OF THE NE CORNER OF SAID SE 1/4 OF THE NE 1/4 OF SAID SECTION.

AND

THE SW 1/4 OF THE SE 1/4, THAT PART OF THE SE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING EAST OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD.

PARCEL 10 (K&S Farm):

THAT PART OF THE E 1/2 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SECTION 16 A DISTANCE OF 1230 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 0° 3' W, 2109 FEET; THENCE S 89° 41' E, 762.6 FEET; THENCE NORTH 3052.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF PLOT A, LOT 1, STATE SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 AND RESUBDIVISION OF LOTS 1 AND 2 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AS EVIDENCED BY PLAT OF RECORD IN BOOK 7 OF MAPS, AT PAGE 6; SAID TRACT OF LAND BEING A PART OF PLOT B, LOT 1 OF SAID RESUBDIVISION OF LOTS 1 AND 2, AND A PART OF LOTS 4,5 AND 8 OF THE STATE SUBDIVISION OF THE E 1/2 OF SAID SECTION 16 EVIDENCED BY PLAT OF RECORD IN BOOK 7 OF MAPS, AT PAGE 5.

PARCEL 11 (Premium Farm):

TRACT A:

THE NE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE NE 1/4 OF SAID SECTION 22; THENCE N 1210 FEET ALONG THE EAST LINE OF SAID NE 1/4; THENCE WEST 360 FEET PARALLEL TO THE SOUTH LINE OF SAID NE 1/4; THENCE SOUTH 1210 FEET PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 22 TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 22; THENCE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SAID SECTION 22 TO THE POINT OF BEGINNING.

TRACT B:

THAT PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 22 WHICH IS 968 FEET NORTH OF THE E 1/4 CORNER OF SAID SECTION 22; THENCE NORTH ALONG SAID EAST LINE OF SAID SECTION 22, 242 FEET; THENCE WEST 360 FEET; THENCE SOUTH 242 FEET; THENCE EAST 360 FEET TO THE POINT OF BEGINNING.

PARCEL 12 (SLS Farm):

THE E 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

AND

THE N 1/2 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

EXCEPTING THEREFROM:

A TRACT OF LAND CONVEYED BY DEED RECORDED MAY 29, 1907 IN BOOK 250 AT PAGE 141, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30 FEET IN WIDTH ACROSS THE E 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID TRACT AT A POINT WHICH IS 780 FEET SOUTH OF THE NW CORNER THEREOF; THENCE S 71° 15' E, 120 FEET; THENCE N 46° E, 224 FEET; THENCE N 28° W, 221 FEET; THENCE N 38° 30' E, 130 FEET; THENCE N 81° 10' E, 200 FEET; THENCE N 27° 30' E, 359 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20, WHICH IS 900 FEET WEST OF THE NE CORNER OF SAID SECTION.

PARCEL 13 (Strear Farm):

THE SE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

AND

THE SW 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

AND

THE N 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPT

THE EAST 150 FEET THEREOF,

AND

THE EAST 330 FEET OF THE WEST 1650 FEET OF THE S 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



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EXCEPT THE NORTH 30 FEET THEREOF

AND

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, EXCEPT THE WEST 2310 FEET THEREOF, AND EXCEPT THE EAST 150 FEET THEREOF, EXCEPTING THEREFROM A TRACT OF LAND CONVEYED BY DEED RECORDED JANUARY 18, 1968 IN BOOK 590 AS RECEPTION NO. 1512184, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 150 FEET OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.



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EXHIBIT B

1. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
2. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 12, 1892, IN BOOK 57 AT PAGE 168. (PARCEL 8)
3. RIGHT OF WAY EASEMENT AS GRANTED TO COAL RIDGE IRRIGATION CO IN INSTRUMENT RECORDED JUNE 02, 1911, IN BOOK 335 AT PAGE 489. (PARCEL 8)
4. UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED MAY 05, 1933, IN BOOK 946 AT PAGE 351, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 8)
5. RIGHT OF WAY EASEMENT AS GRANTED TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT IN INSTRUMENT RECORDED FEBRUARY 16, 1956, IN BOOK 1442 AT PAGE 606. (PARCEL 8)
6. RIGHT OF WAY EASEMENT AS GRANTED TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT IN INSTRUMENT RECORDED FEBRUARY 16, 1956, IN BOOK 1442 AT PAGE 610. (PARCEL 8)
7. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED SEPTEMBER 04, 1964, UNDER RECEPTION NO. 1444681 IN BOOK 523, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 8)
8. UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED SEPTEMBER 06, 1960, IN BOOK 1565 AT PAGE 453, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 8)
9. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED APRIL 03, 1969, UNDER RECEPTION NO. 1529535 IN BOOK 608.
10. OIL AND GAS LEASE RECORDED SEPTEMBER 25, 1970 UNDER RECEPTION NO. 1555214 IN BOOK 633 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 8)



