

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, March 25, 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 March 11, 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

- a. **P2021-009 United Fulton Augmentation Station Project Special Use Permit**
- b. **P2021-010 Hagler Annexation Nos. 1 – 5 and Initial Zoning**
- c. **P2021-011 Hagler Special Use Permit**

Discussion Items

- a. Review of Meeting Discussion
- b. Development Code Update

Future Business

- a. Next Meeting of the Planning Commission is April 8, 2021 at 6:00 PM

Adjourn

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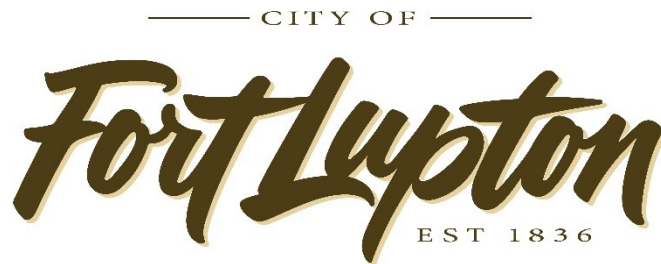
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**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 11, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, March 11, 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, 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 Bushrod White and seconded by Carlos Barron.

CONSENT AGENDA

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 11, 2021**

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.

ACTION ITEMS

Continuance of Public Hearing for United Fulton Augmentation Station Project

Planner Alyssa Knutson presented the request for continuance. She stated that staff had submitted a request for publication to the newspaper which had unfortunately not been published. Ms. Knutson stated that in order to provide the public sufficient notice staff recommends continuing the hearing until March 25, 2021 at 6:00 PM - this date would ensure that there were at least 15 days of newspaper notification of the hearing.

Chair Simone addressed the applicant, Drew Damiano, and asked if he agreed with this continuance.

Drew Damiano stated yes.

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

Chair Simone called for a motion to continue the hearing until March 25, 2021 at 6:00 PM.

Kathy Kvasnicka motioned, Bush White seconded.

P2021-008: Consideration of Rescission of the 149 Denver Avenue (aka Seymour [sic] & Birdie Rhode House) Historic Designation

Planner Alyssa Knutson presented this action item. She explained that the Planning Commission does not make the final decision on designations/rescission of designation, however the Fort Lupton City Code does require that the Planning Commission provide a recommendation to the Historic Preservation Board. Ms. Knutson stated that the applicant had submitted an application to rescind designation and additional information was available in the staff report sent to the commissioners. Ms. Knutson stated that the applicant was available to discuss.

There were technical difficulties connecting to the applicant, Mr. Flores, and staff tried to get in contact him. Ms. Knutson gave a brief general overview of benefits of designation to

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 11, 2021**

the Planning Commission and number of designations currently in the City. After a few minutes the applicant was able to connect.

Mike Simone addressed the applicant, Salvador Flores. He asked if he had anything to add or present on behalf of his application.

Mr. Flores stated no.

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

Mr. Flores 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. Flores stated yes.

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

Mr. Flores 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. Flores stated yes.

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

Mr. Flores stated yes.

Chair Simone asked if he waived his 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. Flores stated yes.

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 11, 2021**

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

Mr. Flores stated yes.

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

Member Bush White asked why the applicant wanted to rescind designation from his property.

Mr. Flores stated that the initial designation was made by his ex-wife and provided additional background on the original designation. He stated his ex-wife told him that they would be able to get financial help to make repairs to the house, and that the windows in particular need work and can't be opened. He then stated that after designation he asked about funding for repairs, but was told that there was no funding. He stated that the building is the only thing that is designed, but that other projects he was working on in the yard got stopped by code enforcement for not getting approval from the Historic Preservation Board. He also provided additional information regarding projects that he has done/wants to do around the exterior of the home that he stated he does not want to go to the Historic Preservation Board for approval on.

Member Kathy Kvasnicka stated she does not recall Mr. Flores bringing any requests forward to the Historic Preservation Board that he wanted to do. She asked if the applicant has previously presented projects to the Historic Preservation Board that have been denied.

Mr. Flores stated that his ex-wife submitted paperwork to the Board. He stated he would like to keep the house like it is, but it is old and a lot of money to repair. He stated that he needs to make repairs with different materials because it is old and that he has submitted paperwork.

Chair Simone asked staff if the applicant has been receiving tax breaks from the City for this designation.

Planner Alyssa Knutson stated that there is no funding that would come directly from the City, but rather the State. She stated that these benefits are only available if the applicant submits all paperwork to the State.

Chair Simone asked to clarify if the applicant would be responsible for paying back anything if the property is rescinded.

Ms. Knutson stated that he would not.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 11, 2021**

Member Bush White asked if code enforcement was causing issues for the applicant and how this falls under their authority based on the Historic Preservation aspects of the home.

Planning Director Todd Hodges stated that zoning/code enforcement works with planning and has worked under his direction on any fines for this property. He stated that historically designated structures require approval from the Historic Preservation Board prior to starting work. He stated that the applicant has received violation notices due to the applicant doing work on the property with no building permits or Historic Preservation approval.

Chair Simone asked Mr. Hodges to clarify staff's neutral recommendation to the planning commission on this agenda item.

Mr. Hodges stated that staff debated on the staff recommendation a lot. He stated that staff has worked with Mr. Flores quite a bit, and that he has not gone through the appropriate process for getting permits or Historic Preservation approval for changes to the house or his property. Mr. Hodges stated that even if the property is no longer designated, building permits would still be required, he would just no longer go to the Historic Preservation Board. He continued that financial benefits are through the State, and that Mr. Flores has not submitted the applications to receive those benefits. Mr. Hodges added that historic designation prevents the ability to demolish the building, although he wouldn't think it would be. He added that the Planning & Building Department does still have authority over demolition permits and would hopefully be able to work to prevent that from occurring if it were ever discussed. Mr. Hodges concluded that staff does also believe in property rights and that the applicant has been interested removing the house from being designated for a number of years.

Ms. Knutson reiterated that it was a difficult decision for staff. She stated that it were her personal decision it would remain designated, however the neutral recommendation kept in mind property rights and difficulties in getting Mr. Flores to go to the Historic Preservation Board for approvals. She stated a shed was placed without permits that would probably have not been approved by the Historic Preservation Board and has not been painted red as directed by the Board, so it's been a difficult position for staff to be in. She concluded that she hopes nothing happens to the house because of its significance.

Chair Simone asked each Planning Commissioner for their thoughts.

Member Barron stated that he is learning and didn't yet have an opinion either way.

Member Weber stated he would like the property to stay designated. He felt that the property owner could have followed through with pursuing the benefits provided.

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March 11, 2021**

Before Member Kvasnicka's comments, Ms. Knutson stated that Member Kvasnicka is on the Historic Preservation Board, but she will be asked to recuse from this hearing before the Board and therefore she can comment on the matter this evening. Member Kvasnicka stated she does not agree with the rescission. She feels this is one of the few properties whose significance can be pinpointed, and the improvements could have been worked out with the Historic Preservation Board.

Vice-Chair White didn't see a barrier to making improvements to the property. Vice-Chair White stated he feels it should stay a historic site.

Chair Simone asked staff for an opinion on if the Historic Preservation Board has been unreasonable in dealing with permits and applications.

Ms. Knutson stated she can easily say no. She cited St. Andrews Church, which was fully converted from a church into a residence by working with the Historic Preservation Board. She stated the Board is happy to work with people, they just need an application to review.

Chair Simone stated this is a difficult decision, and he believes Mr. Flores should be able to do what he wants with his house. At the same time is it historical and doesn't want any chance of it being demolished. He felt if it is just a financial issue that is difficult, because the repair concerns could be addressed and the City would work with him. He added that it sounds like the Historic Preservation Board and staff is being reasonable. He is leaning towards denial.

Member Barron added he is for property rights, but he is leaning more towards keeping it designated.

Chair Simone asked for a motion to approve P2021-0008. Paul Weber motioned to approve, Kathy Kvasnicka seconded. Motion to recommend approval of the rescission of designation was denied unanimously by a 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
March 11, 2021**

FUTURE BUSINESS

The next meeting of the Planning Commission is scheduled for March 25, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:45 PM.

Submitted by

Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2021-009

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE UNITED FULTON AUGMENTATION STATION AND PIPELINE PROJECT SPECIAL USE PERMIT LOCATED IN THE NORTH HALF OF SECTIONS 17 AND 18, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on March 25, 2021, for the purpose of reviewing the application for the United Fulton Augmentation Station and Pipeline Project Special Use Permit; 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 of the project, 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 United Fulton Augmentation Station and Pipeline Project Special Use Permit, conditional upon the following:

I. Prior to recording the special use permit map:

- A. The title of the special use permit shall include the Project No.: LUP2021-0006 & Plan No. SUP2021-0001.
- B. Any redline comments provided by City staff shall be made to the special use permit map.

II. Prior to the start of construction:

- A. Applicant shall provide written acknowledgement of the comments from United Power.
- B. Applicant shall coordinate with the Public Works Director to receive approval of a flood hazard development permit.

- C. Applicant shall provide written acknowledgement that they will comply with the development standards listed in the comments from the Weld County Department of Public Health & Environment.
- D. Applicant shall provide written evidence that the comments from Xcel Energy (Public Service Company) have been adequately addressed.
- E. Applicant shall provide written evidence that they have received any required right of way permits from the Public Works Director.
- F. Any required building permits must be received from the Building Department, if applicable, or written evidence that they are not required shall be provided.
- G. Applicant shall provide written acknowledgement that they will notify the City of Fort Lupton and Fort Lupton Fire Protection District of road closures in advance.
- H. One set of Mylars of the special use permit map shall be submitted for recording with the Weld County Clerk & Recorder.

DONE THIS 25^h DAY OF MARCH, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**UNITED FULTON AUGMENTATION STATION AND PIPELINE PROJECT SPECIAL USE PERMIT
STAFF REPORT
Project No. LUP2021-0006 & Plan No. SUP2021-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0006 / Plan No.: SUP2021-0001

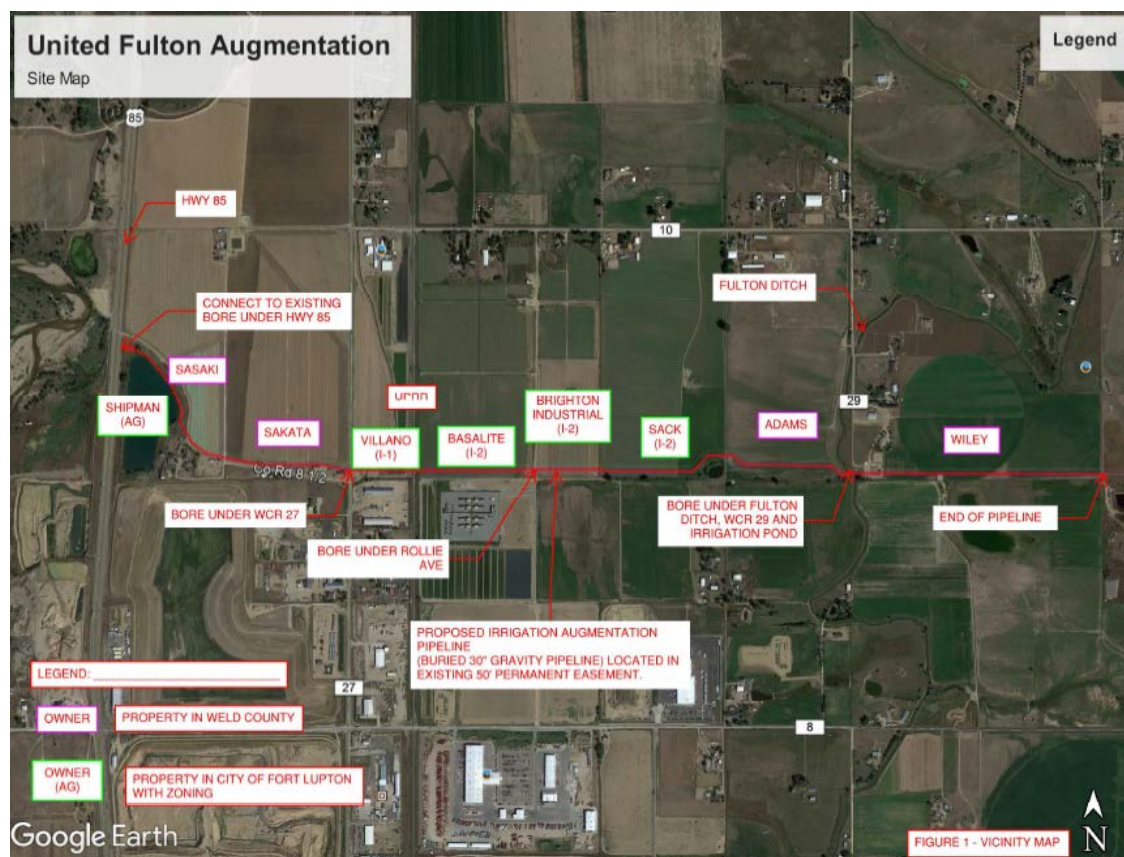
Project Name: United Fulton Augmentation Station and Pipeline Project Special Use Permit

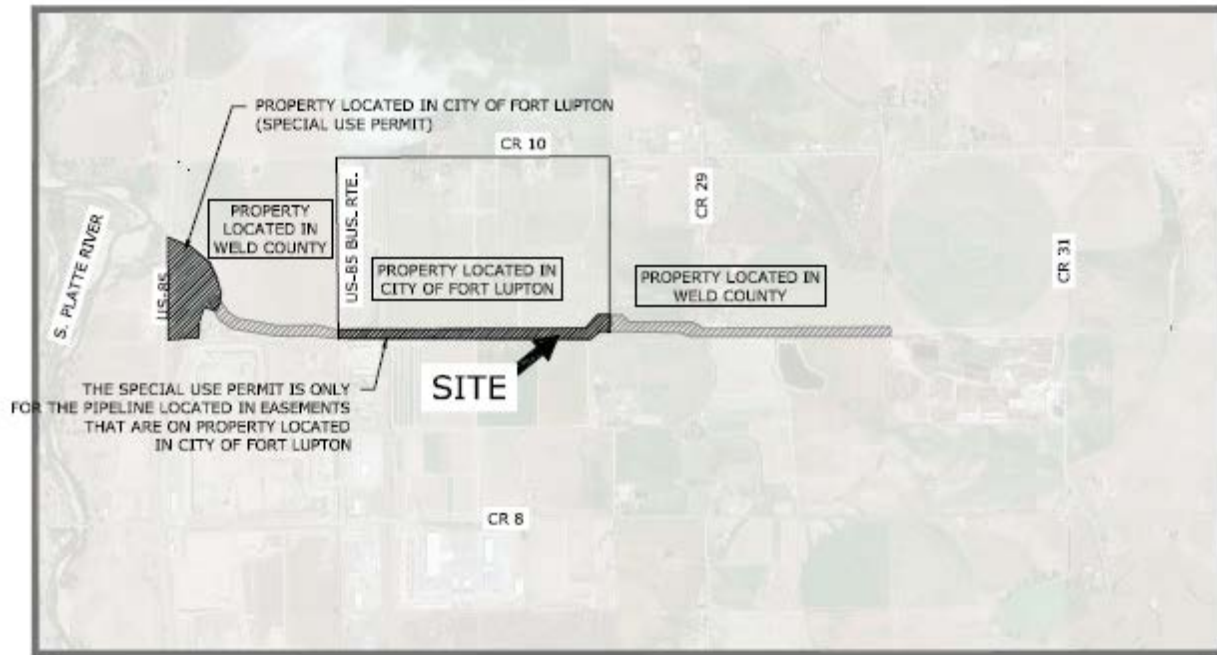
Applicant Name: United Water & Sanitation District (“Applicant”)

Representative: Adam Smith with Civil Resources, LLC

Location of Request:

The United Fulton Augmentation Station and Pipeline Project includes a below grade gravity pipeline that will be constructed through portions of unincorporated Weld County, and certain parcels of land located within the City of Fort Lupton. The pipeline is generally located north of the half section line between County Road 8 and County Road 10. The pipeline will begin approximately a half-mile east of County Road 29 and extend west to an existing bore at U.S. Highway 85. The special use permit is to review the portion of the project to be constructed through certain parcels of land located within the City of Fort Lupton. See figures below.





Nature of Request:

The Applicant has submitted a special use permit application for a 30" below grade gravity pipeline that will convey raw water from the Fulton Ditch to the South Platte River for augmentation purposes.

Easements are required in order for the pipeline to cross the parcels located with the City of Fort Lupton, excluding the Theodore Shipman R Living Trust, which is part of the ownership group for the project. The Applicant has stated that all easements have been acquired.

Site Size: Not applicable.

Zone District:

Theodore R. Shipman Living Trust (Parcel No. 147118101003): 'A' Agriculture Zone District
 Villano Brothers Properties, Inc. (Parcel Nos. 147117201004 & 147117200001): I-1 Light Industrial
 Basalite Building Products (Parcel No. 147117200006): I-2 Heavy Industrial
 Brighton Industrial North (Parcel No. 147117000054): 1-2 Heavy Industrial
 Leroy & Brenda Sack (Parcel Nos. 147117000052 & 147117000053): 1-2 Heavy Industrial

Proposed Use: The Applicant has submitted a special use permit application for a 30" below grade gravity pipeline that will convey raw water from the Fulton Ditch to the South Platte River for augmentation purposes.

Existing Use:

Theodore R. Shipman Living Trust (Parcel No. 147118101003): Open water pond with no plans for agriculture.
 Villano Brothers Properties, Inc. (Parcel Nos. 147117201004 & 147117200001): Existing agricultural.

Basalite Building Products (Parcel No. 147117200006): Industrial business.
Brighton Industrial North (Parcel No. 147117000054): Existing agricultural.
Leroy & Brenda Sack (Parcel Nos. 147117000052 & 147117000053): Existing agricultural and residential.

Hearing Dates: Planning Commission – March 25, 2021 at 6:00 PM (continued from March 11, 2021)
City Council – April 6, 2021 at 7:00 PM

Hearing Location: Virtually via GoToMeeting.

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

SUMMARY OF PREVIOUS APPLICATIONS

This is for a pipeline that will run through easements on private property. A summary of previous applications is not applicable for this project.

APPLICATION PROCESS

The Applicant is submitting a request for a special use permit for a 30" below grade gravity pipeline that will convey raw water from the Fulton Ditch to the South Platte River for augmentation purposes. 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 Greeley Tribune on February 26, 2021, and the Fort Lupton Press on March 3, 2021. Because the publication was not published 15 days prior to the Planning Commission meeting, the Planning Commission made a motion to continue the hearing to March 25, 2021. The City Council hearing will still be held on April 6, 2021.

The Zoning Regulations require that properties be posted 15 days prior to public hearing. The properties were posted February 23, 2021, which is at least 15 days prior to the public hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the parcels that are included with this project on February 18, 2021.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The parcels that are included with this project are located within the 'I-1' Light Industrial Zone District, 'I-2' Heavy Industrial Zone District, and 'A' Agricultural Zone District. While a pipeline to convey raw water for augmentation purposes is not specifically mentioned, each of these zone districts list public utility facilities as permitted uses subject to the special use review and approval procedures set forth under Section 16-7 of the Fort Lupton Municipal Code (the "Code"). This proposal is of similar or like use and therefore requires a special use permit. 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 use meets the provisions of the Code, specifically it meets the intent of the 'I-1' Light Industrial, 'I-2' Heavy Industrial, and 'A' Agricultural Zone Districts which allow for public facilities or similar uses with a special use permit.

2. The special use shall not substantially alter the character of the district or the neighborhood.

Staff Comment: The pipeline will be below grade and therefore will not affect the surrounding neighborhood character of the portion that runs through City limits. In addition, the alignment proposed was selected to limit impacts to the properties and infrastructure being affected. This use will not substantially alter this area.

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: After construction, the project will not affect traffic or pedestrians.

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: Impacts will largely be during the construction process. There is no lighting proposed, and the majority of development will be underground. Traffic will be limited once construction is complete.

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: Staff has recommended conditions of approval to the Planning Commission. The Planning Commission may choose to add or remove conditions as it deems appropriate. Typically, a special use permit is non-transferable. The conditions of approval address this item.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates the Theodore R. Shipman Living Trust as Agricultural & Rural Residential. 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 remaining parcels are located within the Industrial designation. This designation allows for a mix of heavy and light users as well as office development, intended to provide an appropriate environment for higher intensity users.

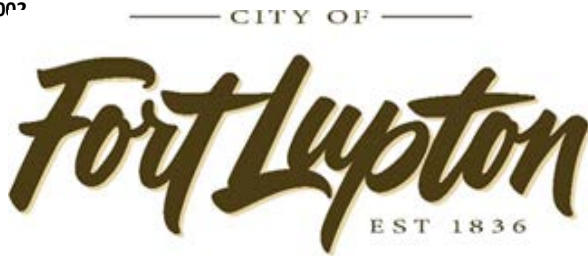
The proposed pipeline will not affect the intent of the land use designations identified above, and is compatible with these designations. The properties that are industrial will have the project entirely underground, and will not affect the industrial use after construction is complete.

REFERRALS

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

Buildings/Grounds Manager	City Attorney	Police Chief
City Administrator	Public Works Director	Building Inspector
Water Treatment Plant Manager	GIS Specialist	Fort Lupton Fire Protection District
CDOT	Colorado DRMS	Colorado Parks and Wildlife
Army Corp of Engineers	United Power	Comcast
CenturyLink	Xcel Energy	Weld County Department of Planning
Weld Cty. Dpt. of Public Health & Env.	Weld County Public Works	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 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: See Attached
 Company: See Attached
 Phone: See Attached Email: See Attached
 Address: See Attached
 Preferred method of contact? Email: _____ Phone: _____ Mail: _____
- 2) Representative Name: Drew Damiano
 Company: United Water & Sanitation District
 Phone: 303-902-2564 Email: drew@unitedwaterdistrict.com
 Address: 8301 East Prentice Ave, Suite 100 Greenwood Village, CO 80111
 Preferred method of contact? Email: ☒ Phone: _____ Mail: _____
- 3) Billing Contact (where invoices should be directed to): Same as Representative above
 Billing Company: _____
 Phone: _____ Email: _____
 Address: _____

B. SITE DESCRIPTION

Site Address: See Attached
 Parcel Number: See Attached
 Existing Zone Classification: See Attached Proposed Zone Classification: See Attached
 Water Type: N/A Name: N/A
 Sewage Type: N/A District Name or Location Hauled to: N/A

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: United Fulton Augmentation Station Project

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

A 30-inch below grade gravity pipeline that will convey raw water from the Fulton Ditch
to the South Platte River to satisfy the owners obligation from the State of Colorado
for augmentation

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: _____

ANDREW R. DAMIANI, VP OPERATIONS
UNITED WATER & SANITATION DISTRICT

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: _____

ANDREW R. DAMIANI, VP OPERATIONS
UNITED WATER & SANITATION DISTRICT

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.

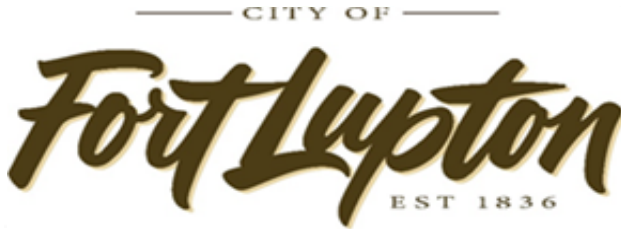
For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.

United Fulton Augmentation Station Special Use Permit Easement Summary

Easement Summary From West to East

Property Owner	Parcel #	Address or Section-Township-Range	Current Zoning	Legal Description	Easement Owner/Crossing Agreement	Notes
Shipman Theodore R Living Trust	147118101003	S18, T01N, R66W	Agriculture	FTL 1LLS LUPTON LAKES FILING #1 (LUPTON LAKES ANNEX) BEG CEN ¼ COR SEC 18 BEG S89D29'E 135' POB N89D29'E 493.03' N00D07'E 150.01' S89D29'W 30' N00D07'E 131' S81D07'E 91.89' N08D19'W 220.55' N82D28'W 125.43' N24D46'E 256.44' N19D35'W 340.08' N40D28'W 435.28' N62D48'W 283.55' S04D03'W 1490.36' TPOB	No easement is required.	Theodor Shipman R Living Trust is part of the project ownership group
Villano Brothers Properties, Inc	147117201004	S17, T1N, R66W	I-1	Lot 4 VILLANO FARMS LLC MINOR SUB	70 Ranch Ventures, LLC	Bob Lembke is Manager of LLC
Fulton Ditch Lateral	N/A	S17, T1N, R66W	N/A	Prescriptive Ditch	United Water & Sanitation District	President - Bob Lembke
Villano Brothers Properties, Inc	147117200001	S17, T1N, R66W 13050 Couty Road 10 Fort Lupton, Colorado	I-1	PT W2W2NW4 17-1-66 COM NW COR SEC S89D49'E 30' N0D07'E 30' S89D49'E 417.50' TO TPOB S0D14'E 2671.67' S89D54'W 197.52' N0D07'E 2671.67' M/L TO TPOB (12.116RR)	70 Ranch Ventures, LLC	Bob Lembke is Manager of LLC
Union Pacific Rail Road	N/A	S17, T1N, R66W	N/A	N/A	United Water & Sanitation District	President - Bob Lembke
Basalite Building Products	147117200006	S17, T1N, R66W 1801 South Rollie, Ave Fort Lupton, Colorado	I-2	PT W2E2NW4 & E2W2NW4 17-1-66 EXC BEG 1026.25'E OF NW COR NW4 S567' E310' N567' W310' TO BEG EXC PT NW4 17 1 66 BEG NW COR THENCE E 1336' TO POB S 537' E 310' N 537' W 310' TO TRUE POB	United Water & Sanitation District	President - Bob Lembke
Brighton Industrial North	147117000054	S17, T1N, R66W 13400 County Road 10 Fort Lupton, Colorado	I-2	15899 E2E2NW4 17 1 66 EXC UPRR RES	United Water & Sanitation District	President - Bob Lembke
Leroy & Brenda Sack	147117000053	S17, T1N, R66W 13540 County Road 10 Fort Lupton, Colorado	I-2	15888 IMPS ONLY MH W2NE4 17 1 66	United Water & Sanitation District	President - Bob Lembke
Leroy & Brenda Sack	147117000052	S17, T1N, R66W	I-2	15888A PT W2NE4 17 1 66 BEG SE COR N10 RDS W32 RDS S10 RDS E32 RDS TO BEG EXC UPRR RES	United Water & Sanitation District	President - Bob Lembke

- Notes:
1. The Sasaki and Sakata properties that are located between the Shipman Theodore R Living Trust and Villano Brothers Peoperties have not been annexed into the City of Fort Lupton. United Water and Sanitation District has obtained easement on these properties.
 2. United Water and Sanitation District has obtained all of the easements on the properties located in the City of Fort Lupton, crossing agreements for the Fulton lateral and the Union Pacific crossing agreemer



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): See Attachment A Phone: See Attachment A

Address: See Attachment A

Applicant (if different from owner): United Water & Sanitation District c/o Drew Damiano

Address: 8301 East Prentice Ave, Suite 100 Greenwood Village, CO 80111

Home Phone: 303-659-5000

Cell Phone: 303-902-2564

Address or location of Property for which Special Use Permit is being requested:

See Attachment A

Legal Description See Attachment A

Current Zoning: See Attachment A

Reason for Request:

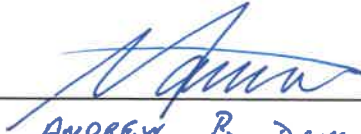
- The owner has an obligation with the State of Colorado to return augmentation water from the Fulton Ditch to the South Platte River. This below grade pipeline
 - will convey water from the ditch to the river.
-

Please answer the following questions in detail. [See attached memo](#)

1. What is the proposed use? [See attached memo](#)
2. How will the proposed use impact the surrounding properties as it relates to the following areas: [See attached memo](#)
 - Noise
 - Dust
 - Odor
 - Safety
 - Traffic
 - Light
3. What are the proposed hours of operation?
[See attached memo](#)
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?
[See attached memo](#)
5. If this application is for a daycare, how many children will you be caring for?
[See attached memo](#)
6. If this application is for an assisted living facility, how many units will you have in the facility?
[See attached memo](#)
7. How many employees will work at the proposed facility?
[See attached memo](#)

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):



ANDREW R. DAMIANO, VP OPERATIONS
UNITED WATER & SANITATION DISTRICT

Date:

2/10/2021

MEMORANDUM

TO: Todd Hodges - City of Fort Lupton Planning Director
Drew Damiano - UWSD

FROM: Civil Resources, LLC

DATE: January 21, 2021

RE: United Fulton Augmentation Station Project – Special Use Permit Questionnaire

This memo provides responses to the Special Use Permit Questionnaire as shown on the application.

Please see Attachment A for the information on the parcels that the easements are on and that the pipeline will go through. Please note that easements have been acquired along the entire route of the pipeline.

Question 1: What is the proposed use?

Response: The use of the parcel is not changing and will stay the same (i.e.- property owners will still utilize the easement area as they are now). We are proposing a below grade (buried) gravity pipeline to satisfy the owners obligation to the State of Colorado to return irrigation water from the Fulton Ditch back to the South Platte River. There are no above grade structures.

Question 2: How will the proposed use impact the surrounding properties as it relates to the following areas:

Response: Noise – There will be typical construction noise with excavators, loader, etc. but at the completion of the project there will be no noise since it is a gravity below grade pipe that is conveying raw (ditch) water.

Dust – During construction the contractor will have a water truck to control the dust. After construction dust will not be an issue since the surface use of the easement will remain the same (mostly farming with the exception of the Shipman and Basalite properties).

Odor – There is no odor since the project consists of a gravity below grade pipe to convey raw (ditch) water to the river.

Safety – There are no safety issues since the project consists of a gravity below grade pipe to convey raw (ditch) water to the river.

Traffic – During construction the easements will be accessed via existing county and farm roads. Post construction it is not anticipated to need access to the easement since it is a gravity below grade pipeline. In the unlikely event someone does need access it will be via existing county and farm roads.

Light – There are no lights proposed on the project.

Question 3: What are the proposed hours of operation?

Response: The pipeline will only be running water when the owner needs to return water from the Fulton Ditch to the River.

Question 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?

Response: The portion of the pipeline in Weld County is a use by right therefore no permits are required. We have received approval from the Union Pacific Railroad to bore under the railroad tracks. United has the right to install a water pipeline within easements it possesses in accordance with Section 7 of the state constitution. This application is respectfully submitted as a consideration to the city without admitting or denying the necessity therefore.

Question 5: If this application for a daycare, how many children will you be caring for?

Response: No, this application is not for a daycare.

Question 6: If this application is for an assisted living facility, how many units will you have in the facility?

Response: No, this application is not for an assisted living facility.

Question 7: How many employees will work at the proposed facility?

Response: There are no employees that will work at the gravity below grade pipeline. The release into the pipeline is controlled by the Fulton Ditch rider at the headgate in the Fulton Ditch Right-of-Way.

United Fulton Augmentation Station Special Use Permit Application Questionnaire

Attachement A

Property Owner	Parcel #	Address or Section-Township-Range	Current Zoning	Legal Description
Shipman Theodore R Living Trust	147118101003	S18, T01N, R66W	Agriculture	FTL 1LLS LUPTON LAKES FILING #1 (LUPTON LAKES ANNEX) BEG CEN ¼ COR SEC 18 BEG S89D29'E 135' POB N89D29'E 493.03' N00D07'E 150.01' S89D29'W 30' N00D07'E 131' S81D07'E 91.89' N08D19'W 220.55' N82D28'W 125.43' N24D46'E 256.44' N19D35'W 340.08' N40D28'W 435.28' N62D48'W 283.55' S04D03'W 1490.36' TPOB
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Basalite Building Products	147117200006	S17, T1N, R66W 1801 South Rollie, Ave Fort Lupton, Colorado	I-2	PT W2E2NW4 & E2W2NW4 17-1-66 EXC BEG 1026.25'E OF NW COR NW4 S567' E310' N567' W310' TO BEG EXC PT NW4 17 1 66 BEG NW COR THENCE E 1336' TO POB S 537' E 310' N 537 W 310' TO TRUE POB
Brighton Industrial North	147117000054	S17, T1N, R66W 13400 County Road 10 Fort Lupton, Colorado	I-2	15899 E2E2NW4 17 1 66 EXC UPRR RES
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Leroy & Brenda Sack	147117000052	S17, T1N, R66W	I-2	15888A PT W2NE4 17 1 66 BEG SE COR N10 RDS W32 RDS S10 RDS E32 RDS TO BEG EXC UPRR RES

MEMORANDUM

TO: Todd Hodges - City of Fort Lupton Planning Director
Drew Damiano - UWSD

FROM: Civil Resources, LLC

DATE: February 8, 2021

RE: United Fulton Augmentation Station Project – Special Use Permit Project Description Memo

This memo provides a project description for the United Fulton Augmentation Station Project located in Fort Lupton, Colorado.