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NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED APRIL 28, 1971 UNDER RECEPTION NO. 1566588 IN BOOK 645 AND AUGUST 22, 1975 AT RECEPTION NO. 1668017 IN BOOK 746 AND FEBRUARY 3, 1976 AT RECEPTION NO. 1680481 IN BOOK 758.

11. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE WESTERN GAS CO IN INSTRUMENT RECORDED JULY 12, 1971, UNDER RECEPTION NO. 1571319 IN BOOK 649. (PARCEL 8 & 9)

12. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED FEBRUARY 09, 1972, UNDER RECEPTION NO. 1583517 IN BOOK 662. (PARCEL 8)

13. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JANUARY 19, 1973, UNDER RECEPTION NO. 1605763 IN BOOK 684. (PARCEL 8)

14. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED DECEMBER 11, 1973, UNDER RECEPTION NO. 1626328 IN BOOK 704. (PARCEL 8)

15. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED APRIL 24, 1978, UNDER RECEPTION NO. 1751263 IN BOOK 829. (PARCEL 8)

16. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JANUARY 28, 1983, UNDER RECEPTION NO. 1915832 IN BOOK 987. (PARCEL 8)

17. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED AUGUST 08, 1983, UNDER RECEPTION NO. 1936282 IN BOOK 1004. (PARCEL 8)

18. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED NOVEMBER 14, 1983, UNDER RECEPTION NO. 1946798 IN BOOK 1013. (PARCEL 8)

19. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED MARCH 23, 1995, UNDER RECEPTION NO. 2431367. (PARCEL 8)

20. TERMS, CONDITIONS AND PROVISIONS OF LEASE RECORDED FEBRUARY 06, 1998 AT RECEPTION NO. 2593083. (PARCEL 8)

21. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED APRIL 20, 1998, UNDER RECEPTION NO. 2607198. (PARCEL 8)
22. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED MAY 21, 1998, UNDER RECEPTION NO. 2614275. (PARCEL 8)
23. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED SEPTEMBER 30, 1998, UNDER RECEPTION NO. 2643748. (PARCEL 8)
24. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED FEBRUARY 03, 2000, UNDER RECEPTION NO. 2747886. (PARCEL 8)
25. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED JULY 18, 2000, UNDER RECEPTION NO. 2781340. (PARCEL 8)
26. RIGHT OF WAY EASEMENT AS GRANTED TO HS RESOURCES INC IN INSTRUMENT RECORDED FEBRUARY 13, 2002, UNDER RECEPTION NO. 2925225. (PARCEL 8)
27. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 07, 2002 AT RECEPTION NO. 2949383. (PARCEL 8)
28. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 14, 1893 IN BOOK 51 AT PAGE 203. (PARCEL 9)
29. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 14, 2002 IN BOOK 132 AT PAGE 39. (PARCEL 9)
30. RIGHT OF WAY EASEMENT AS GRANTED TO THE BOULDER AND WELD RESERVOIR CO IN INSTRUMENT RECORDED APRIL 30, 2004, IN BOOK 211 AT PAGE 523. (PARCEL 9)

31. RIGHT OF WAY EASEMENT AS GRANTED TO THE BOULDER AND WELD RESERVOIR CO IN INSTRUMENT RECORDED DECEMBER 13, 1904, IN BOOK 218 AT PAGE 520. (PARCEL 9)

32. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 23, 1918, IN BOOK 333 AT PAGE 122. (PARCEL 9)