Project Location

The project is located to the north of the future alignment of Weld County Road (WCR) 8.5 in the City of Fort Lupton and Weld County, Colorado. The west end of the project is bound by State Highway 85 near the open pond and the east end of the project is bound by the Binder property near the future alignment of WCR 29.5. The pipeline is approximately 10,266 linear feet in total length. The properties that are located within the City of Fort Lupton City limits are:

- Theodore R. Shipman Living Trust;
- Villano Brothers Properties, Inc.
- Basalite Building Products;
- Brighton Industrial North;
- Leroy and Branda Sack.

Purpose of Project

The purpose of this project is to satisfy an obligation from the State of Colorado to return augmentation water (raw water) from the Fulton Ditch (and ultimately the Brighton Lateral Ditch located farther to the east) back to the South Platte River.

Pipeline Alignment

The pipeline alignment was selected based on many factors including the least amount of existing and future impact on the surrounding lots and existing infrastructure along the alignment. The pipeline is located in a 50-foot wide easement that parallels on the north side an existing 50-foot wide easement that contains oil and gas pipelines. This alignment is along the back side of large narrow lots (approximately ½ mile deep) most of which are currently farmed. With the pipeline being buried with no above grade structures, this allows the landowner to continue farming over the easement as they were prior to the pipeline construction.

The easements/pipeline runs through the back (south side) of the following properties that are located in the City of Fort Lupton starting from west to east:

- Shipman Property – Zoned AG with an existing open water pond on the property;
- Villano Property – Zoned I-1 which is currently being farmed;
- Basalite Property – Zoned I-2 which is currently being farmed;
- Brighton Industrial – Zoned I-2 which is currently expanding their industrial use;
- Sack Property – Zoned I-2 which is currently being farmed.

The 50-foot permanent and 20-foot temporary construction easements (Villano Property has a 30-foot wide easement) were obtained from all of the property owners in the City of Fort Lupton with the Sack Property being acquired by eminent domain.

Pipeline Design Elements

The design of the pipeline incorporated many elements to reduce the impact to the surrounding properties while maintaining a sound engineering design to convey ditch water from the Fulton Ditch to the South Platte River as listed below:

- 30-inch buried ductile iron pipe – The pipe depth/cover was increased to not impede the existing and future farming operations on the Villano, Brighton Industrial and Sack property. The Shipman property has an open water pond with no plans for agriculture;
- The diversion/headgate structure is location on the Fulton Ditch within the Fulton Ditch Right-of-Way to divert and measure the water entering the pipeline. Approval from the Fulton Ditch has been obtained;
- The pipeline is a gravity below grade pipeline therefore there are no above grade structures on the pipeline. Everything is buried to reduce impact on the properties;
- There are no pollution impacts since the pipeline conveys ditch water (raw water);
- There are no traffic impacts caused by the pipeline. Once the pipeline is constructed there will be very little (if any) need to access the pipeline. In the event we do have to access the pipeline, we have an easement that can be accessed via existing farm and county roads;
- There are no noise impacts from this pipeline since everything is buried and there are no above grade structures;
- There are no impacts from bright lights from the project since it is a below grade pipeline;

Summary

In summary, the below grade gravity pipeline will return raw water from the Fulton Ditch back to the South Platte River. The alignment and design elements were carefully considered and analyzed to reduce the impact on the surrounding properties. Since everything is below grade there are no visual impacts to the City of Fort Lupton.

All permits have been obtained including the Fulton Ditch Lateral crossing agreement, and the Union Pacific Railroad crossing agreement.

United Fulton Augmentation

Site Map

Legend

85

HWY 85

CONNECT TO EXISTING
BORE UNDER HWY 85

SASAKI

SHIPMAN
(AG)

SAKATA

UPRR

VILLANO
(I-1)

BASALITE
(I-2)

BRIGHTON
INDUSTRIAL
(I-2)

SACK
(I-2)

ADAMS

WILEY

Co Rd 8 1/2

BORE UNDER WCR 27

BORE UNDER ROLLIE
AVE

BORE UNDER FULTON
DITCH, WCR 29 AND
IRRIGATION POND

END OF PIPELINE

PROPOSED IRRIGATION AUGMENTATION
PIPELINE
(BURIED 30" GRAVITY PIPELINE) LOCATED IN
EXISTING 50' PERMANENT EASEMENT.

LEGEND:

OWNER

PROPERTY IN WELD COUNTY

OWNER
(AG)

PROPERTY IN CITY OF FORT LUPTON
WITH ZONING

Google Earth

© 2020 Google

FIGURE 1 - VICINITY MAP

4000 ft



CONSTRUCTION PLANS FOR
UNITED FULTON AUGMENTATION STATION
SPECIAL USE PERMIT
WELD COUNTY, COLORADO

SET #:_____

SPECIAL USE PERMIT NOTE:

THE SPECIAL USE PERMIT IS ONLY FOR THE PIPELINE LOCATED WITHIN THE CITY LIMITS OF THE CITY OF FORT LUPTON, COLORADO. THIS INCLUDES THE FOLLOWING PROPERTIES:

1. THEODORE R. SHIPMAN LIVING TRUST;
2. VILLANO BROTHERS PROPERTIES, INC;
3. BASALITE BUILDING PRODUCTS;
4. BRIGHTON INDUSTRIAL NORTH;
5. LEROY AND BRENDA SACK.

ALL OTHER PROPERTY IS LOCATED WITHIN WELD COUNTY AND NOT WITHIN THE CITY OF FORT LUPTON'S JURISDICTION.

OWNERS APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT UNITED WATER AND SANITATION DISTRICT BEING THE SOLE OWNER OR GRANTEE, AS APPLICABLE, OF THE REAL PROPERTY INTERESTS DESCRIBED HERIN,

IN WITNESS WHEREOF, I HAVE HERE UNTO SET OUR HANDS AND SEALS THIS _____DAY OF _____, 2021

FOR AND ON BEHALF OF UNITED WATER AND SANITATION DISTRICT

STATE OF COLORADO

COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

AS _____ OF UNITED WATER AND SANITATION DISTRICT ON THIS

_____ DAY OF _____, 20____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL:

APPROVED ON _____ DAY OF _____, 20____

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED ON _____ DAY OF _____, 20____

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL:

APPROVED ON _____ DAY OF _____, 20____

CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION:

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

CHAIRPERSON, FORT LUPTON PLANNING COMMISSION

MAYOR'S CERTIFICATE:

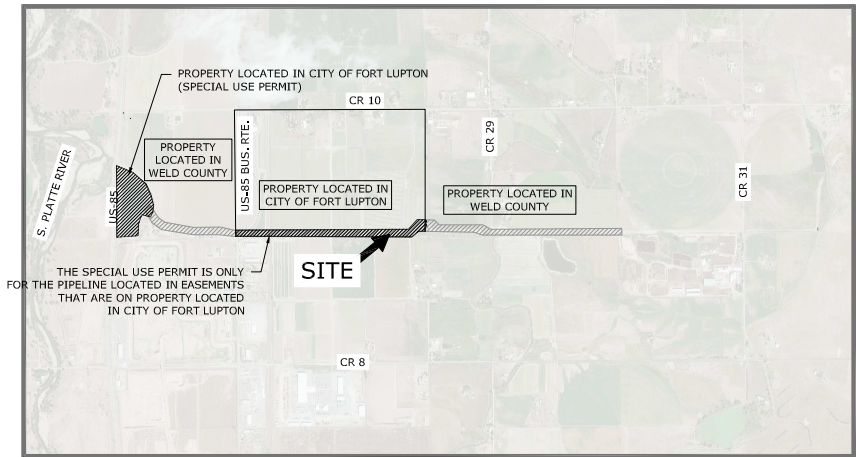
THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ A.D., AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID RESOLUTION NO. _____ ON BEHALF OF THE CITY OF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

MAYOR

ATTEST:

CITY CLERK
(SEAL)

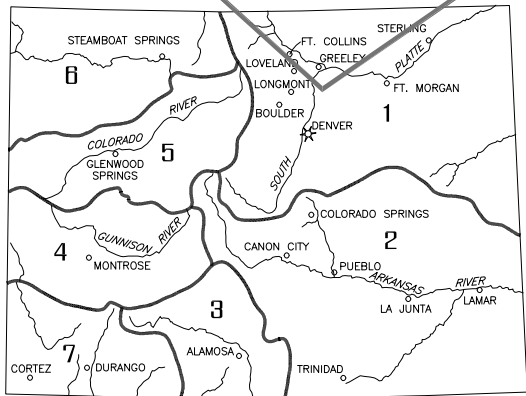
REVISIONS				DATE:
NO.	DESCRIPTION	DATE	BY	Jan 24, 2019
				DWG:
				SUP - Pipe line-COVER.dwg
				SHEET:
				1



PROJECT LOCATION MAP

SCALE: 1" = 2000 FEET

NORTH



STATE OF COLORADO
PROJECT LOCATION MAP

N.T.S.

NORTH

SHEET LIST TABLE SHEET NUMBER	SHEET TITLE
1	COVER
2	LEGEND AND NOTES
3	PROPERTY OWNER NOTES
4	BORELOGS
5	SITE PLAN
6	PLAN & PROFILE 1
7	PLAN & PROFILE 2
8	PLAN & PROFILE 3
9	PLAN & PROFILE 4
10	PLAN & PROFILE 5
11	PLAN & PROFILE 6
12	WCR 27 BORE
13	DITCH BORE
14	UNION PACIFIC BORE
15	ROLLIE AVE BORE
16	DETAILS

PREPARED FOR:

UNITED WATER & SANITATION DISTRICT

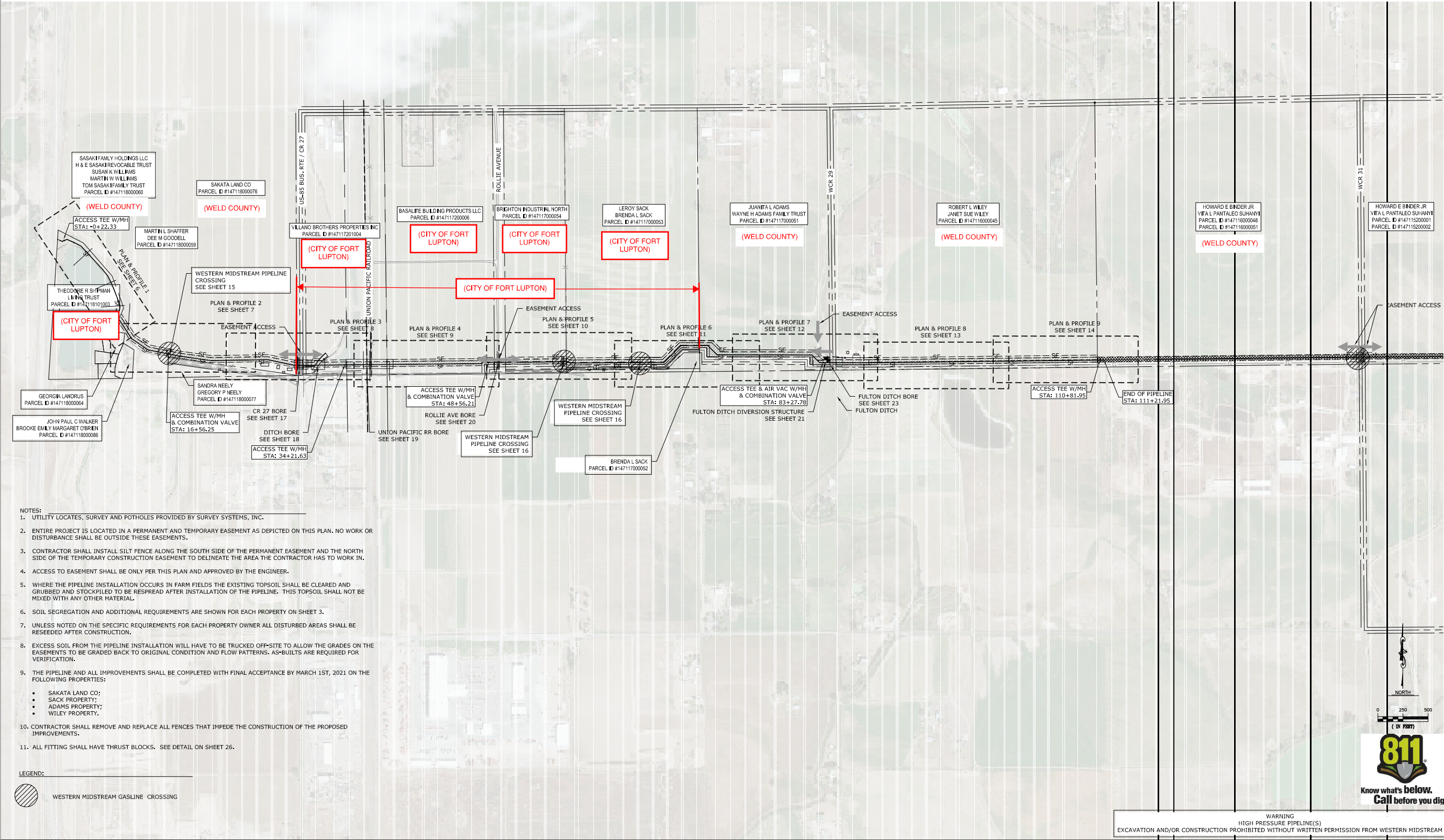
8301 EAST PRENTICE AVE, STE 100
GREENWOOD VILLAGE, CO
303.773.1005 (p)

PREPARED BY:

CIVIL RESOURCES, LLC

323 5th STREET
P.O. BOX 680
FREDERICK, CO 80530
303 833 1416

J:\United Water & San - 141\Brighton Lateral Pipeline\Drawings\Sheets\Pipeline-P&P-REV1.dwg, 10/27/2020 9:09:17 AM



CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



UNITED WATER
UNITED WATER & SANITATION DISTRICT
8301 EAST PRENTICE AVE, STE 100
GREENWOOD VILLAGE, CO
303.773.1005 (P)
CONTACT: DREW DAMIANO

UNITED WATER AND SANITATION DISTRICT
UNITED FULTON AUGMENTATION STATION
FORT LUPTON, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE

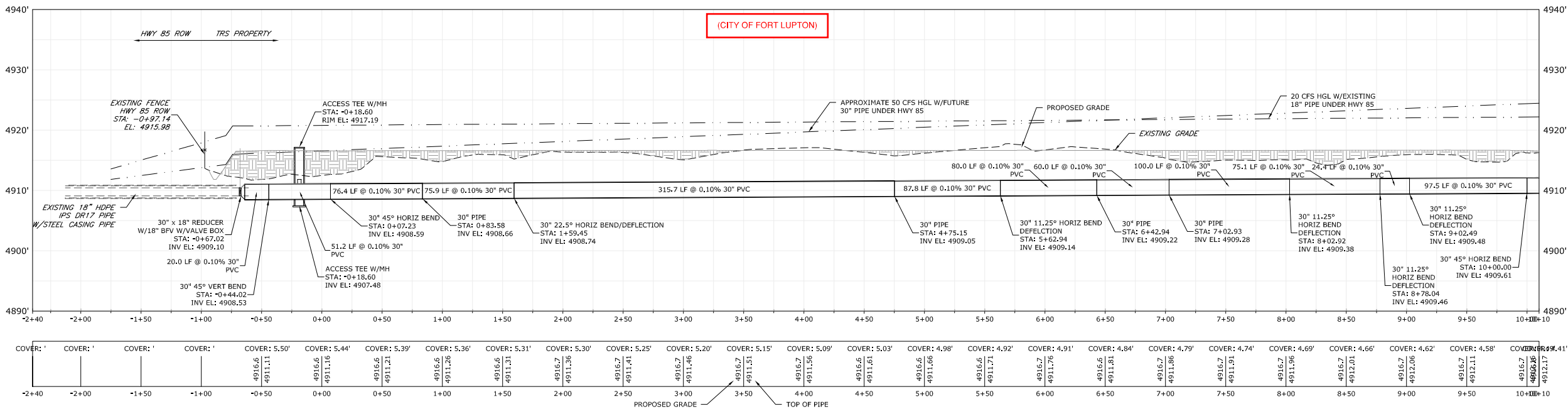
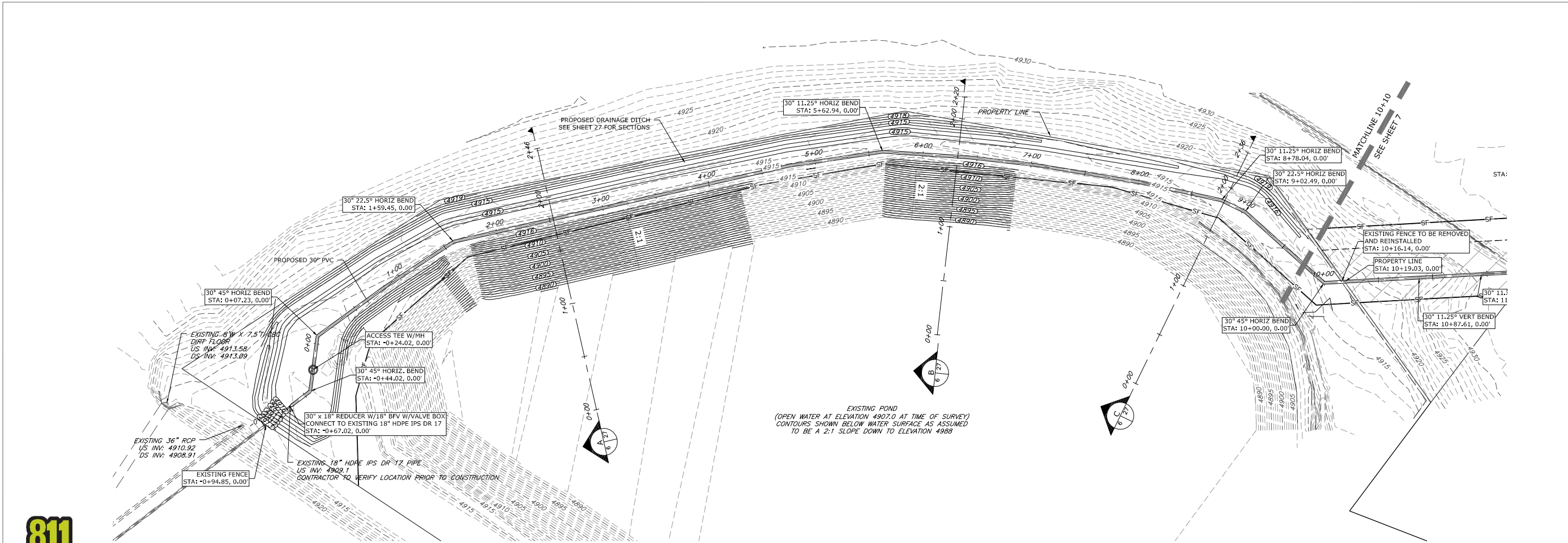
DESIGNED BY: ALS DATE: SEP 06, 2019
DRAWN BY: ALS SCALE: AS NOTED
CHECKED BY: BLH AS NOTED
JOB NO.: 141.001.44
DWG NAME: PIPELINE-P&P-REV1.DWG

SITE PLAN

SHEET:

5

J:\United Water & San - 141\Brighton Lateral Pipeline\Drawings\Sheets\Pipeline-P&P-REV1.dwg, 10/27/2020 8:33:49 AM



PROFILE - STA -2+40 TO STA 10+10



CIVIL RESOURCES, LLC

323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



UNITED WATER
UNITED WATER & SANITATION DISTRICT

8301 EAST PRENTICE AVE, STE 100
GREENWOOD VILLAGE, CO
303.773.1005 (P)
CONTACT: DREW DAMIANO

UNITED WATER AND SANITATION DISTRICT
UNITED FULTON AUGMENTATION STATION
FORT LUPTON, COLORADO

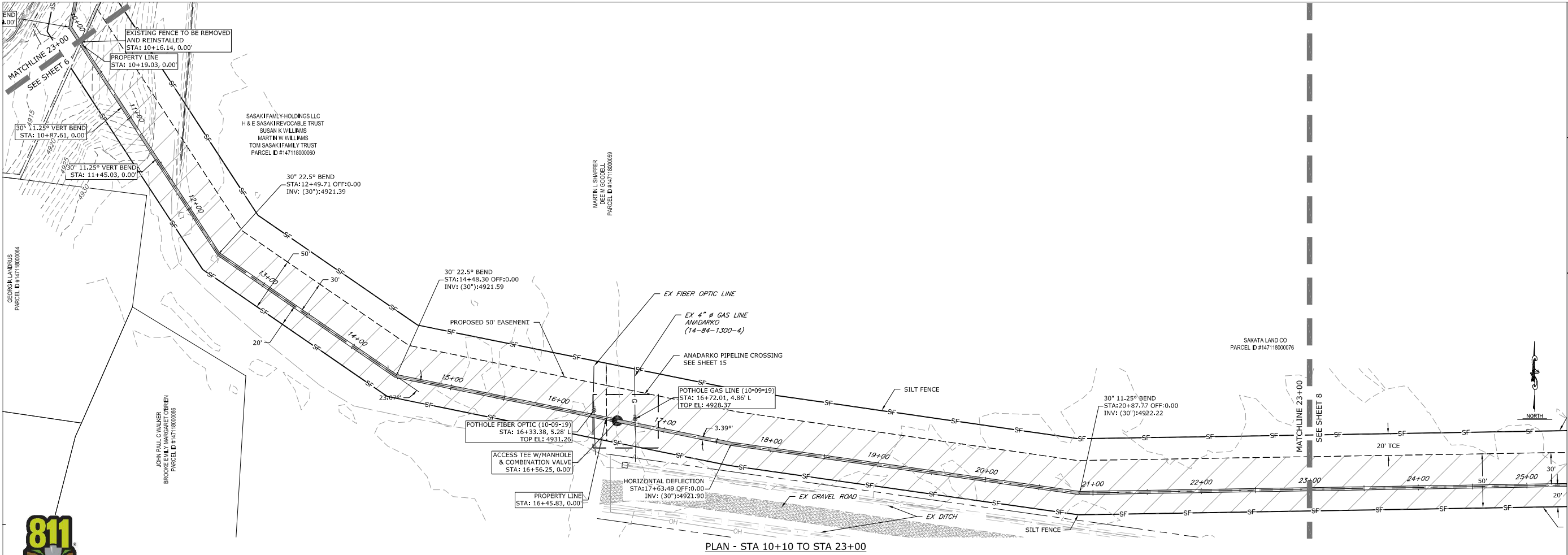
REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: ALS DATE: SEP 06, 2018
DRAWN BY: ALS SCALE: AS NOTED
CHECKED BY: BLH AS NOTED
JOB NO.: 141-001-44
DWG NAME: PIPELINE-P&P-REV1.DWG

PLAN & PROFILE 1

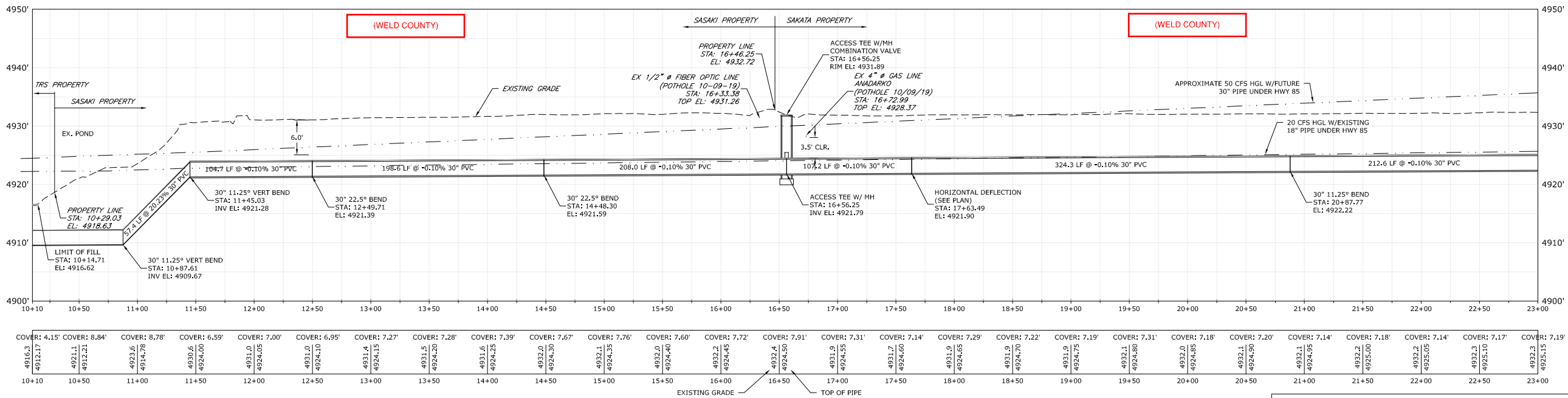
SHEET:

6



PLAN - STA 10+10 TO STA 23+00

811
Know what's below.
Call before you dig.



PROFILE - STA 10+10 TO STA 23+00



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UNITED WATER
UNITED WATER & SANITATION DISTRICT

8301 EAST PRENTICE AVE, STE 100
GREENWOOD VILLAGE, CO
303.773.1005 (P)
CONTACT: DREW DAMIANO

UNITED WATER AND SANITATION DISTRICT
UNITED FULTON AUGMENTATION STATION
FORT LUPTON, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE

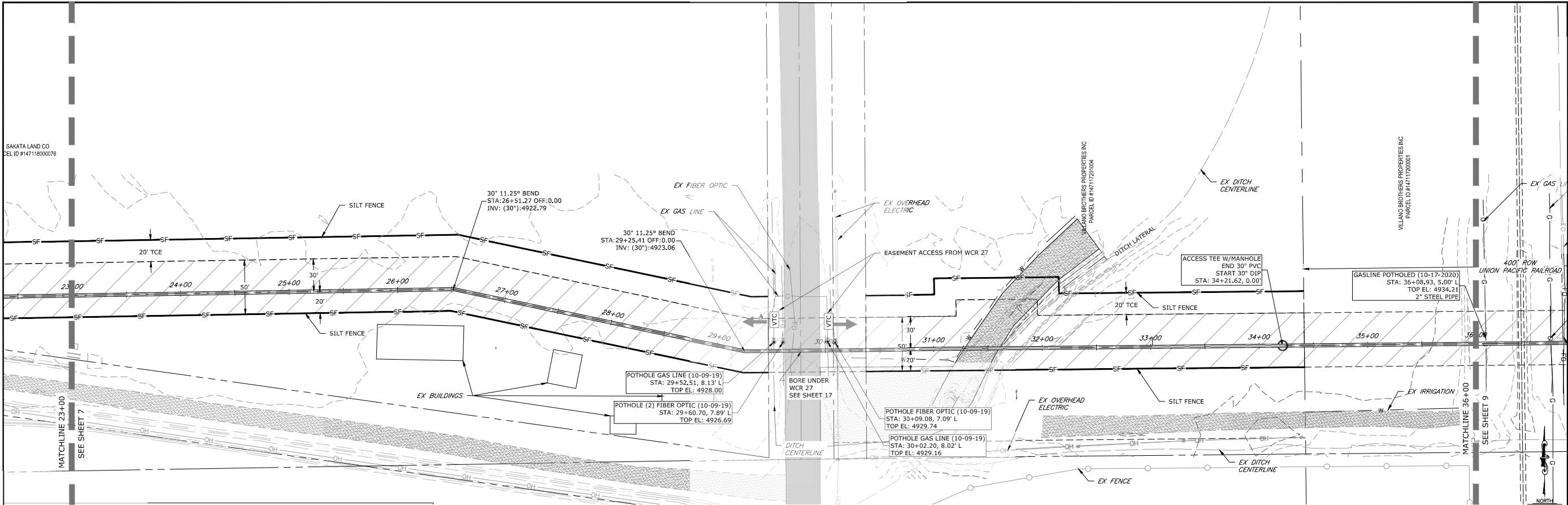
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DRAWN BY: ALS SCALE: AS NOTED
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JOB NO.: 141-001-44
DWG NAME: PIPELINE-P&P-REV1.DWG

PLAN & PROFILE 2

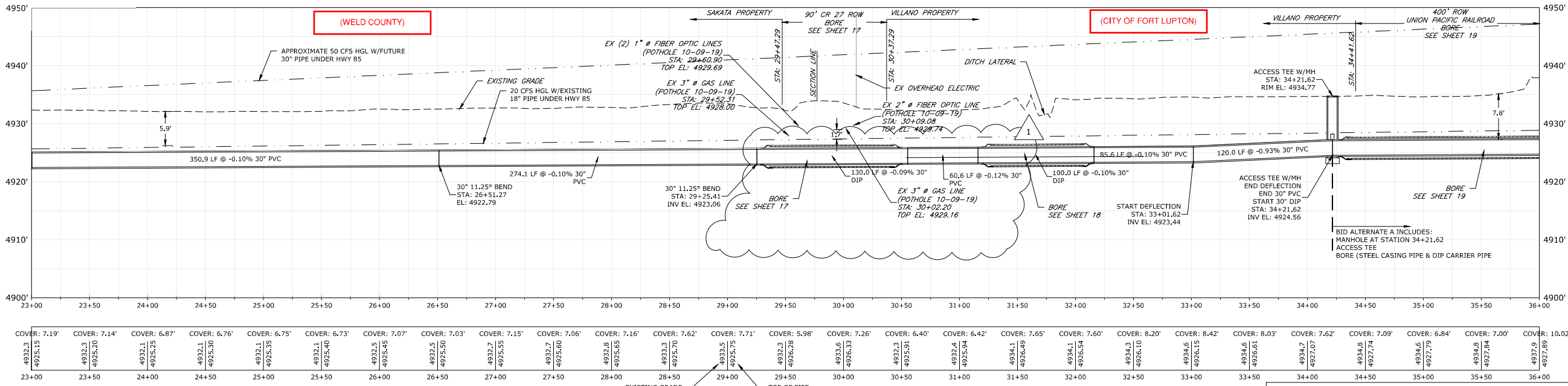
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PLAN - STA 23+00 TO STA 36+00



PROFILE - STA 23+00 TO STA 36+00



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303.773.1005 (P)
CONTACT: DREW DAMIANO

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FORT LUPTON, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
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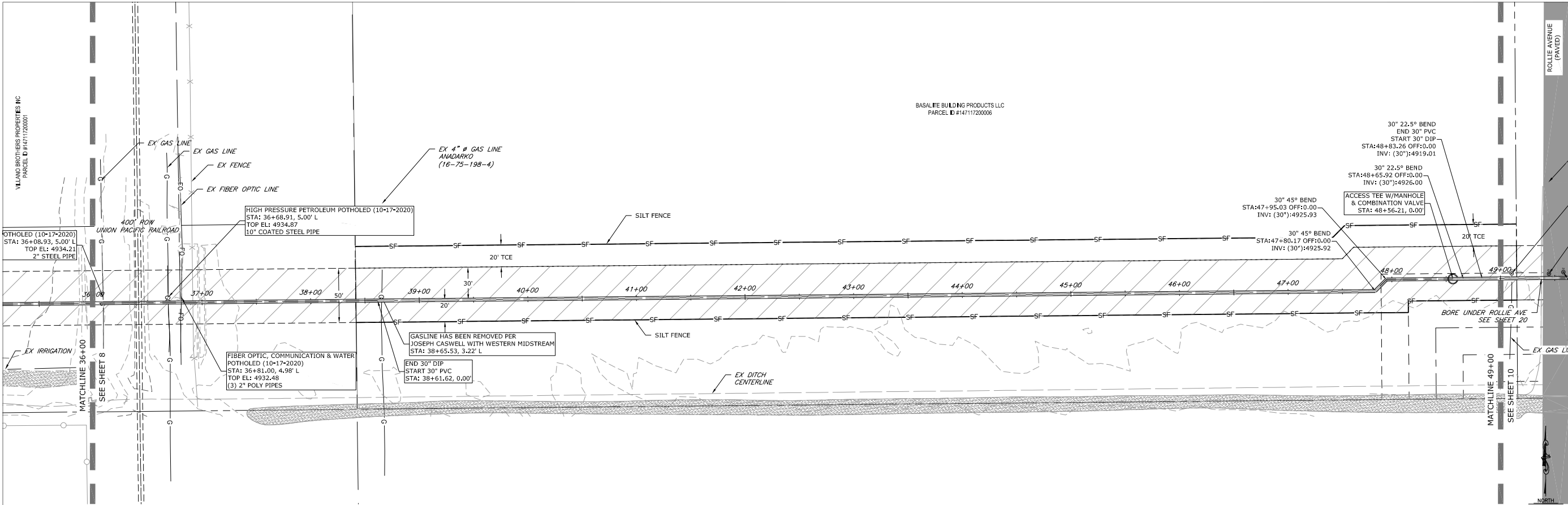
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PLAN & PROFILE 3

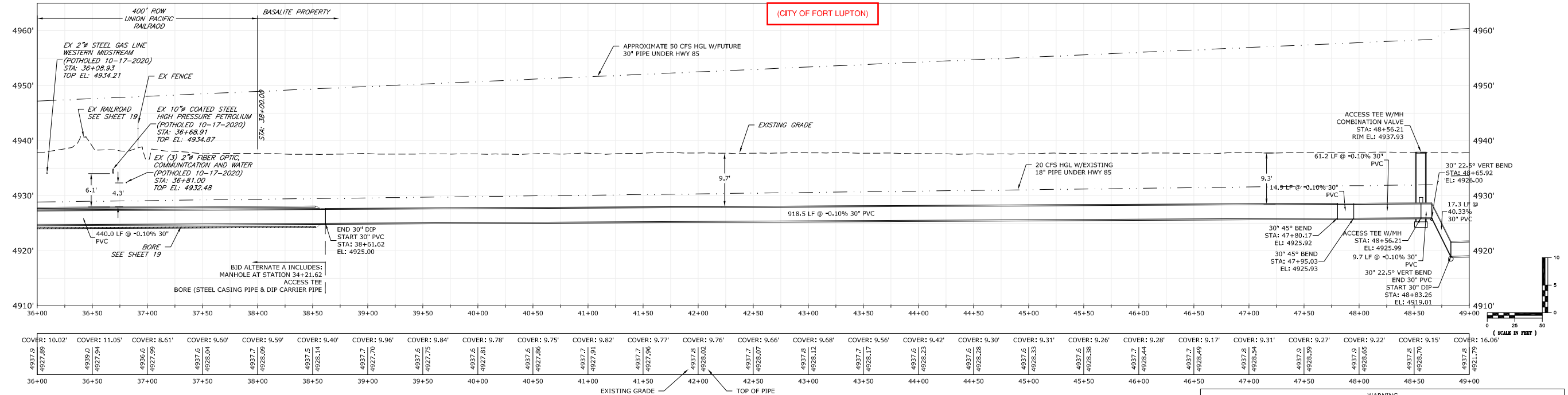
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PLAN - STA 36+00 TO STA 49+00



PROFILE - STA 36+00 TO STA 49+00



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CONTACT: DREW DAMIANO

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UNITED FULTON AUGMENTATION STATION
FORT LUPTON, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE

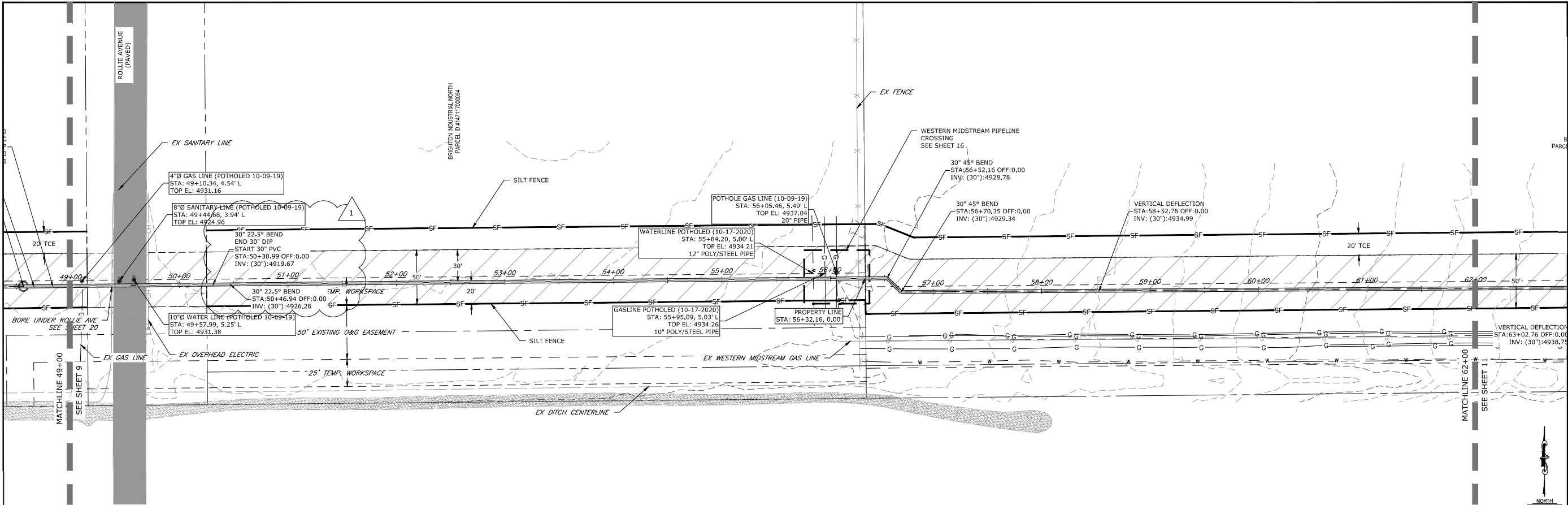
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PLAN & PROFILE 4

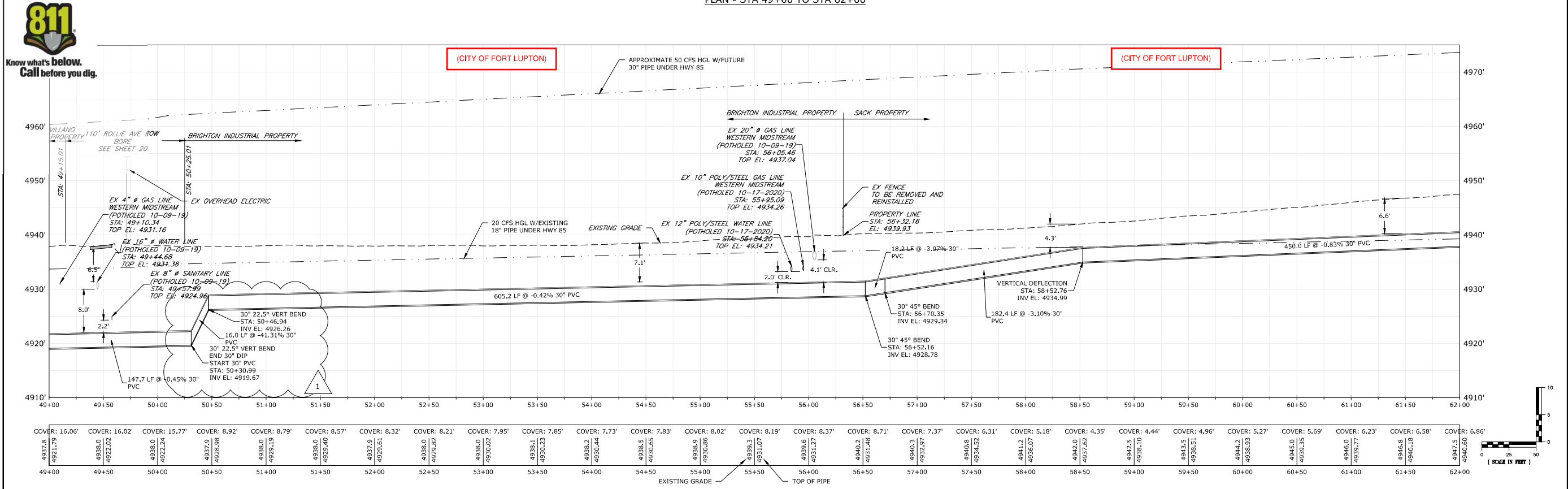
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PLAN - STA 49+00 TO STA 62+00



PROFILE - STA 49+00 TO STA 62+00



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GREENWOOD VILLAGE, CO
303.773.1005 (P)
CONTACT: DREW DAMIANO

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UNITED FULTON AUGMENTATION STATION
FORT LUPTON, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	T.O.P. REV. CASING EXT	11-4-20

DESIGNED BY: AJS DATE: SEP 06, 2018
DRAWN BY: ALS SCALE: AS NOTED
CHECKED BY: BLH AS NOTED
JOB NO.: 141.001.44
DWG NAME: PIPELINE-P&P-REV1-BIDDING.DWG

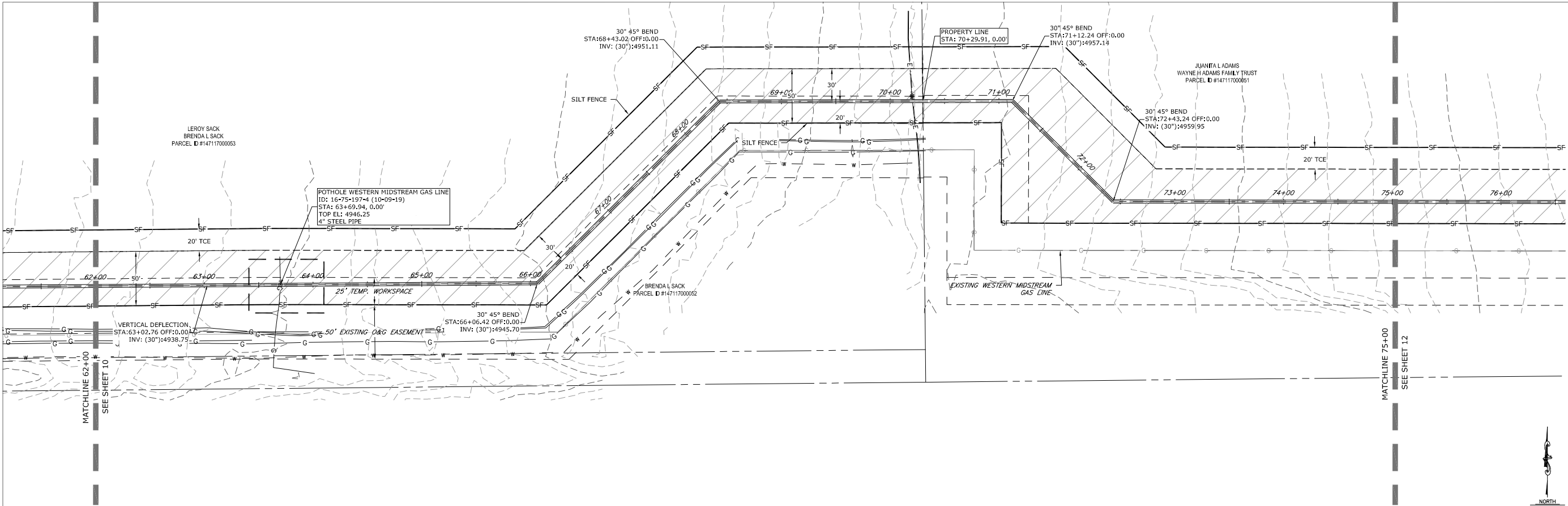
PLAN & PROFILE 5

SHEET:

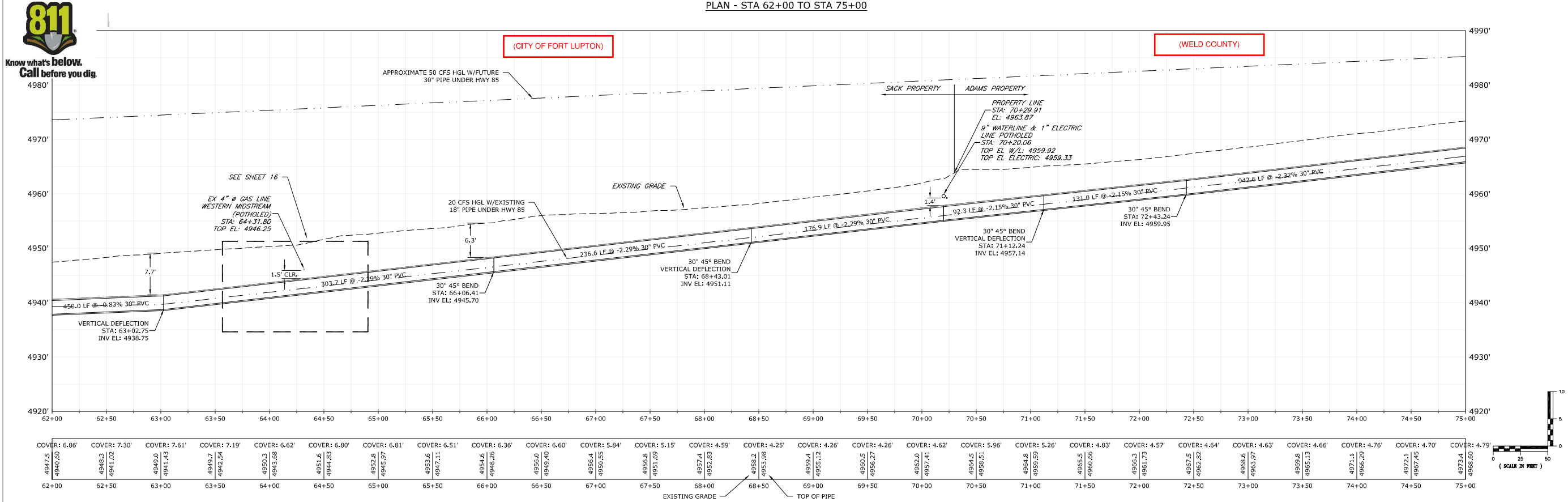
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WARNING
HIGH PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM WESTERN MIDSTREAM

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PLAN - STA 62+00 TO STA 75+00



PROFILE - STA 62+00 TO STA 75+00



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303.773.1005 (P)
CONTACT: DREW DAMIANO

UNITED WATER AND SANITATION DISTRICT
UNITED FULTON AUGMENTATION STATION
FORT LUPTON, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: AJS DATE: SEP 06, 2018
DRAWN BY: ALS SCALE: AS NOTED
CHECKED BY: BLH AS NOTED
JOB NO.: 141.001.44
DWG NAME: PIPELINE-P&P-REV1.DWG

PLAN & PROFILE 6

SHEET:

11

WARNING
HIGH PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM WESTERN MIDSTREAM

MEMORANDUM

TO: Todd Hodges - City of Fort Lupton Planning Director
Drew Damiano - UWSD

FROM: Civil Resources, LLC

DATE: January 21, 2021

RE: United Fulton Augmentation Station Project – Special Use Permit Traffic Memo

This memo provides satisfies the traffic memo requirement for the Special Use Permit Application.

The project consists of the 30" below grade gravity raw water pipeline. It is not anticipated there will be a need to access the pipeline except on rare occasions therefore there are no traffic impacts with this project.

MEMORANDUM

TO: Todd Hodges - City of Fort Lupton Planning Director
Drew Damiano - UWSD

FROM: Civil Resources, LLC

DATE: January 21, 2021

RE: United Fulton Augmentation Station Project – Special Use Permit Drainage Memo

This memo provides satisfies the drainage memo requirement for the Special Use Permit Application.

The project consists of the 30" below grade gravity raw water pipeline. After construction of the pipeline the topography on the disturbed areas will be re-graded back to the original grades prior to construction therefore there are no drainage impacts with this project.

Magaly Morales-Tejada

From: Alyssa Knutson
Sent: Tuesday, February 16, 2021 4:48 PM
To: Magaly Morales-Tejada
Subject: FW: United Fulton Augmentation Station Land Use and SUP Submittal

Can you please add this to the referrals for United Fulton? Thanks!

Alyssa Knutson, AICP
Planner II & FLURA Staff Liaison
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Direct: 720.466.6128
Mobile: 303.304.4498



This institution is an equal opportunity provider and employer.

From: Adam Smith <adam@civilresources.com>
Sent: Tuesday, February 16, 2021 4:40 PM
To: Alyssa Knutson <AKnutson@Fortluptonco.gov>
Cc: 'Drew Damiano' <drew@unitedwaterdistrict.com>
Subject: FW: United Fulton Augmentation Station Land Use and SUP Submittal

Alyssa,

Please see the email below for the response from Fort Lupton Fire Department.

Thanks,

Adam Smith, P.E.
Project Engineer

Please note our new address below:

Civil Resources, LLC
8308 Colorado Blvd Suite 200
Firestone, CO 80504
Phone: (303) 833-1416 x206
www.civilresources.com

From: Taw Tamlin <ttamlin@ftluptonfire.com>
Sent: Wednesday, February 10, 2021 2:22 PM
To: Adam Smith <adam@civilresources.com>
Cc: 'drew@unitedwaterdistrict.com' <drew@unitedwaterdistrict.com>
Subject: RE: United Fulton Augmentation Station Land Use and SUP Submittal

Adam,

As I mentioned in our Pre App meeting, the only thing I would request is notification of any road closures due to the project.

Thanks

From: Adam Smith <adam@civilresources.com>
Sent: Wednesday, February 10, 2021 11:39 AM
To: Taw Tamlin <ttamlin@ftluptonfire.com>
Cc: 'drew@unitedwaterdistrict.com' <drew@unitedwaterdistrict.com>
Subject: United Fulton Augmentation Station Land Use and SUP Submittal

Taw,

You were copied on our Land Use and SUP Application for the United Fulton Augmentation Station Projects in Fort Lupton.

The project consists of a below grade, gravity raw water pipeline that conveys ditch water from the Fulton Ditch to the South Platte River. There are no above grade structures, just a buried pipe to convey ditch water.

I just wanted to touch base with you to see if you had any questions on the submittal.

If you have any questions please feel free to contact me.

Thanks,

Adam Smith, P.E.
Project Engineer

Please note our new address below:

Civil Resources, LLC
8308 Colorado Blvd Suite 200
Firestone, CO 80504
Phone: (303) 833-1416 x206
www.civilresources.com

From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Friday, January 22, 2021 10:47 AM
To: 'drew@unitedwaterdistrict.com' <drew@unitedwaterdistrict.com>; Adam Smith <adam@civilresources.com>
Cc: Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Roy Vestal <RVestal@Fortluptonco.gov>; Taw Tamlin <ttamlin@ftluptonfire.com>
Subject: Special Use Permit Submittal Requirements

Hello,

It was nice to meet with you to discuss your proposed project yesterday. For your reference, we wanted to follow up with the submittal requirements for a special use permit, which includes public hearings before the Planning Commission and City Council. Prior to scheduling this for public hearings before the Planning Commission and City Council, we require that a complete packet be submitted that includes all the below information.

If you would like, you can view examples of acceptable applications that have been submitted to the City can be found at the [Current Developments](#) page of the City website. Submittals that would be similar to your include the Pioneer Water Pipeline LLC Special Use Permit and the Lupton Lakes Inlet/Outlet Facilities Special Use Permit.

Magaly Morales-Tejada

From: Roy Vestal
Sent: Thursday, March 4, 2021 2:20 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: United Fulton Augmentation Station Special Use Permit LUP2021-0006 & SUP2021-0001

PW has no objections to this application. City ROW permits will be released following approvals through the Planning process.

RoyV

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: Friday, February 12, 2021 10:44 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: United Fulton Augmentation Station Special Use Permit LUP2021-0006 & SUP2021-0001

Good Morning,

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

<https://www.fortluptonco.gov/DocumentCenter/Index/575>

Any comments you consider relevant to this request would be appreciated. Please reply by **March 5, 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, March 11, 2021 at 6:00 PM; and
- City Council: Tuesday, April 6, 2021 at 7:00 PM

Magaly Morales-Tejada

From: Lauren Light <llight@weldgov.com>
Sent: Friday, February 12, 2021 11:22 AM
To: PlanningDept
Subject: United Fulton Augmentation Station Special Use Permit; LUP2021-0006 & SUP2021-0001

I have included the Development standards that EH uses for water pipelines.

1. During construction, 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. During construction, 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. During construction, 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.
4. Fugitive dust and fugitive particulate emissions shall be controlled throughout the duration of construction of the pipeline and until ground cover is established. Uses on the property shall comply with the Colorado Air Quality Commission's air quality regulations.
5. The applicant shall submit an Air Pollution Emission Notice (A.P.E.N.) and Emissions Permit Application and obtain a permit from the Air Pollution Control Division, Colorado Department of Public Health and Environment, as applicable.
6. During construction, adequate toilet facilities and handwashing units shall be provided. Screened portable toilets are acceptable. Screened portable toilets shall be serviced by a cleaner licensed in Weld County, contain hand sanitizers and removed when construction is completed.
7. The operation shall comply with all applicable rules and regulations of the State and Federal agencies.

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)

Hello,

Thank you for inviting United Power, Inc. to review and comment on the case referral for United Fulton Augmentation Station Project – Special Use Permit Project Description Memo. After reviewing, United Power has electric power in the area, and the only concern we have is with the existing overhead power lines across the Sasaki and Sakata properties north of CO Rd 8.5. We want to make the city of aware of the existing overhead lines at those locations and ask that should this project be in conflict with the existing overhead powerlines that United Power in contacted.

In general, we will require the following for dry utilities:

- **General** - 8' to 10' wide utility easements along rear of all lots, sides of lots abutting roads, and across tracts. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability.
- **Tracts/Open Space/Parks** - 8' to 10' wide utility easements along perimeter of tracts, along perimeter of tracts abutting roads, and through tracts between lots. United Power prefers blanket utility use within tracts be dedicated as this gives us the opportunity to set above ground equipment, if needed and coordinated with the developer.
- **Streetlights** - If streetlight locations are known, we need a 5' wide utility easement along one side of the lot closest to the streetlight location. No permanent structures are acceptable within the utility easement; such as, window wells, wing walls, retaining walls, etc. All streetlight locations must be approved and signed off by the city/town, etc.

We look forward to safely and efficiently providing reliable electric power and outstanding service to future members.

Thank you,

Steve Barwick

Steve Barwick
United Power, Inc
Land Acquisition Manager
303-637-1234



Right of Way & Permits

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

March 5, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: United Fulton Augmentation Station, Case #s LUP2021-0006 and SUP2021-0001

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined that an **engineering review** is necessary for the above captioned project. The proposed pipeline crosses PSCo's existing high-pressure natural gas transmission pipeline and associated land rights within Weld County Road 27. 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 PSCo'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 development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests (click *Colorado* if necessary). An engineer will then be in contact to request specific plan sheets. Please see the attached Exhibit B for more information.

The pipeline also crosses PSCo's existing natural gas distribution main just east of Rollie Avenue. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

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

Exhibit B

Minimum Requirements for Grading and Excavation near Public Service Company of Colorado Transmission Pipeline(s)

1) General

- a. Colorado State Law Requires notification before excavation around utilities occurs. Requestor or Requestor's Contractor must call the Utility Notification Center of Colorado (UNCC) 1-800-922-1987 (811 when calling within Colorado) 48 hours prior to excavation, including the grading of the right of way, begins. Public Service Company of Colorado (PSCo) representatives provide these construction locates at its' cost as a participant in the one call system.
- b. All costs for labor, equipment and materials required to repair any damage to the pipeline(s) caused by Requestor or its' Contractors will be the responsibility of the Requestor and/or its Contractors for reimbursement to PSCo.
- c. Requestor's Contractor shall provide access to PSCo facilities on the project site for inspection by PSCo Personnel. Open excavations that need to be entered by PSCo Personnel shall conform to all federal, state and local jurisdictional codes and regulations governing safe entry and exit from open excavations.
- d. A fully executed agreement, applicable to the type of right being requested, between the Requestor and PSCo must be completed prior to construction activity within the PSCo ROW.
- e. Requests for installation of improvements by Requestor within the PSCo ROW must be reviewed and approved by PSCo High Pressure (HP) Gas Engineering and Operations. Installation of, and all costs associated with any improvements, are the responsibility of the Requestor. All costs associated with repairs or relocation of these improvements to accommodate PSCo Operations and Maintenance work on the existing pipeline(s) or installation of a new pipeline will be the responsibility of the Owner of record of the property at the time the work is performed.
- f. In the mutual interest of project coordination and scheduling of PSCo resources for your project, PSCo requests invitation to the Pre-Construction Meeting to obtain actual schedules and construction plans, make introductions and address any site specific conditions or project changes that have occurred between Final Design Review and Construction.
- g. Any exceptions to the Minimum Requirements stated in this document must be requested in writing and reviewed by PSCo HP Gas Engineering and Operations before approval for construction activity on the PSCo pipeline(s) permitted ROW is given.
- h. Any change in Requestor's construction plan and or scope of work that was agreed to between the Requestor and PSCo prior to, or during, construction must be presented to PSCo HP Gas Engineering and Operations for additional review and modification of requirements.
- i. Additional requirements may apply to address issues not foreseen during review of Requestor's proposal.

2) Engineering

- a. Specifications of weight and type of any heavy equipment or trucks planned to be run over or along the pipeline(s) are required to be submitted to PSCo HP Gas Engineering for analysis of excessive live load stresses induced on the pipeline(s) prior to approval for crossing is given.
 - i. Should calculated allowable stresses induced by Requestor equipment traveling over the PSCo pipeline(s) be exceeded, Requestor will be required to install additional temporary fill over the pipeline(s).
 - ii. If calculated allowable combined stress on the pipeline(s) can not be reduced below limits by adding additional protective fill over the pipeline(s) or the depth of additional fill is deemed impractical, a temporary bridging structure installed over the pipeline(s) will be required to mitigate the excess stress on the pipeline(s).
 1. This bridging structure must be constructed of timbers, plates or other material that does not allow the driving surface to come in contact with the ground surface. The supports for the driving surface of the bridging structure may be of dirt or other material with the inside edges of the supports placed a minimum of 5 feet from the center line of the PSCo pipeline(s).
- b. Requestor's Plans must contain surveyed horizontal location of the PSCo pipeline(s) throughout the project area based on current field locates. Surveyed vertical location of the PSCo pipeline(s) based on pothole information must be presented on the Proposed Construction Drawings Profile Sheets at all Requestor facility crossing locations of the pipeline(s) prior to final comment and approval of the plans.
- c. Locates and or potholing for the purpose of Requestor's engineering, design and construction drawings to establish the horizontal and vertical locations of PSCo facilities and all associated costs will be the responsibility of Requestor. A PSCo representative will be required to be on site during any pothole operations.
 - i. Potholing with excavation equipment during frost conditions will not be allowed unless contractor thaws ground prior to excavation. Potholing with vac-truck will be allowed under any conditions
- d. **Any excavator acting in a reckless manner while working in the area of Xcel Energy pipelines shall be asked to stop their work in that area. Work will not be allowed to continue until Xcel Energy personnel deem the situation has returned to a safe situation.**

e. Blasting Near PSCo Facilities

i. Notification

1. In accordance with Article 7 of Title 9 of CRS “Explosive Act”, Section 6.1.7, Utilities must be notified at least 24 hours prior to commencement of blasting activity. If Blasting is anticipated for this project an “Explosive Use Application and Notification” and the associated Agreement Document must be processed before blasting activities may commence near the PSCo pipeline(s). It is recommended that this notification be made at least one month in advance of actual blasting activities to allow for processing of these documents and any studies that may need to be performed to access the applicants blasting plan.

ii. Limits

1. Buried Pipe - Total Combined (Effective) Stresses on the pipe must not exceed **50%** of the specified minimum yield strength of the pipe.
 2. Above Ground Pipe –Blasting operations must not generate Peak Particle Velocity (PPV) greater than 1 in/sec.
- f. Vibrations from dynamic compaction equipment or other sources must be maintained at a peak particle velocity of not greater than 1 in /sec as measured in any one of the three components of a seismographic reading.

3) Inspection

- a. PSCo will require that one of its Field Operators be on site during the potholing, excavation, site grading, backfill operations, compaction, and installation of your facilities when working within the pipeline(s) easement and/or a minimum of fifteen (15) Ft from the outer limits of the locate marks for the PSCo pipeline(s). This standby expense is covered by PSCo during a normal 8 hour day Monday - Friday. Any time required in excess of 8 hours per day or weekend and holidays will be billed to the Third Party of the facilities under construction at the applicable PSCo Labor Overtime Rates and Equipment/Vehicle Rates.
- b. Requests for standby will be filled on a first-come, first-served basis, consistent with the number of personnel available for standby and Xcel Energy workload at that time. It is not our intent to unnecessarily impede the work schedule of the installation contractor, and we will strive to be as available as possible.
- c. Appointments for standby excavations shall be scheduled to minimize the amount of time Xcel Energy personnel are waiting during contractor setup. Contractors will be charged at the applicable straight time or overtime PSCo labor rate and Equipment/Vehicle per hour for time between appointment time and actual start time (i.e. a call for an 8:00 A.M. standby and actual construction start time of 10:00 A.M. will result in 2 hours of the applicable straight time or overtime PSCo labor and Equipment/vehicle charges)
- d. Frequency and duration of Field Operator Standby will be determined during the initial site visit with the Requestor’s Construction Contractor based on construction schedule and phasing of construction activities as they relate to work near the PSCo pipeline(s).

- e. Potholing frequency during construction will be at the discretion of the PSCo Inspector on site on an as needed basis based on field conditions and proximity of the excavation to the pipe.
- f. Potholing with excavation equipment during frost conditions will not be allowed unless contractor thaws ground prior to excavation. Potholing with vac-truck will be allowed under any conditions.

4) Construction

a. Grading, Excavation, Installation, Backfill

- i. A “Method of Construction Plan” shall be provided to PSCo HP Gas Engineering and Operations for review and approval prior to the beginning of construction.
- ii. For Parallel Encroachments, the recommended method of construction is to place the trench spoils between the Requestor line and the PSCo line and set the working side on the opposite side of the trench from the spoil pile.
 - 1. Alternate Method of Construction
 - a. Install a layer of straw or some other method of identifying the top of the existing ground elevation then place trench spoils on top of the line. During backfill operations, removal of the spoil shall stop at the level of the warning material.
 - b. Requests to work above existing PSCo pipeline(s), either on top of existing ground elevation or top of spoil pile, will be reviewed on a case by case basis. Requestor must provide specs for all equipment that will be traveling on top of the line for calculation of combined stresses for determination if allowable combined stress levels are exceeded prior to approval of this method
- iii. The maximum unsupported length of PSCo's 2” and larger diameter High Pressure Natural Gas pipeline(s) is **15** feet.
 - 1. Specific calculations can be made for pipe diameter’s greater than 2” in outside diameter to determine greater free span lengths.
 - 2. Should Requestor excavation require a greater length of the pipe be exposed than allowable stress limits dictate, plans for providing support will be required to be submitted to PSCo HP Gas Engineering for review and approval. This support system can be provided by the third party’s contractor and installed under the supervision of the on-site PSCo Energy Employee. A list of qualified pipeline contractors to perform this work, if needed, can be supplied to you if so requested.
- iv. If site re-grading leaves less than 36" of cover over the PSCo pipeline(s), the pipe will have to be lowered or additional protection measures installed over the pipe such as concrete capping or steel plating. Any mitigation measures, including engineering of such structures, will be at the expense of the Third Party of the facilities being constructed.
- v. Backfill operations around exposed sections of PSCo’s pipeline(s) shall be inspected by a PSCo representative.

- vi. Any sections of the PSCo pipeline(s) that are exposed during construction must be padded with material passing ¾" minus screens that is non-angular in shape to a depth of one (1) foot above the top of pipe before native material passing 6" minus screens or two (2) feet above the top of pipe before native material passing greater than 6" plus screens can be used for the remaining backfill. Bedding material of an angular nature and/or passing 2" minus screens may be used if rock shield, epoxy coating applied to a thickness of 30 mils or greater, or other abrasion resistant coating, is installed around the pipe over the entire exposed length. Installation of any such additional protective coating installation shall be inspected by a PSCo representative.
- vii. Utilization of flowable fill with cement or fly ash binder material may be utilized once one (1) foot of cover is established over the PSCo pipeline(s) with consolidated, non-abrasive, bedding material. The flowable fill must be able to be excavated with a shovel. The flowable fill shall extend ten feet on either side of the PSCo pipe and extend to the trench walls. The use of flowable fills is subject to approval of the local government authorities.
- viii. Other backfill material not requiring additional compactive effort to obtain required dry densities of the project specifications may be utilized around the pipe. Submittal of a backfill plan and material specifications shall be presented to PSCo HP Gas Engineering and local government authorities for review before approval is granted.
- ix. Permanently added fill over PSCo pipeline(s) shall not exceed a typical depth of cover of four (4) feet over the top of PSCo's pipeline(s) at final grade. Exceptions due to terrain, grading requirements and re-establishment of slopes must be reviewed with PSCo HP Gas Engineering but shall not exceed eight (8) feet of cover over the top of the PSCo pipeline(s).

b. Compaction over PSCo Pipelines

- i. No heavy vibratory compaction equipment (driver operated) will be allowed over or along the length of the PSCo pipeline(s) in the area requiring compaction and for a distance of ten (10) feet on either side of the outside wall of the pipe and ten (10) feet from the ends of the pipe length at the compaction area limits if less than three (3) feet of cover is left over the pipe after sub excavation work is completed.
- ii. Light vibratory compaction equipment (jumping jacks, walk behind or remote control rollers) may be utilized once the minimum one (1) foot of bedding material cover over the top of the PSCo pipeline(s) is established.

c. Facility Crossings

- i. Buried Facility Crossings of the PSCo pipeline(s) will be required to go under or over the PSCo pipeline(s) with a minimum clearance of two (2) feet to the bottom or top respectively of the PSCo pipeline(s).
- ii. Buried facilities installed parallel to the PSCo pipeline(s) must maintain a minimum horizontal separation of ten (10) feet from the pipeline(s). If this minimum horizontal separation cannot be maintained, the top of the facility being installed will be required to be one (1) feet below the bottom of the PSCo pipeline(s) for every foot closer than ten (10) feet to the pipeline(s).

d. Improvements/Structure/Facility Placement

- i. No surface or sub-grade structures or utility facilities will be allowed within the PSCo ROW limits without plan review approval from PSCo HP Gas Engineering and Operations. Potential ignition source facilities shall be a minimum of fifteen (15) from the outside wall of the pipe

e. Landscape Installation

- i. No planting of vegetation will be allowed within the PSCo ROW limits without plan review approval from PSCo HP Gas Engineering and Operations. Under no circumstances will trees be allowed to be planted over the pipeline(s) within the PSCo ROW limits and shall be no closer than fifteen (15) feet from the outside wall of the pipe.

f. Cathodic Protection

- i. A copy of the Requestor Cathodic Protection (CP) System design shall be provided to PSCo for review prior to construction. .
- ii. At crossing locations, Stray Current Mitigation will be required if either pipeline is cathodically protected from a rectified ground bed system. At a minimum this shall consist of a run of two # 8 wires from Public Service Company (PSCo) pipe and 2 # 8 wires up from the third party facility pipe into a common or separate test station for bonding of the two systems together if necessary. The wires could either run to the test station in a common conduit or separate conduits. In addition, four 17# or larger anodes are to be placed in each quadrant of the crossing pipes and placed vertically equidistant between the two pipelines. PSCo will provide the material for its CP test station and assist **Requestor's** contractor with installation of the test station.
- iii. For parallel encroachments, at locations where third party is installing a CP Test Station, the third party will be required to expose the PSCo pipeline(s) for installation of a CP test station for monitoring of interference. PSCo will provide the material for its CP test station and assist the third party's contractor with installation of the test station.