33. RIGHT OF WAY EASEMENT AS GRANTED TO CENTRAL WELD CO WATER DISTRICT IN INSTRUMENT RECORDED APRIL 16, 1999, UNDER RECEPTION NO. 2687527. (PARCEL 9)

34. RIGHT OF WAY EASEMENT AS GRANTED TO ST FIRESTONE LLC IN INSTRUMENT RECORDED APRIL 22, 1999, UNDER RECEPTION NO. 2688893 AND MODIFIED JANUARY 17, 2000 AT RECEPTION NO. 2744638 (PARCEL 9)

35. RIGHT OF WAY EASEMENT AS GRANTED TO KN GAS GATHERING INC IN INSTRUMENT RECORDED AUGUST 23, 1999, UNDER RECEPTION NO. 2715775. (PARCEL 9)

36. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MARCH 05, 2001 AT RECEPTION NO. 2829869. (PARCEL 9)

37. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED JANUARY 19, 2006, UNDER RECEPTION NO. 3356200. (PARCEL 9)

38. RIGHT OF WAY EASEMENT AS GRANTED TO WELD COUNTY IN INSTRUMENT RECORDED IN BOOK 296 AT PAGE 149. (PARCEL 10)

39. RIGHT OF WAY FOR COUNTY ROADS AS SET FORTH ON PLATS OF STATE SUB-DIVISION IN PLAT BOOK 7 AT PAGE 5 AND PLAT BOOK 7 AT PAGE 6 (PARCEL 10)

40. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED DECEMBER 17, 1971, UNDER RECEPTION NO. 1580449 IN BOOK 658. (PARCEL 10)

41. ALL RIGHTS TO ANY AND ALL MINERALS, ORES, AND METALS OF EVERY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AND THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING TOGETHER WITH ENOUGH OF THE SURFACE OF SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES AS RESERVED IN PATENT RECORDED DECEMBER 22, 1965 AT RECEPTION NO. 1478270 IN BOOK 556 (PARCEL 10)

42. RIGHT OF WAY EASEMENT AS GRANTED TO ALBERT KURTZ IN INSTRUMENT RECORDED MARCH 11, 1966, ARN 1484356 IN BOOK 562. (PARCEL 10)
 43. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED AUGUST 20, 1997, UNDER RECEPTION NO. 2564477. (PARCEL 10)
 44. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 22, 1924, IN BOOK 677 AT PAGE 90. (PARCEL 11)
 45. RESERVATION IN PATENT RECORDED APRIL 22, 1924 IN BOOK 677 AT PAGE 90 (PARCEL 11)
 46. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED JANUARY 30, 1961, IN BOOK 1576 AT PAGE 253, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 11)
 47. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED FEBRUARY 09, 1961, IN BOOK 1577 AT PAGE 260. (PARCEL 11)
 48. OIL AND GAS LEASE RECORDED MARCH 31, 1970 UNDER RECEPTION NO. 1544581 IN BOOK 623 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 11)
- NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED OCTOBER 24, 1974 UNDER RECEPTION NO. 1647360.
49. RIGHT OF WAY EASEMENT AS GRANTED TO CONTINENTAL PIPE LINE CO IN INSTRUMENT RECORDED FEBRUARY 04, 1974, UNDER RECEPTION NO. 1629623 IN BOOK 708. (PARCEL 11)
 50. RIGHT OF WAY EASEMENT AS GRANTED TO AMOCO PRODUCTION CO IN INSTRUMENT RECORDED APRIL 09, 1974, UNDER RECEPTION NO. 1633803 IN BOOK 712. (PARCEL 11)
 51. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JANUARY 25, 1977, UNDER RECEPTION NO. 1709770 IN BOOK 788. (PARCEL 11)
 52. PLAT RECORDED JANUARY 25, 1988 AT RECEPTION NO. 2128943 (PARCEL 11)

53. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED APRIL 20, 1998, UNDER RECEPTION NO. 2607198. (PARCEL 11)

54. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 12, 1902, IN BOOK 190 AT PAGE 45. (PARCEL 12)

55. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED JULY 28, 1943, IN BOOK 1114 AT PAGE 451. (PARCEL 12)