5) Post Construction

a. Permanent Private Road Crossings

- i. Permanent private access roads intended for use by vehicles with a loaded single axle rating of less than or equal to CDOT load limits, must provide and maintain a minimum of **4** feet of cover over the PSCo pipeline(s). Any party needing to cross the PSCo pipeline(s) with vehicles in excess of the CDOT Load Limits per single axel must contact PSCo for additional requirements or place bridging structures over the located pipeline(s).
 - ii. Permanent private access roads intended for use by vehicles with a loaded single axle rating of less than or equal to 20,000 lb per axle, must provide and maintain a minimum of **4 (four)** feet of cover over the PSCo pipeline(s).
 - iii. Tracked equipment crossings of the PSCo pipeline(s) must be made via tractor/lowboy transport adhering to the restrictions of section 5.a.i. and 5.a.ii. If it is desired to track the equipment over the PSCo pipeline(s), PSCo must be contacted to calculate the limits for the specific piece of equipment or provide a bridging structure over the pipeline(s) in accordance with Section 2.a.ii.1.
- b. Four wheel all terrain sport and utility vehicles and dirt bikes are exempt from this section's restrictions. A minimum cover of twelve (12") inches of dirt over the pipe must be present before these vehicles can cross over the pipe.
 - c. It is recommended that Requestor install and maintain load limit signage at all road crossings of the PSCo pipeline(s).
 - d. PSCo will place pipeline markers at all permanent road crossings that are to remain at the conclusion of the installation of the Requestor pipeline.

**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 special use permit known as the United Fulton Augmentation Station Project. The proposal will include a pipeline that will convey raw water from the Fulton Ditch to the South Platte River for augmentation purposes. The pipeline will be generally located north of the half section line between County Road 8 and County Road 10. The pipeline will begin approximately a half-mile east of County Road 29 and extend west to an existing bore at U.S. Highway 85. The special use permit is to review the portion of the project to be constructed through certain parcels of land located within the City of Fort Lupton that are legally described below.

The public hearings are to be held before the Planning Commission on Thursday, March 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, April 6, 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.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

**LEROY AND BRENDA SACK
EASEMENT LEGAL DESCRIPTION
I-2 Heavy Industrial Zone District**

A STRIP OF LAND FIFTY-FEET (50') WIDE OVER AND ACROSS TWO PARCELS OF LAND AS DESCRIBED IN DEEDS, RECORDED MAY 10, 1990 AT RECEPTION NO. 2213327 AND JULY 11, 1990 AT RECEPTION NO. 2219653, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE BEING THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER BETWEEN SECTION 8 AND SECTION 17 FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 89°42'42" WEST 1321.14 FEET AND ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 00°35'41" EAST, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 2,337.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°35'41" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 10, 2015 AT RECEPTION NO. 4164293;

THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY EASEMENT LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 89°54'27" WEST A DISTANCE OF 178.82 FEET;
2. SOUTH 45°04'11" WEST A DISTANCE OF 236.55 FEET;
3. NORTH 89°55'48" WEST A DISTANCE OF 261.02 FEET;
4. SOUTH 89°29'23" WEST A DISTANCE OF 716.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 00°30'21" EAST

90.52 FEET;
 THENCE NORTH 00°30'21" WEST, ALONG
 SAID WEST LINE, A DISTANCE OF 62.75
 FEET;
 THENCE NORTH 89°27'16" EAST,
 DEPARTING SAID WEST LINE, A DISTANCE
 OF 9.91 FEET;
 THENCE SOUTH 68°02'44" EAST A
 DISTANCE OF 33.38 FEET;
 THENCE NORTH 89°29'23" EAST A
 DISTANCE OF 675.56 FEET;
 THENCE SOUTH 89°55'48" EAST A
 DISTANCE OF 240.56 FEET;
 THENCE NORTH 45°04'11" EAST A
 DISTANCE OF 236.47 FEET;
 THENCE NORTH 89°55'27" EAST A
 DISTANCE OF 199.01 FEET TO THE POINT
 OF BEGINNING.

CONTAINING 69,945 SQUARE FEET OR 1.61
 ACRES, MORE OR LESS.

**BRIGHTON INDUSTRIAL NORTH, LLP
 EASEMENT LEGAL DESCRIPTION
 I-2 Heavy Industrial Zone District**

A STRIP OF LAND FIFTY-FEET (50') WIDE
 OVER AND ACROSS A PARCEL OF LAND AS
 DESCRIBED IN THE DEED, RECORDED
 MARCH 22, 1982 AT RECEPTION NO.
 1886226, IN THE RECORDS OF THE WELD
 COUNTY CLERK AND RECORDERS OFFICE
 BEING THE EAST HALF OF THE EAST HALF
 OF THE NORTHWEST QUARTER OF
 SECTION 17, TOWNSHIP 1 NORTH, RANGE
 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF WELD STATE OF COLORADO,
 BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER
 CORNER OF SAID SECTION 17 FROM
 WHENCE THE NORTH QUARTER CORNER
 OF SAID SECTION 17 BEARS NORTH
 00°30'21" WEST 2631.51 FEET AND ALL
 BEARINGS HEREIN REFERENCED
 THERETO:
 THENCE NORTH 00°30'21" WEST, ALONG
 THE EAST LINE OF SAID NORTHWEST
 QUARTER OF SECTION 17, A DISTANCE OF
 90.52 FEET TO THE POINT OF BEGINNING
 ON THE NORTH LINE OF THE
 RIGHT-OF-WAY EASEMENT RECORDED
 MAY 8, 2018 AT RECEPTION NO. 4397218;
 THENCE SOUTH 89°27'16" WEST, ALONG
 SAID NORTH RIGHT-OF-WAY EASEMENT
 LINE, A DISTANCE OF 607.15 FEET TO A
 POINT ON THE EAST RIGHT-OF-WAY LINE
 OF ROLLIE AVENUE AS DESCRIBED IN THE
 INSTRUMENT RECORDED SEPTEMBER 12,
 2012 AT RECEPTION NO. 3872808, FROM
 WHENCE THE CENTER EAST WEST
 SIXTY-FOURTH CORNER BEARS SOUTH
 30°59'09" WEST 106.18 FEET;
 THENCE NORTH 00°27'38" WEST, ALONG
 SAID EAST RIGHT-OF-WAY LINE, A
 DISTANCE OF 50.00 FEET;
 THENCE NORTH 89°27'16" EAST,
 DEPARTING SAID EAST RIGHT-OF-WAY
 LINE, A DISTANCE OF 607.11 FEET TO A
 POINT ON THE EAST LINE OF SAID
 NORTHWEST QUARTER OF SECTION 17;
 THENCE SOUTH 00°30'21" EAST, ALONG
 SAID EAST LINE, A DISTANCE OF 50.00
 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,357 SQUARE FEET OR 0.70
 ACRES, MORE OR LESS.

**BASALITE BUILDING PRODUCTS, LLC
 EASEMENT LEGAL DESCRIPTION
 I-2 Heavy Industrial Zone District**

A STRIP OF LAND FIFTY-FEET (50') WIDE
 OVER AND ACROSS A PARCEL OF LAND AS
 DESCRIBED IN THE DEED, RECORDED MAY
 1, 2018 AT RECEPTION NO. 4395056, IN THE
 RECORDS OF THE WELD COUNTY CLERK
 AND RECORDERS OFFICE BEING THE EAST
 HALF OF THE WEST HALF OF THE
 NORTHWEST QUARTER OF SECTION 17
 AND THE WEST HALF OF THE EAST HALF
 OF THE NORTHWEST QUARTER OF
 SECTION 17, TOWNSHIP 1 NORTH, RANGE
 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF WELD STATE OF COLORADO,
 BEING MORE PARTICULARLY DESCRIBED

AS FOLLOWS:

COMMENCING AT THE CENTER EAST WEST SIXTY-FOURTH CORNER OF SAID SECTION 17 FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 89°27'15" WEST 1988.18 FEET AND ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE NORTH 31°55'04" WEST A DISTANCE OF 105.39 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF ROLLIE AVENUE AS DESCRIBED IN THE INSTRUMENT RECORDED SEPTEMBER 12, 2012 AT RECEPTION NO. 3872808 AND A POINT ON THE NORTH LINE OF THE RIGHT-OF-WAY EASEMENT RECORDED MAY 8, 2018 AT RECEPTION NO. 4397218;

THENCE SOUTH 89°27'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00°27'38" EAST, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 10.51 FEET;

THENCE SOUTH 89°27'15" WEST A DISTANCE OF 968.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 00°42'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°27'15" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 908.66 FEET;

THENCE NORTH 44°29'48" EAST A DISTANCE OF 14.87 FEET;

THENCE NORTH 89°27'16" EAST A DISTANCE OF 150.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ROLLIE AVENUE;

THENCE SOUTH 00°27'38" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 54.033 SQUARE FEET OR 1.24 ACRES, MORE OR LESS.

**VILLANO BROTHERS FARMS, INC.
EASEMENT LEGAL DESCRIPTION
I-1 Light Industrial Zone District**

AN EASEMENT OVER AND ACROSS A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 7435777 OF THE WELD COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 01 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

A PERMANENT PERPETUAL NONEXCLUSIVE EASEMENT OF APPROXIMATELY 15-FEET IN WIDTH TO THE EXTENT OWNED BY GRANTOR, OVER, UNDER, ACROSS AND THROUGH AN AREA SITUATED ALONG THE NORTHERN BOUNDARY LINE OF THE CENTER LINE OF SECTION 17 RUNNING FROM THE POINT OF INTERSECTION OF THE MACANN DITCH AND EASEMENT AREA 3 WEST TO THE POINT OF INTERSECTION WITH WELD COUNTY ROAD 27.

**THEODORE R. SHIPMAN LIVING TRUST
PROPERTY LEGAL DESCRIPTION
'A' Agricultural Zone District**

A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 4208794 OF THE WELD COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 01 NORTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

LUPTON LAKES SUBDIVISION FILING #1 (LUPTON LAKES ANNEX) BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 18 BEAR S89°29'E, A DISTANCE OF 135' TO THE POINT OF BEGINNING. THENCE RUNNING THE FOLLOWING TWELVE (12) COURSES:

1. N89°29'E, A DISTANCE OF 493.03' TO A POINT;
2. N00°07'E, A DISTANCE OF 150.01' TO A POINT;
3. S89°29'W, A DISTANCE OF 30' TO A POINT;
4. N00°07'E, A DISTANCE OF 131' TO A POINT;
5. S81°07'E, A DISTANCE OF 91.89' TO A POINT;
6. N08°19'W, A DISTANCE OF 220.55' TO A POINT;
7. N82°28'W, A DISTANCE OF 125.43' TO A POINT;
8. N24°46'E, A DISTANCE OF 256.44' TO A POINT;
9. N19°35'W, A DISTANCE OF 340.08' TO A POINT;
10. N40°28'W, A DISTANCE OF 435.28' TO A POINT;
11. N62°48'W, A DISTANCE OF 283.55' TO A POINT ON THE EAST US HIGHWAY 85 RIGHT-OF-WAY;
12. S04°03'W, A DISTANCE OF 1490.36' TO POINT OF BEGINNING.
CONTAINING 739,113 SQUARE FEET OR 16.97 ACRES, MORE OR LESS.

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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.

ALL INTERESTED PERSONS MAY ATTEND.
LEGAL DESCRIPTION

LEROY AND BRENDA SACK
EASEMENT LEGAL DESCRIPTION
I-2 Heavy Industrial Zone District

A STRIP OF LAND FIFTY-FEET (50') WIDE OVER AND ACROSS TWO PARCELS OF LAND AS DESCRIBED IN DEEDS, RECORDED MAY 10, 1990 AT RECEPTION NO. 2213327 AND JULY 11, 1990 AT RECEPTION NO. 2219653, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE BEING THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER BETWEEN SECTION 8 AND SECTION 17 FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 89°42'42" WEST 1321.14 FEET AND ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 00°35'41" EAST, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 2,337.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°35'41" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 10, 2015 AT RECEPTION NO. 4164233;

THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY EASEMENT LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 89°54'27" WEST A DISTANCE OF 178.82 FEET;
2. SOUTH 45°04'11" WEST A DISTANCE OF 236.55 FEET;
3. NORTH 89°55'48" WEST A DISTANCE OF 261.02 FEET;
4. SOUTH 89°29'23" WEST A DISTANCE OF 716.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 00°30'21" EAST 90.52 FEET;

THENCE NORTH 00°30'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 62.75 FEET;

THENCE NORTH 89°27'16" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 9.91 FEET;

THENCE SOUTH 68°02'44" EAST A DISTANCE OF 33.38 FEET;

THENCE NORTH 89°29'23" EAST A DISTANCE OF 675.56 FEET;

THENCE SOUTH 89°55'48" EAST A DISTANCE OF 240.56 FEET;

THENCE NORTH 45°04'11" EAST A DISTANCE OF 236.47 FEET;

THENCE NORTH 89°53'27" EAST A DISTANCE OF 199.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 69,945 SQUARE FEET OR 1.61 ACRES, MORE OR LESS.

BRIGHTON INDUSTRIAL NORTH, LLP
EASEMENT LEGAL DESCRIPTION
I-2 Heavy Industrial Zone District

A STRIP OF LAND FIFTY-FEET (50') WIDE OVER AND ACROSS A PARCEL OF LAND AS DESCRIBED IN THE DEED, RECORDED MARCH 22, 1982 AT RECEPTION NO. 1886226, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE BEING THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17 FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 00°30'21" WEST 2631.51 FEET AND ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE NORTH 00°30'21" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 90.52 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF THE RIGHT-OF-WAY EASEMENT RECORDED MAY 8, 2018 AT RECEPTION NO. 4397218;

THENCE SOUTH 89°27'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 607.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROLLIE AVENUE AS DESCRIBED IN THE INSTRUMENT RECORDED SEPTEMBER 12, 2012 AT RECEPTION NO. 3872808, FROM WHENCE THE CENTER EAST WEST SIXTY-FOURTH CORNER BEARS SOUTH 30°59'09" WEST 106.18 FEET;

THENCE NORTH 00°27'38" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°27'16" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 607.11 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 17;

THENCE SOUTH 00°30'21" EAST, ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,357 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.

BASALITE BUILDING PRODUCTS, LLC
EASEMENT LEGAL DESCRIPTION
I-2 Heavy Industrial Zone District

A STRIP OF LAND FIFTY-FEET (50') WIDE OVER AND ACROSS A PARCEL OF LAND AS DESCRIBED IN THE DEED, RECORDED MAY 1, 2018 AT RECEPTION NO. 4395056, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE BEING THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER EAST WEST SIXTY-FOURTH CORNER OF SAID SECTION 17 FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 89°27'15" WEST

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Weld
State of Colorado

The undersigned, Melissa Najera, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Feb 26, 2021

Signature

Subscribed and sworn to me before me this

26th day of February, 2021.

Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO

NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2021

Account: 1102365
Ad Number: 1779978
Fee: \$195.36

1.4

THENCE NORTH 31°55'04" WEST A DISTANCE OF 105.39 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF ROLLIE AVENUE AS DESCRIBED IN THE INSTRUMENT RECORDED SEPTEMBER 12, 2012 AT RECEPTION NO. 3872808 AND A POINT ON THE NORTH LINE OF THE RIGHT-OF-WAY EASEMENT RECORDED MAY 8, 2018 AT RECEPTION NO. 4397218;
 THENCE SOUTH 89°27'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 00°27'38" EAST, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 10.51 FEET;
 THENCE SOUTH 89°27'15" WEST A DISTANCE OF 968.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;
 THENCE NORTH 00°42'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;
 THENCE NORTH 89°27'15" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 908.66 FEET;
 THENCE NORTH 44°29'48" EAST A DISTANCE OF 14.87 FEET;
 THENCE NORTH 89°27'16" EAST A DISTANCE OF 150.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ROLLIE AVENUE;
 THENCE SOUTH 00°27'38" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,033 SQUARE FEET OR 1.24 ACRES, MORE OR LESS.

**VILLANO BROTHERS FARMS, INC.
 EASEMENT LEGAL DESCRIPTION
 I-1 Light Industrial Zone District**

AN EASEMENT OVER AND ACROSS A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 7435777 OF THE WELD COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 01 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

A PERMANENT PERPETUAL NONEXCLUSIVE EASEMENT OF APPROXIMATELY 16 FEET IN WIDTH TO THE EXTENT OWNED BY GRANTOR, OVER, UNDER, ACROSS AND THROUGH AN AREA SITUATED ALONG THE NORTHERN BOUNDARY LINE OF THE CENTER LINE OF SECTION 17 RUNNING FROM THE POINT OF INTERSECTION OF THE MACANN DITCH AND EASEMENT AREA 3 WEST TO THE POINT OF INTERSECTION WITH WELD COUNTY ROAD 27.

**THEODORE R. SHIPMAN LIVING TRUST
 PROPERTY LEGAL DESCRIPTION
 'A' Agricultural Zone District**

A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 4208794 OF THE WELD COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 01 NORTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

LUPTON LAKES SUBDIVISION FILING #1 (LUPTON LAKES ANNEX) BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 18 BEAR S89°29'E, A DISTANCE OF 135' TO THE POINT OF BEGINNING, THENCE RUNNING THE FOLLOWING TWELVE (12) COURSES:

1. N89°29'E, A DISTANCE OF 493.03' TO A POINT;
2. N00°07'E, A DISTANCE OF 150.01' TO A POINT;
3. S89°29'W, A DISTANCE OF 30' TO A POINT;
4. N00°07'E, A DISTANCE OF 131' TO A POINT;
5. S81°07'E, A DISTANCE OF 91.89' TO A POINT;
6. N08°19'W, A DISTANCE OF 220.55' TO A POINT;
7. N82°28'W, A DISTANCE OF 125.43' TO A POINT;
8. N24°46'E, A DISTANCE OF 256.44' TO A POINT;
9. N19°35'W, A DISTANCE OF 340.08' TO A POINT;
10. N40°28'W, A DISTANCE OF 435.28' TO A POINT;
11. N62°48'W, A DISTANCE OF 283.55' TO A POINT ON THE EAST US HIGHWAY 85 RIGHT-OF-WAY;
12. S04°03'W, A DISTANCE OF 1490.36' TO POINT OF BEGINNING.

CONTAINING 739,113 SQUARE FEET OR 16.97 ACRES, MORE OR LESS.

Published: Greeley Tribune February 26, 2021-1779978



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

United Fulton Augmentation Station Special Use Permit

Project No. LUP2021-0006 / Plan No. SUP2021-0001



SOUTH ROLLIE AVENUE
(LOOKING EAST)

South Rollie Ave



WCR 27 (DENVER AVENUE)
(LOOKING EAST)

WCR 27 (Denver Ave)

I, ADAM SMITH hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 23rd day of FEBRUARY, 2021.

Adam Smith

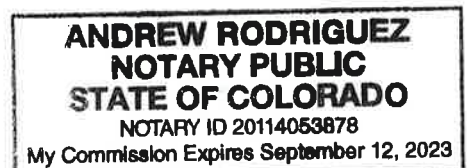
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Adam Smith, this 24th day of February, 2021. Witness my hand and seal.

My commission expires 9/12/2023.

Andrew Rodriguez
Notary Public

(SEAL)





CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 18th day of February 2021, a true and correct copy of the foregoing Notice of Public Hearings and Special Use Permit map for the United Fulton Augmentation Station Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

MARGARET CHAVEZ
MELECIO CHAVEZ
739 COUNTY ROAD 47
HUDSON, CO 80642

GAYLE ANN WEBB
STEVEN LEE WEBB
13280 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: APC PROPERTY TAX
KERR-MCGEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217

GREENFIELD INDUSTRIAL PARK LLC
7415 VARDON WAY
FORT COLLINS, CO 80528

LINDA L SCHEEL
LEON A SCHEEL
2055 S DENVER AVE
FORT LUPTON, CO 80621

MARTIN W WILLIAMS
ESTATE OF LYN K WILLIAMS
1821 COUNTY ROAD 27
BRIGHTON, CO 80603

MICHAEL BILLS
RYAN DAHLENBURG
12679 COUNTY ROAD 8 ½
FORT LUPTON, CO 80621

LORNA K GREIN
12645 COUNTY ROAD 8 ½
FOR TLUPTON, CO 80621

IRVIN D COLLINS
12651 COUNTY ROAD 8 ½
FORT LUPTON, CO 80621

CITY OF DENVER
1600 W 12TH AVE
DENVER, CO 80204

CITY AND COUNTY OF DENVER
BOARD OF WATER COMMISSIONERS
1600 W 12TH AVE
DENVER, CO 80204

AUGUSTA WARDEN
4029 COUNTY ROAD 29
FORT LUPTON, CO 80621

SCHMIDT ESTATE REVOCABLE TRUST
SCHMIDT V JEANNE TRUST AGREEMENT
13539 COUNTY ROAD 10
FORT LUPTON, CO 80621

CHARLOTTE A JONES
13611 COUNTY ROAD 10
FORT LUPTON, CO 80621

SAKATA LAND CO
PO BOX 508
BRIGHTON, CO 80601

C/O JANE SASAKI
JOLLY STORAGE
1821 COUNTY ROAD 27
BRIGHTON, CO 80603

ROBERT W ADAMS
JUANITA L ADAMS
13770 COUNTY ROAD 10
FORT LUPTON, CO 80621



City Official

**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 special use permit known as the United Fulton Augmentation Station Project. The proposal will include a pipeline that will convey raw water from the Fulton Ditch to the South Platte River for augmentation purposes. The pipeline will be generally located north of the half section line between County Road 8 and County Road 10. The pipeline will begin approximately a half-mile east of County Road 29 and extend west to an existing bore at U.S. Highway 85. The special use permit is to review the portion of the project to be constructed through certain parcels of land located within the City of Fort Lupton that are legally described below.

The public hearings are to be held before the Planning Commission on Thursday, March 11, 2021, at 6:00 P.M., and before the City Council on Tuesday, April 6, 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/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: UNITED FULTON AUGMENATION
STATION SPECIAL USE PERMIT**

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

**LEROY AND BRENDA SACK
EASEMENT LEGAL DESCRIPTION
I-2 Heavy Industrial Zone District**

A STRIP OF LAND FIFTY-FEET (50') WIDE OVER AND ACROSS TWO PARCELS OF LAND AS DESCRIBED IN DEEDS, RECORDED MAY 10, 1990 AT RECEPTION NO. 2213327 AND JULY 11, 1990 AT RECEPTION NO. 2219653, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE BEING THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH

PRINCIPAL MERIDIAN, COUNTY OF WELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER BETWEEN SECTION 8 AND SECTION 17 FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 89°42'42" WEST 1321.14 FEET AND AND ALL BEARINGS HEREIN REFERENCED THERETO;
THENCE SOUTH 00°35'41" EAST, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 2,337.51 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°35'41" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 10, 2015 AT RECEPTION NO. 4164293;
THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY EASEMENT LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 89°54'27" WEST A DISTANCE OF 178.82 FEET;
 2. SOUTH 45°04'11" WEST A DISTANCE OF 236.55 FEET;
 3. NORTH 89°55'48" WEST A DISTANCE OF 261.02 FEET;
 4. SOUTH 89°29'23" WEST A DISTANCE OF 716.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 00°30'21" EAST 90.52 FEET;
- THENCE NORTH 00°30'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 62.75 FEET;
THENCE NORTH 89°27'16" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 9.91 FEET;
THENCE SOUTH 68°02'44" EAST A DISTANCE OF 33.38 FEET;
THENCE NORTH 89°29'23" EAST A DISTANCE OF 675.56 FEET;
THENCE SOUTH 89°55'48" EAST A DISTANCE OF 240.56 FEET;
THENCE NORTH 45°04'11" EAST A DISTANCE OF 236.47 FEET;
THENCE NORTH 89°55'27" EAST A DISTANCE OF 199.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 69,945 SQUARE FEET OR 1.61 ACRES, MORE OR LESS.

**BRIGHTON INDUSTRIAL NORTH, LLP
EASEMENT LEGAL DESCRIPTION
I-2 Heavy Industrial Zone District**

A STRIP OF LAND FIFTY-FEET (50') WIDE OVER AND ACROSS A PARCEL OF LAND AS DESCRIBED IN THE DEED, RECORDED MARCH 22, 1982 AT RECEPTION NO. 1886226, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE BEING THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17 FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 00°30'21" WEST 2631.51 FEET AND AND ALL BEARINGS HEREIN REFERENCED THERETO;
THENCE NORTH 00°30'21" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 90.52 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF THE RIGHT-OF-WAY EASEMENT RECORDED MAY 8, 2018 AT RECEPTION NO. 4397218;

THENCE SOUTH 89°27'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 607.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROLLIE AVENUE AS DESCRIBED IN THE INSTRUMENT RECORDED SEPTEMBER 12, 2012 AT RECEPTION NO. 3872808, FROM WHENCE THE CENTER EAST WEST SIXTY-FOURTH CORNER BEARS SOUTH 30°59'09" WEST 106.18 FEET;
THENCE NORTH 00°27'38" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°27'16" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 607.11 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 17;
THENCE SOUTH 00°30'21" EAST, ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,357 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.

**BASALITE BUILDING PRODUCTS, LLC
EASEMENT LEGAL DESCRIPTION
I-2 Heavy Industrial Zone District**

A STRIP OF LAND FIFTY-FEET (50') WIDE OVER AND ACROSS A PARCEL OF LAND AS DESCRIBED IN THE DEED, RECORDED MAY 1, 2018 AT RECEPTION NO. 4395056, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE BEING THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER EAST WEST SIXTY-FOURTH CORNER OF SAID SECTION 17 FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 89°27'15" WEST 1988.18 FEET AND ALL BEARINGS HEREIN REFERENCED THERETO;
THENCE NORTH 31°55'04" WEST A DISTANCE OF 105.39 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF ROLLIE AVENUE AS DESCRIBED IN THE INSTRUMENT RECORDED SEPTEMBER 12, 2012 AT RECEPTION NO. 3872808 AND A POINT ON THE NORTH LINE OF THE RIGHT-OF-WAY EASEMENT RECORDED MAY 8, 2018 AT RECEPTION NO. 4397218;
THENCE SOUTH 89°27'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 00°27'38" EAST, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 10.51 FEET;
THENCE SOUTH 89°27'15" WEST A DISTANCE OF 968.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE NORTH 00°42'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°27'15" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 908.66 FEET;
THENCE NORTH 44°29'48" EAST A DISTANCE OF 14.87 FEET;
THENCE NORTH 89°27'16" EAST A DISTANCE OF 150.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ROLLIE AVENUE;
THENCE SOUTH 00°27'38" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,033 SQUARE FEET OR 1.24 ACRES, MORE OR LESS.

VILLANO BROTHERS FARMS, INC.
EASEMENT LEGAL DESCRIPTION
I-1 Light Industrial Zone District

AN EASEMENT OVER AND ACROSS A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 7435777 OF THE WELD COUNTY RECORDS. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 01 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

A PERMANENT PERPETUAL NONEXCLUSIVE EASEMENT OF APPROXIMATELY 15-FEET IN WIDTH TO THE EXTENT OWNED BY GRANTOR, OVER, UNDER, ACROSS AND THROUGH AN AREA SITUATED ALONG THE NORTHERN BOUNDARY LINE OF THE CENTER LINE OF SECTION 17 RUNNING FROM THE POINT OF INTERSECTION OF THE MACANN DITCH AND EASEMENT AREA 3 WEST TO THE POINT OF INTERSECTION WITH WELD COUNTY ROAD 27.

THEODORE R. SHIPMAN LIVING TRUST
PROPERTY LEGAL DESCRIPTION
'A' Agricultural Zone District

A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 4208794 OF THE WELD COUNTY RECORDS. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 01 NORTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

LUPTON LAKES SUBDIVISION FILING #1 (LUPTON LAKES ANNEX) BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 18 BEAR S89°29'E, A DISTANCE OF 135' TO THE POINT OF BEGINNING. THENCE RUNNING THE FOLLOWING TWELVE (12) COURSES:

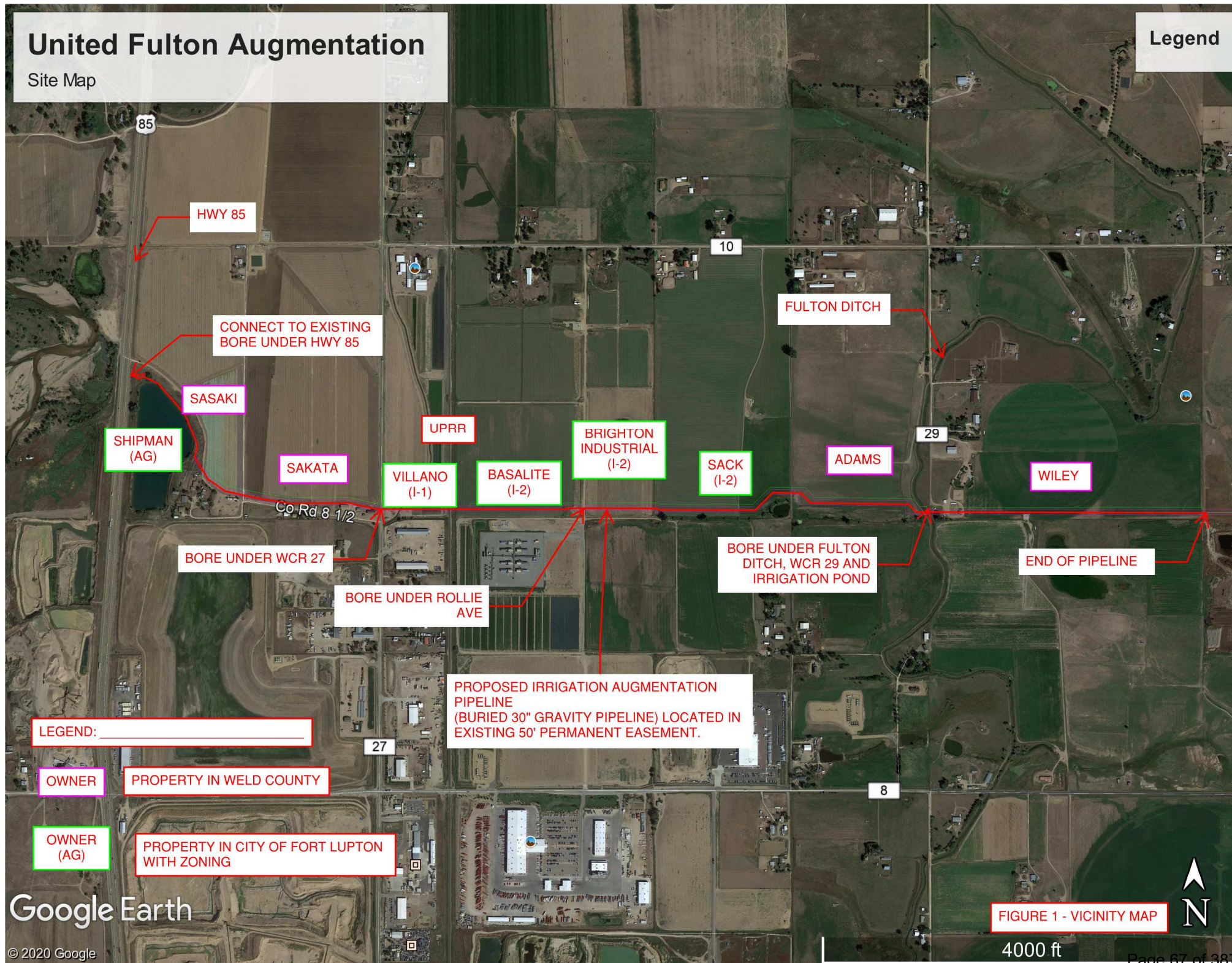
1. N89°29'E, A DISTANCE OF 493.03' TO A POINT;
2. N00°07'E, A DISTANCE OF 150.01' TO A POINT;
3. S89°29'W, A DISTANCE OF 30' TO A POINT;
4. N00°07'E, A DISTANCE OF 131' TO A POINT;
5. S81°07'E, A DISTANCE OF 91.89' TO A POINT;
6. N08°19'W, A DISTANCE OF 220.55' TO A POINT;
7. N82°28'W, A DISTANCE OF 125.43' TO A POINT;
8. N24°46'E, A DISTANCE OF 256.44' TO A POINT;
9. N19°35'W, A DISTANCE OF 340.08' TO A POINT;
10. N40°28'W, A DISTANCE OF 435.28' TO A POINT;
11. N62°48'W, A DISTANCE OF 283.55' TO A POINT ON THE EAST US HIGHWAY 85 RIGHT-OF-WAY;
12. S04°03'W, A DISTANCE OF 1490.36' TO POINT OF BEGINNING.

CONTAINING 739,113 SQUARE FEET OR 16.97 ACRES, MORE OR LESS.

United Fulton Augmentation

Site Map

Legend



RESOLUTION NO. P2021-010

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

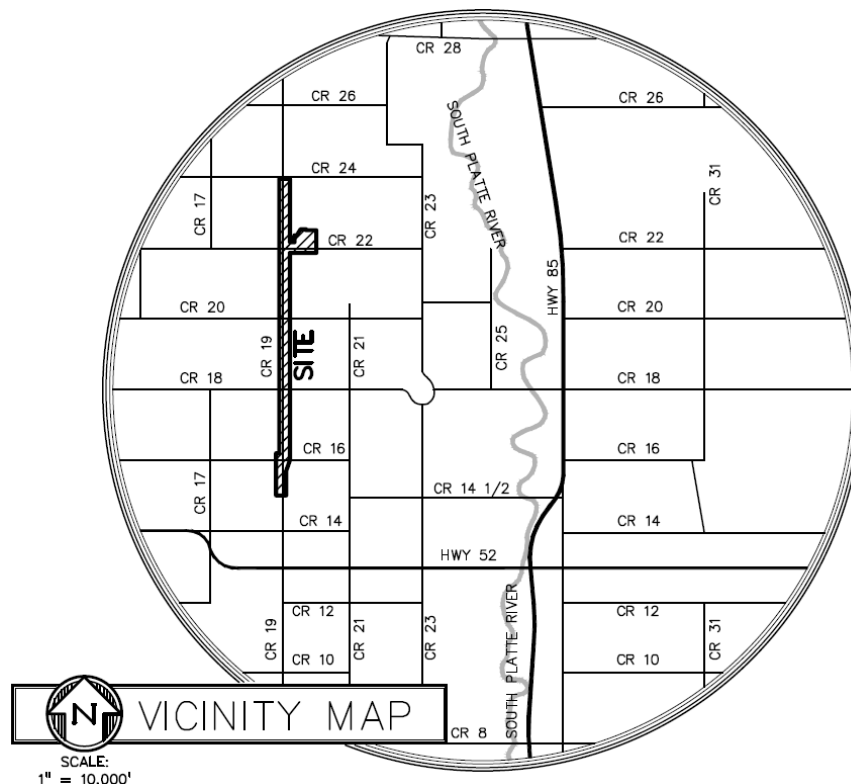
Project name: Hagler Annexation Nos. 1 – 5 and Initial Zoning

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.



CITY OF

Planning & Building

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

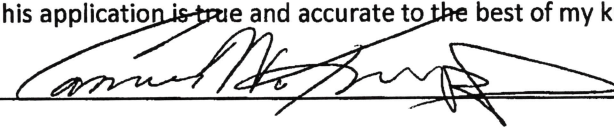
E. REQUIRED DOCUMENTS

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

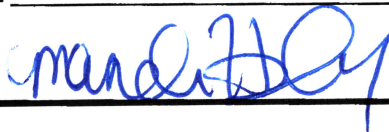
By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all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

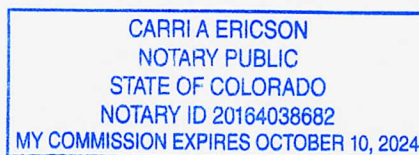
<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
Mandi Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
Lee Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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



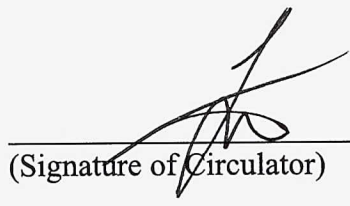
Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

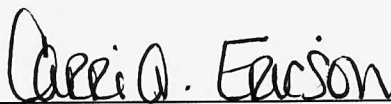
Lee Hagler, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.


(Signature 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

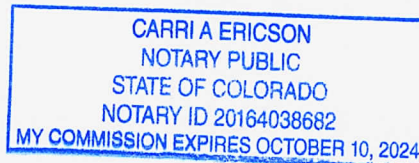


Exhibit A

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. 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

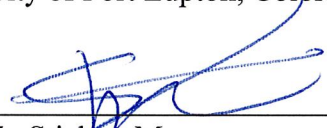
WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; and

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.

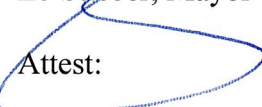
NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such 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.

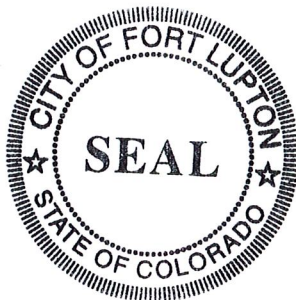
City of Fort Lupton, Colorado


Zo Stieber, Mayor

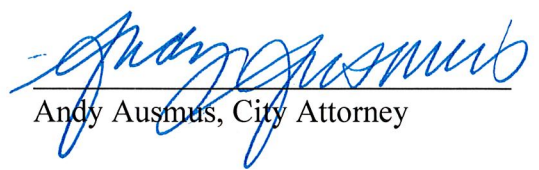
Attest:



Maricela Peña, City Clerk

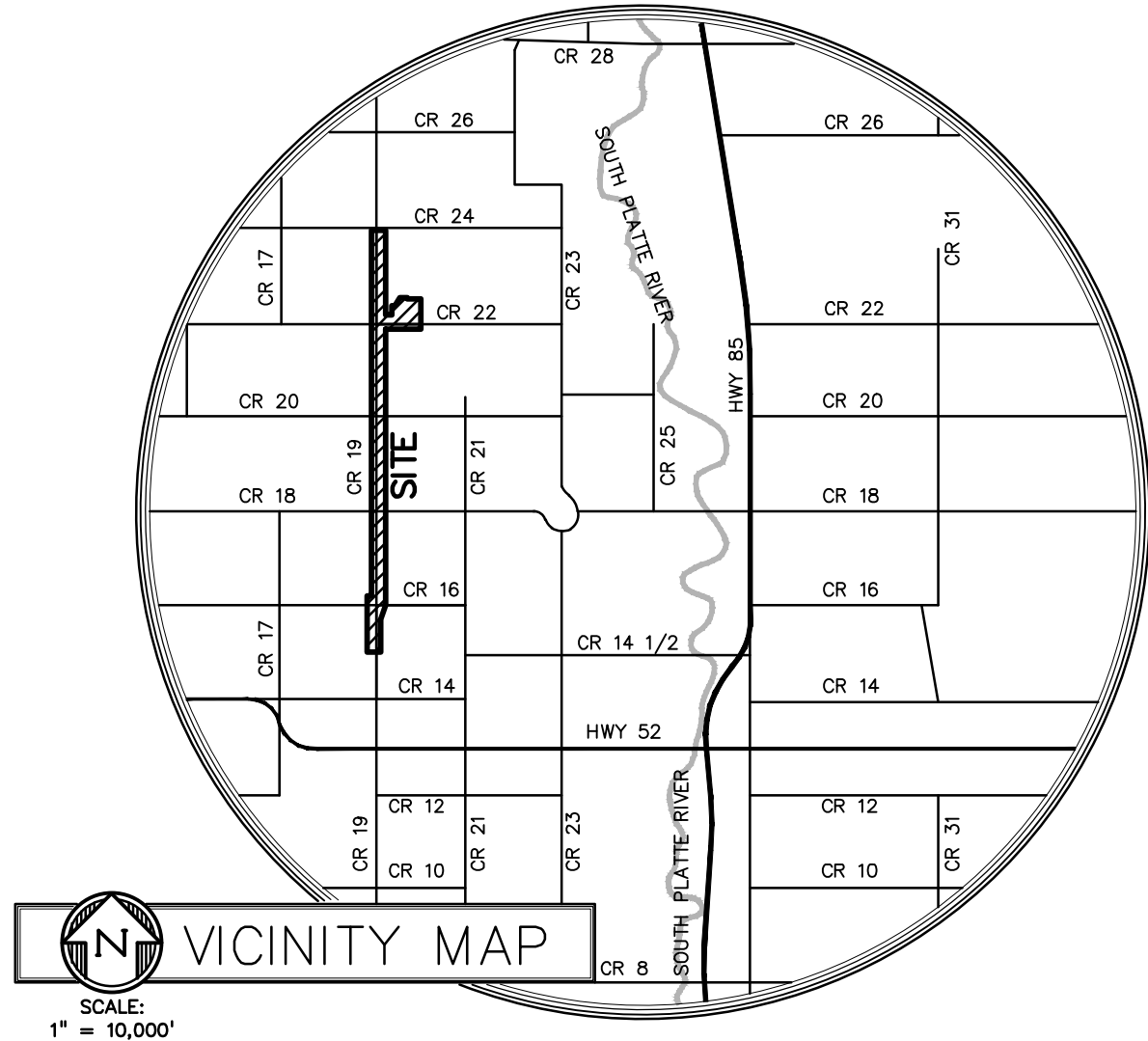


Approved as to form:


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
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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;
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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.

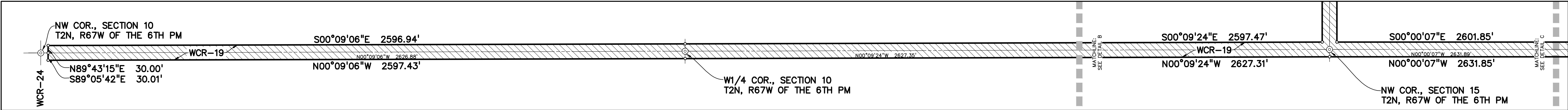
MATHEW E. SELLERS - ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275



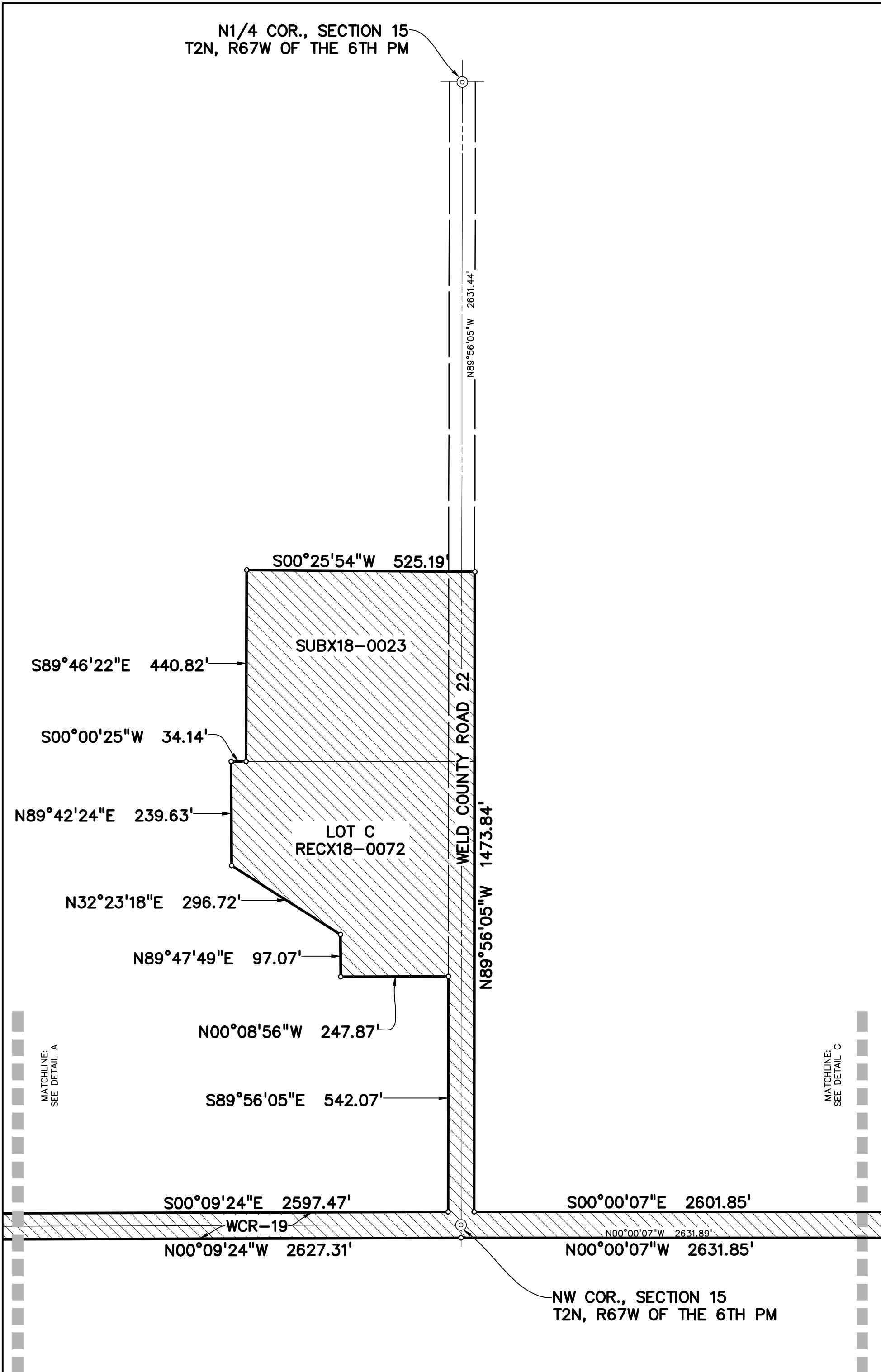
HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

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

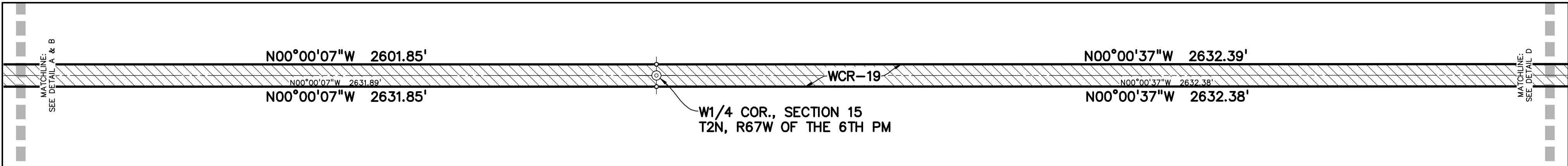
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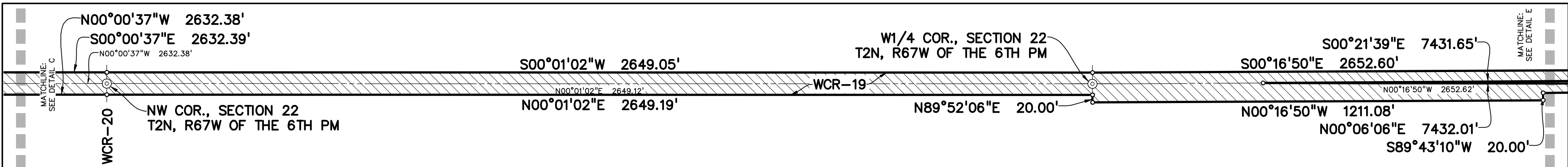
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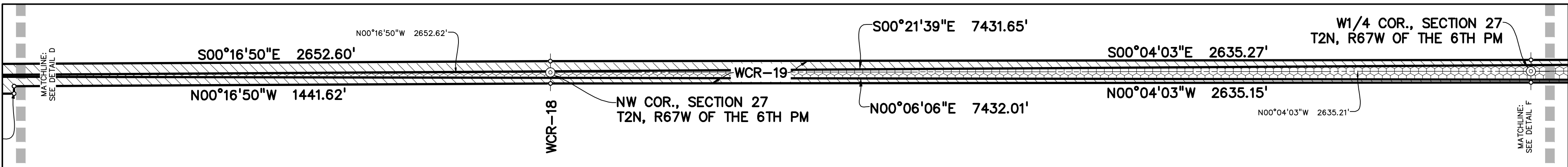
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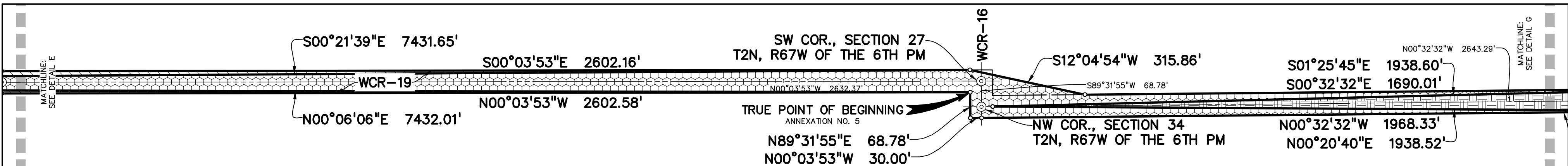
DETAIL D:



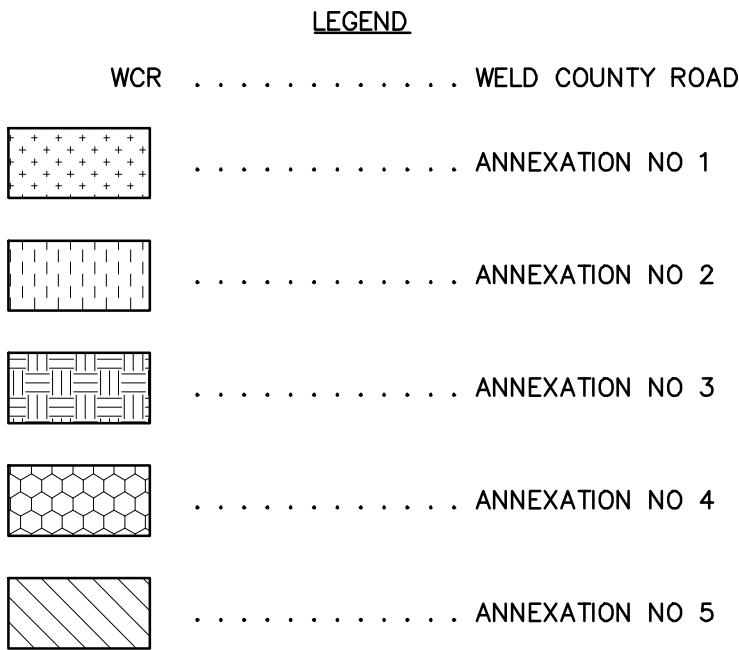
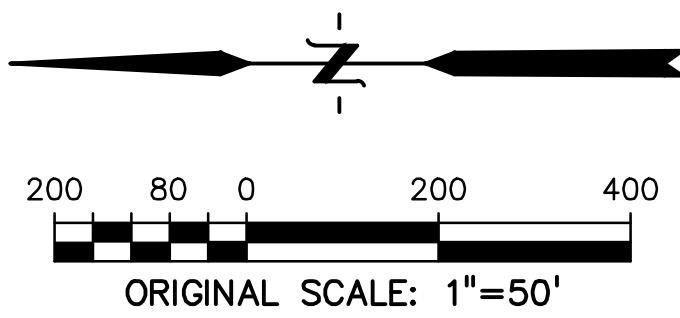
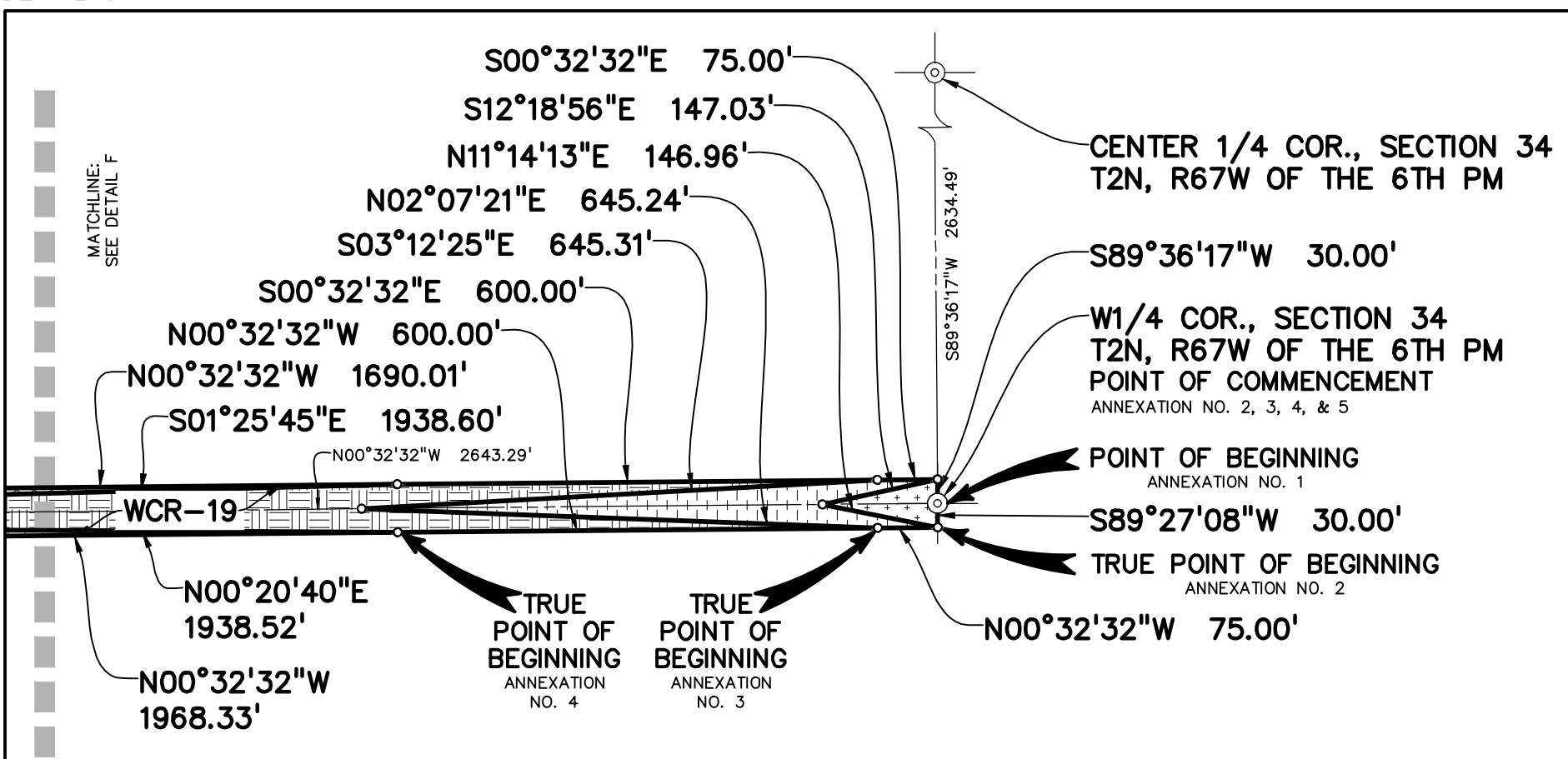
DETAIL E:



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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APPENDICES

- A. Vicinity Map/Adjacent Drainage
- B. Soils Information from USDA NRCS "Soils Web Survey"
- C. FIRM Floodplain Map
- D. Existing Conditions Hydrology
- E. Proposed Conditions Hydrologic Computations
- F. Proposed Stormwater Pond Calculations
- G. Hydraulic Calculations
- 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

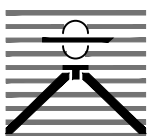


→ RUNOFF FLOW DIRECTION



ADJACENT DRAINAGE

SCALE 1"=1000'



VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
09/24/2020

DWG. NO.

JOB NO:
21431-00

VM

SHEET 1 OF 1

APPENDIX B

NRCS SOILS INFORMATION



United States
Department of
Agriculture

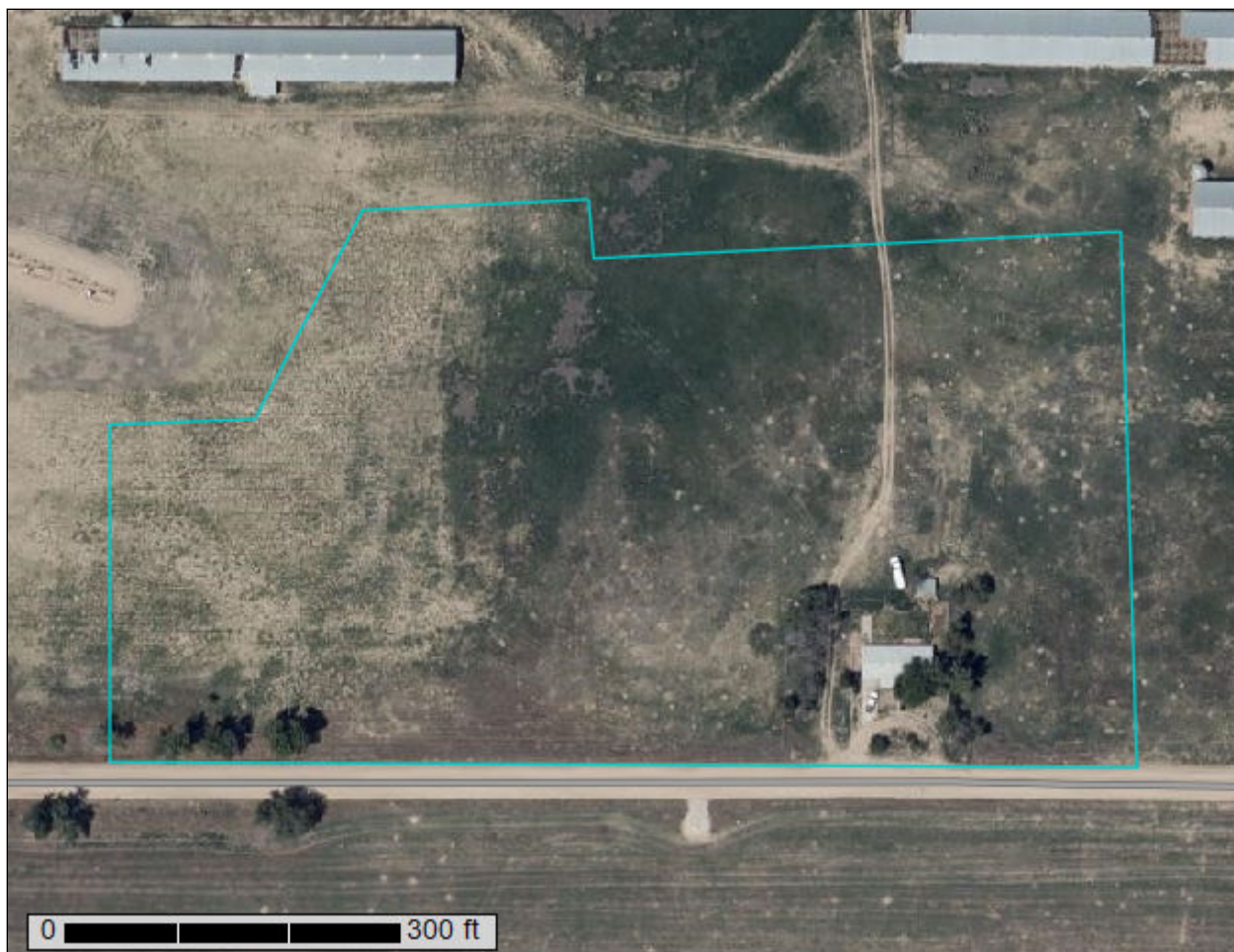
NRCS

Natural
Resources
Conservation
Service

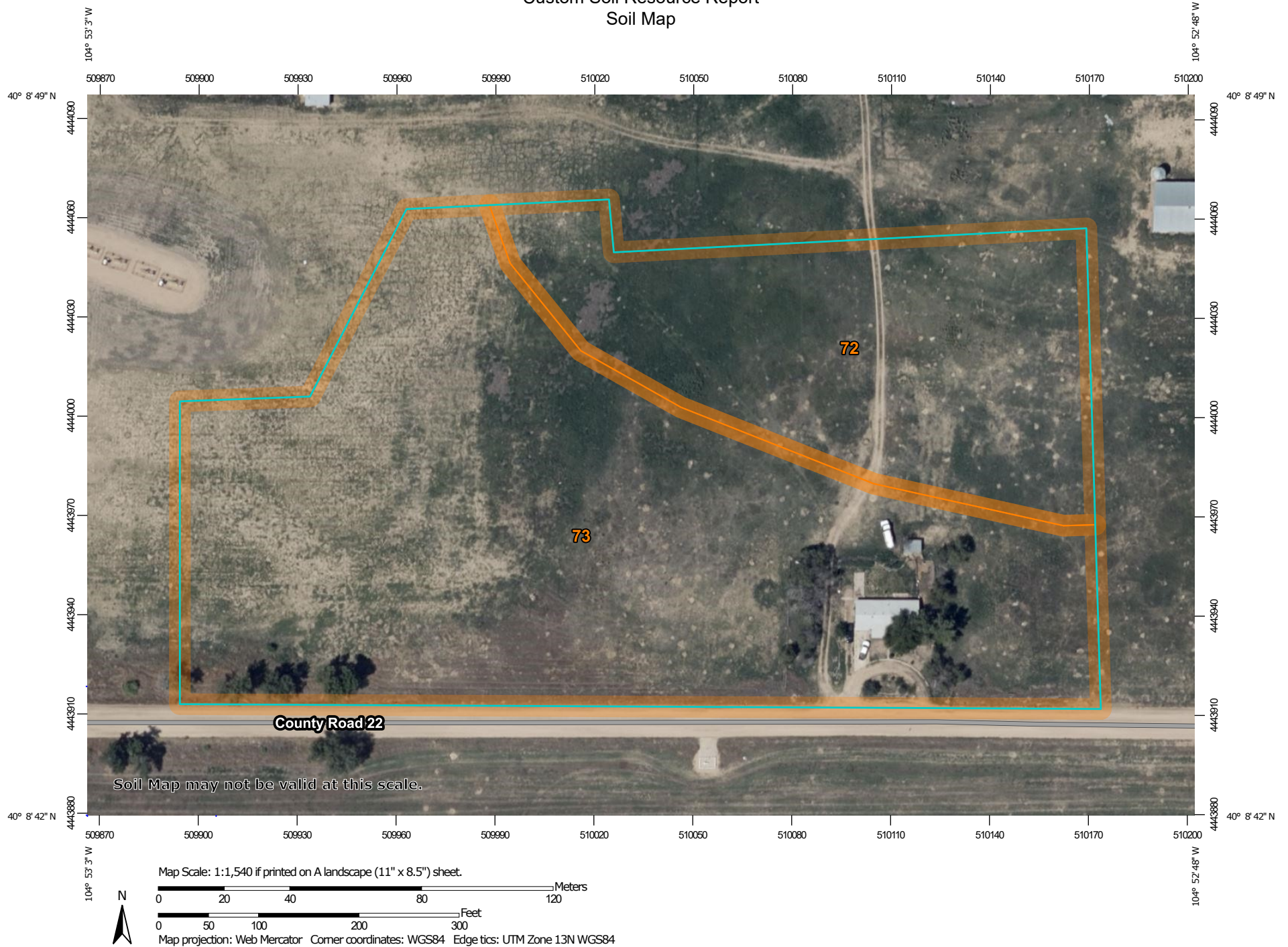
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