56. TERMS, CONDITIONS AND PROVISIONS OF RESERVATION AND CONDITIONS IN DEED RECORDED JULY 28, 1943 IN BOOK 1114 AT PAGE 451 (PARCEL 12)

57. RIGHT OF WAY EASEMENT AS GRANTED TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT IN INSTRUMENT RECORDED FEBRUARY 16, 1956, IN BOOK 1442 AT PAGE 634. (PARCEL 12)

58. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED MAY 22, 1973, UNDER RECEPTION NO. 1613729 IN BOOK 692. (PARCEL 12)

59. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JULY 08, 1977, UNDER RECEPTION NO. 1724025 IN BOOK 802. (PARCEL 12)

60. RIGHT OF WAY FOR STANLEY DITCH AS ESTABLISHED AND/OR USED (PARCEL 12)

61. RIGHT OF WAY EASEMENT AS GRANTED TO DENVER PACIFIC RAILWAY CO IN INSTRUMENT RECORDED OCTOBER 23, 1876, IN BOOK 12 AT PAGE 544. (PARCEL 12)

62. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED AUGUST 06, 1917, IN BOOK 471 AT PAGE 583. (PARCEL 12)

63. RIGHT OF WAY EASEMENT AS GRANTED TO CENTRAL WELD COUNTY WATER DISTRICT IN INSTRUMENT RECORDED MAY 19, 1967, UNDER RECEPTION NO. 1503646 IN BOOK 582. (PARCEL 12)

64. RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE CORP IN INSTRUMENT RECORDED OCTOBER 29, 1971, UNDER RECEPTION NO. 1577714 IN BOOK 656.

65. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED DECEMBER 11, 1973, UNDER RECEPTION NO. 1626327 IN BOOK 704. (PARCEL 12)
66. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED AUGUST 26, 1975, UNDER RECEPTION NO. 1668302 IN BOOK 746. (PARCEL 12)
67. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JANUARY 12, 1976, UNDER RECEPTION NO. 1678643 IN BOOK 757. (PARCEL 12)
68. RIGHT OF WAY EASEMENT AS GRANTED TO TAO AMERICAN GAS PRODUCTS CO IN INSTRUMENT RECORDED JUNE 23, 1976, UNDER RECEPTION NO. 1691946 IN BOOK 770. (PARCEL 12)
69. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JANUARY 25, 1977, UNDER RECEPTION NO. 1709772 IN BOOK 788. (PARCEL 12)
70. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED SEPTEMBER 21, 1977, UNDER RECEPTION NO. 1731008 IN BOOK 809. (PARCEL 12)
71. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED SEPTEMBER 13, 1982, UNDER RECEPTION NO. 1903519 IN BOOK 977. (PARCEL 12)
72. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED AUGUST 08, 1983, UNDER RECEPTION NO. 1936283 IN BOOK 1004. (PARCEL 12)
73. PLAT RECORDED JANUARY 25, 1988 AT RECEPTION NO. 2128939 (PARCEL 12)
74. RIGHT OF WAY EASEMENT AS GRANTED TO DUKE ENERGY FIELD SERVICES INC IN INSTRUMENT RECORDED JUNE 03, 1999, UNDER RECEPTION NO. 2698020. (PARCEL 12)
75. RIGHT OF WAY FOR STANLEY DITCH AS ESTABLISHED AND/OR USED (PARCEL 12)
76. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 30, 1911, IN BOOK 346 AT PAGE 288. (PARCEL 13)

77. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED AUGUST 04, 1965, UNDER RECEPTION NO. 1469194 IN BOOK 547, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PARCEL 13)

78. OIL AND GAS LEASE RECORDED APRIL 08, 1970 UNDER RECEPTION NO. 1545088 IN BOOK 623 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 13)

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED OCTOBER 24, 1974 UNDER RECEPTION NO. 1647358 IN BOOK 725.