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

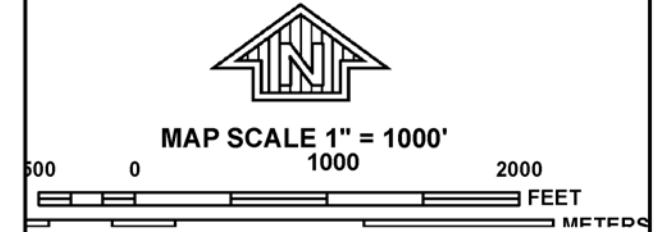
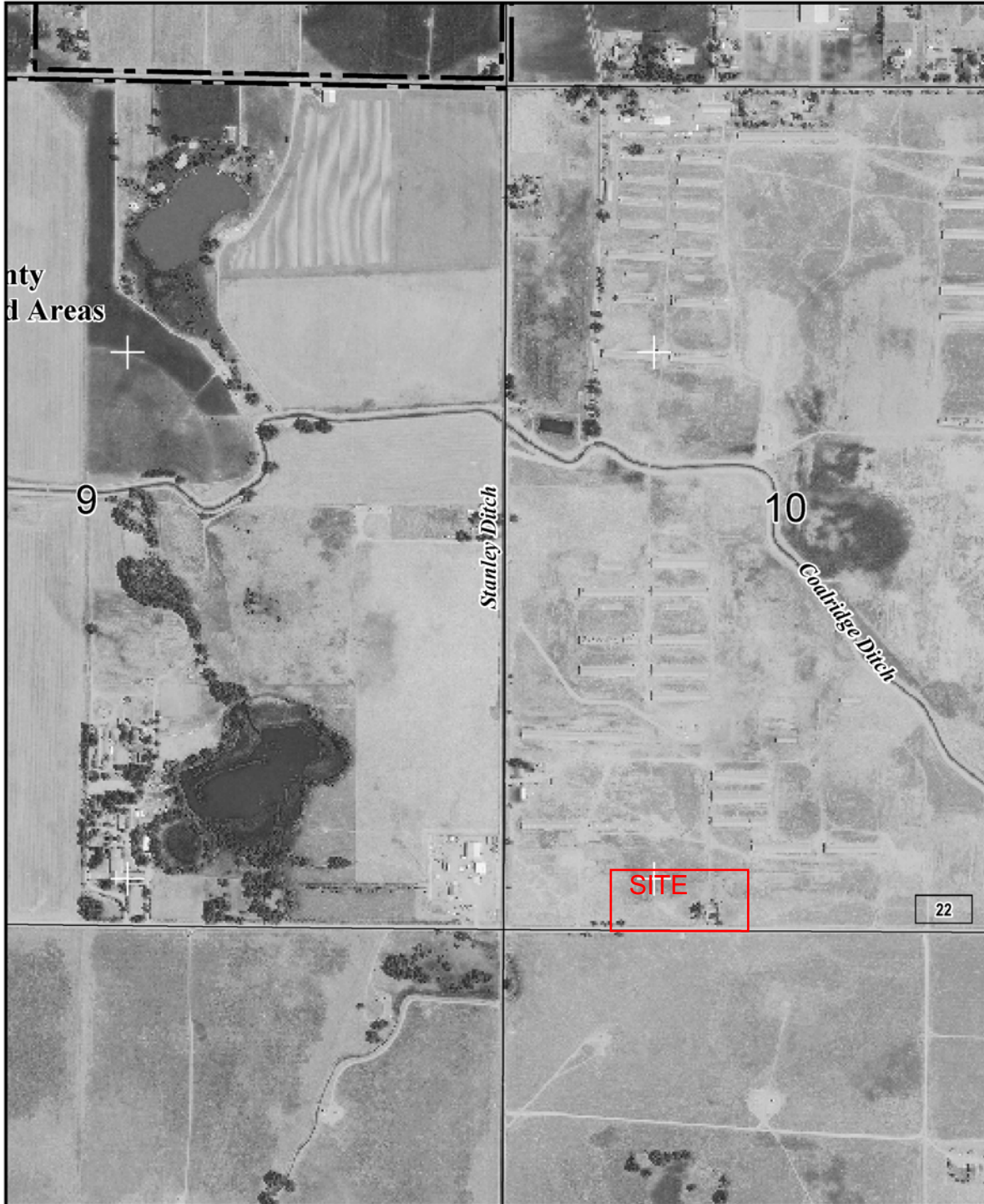
Percent of map unit: 3 percent
Landform: Interfluves, hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R067BY024CO - Sandy Plains
Hydric soil 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



NFP
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 C ₂	Weighted C ₅	Weighted C ₁₀	Weighted C ₁₀₀	Weighted Imperv.
		Description	Percent Imp. "I"	C2	C5	C10	C100					
'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, (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

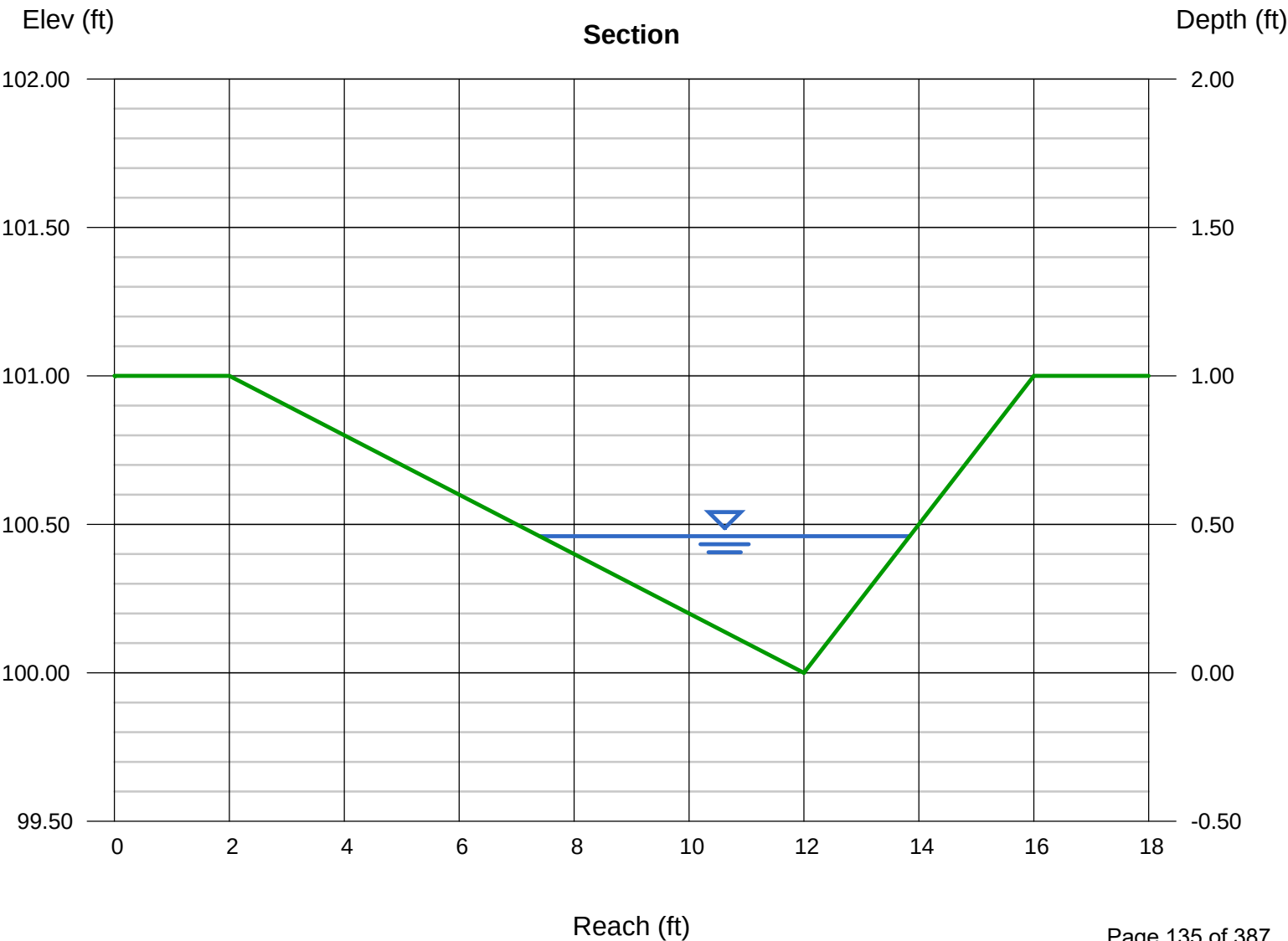
Invert Elev (ft) = 100.00
Slope (%) = 2.30
N-Value = 0.022

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

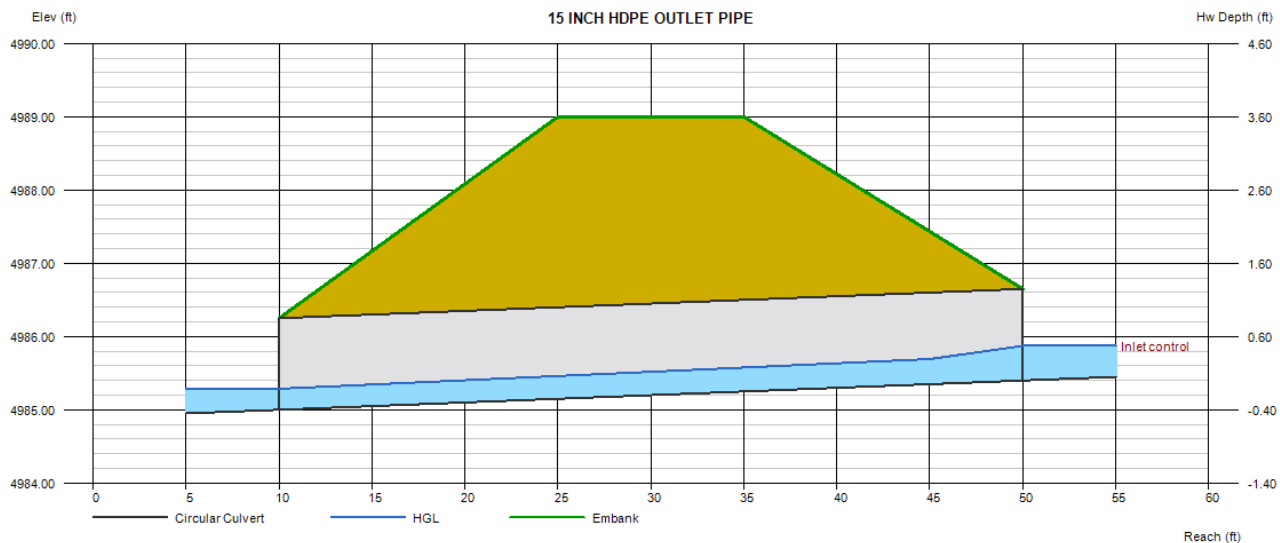
Top Elevation (ft) = 4989.00
Top Width (ft) = 10.00
Crest Width (ft) = 20.00

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
 Client: MANDI HAGLER Designed by: MAB Date: 9/22/2020
 Engineers/Surveyors

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 $Q/D^{2.5} < 6$
 $Q/D^{2.5} = 0.80/1.25^{2.5} = 0.46 < 6$, 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 d ₅₀ > feet	$\left[\frac{VS^{0.17}}{4.5(G_s-1)^{0.66}} \right]^2$	
Riprap sizing d ₅₀ > inch	$\left[\frac{2.26 \times 0.15^{0.17}}{4.5(2.5-1)^{0.66}} \right]^2$	x12 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

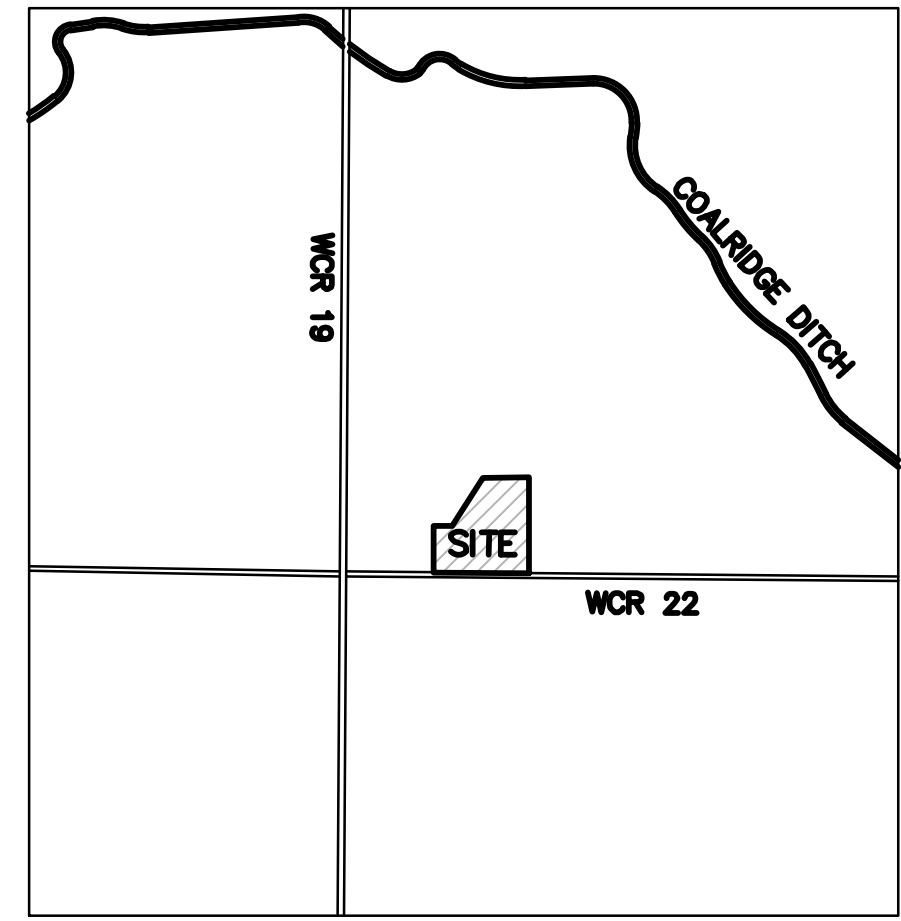
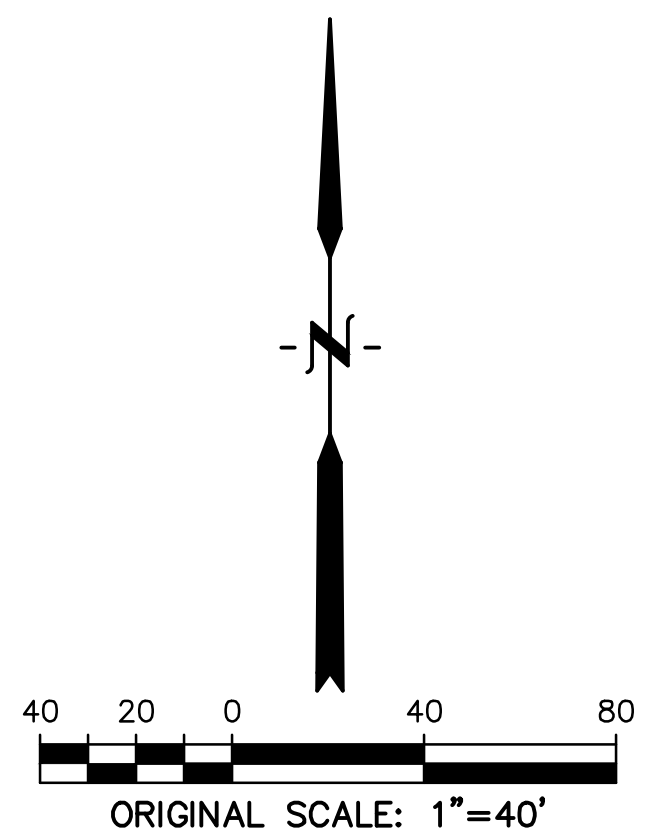
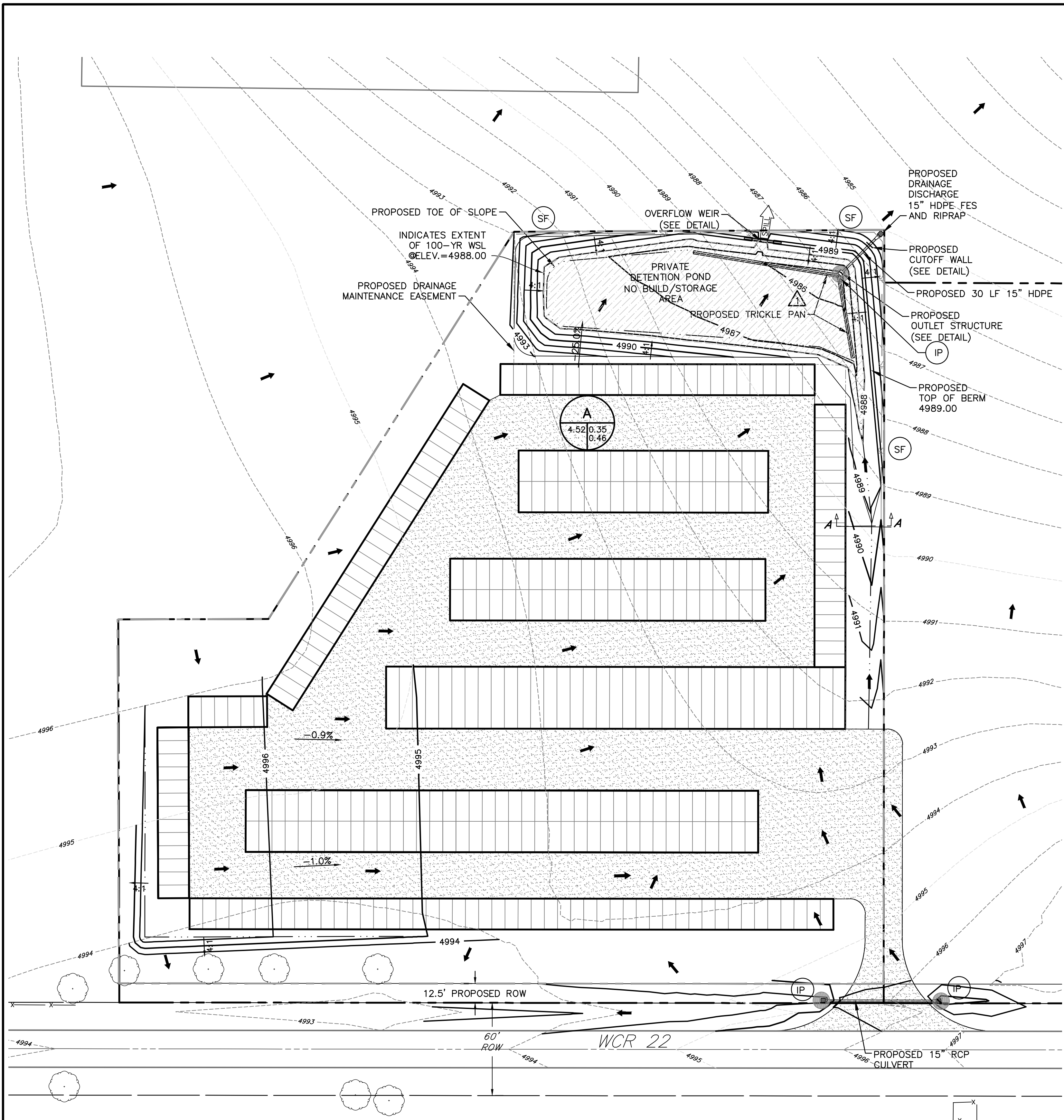
$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

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

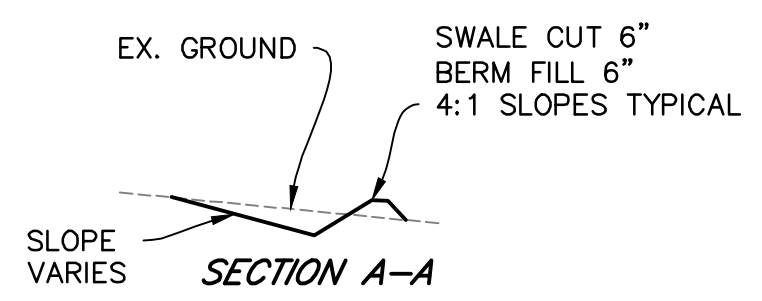
- EXISTING CONTOURS SHOWN ARE APPROXIMATE, BASED ON DIGITAL TERRAIN MODEL DATA. ACTUAL ELEVATIONS MAY VARY.
- PROPOSED GRADING OF THE DETENTION POND AS DEPICTED ON THIS PLAN IS TO DEMONSTRATE THE POND'S PRELIMINARY AREA AND VOLUMES. THE DESIGN MAY BE ADJUSTED ACCORDING TO ACTUAL FIELD SURVEY INFORMATION.
- 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

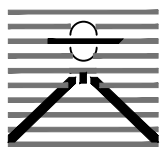
ISSUE	DATE
SUP APPLICATION	09/24/2020
DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CWK
FILE NAME:	DRAINAGE

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

DRAINAGE &
EROSION CONTROL
PLAN

PROJECT NO. 21431-00GRCV

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

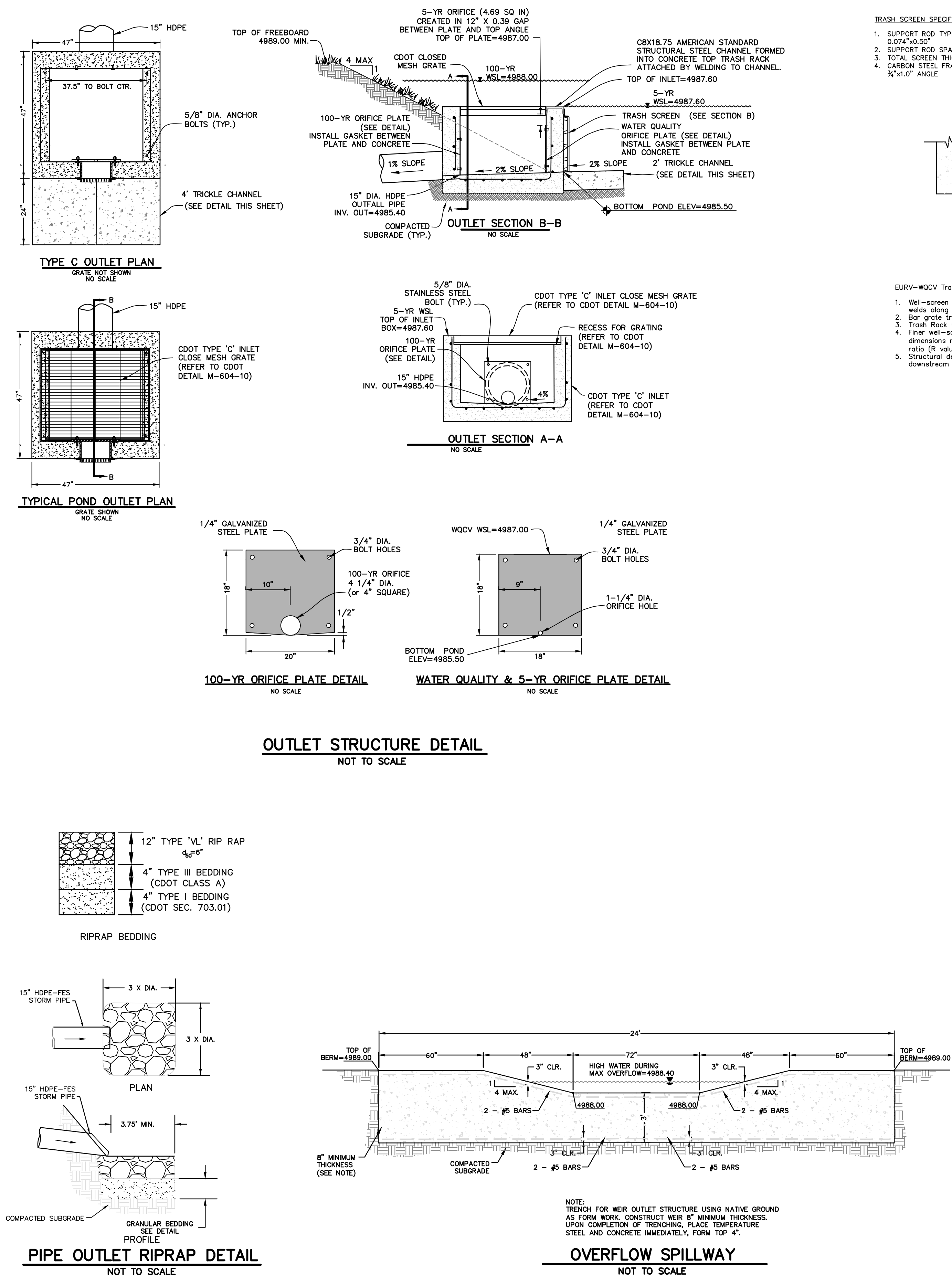
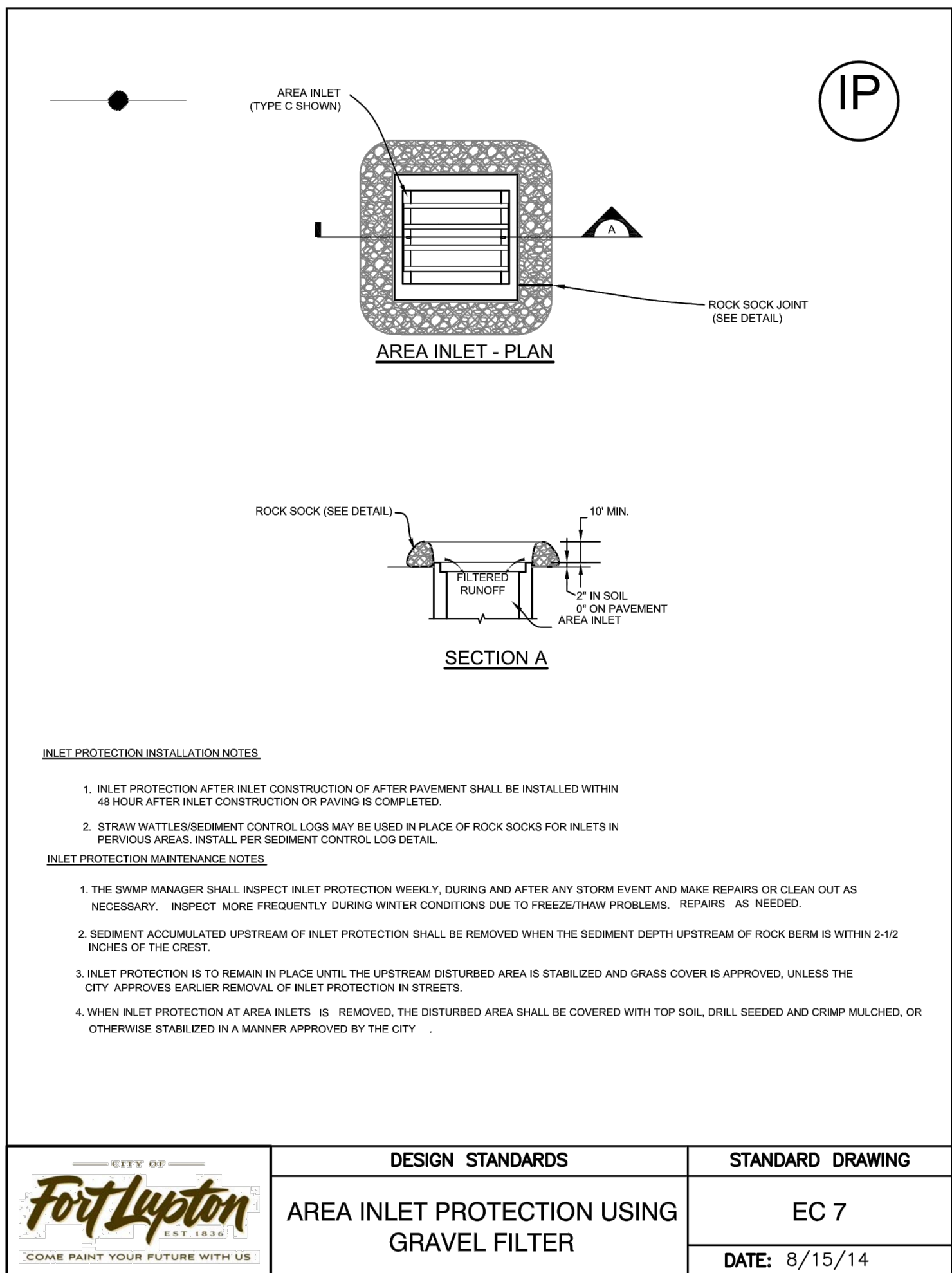
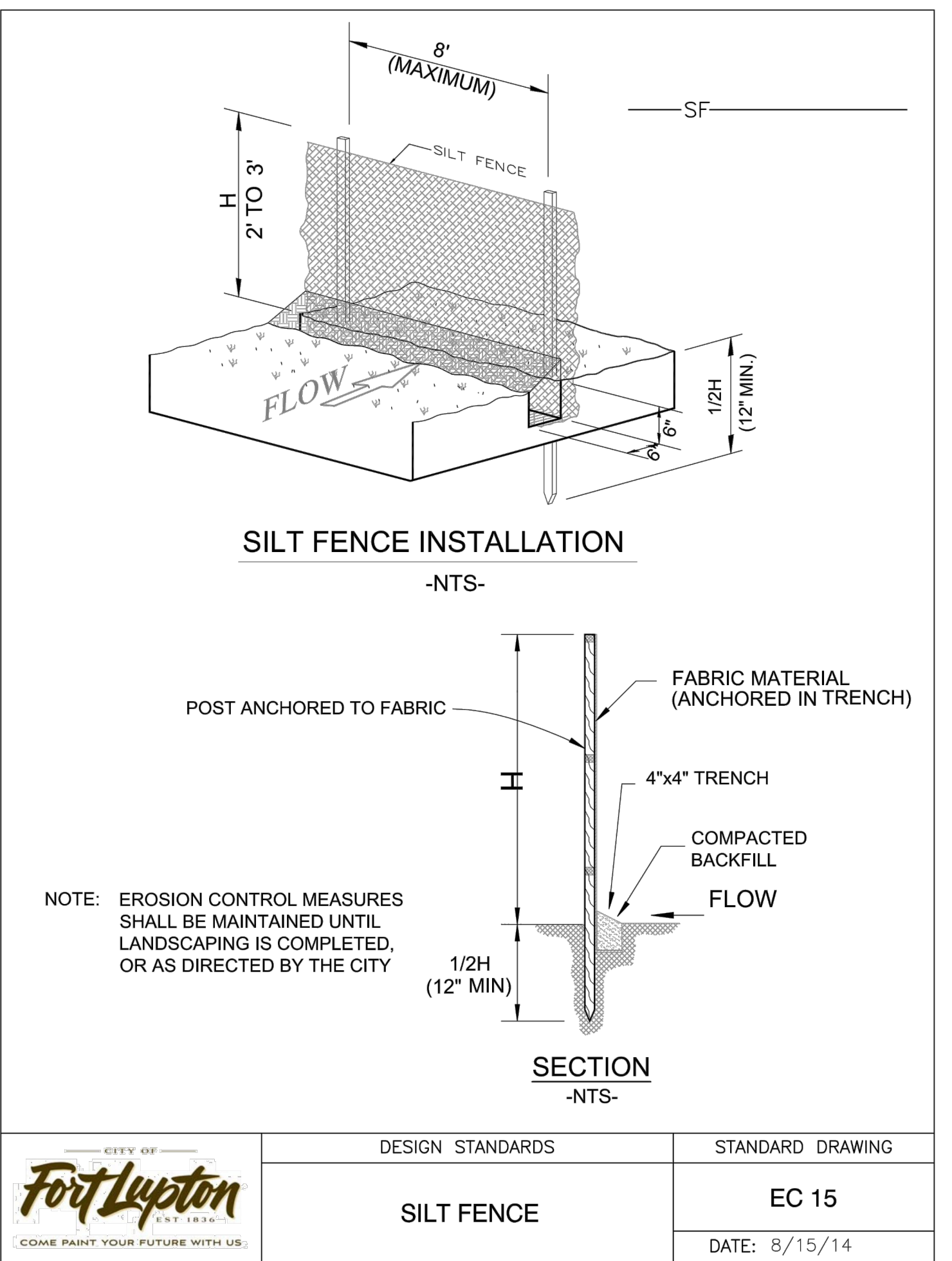
ISSUE	DATE
SUP APPLICATION	09/24/2020
DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	CWK
FILE NAME:	DT01

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

DRAINAGE &
EROSION CONTROL
DETAILS

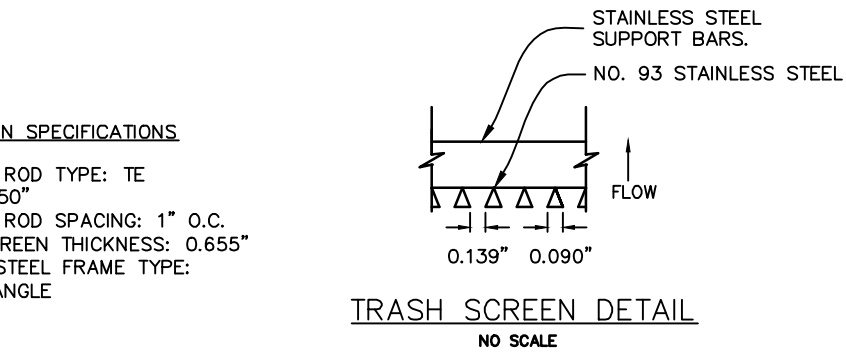
PROJECT NO. 21431-00GRCV

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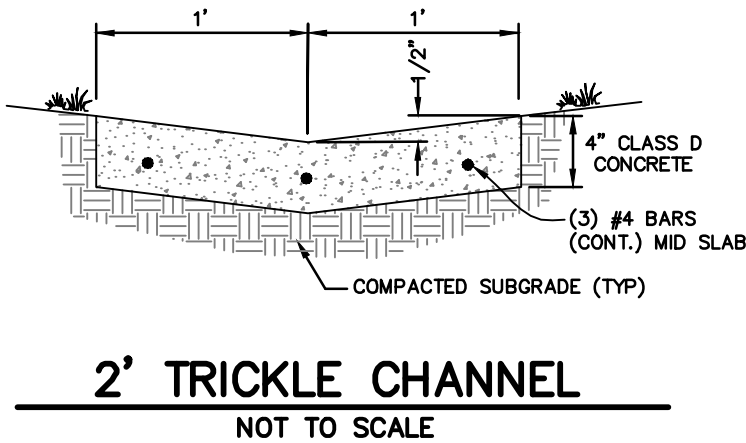
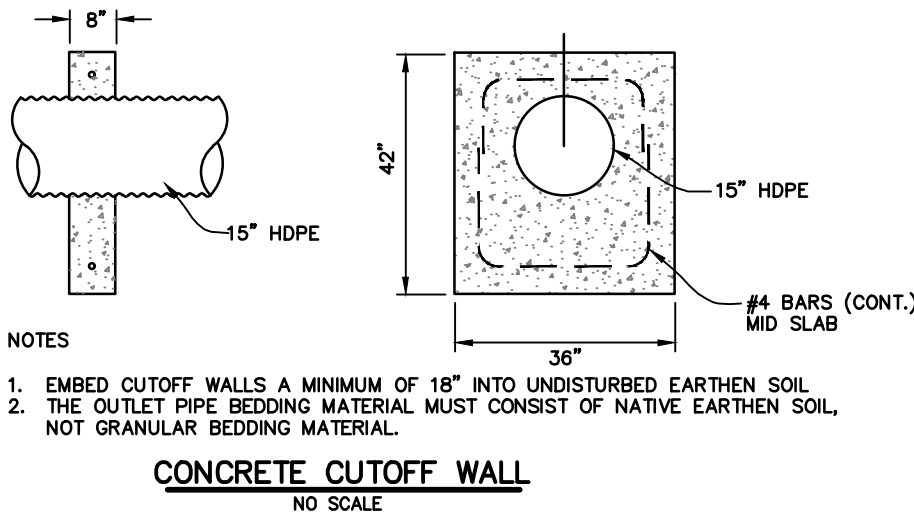
TRASH SCREEN SPECIFICATIONS

- SUPPORT ROD TYPE: TE 0.074"x0.50"
- SUPPORT ROD SPACING: 1" O.C.
- TOTAL SCREEN THICKNESS: 0.655"
- CARBON STEEL FRAME TYPE: 3/4"x1.0" ANGLE



EURV-WQCV Trash Racks:

- Well-screen trash racks shall be stainless steel and shall be attached by intermittent welds along the edge of the mounting frame.
- Bar grate trash racks shall be aluminum and shall be bolted using stainless steel hardware.
- Trash Rack widths are for specified trash rack material.
- Finer well-screen or mesh size than specified is acceptable, however, trash rack dimensions need to be adjusted for materials having a different open area/gross area ratio (R value).
- Structural design of trash rack shall be based on full hydrostatic head with zero head downstream of the rack.





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.

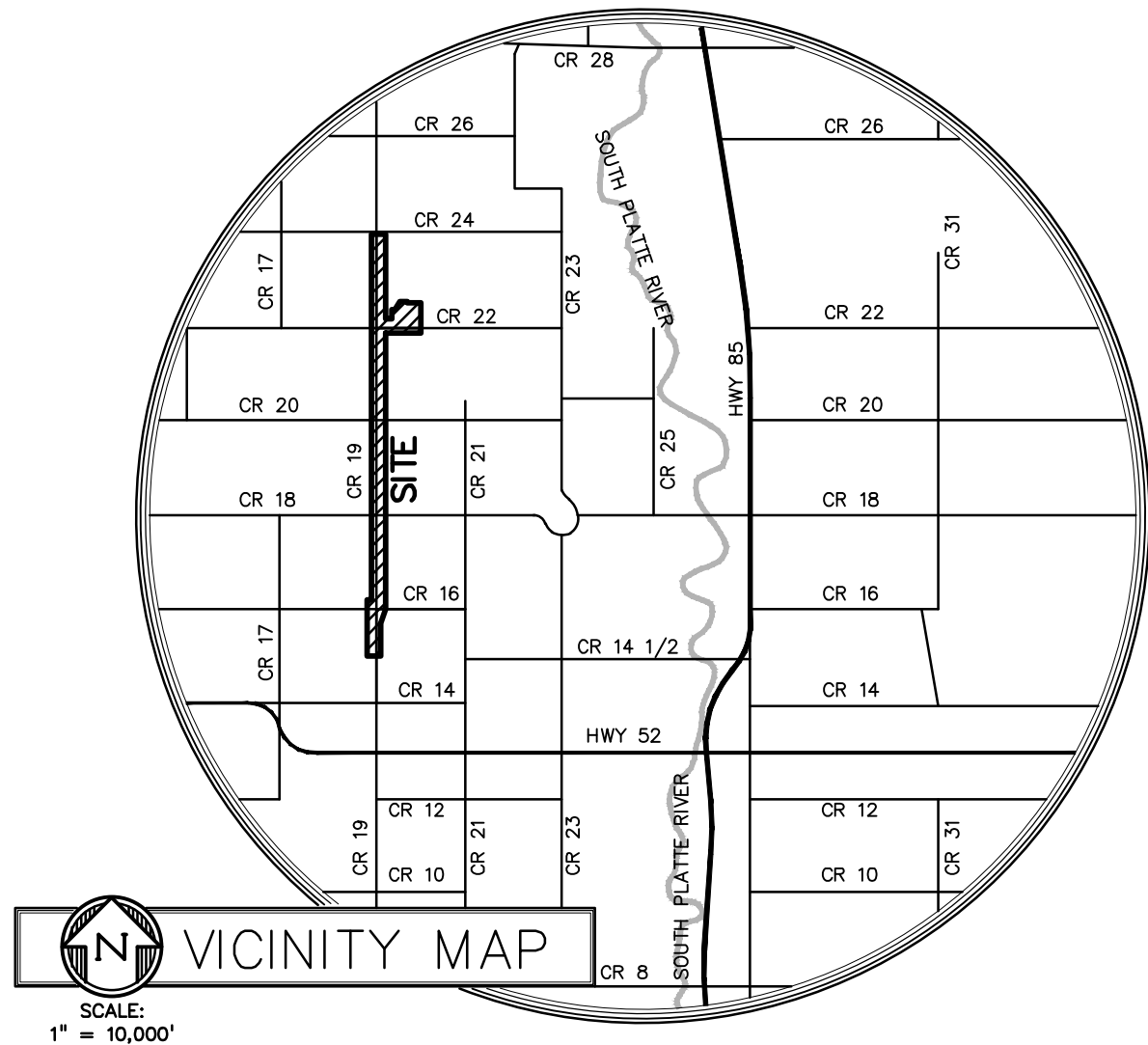
****Please contact Maria Lancto at mlancto@fortluptonco.gov or 303-857-6694 to request any of the provided maps in a larger format or in electronic format.***

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 LUPTON, COUNTY OF WELD,
STATE OF COLORADO.

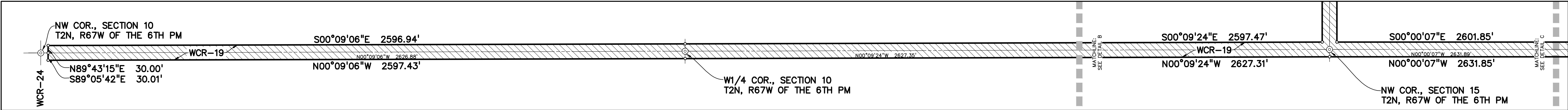
MATHEW E. SELLERS - ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275



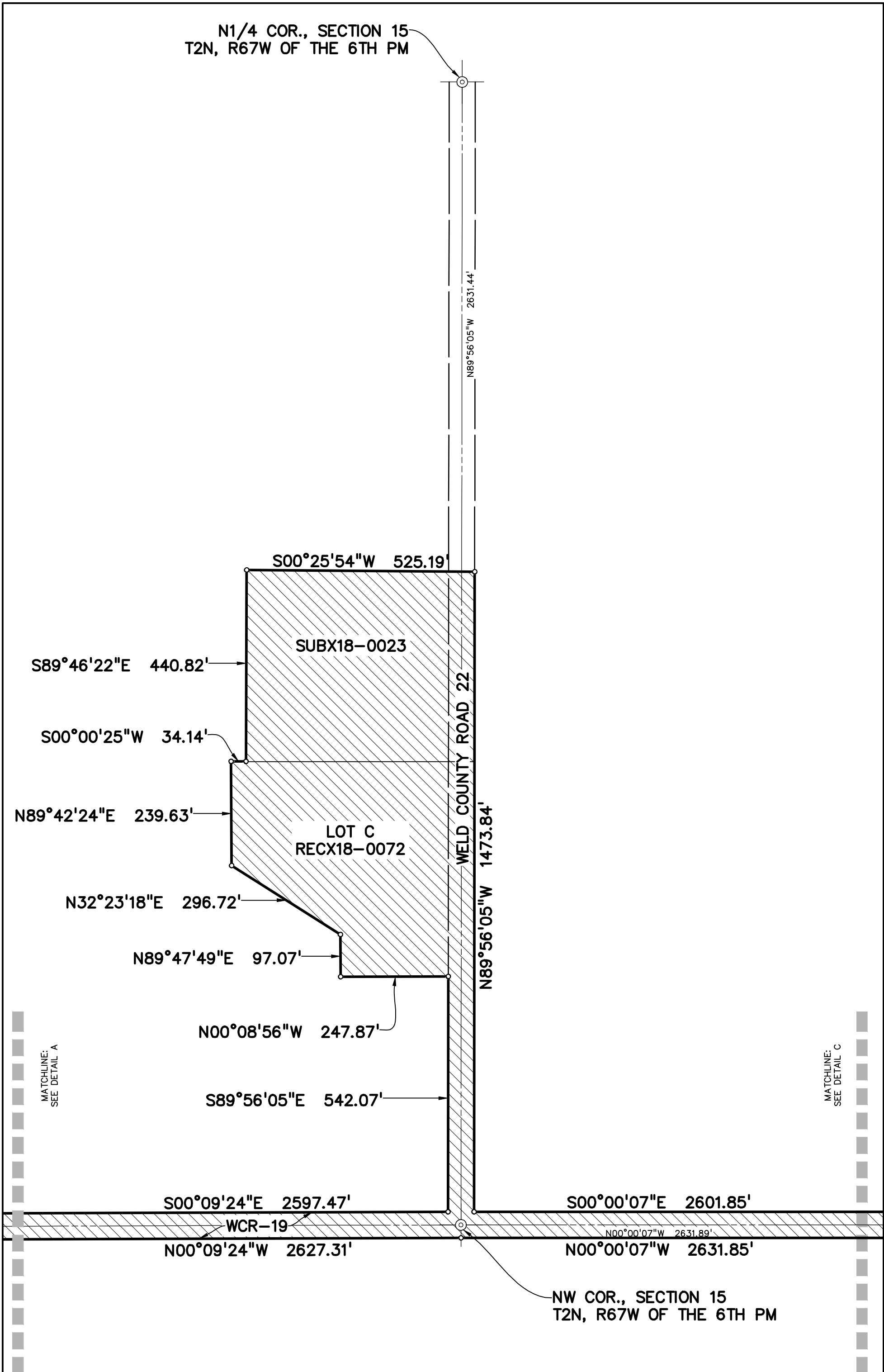
HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

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

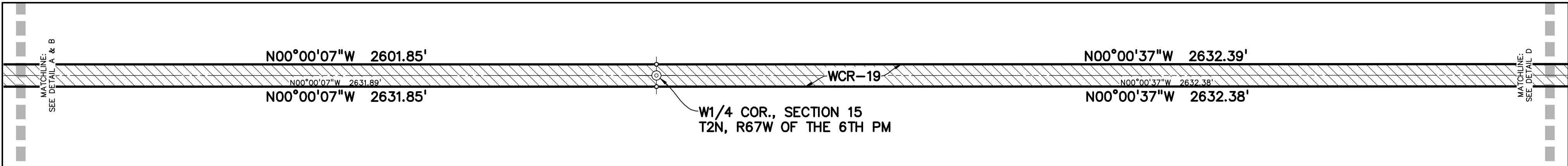
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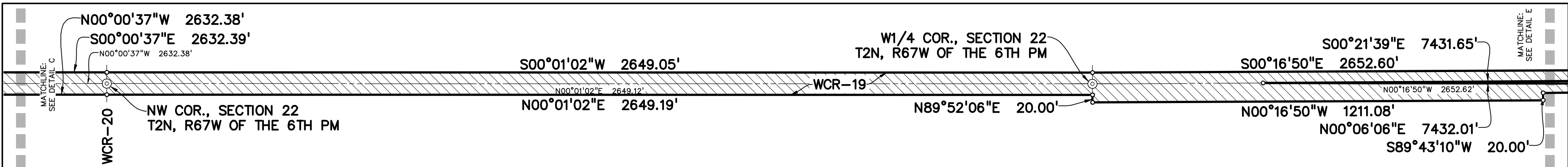
DETAIL B:



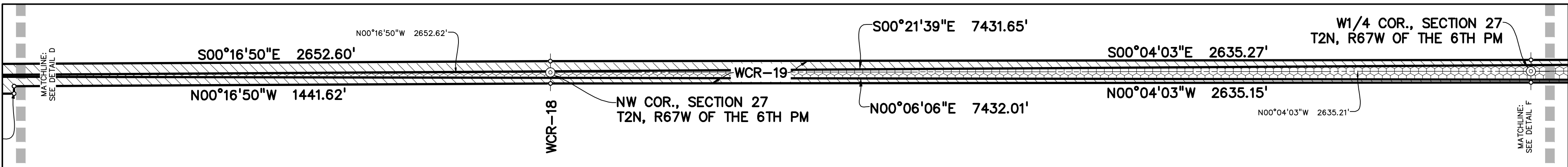
DETAIL C:



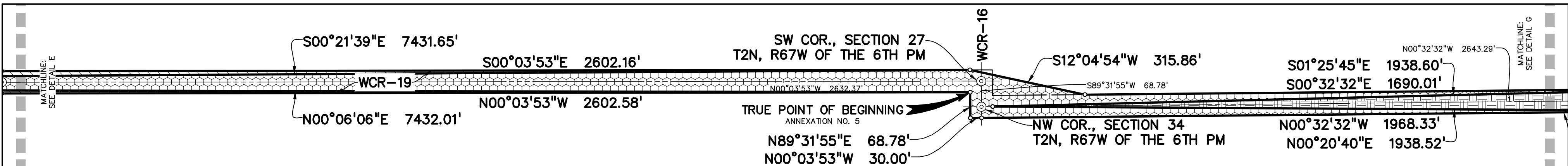
DETAIL D:



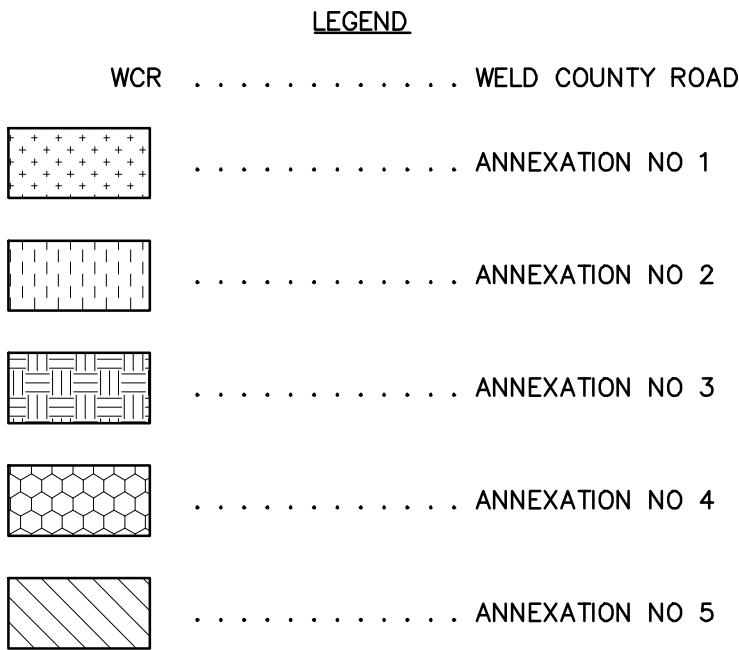
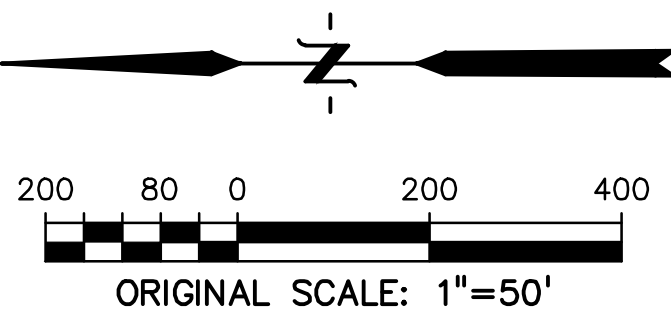
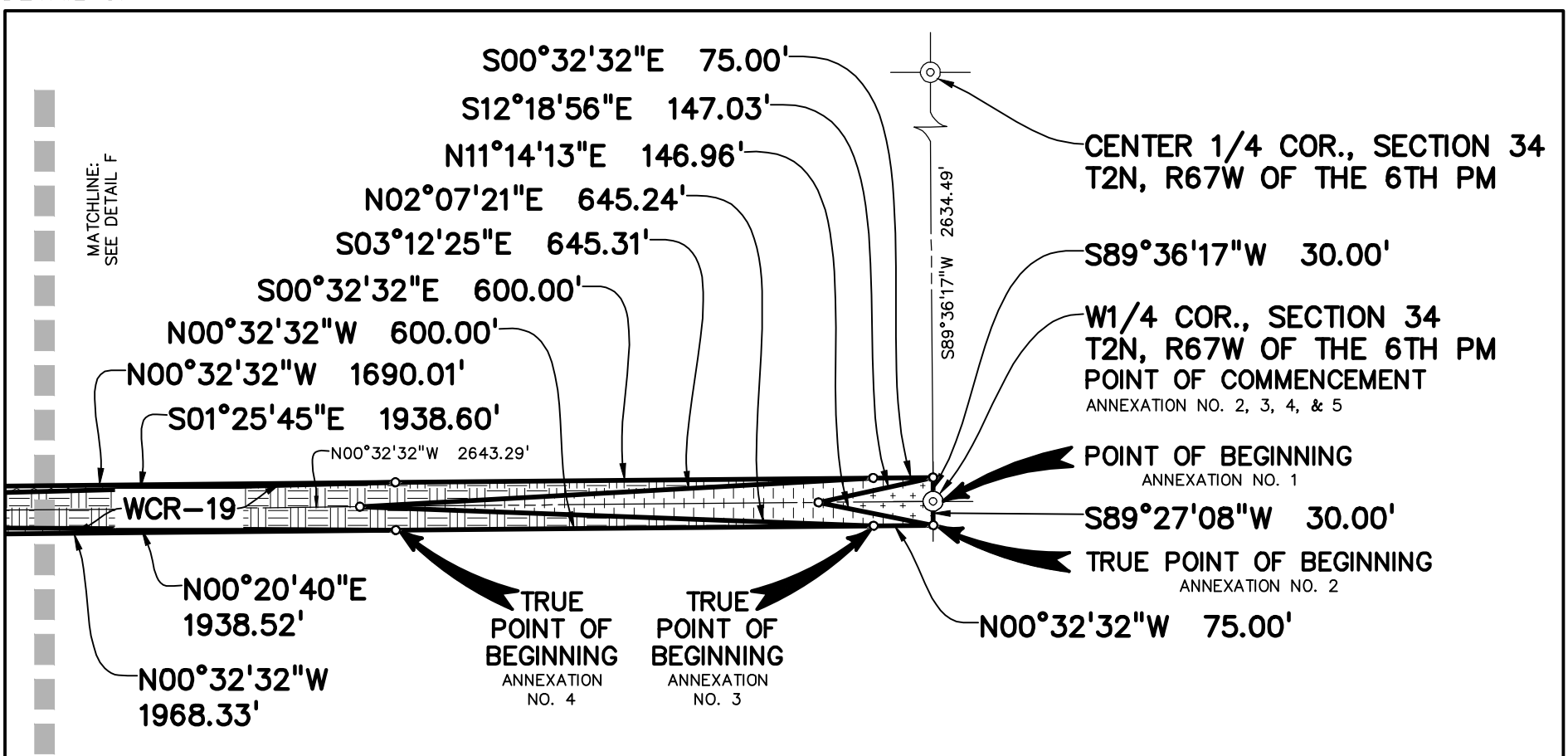
DETAIL E:



DETAIL F:



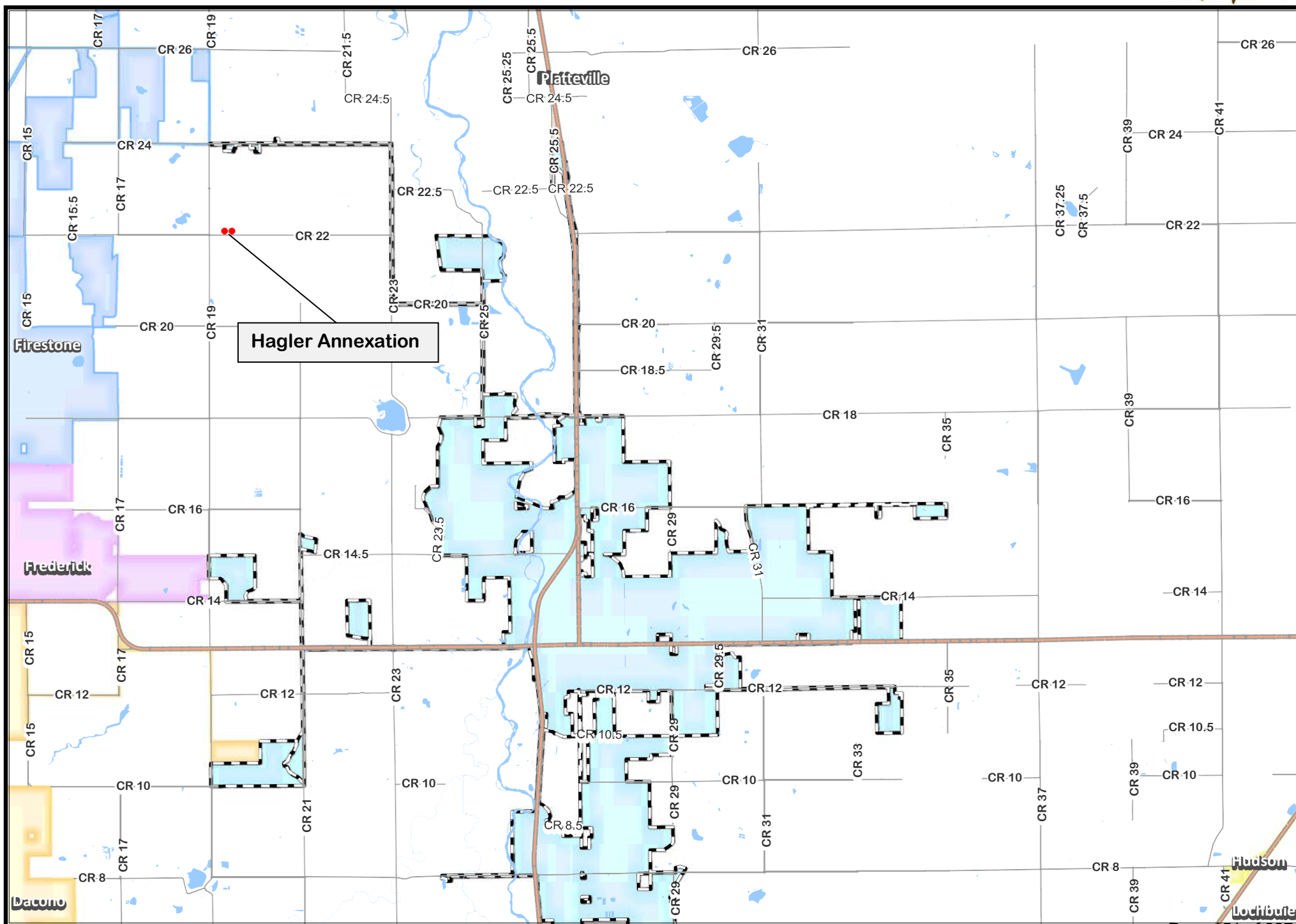
DETAIL G:

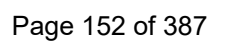




Scale = 1:84,820

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

Fort Lupton

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.

W

N

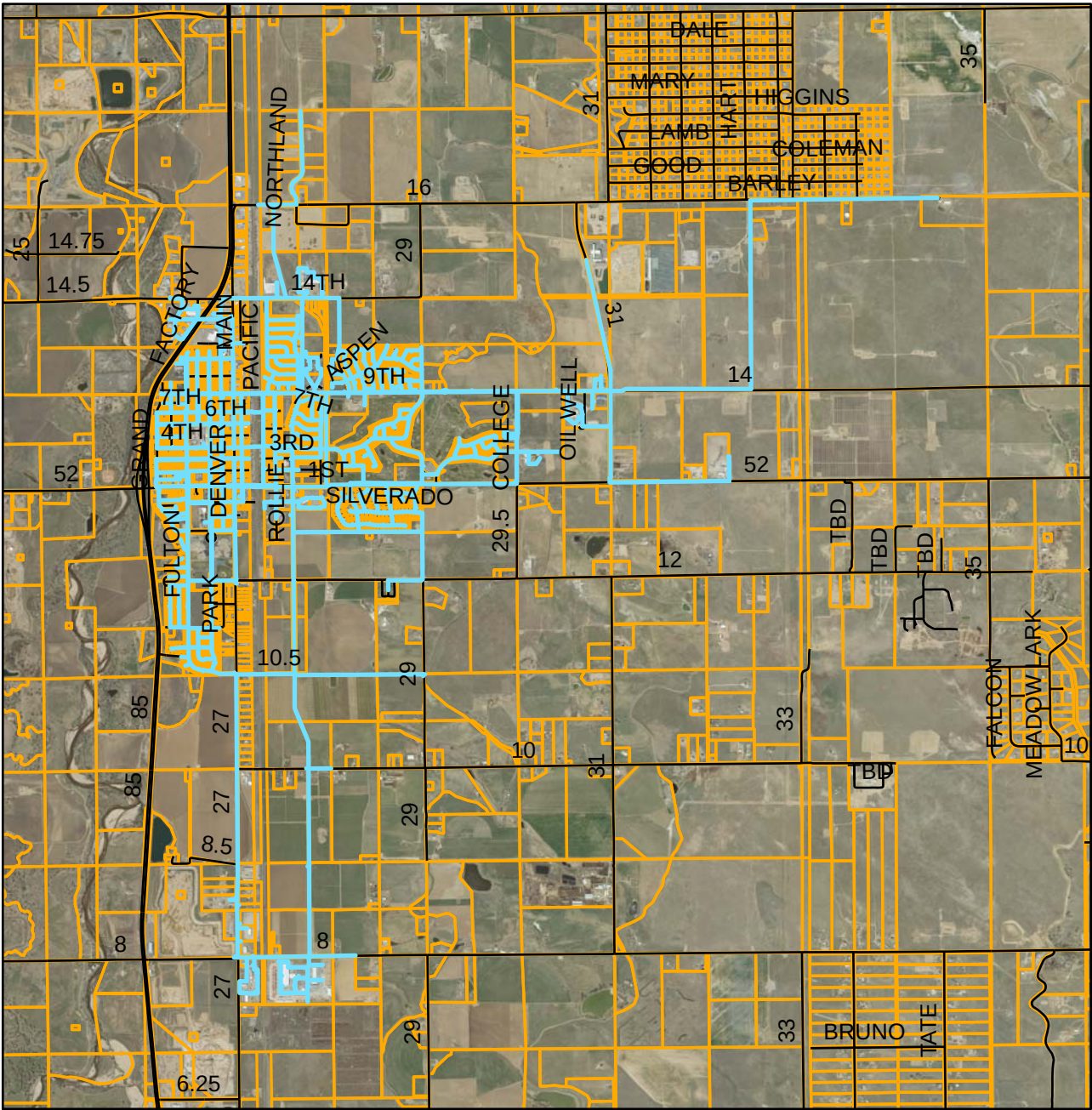
E

S

Data Source:

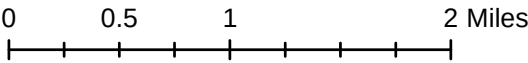
City of Fort Lupton GIS, Weld County GIS

Fort Lupton Utility Map



Utilities

Water

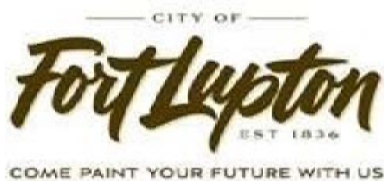


Utilities/Proposed Subdivision are in their best approximated locations as of 9/25/18 and are subject to change. Map is not for distribution among any other entity or persons other than intended recipient(s).

— Sanitary Sewer

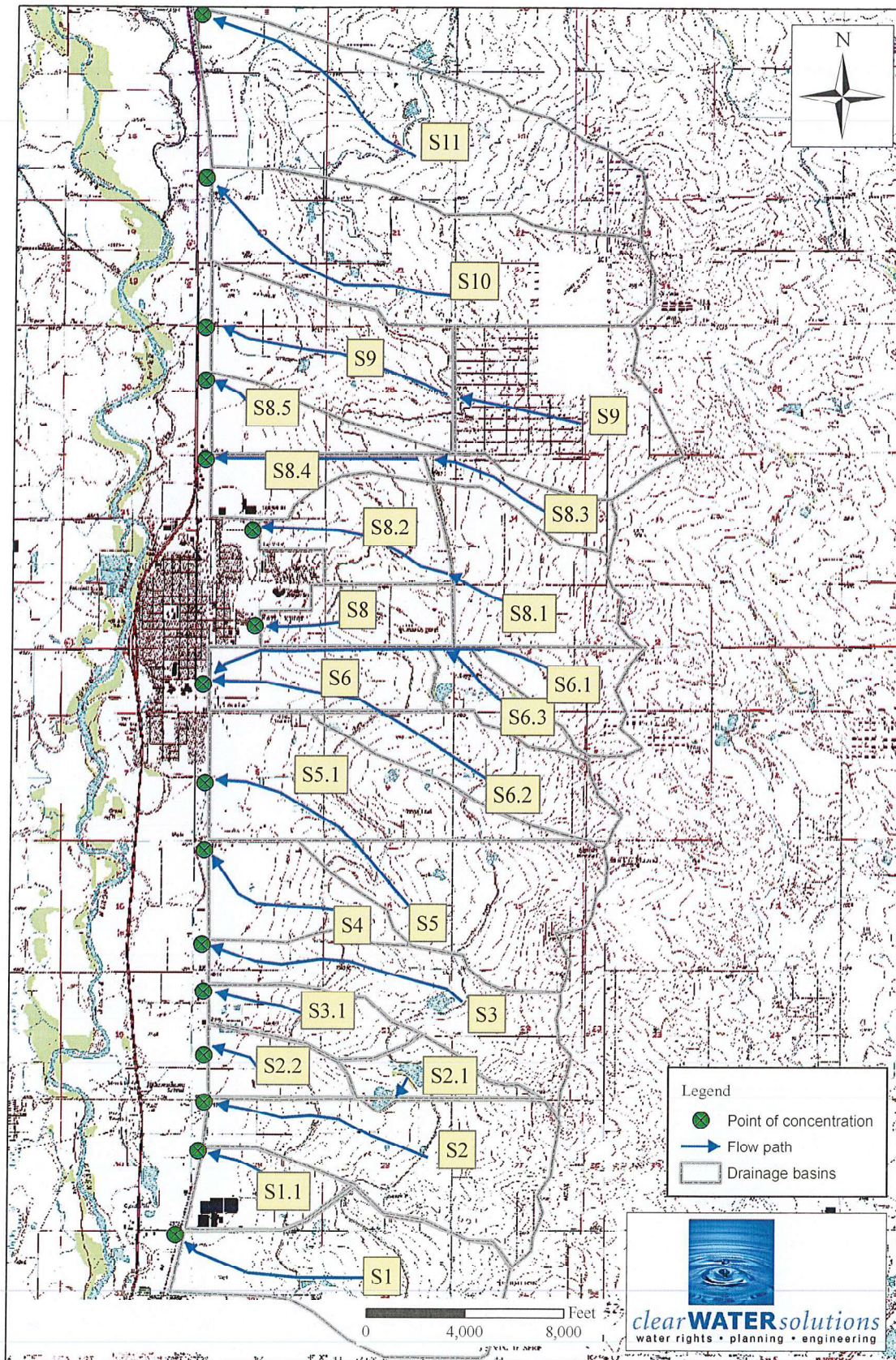


A horizontal number line representing distance in miles. It starts at 0 on the left and ends at 2 Miles on the right. Major tick marks are labeled at 0, 0.5, 1, and 2 Miles. There are 10 equal intervals between 0 and 1, and another 10 equal intervals between 1 and 2. Each interval represents 0.1 miles.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



Page 155 of 387

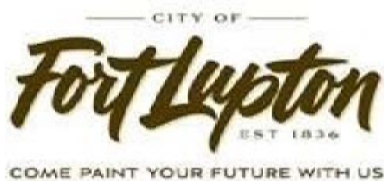
Figure 8-1
City of Fort Lupton
Storm Drainage Study Area



[illegible]

— Storm Sewer

A horizontal number line representing distance in miles. It starts at 0 and ends at 2. 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.