79. RIGHT OF WAY EASEMENT AS GRANTED TO CONTINENTAL PIPE LINE CO IN INSTRUMENT RECORDED FEBRUARY 04, 1974, UNDER RECEPTION NO. 1629625 IN BOOK 708. (PARCEL 13)

80. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED JANUARY 25, 1977, UNDER RECEPTION NO. 1709771 IN BOOK 788. (PARCEL 13)

81. RESERVATIONS MADE BY UNION PACIFIC RAILWAY CO, IN DEED RECORDED MAY 31, 1884, IN BOOK 46 AT PAGE 24, PROVIDING SUBSTANTIALLY AS FOLLOWS: RESERVING UNTO SAID COMPANY AND ITS ASSIGNS ALL COAL THAT MAY BE FOUND UNDERNEATH THE SURFACE OF LAND HEREIN DESCRIBED AND THE EXCLUSIVE RIGHT TO PROSPECT AND MINE FOR SAME, ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY APPEAR NECESSARY FOR PROPER WORKING OF ANY COAL MINE THAT MAY BE DEVELOPED UPON SAID PREMISES AND FOR TRANSPORTATION OF COAL FROM SAME. (PARCEL 13)

82. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED SEPTEMBER 21, 1970, UNDER RECEPTION NO. 1554930 IN BOOK 633. (PARCEL 13)

83. RIGHT OF WAY EASEMENT AS GRANTED TO UNION RURAL ELECTRIC ASSOCIATION INC IN INSTRUMENT RECORDED SEPTEMBER 21, 1970, UNDER RECEPTION NO. 1554931 IN BOOK 633. (PARCEL 13)

84. OIL AND GAS LEASE RECORDED JANUARY 18, 1971 UNDER RECEPTION NO. 1560652 IN BOOK 639 AND CORRECTED NOVEMBER 1, 1973 AT RECEPTION NO. 1624001 IN BOOK 702 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (PARCEL 13)

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED JANUARY 07, 1974 UNDER RECEPTION NO. 1627814 IN BOOK 706.

85. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED FEBRUARY 04, 1974, UNDER RECEPTION NO. 1629565 IN BOOK 708. (PARCEL 13)
86. RIGHT OF WAY EASEMENT AS GRANTED TO CONTINENTAL PIPE LINE CO IN INSTRUMENT RECORDED FEBRUARY 19, 1974, UNDER RECEPTION NO. 1630355 IN BOOK 708. (PARCEL 13)
87. TERMS, CONDITIONS AND PROVISIONS OF STIPULATION RECORDED JANUARY 30, 1974 AT RECEPTION NO. 1629306 IN BOOK 707 AND AT RECEPTION NO. 1629307 AND AT RECEPTION NO. 1629308 AND AT RECEPTION NO. 1629309 AND RECORDED FEBRUARY 19, 1974 AT RECEPTION NO. 1630379. (PARCEL 13)
88. RIGHT OF WAY EASEMENT AS GRANTED IN INSTRUMENT RECORDED APRIL 19, 1972, UNDER RECEPTION NO. 1587994 IN BOOK 666. (PARCEL 13)
89. RIGHT OF WAY FOR SULLIVAN DITCH AS ESTABLISHED AND/OR USED. (PARCEL 13)
90. RIGHT OF WAY FOR COAL RIDGE DITCH AS ESTABLISHED AND OR USED.
91. RIGHT OF WAY EASEMENT AS GRANTED TO AMOCO PRODUCTION CO IN INSTRUMENT RECORDED APRIL 09, 1974, UNDER RECEPTION NO. 1633801 IN BOOK 712. (PARCEL 13)
92. PLAT RECORDED JANUARY 25, 1988 AT RECEPTION NO. 2128941 (PARCEL 13)
93. TERMS, CONDITIONS AND PROVISIONS OF CONTRACT RECORDED SEPTEMBER 24, 1999 AT RECEPTION NO. 2722529. (PARCEL 13)
94. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED APRIL 15, 2008 AT RECEPTION NO. 3547746. (PARCEL 9)
95. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED DECEMBER 18, 2008 AT RECEPTION NO. 3595616. (PARCEL 12)
96. RIGHT OF WAY EASEMENT AS GRANTED TO KERR-MCGEE GATHERING, LLC IN INSTRUMENT RECORDED DECEMBER 1, 2010, UNDER RECEPTION NO. 3735567. (PARCEL 8)
97. LEASE BETWEEN STREAR FARMS COMPANY, A COLORADO CORPORATION, LESSOR, AND BUTTERBALL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED MARCH 25, 2008 AT RECEPTION NO. 3543433.