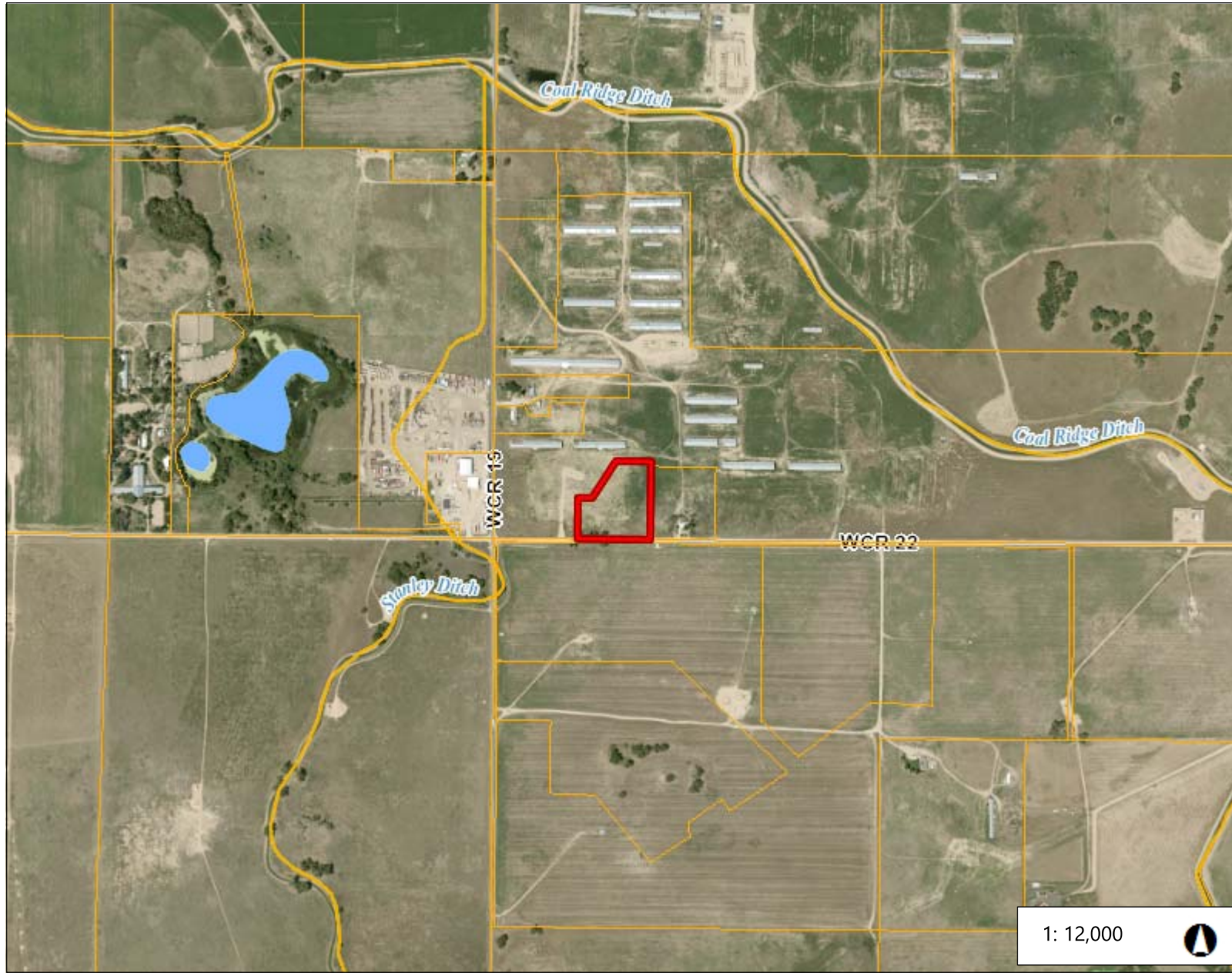


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Legend

- 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



1: 12,000



2,000.0 0 1,000.00 2,000.0 Feet

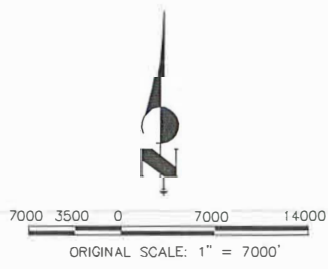
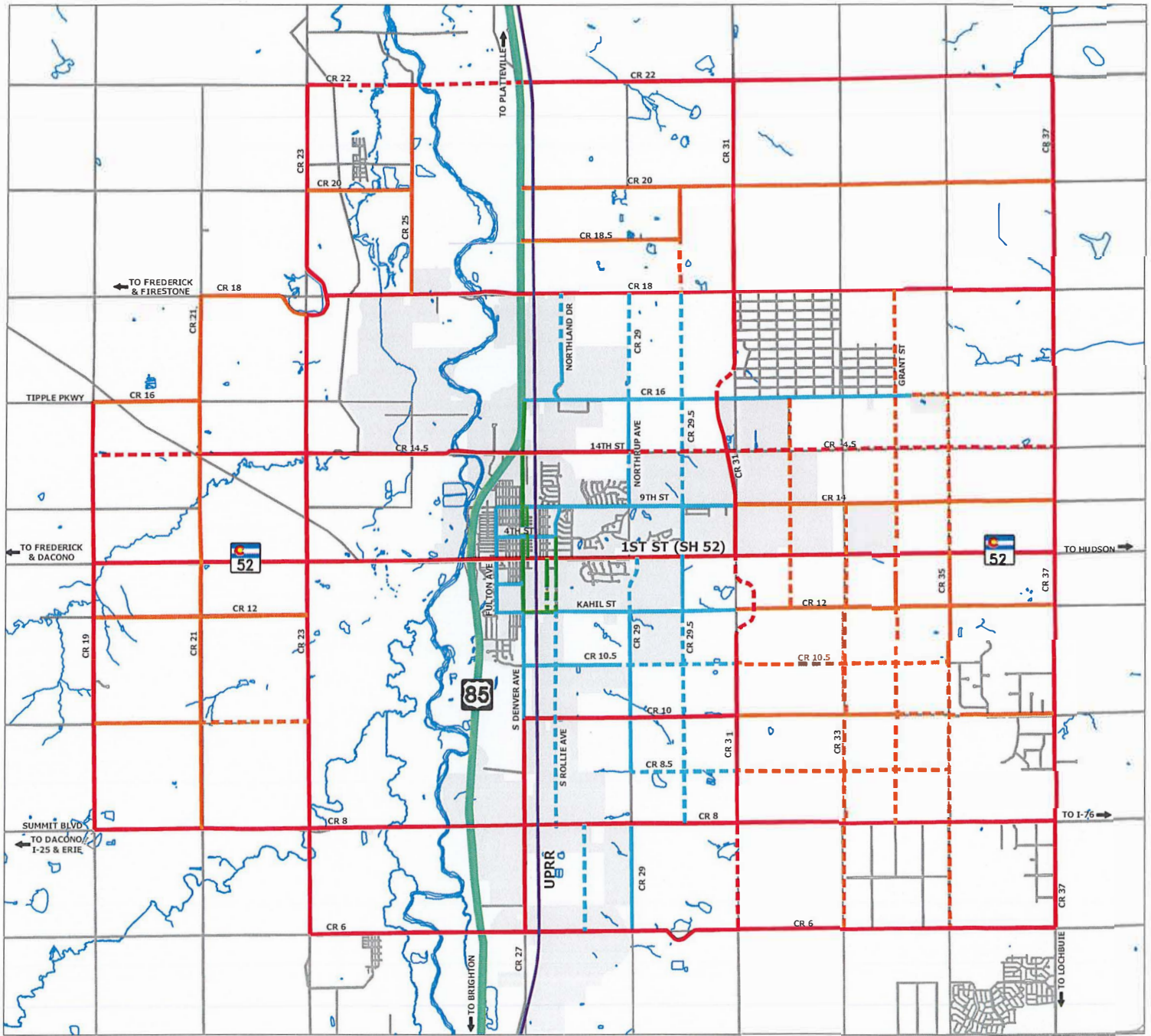
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

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

Notes

Figure 9: Ultimate Roadway Network



EXISTING NETWORK
LEGEND - ROAD IMPROVEMENTS

**FUTURE NETWORK
LEGEND - ROAD IMPROVEMENTS**

	4-LANE ARTERIAL
	RURAL COLLECTOR
	URBAN COLLECTOR
	RETAIL STREET
	UNION PACIFIC RR
	4-LANE HIGHWAY

 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.fortluptonfire.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@cwcd.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:

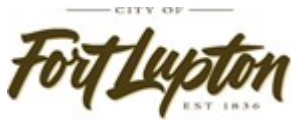
- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

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!

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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

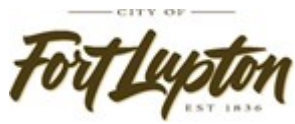
130 S. McKinley Ave.

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,

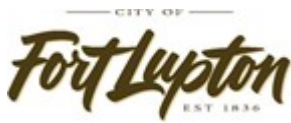
I wanted to follow up with you on this referral. We are interested in your input on the special use permit for self-storage.

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:

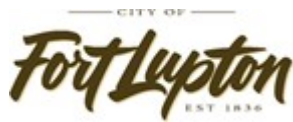
- Planning Commission: Thursday, February 11, 2021 at 6:00 PM; and
- City Council: Tuesday, March 2, 2021 at 7:00 PM

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

Maria Lancto

From: Chris Cross
Sent: Tuesday, February 9, 2021 9:54 AM
To: Todd Hodges; Maria Lancto
Subject: FW: Hagler annexation referral

From: AJ Krieger [mailto:AKrieger@FirestoneCO.gov]
Sent: Tuesday, February 9, 2021 8:58 AM
To: Mari Pena <mpena@Fortluptonco.gov>
Cc: Chris Cross <CCross@Fortluptonco.gov>
Subject: Hagler annexation referral

City of Fort Lupton
Mari Peña, City Clerk
130 S. McKinley Avenue
Fort Lupton, CO

Sent via email to: mpena@fortluptonco.gov

Dear Ms. Peña:

The Town of Firestone received a referral from the City of Fort Lupton on January 11, 2021 for an annexation petition submitted by Mandi Hagler and Lee Hagler to Fort Lupton. The referral includes an incomplete annexation petition because Exhibit A is blank, where there should be a legal description of the land owned by the Haglers.

In order for the Town of Firestone to fully evaluate the referral, including the annexation petition, we request that you send us the complete annexation petition as filed with Fort Lupton for our review. We also request that you extend our referral period for an additional thirty days in accordance with C.R.S. Section 24-32-3209(2.3)(b).

Thank you for your attention to this matter.

cc: Chris Cross, City Administrator ccross@fortluptonco.gov

A.J. KRIEGER
Town of Firestone | Town Manager
D 303.531.6255 | F 303.833.4863
151 Grant Ave., Firestone, CO 80520
Mail: P.O. Box 100, Firestone, CO 80520



**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

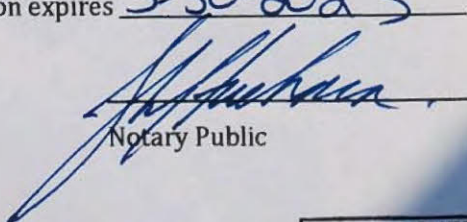
I, LEE HASLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 26 day of JAN., 2021.



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

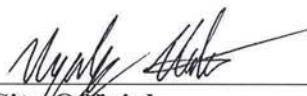
Troy Andersen
10848 County Road 19
Fort Lupton, CO 80621

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

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

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

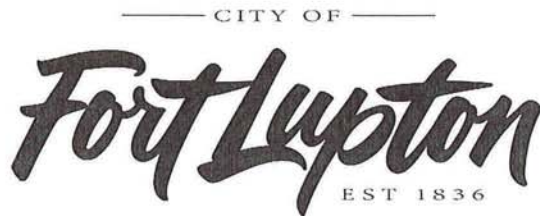
Sincerely,

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

Troy Andersen
10848 County Road 19
Fort Lupton, CO 80621

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Sincerely,

Maria Lancto
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

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

January 19, 2021

Via U.S. Mail

Ruth M Martin
8592 County Road 24
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

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;

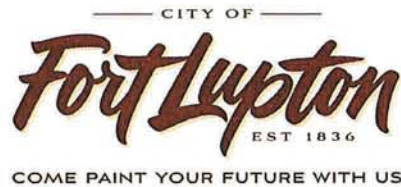
THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19, THE FOLLOWING TWO (2) COURSES;

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;



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:

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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

TSK Enterprises USA Inc
12287 Sunset Park Way
Los Angeles CA 90064

Re: Hagler Annexation No. 1 – 5

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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

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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

EWS #6 DJ Basin LLC
2015 Clubhouse Drive
STE 201
Greeley CO 80634

Re: Hagler Annexation No. 1 – 5

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Maria Lancto
Planner
City of Fort Lupton

Enclosure



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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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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

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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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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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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

**Suzanne E Schleiker
7128 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

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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
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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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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,

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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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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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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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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

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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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

Enclosure



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

**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

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Planning & Building

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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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Sincerely,

Maria Lancto

Planner

City of Fort Lupton

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Planning & Building

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Fort Lupton, CO 80621

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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.

- **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

**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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Sincerely,


Maria Lancto
Planner
City of Fort Lupton

Enclosure



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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

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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

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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:

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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

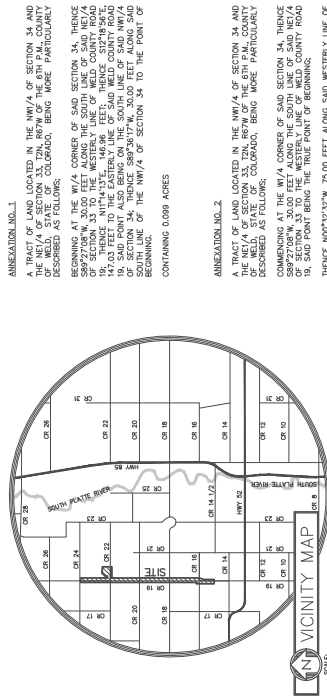
City of Fort Lupton

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 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, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW1/4 CORNER OF SAID SECTION 34, THENCE S89°27'00\"/>

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, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW1/4 CORNER OF SAID SECTION 34, THENCE S89°27'00\"/>

OWNER'S AFFIDAVIT

I, _____, BEING THE OWNER OF THE ABOVE DESCRIBED LAND, DO HEREBY CERTIFY THAT I HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5 IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2020.

NOTARIAL CERTIFICATE

I, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY KNOWN _____, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, AND _____, ON THIS _____ DAY OF _____, 2020. WITNESS MY HAND AND SEAL.

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 33, T2N, R67W OF THE 6TH P.M. COUNTY OF WELD, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW1/4 CORNER OF SAID SECTION 34, THENCE S89°27'00\"/>

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22, THE SW1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M. COUNTY OF WELD, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW1/4 CORNER OF SAID SECTION 34, THENCE S89°27'00\"/>

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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, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW1/4 CORNER OF SAID SECTION 34, THENCE S89°27'00\"/>

ANNEXATION NO. 1 TABLE

TOTAL BOUNDARY: 33,599 L.F.
CONTIGUOUS BOUNDARY: 60,000 L.F.
1/6 OF TOTAL BOUNDARY: 59,000 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE

TOTAL BOUNDARY: 17,745.4 L.F.
CONTIGUOUS BOUNDARY: 283,000 L.F.
1/6 OF TOTAL BOUNDARY: 288,000 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE

TOTAL BOUNDARY: 6,367.67 L.F.
CONTIGUOUS BOUNDARY: 1,062,555 L.F.
1/6 OF TOTAL BOUNDARY: 1,062,288 L.F.
RATIO: 1/4.93

ANNEXATION NO. 4 TABLE

TOTAL BOUNDARY: 22,813.76 L.F.
CONTIGUOUS BOUNDARY: 3,877,112 L.F.
1/6 OF TOTAL BOUNDARY: 3,802,29 L.F.
RATIO: 1/5.88

ANNEXATION NO. 5 TABLE

TOTAL BOUNDARY: 60,887.34 L.F.
CONTIGUOUS BOUNDARY: 14,843,66 L.F.
1/6 OF TOTAL BOUNDARY: 10,142.89 L.F.
RATIO: 1/4.99

GENERAL NOTES

- THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE 1897/98 SURVEY OF THE 6TH P.M. COUNTY OF WELD, COLORADO, WITH THE LINE BEING 1/6 OF THE TOTAL BOUNDARY.
- PREPARED BY: DREW BARRELL & CO., 1897/98 SURVEY, BOULDER, CO 80501
- ACCORDING TO THE 1897/98 SURVEY, THE 1897/98 SURVEY MUST BE CONSIDERED THE TRUE POINT OF BEGINNING FOR THE ANNEXATION MAP.
- THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED TO PROVIDE INFORMATION REQUIRED FOR AN ANNEXATION MAP.
- THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE CITY OF FORT LUTON IS RECOMMENDED TO THE CITY COUNCIL, WA RESOLUTION NO. _____, DAY OF _____, 2020.

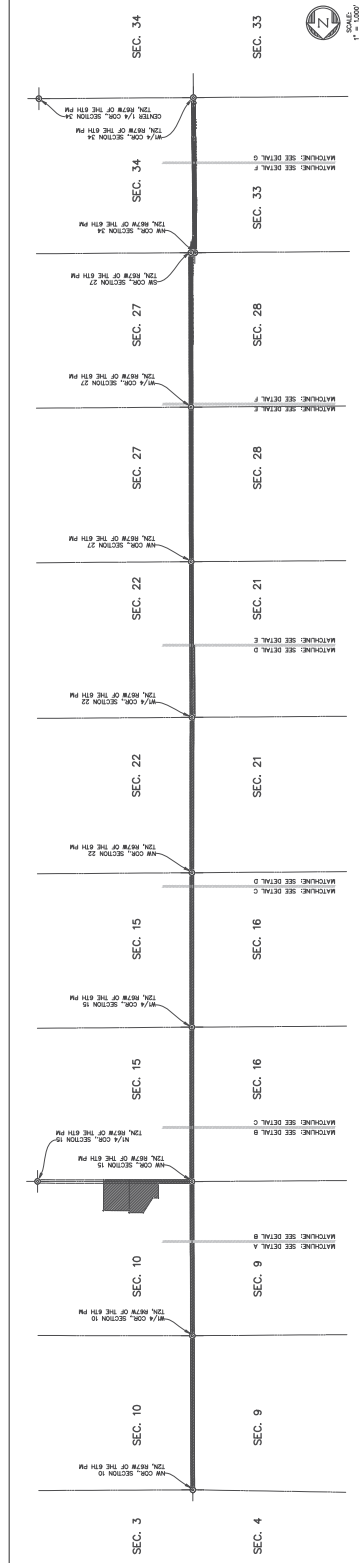
CHAIRPERSON, FORT LUTON PLANNING COMMISSION

MANOR'S CERTIFICATE

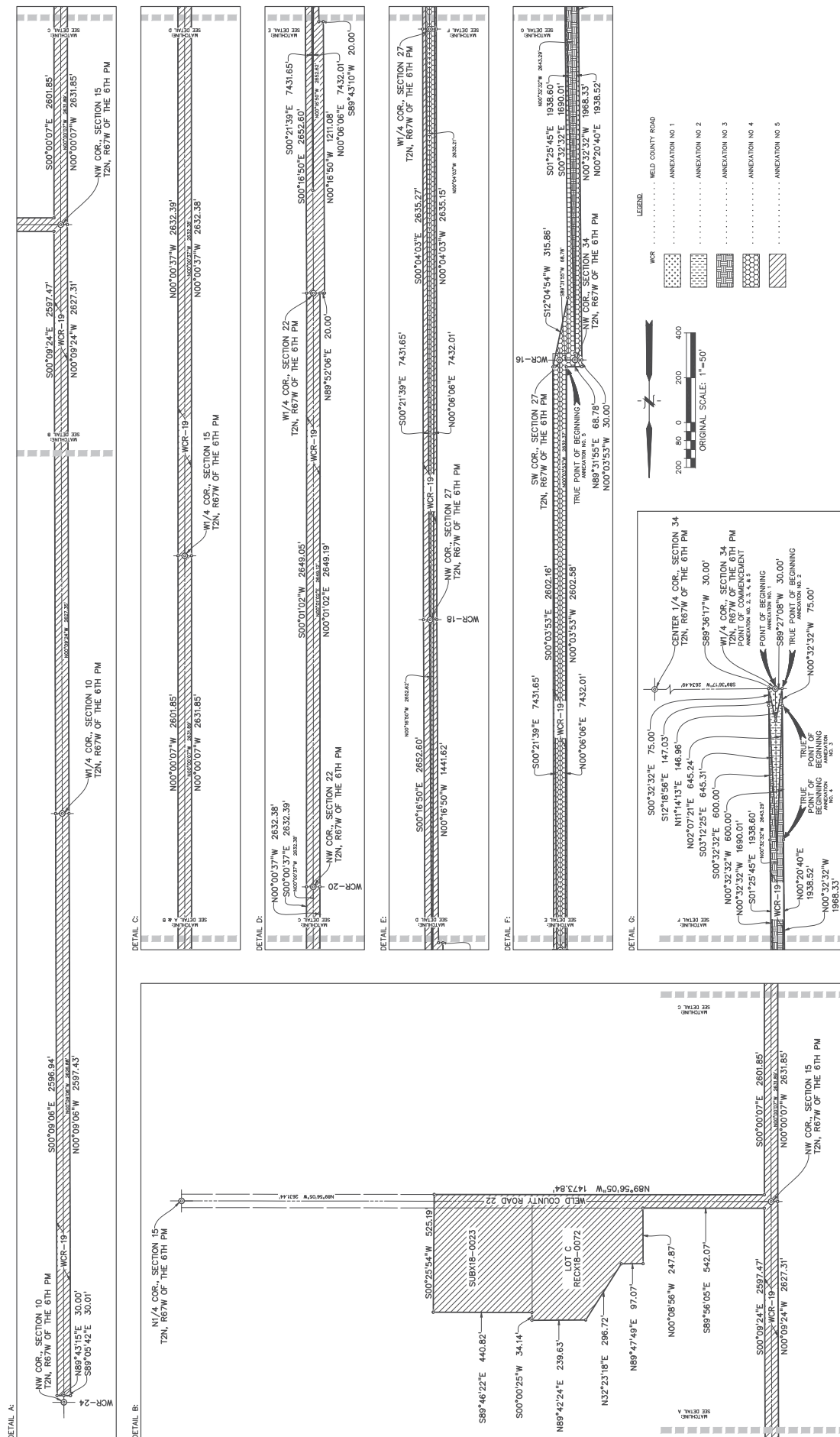
THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE CITY OF FORT LUTON IS RECOMMENDED TO THE CITY COUNCIL, WA RESOLUTION NO. _____, DAY OF _____, 2020.

MANOR

ATTEST:



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



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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;

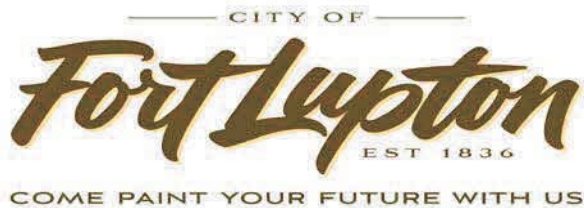
THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD 19;

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;

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.

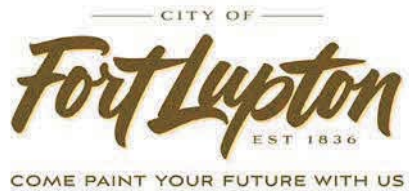
s/Zo Stieber
Zo Stieber, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney



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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9595 NELSON ROAD
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ATTN: KRISTEN THOMPSON
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SCHOOL DISTRICT RE-8-FORT LUPTON
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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

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com.
Greeley, CO 80632

Certified Mail Fee \$3.60
\$3.60
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.15
Total Postage and Fees \$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

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
\$3.60
Extra Services & Fees (check box, add fee as appropriate)
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☐ 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
Windsor Junior College
PO Box 69
Greeley, CO 80632

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

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

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

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

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Greely, CO 80631

OFFICIAL USE

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®
Greely, 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

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Greely, CO 80631

OFFICIAL USE

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 Street
City, State, ZIP+4®
Greely, 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

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Greely, CO 80631

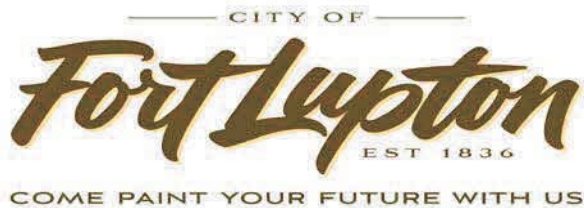
OFFICIAL USE

Certified Mail Fee	\$3.60
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☐ 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®
Greely, 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;

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CONTAINING 0.099 ACRES

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CONTAINING 0.448 ACRES

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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

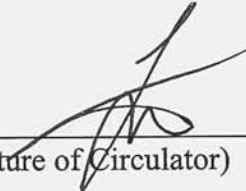
Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

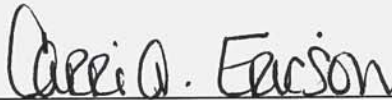
Lee Hagler, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.


(Signature of Circulator)

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

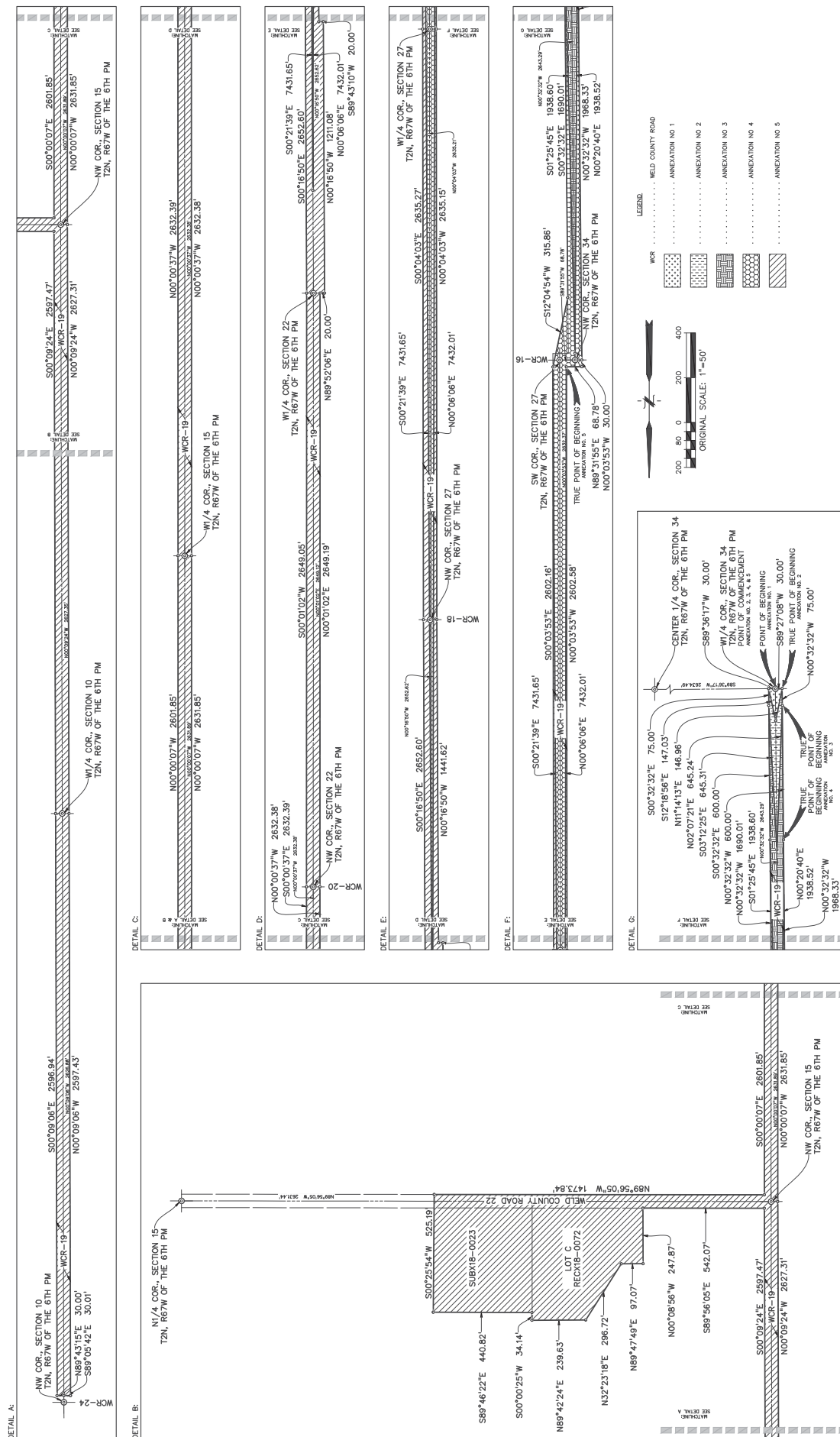
Witness my hand and official seal.

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;

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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;

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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;
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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;

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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



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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



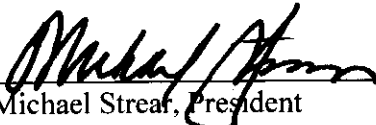
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IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

STREAR FARMS COMPANY, a Colorado
corporation

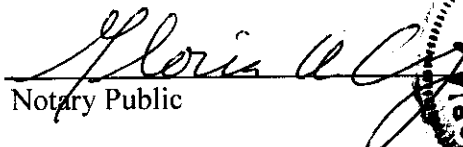
By: 
Michael Strear, President

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

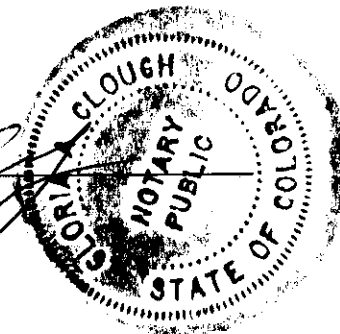


EXHIBIT A

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. P2021-011

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 80621Phone: 303.857.6694
Fax: 303.857.0351www.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

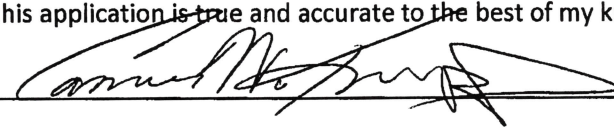
E. REQUIRED DOCUMENTS

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

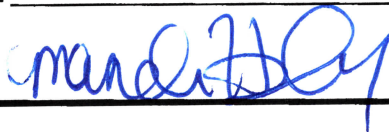
By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all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

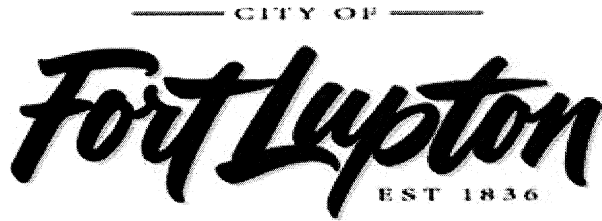
Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

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 in 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?

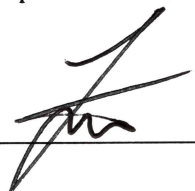
N/A

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.

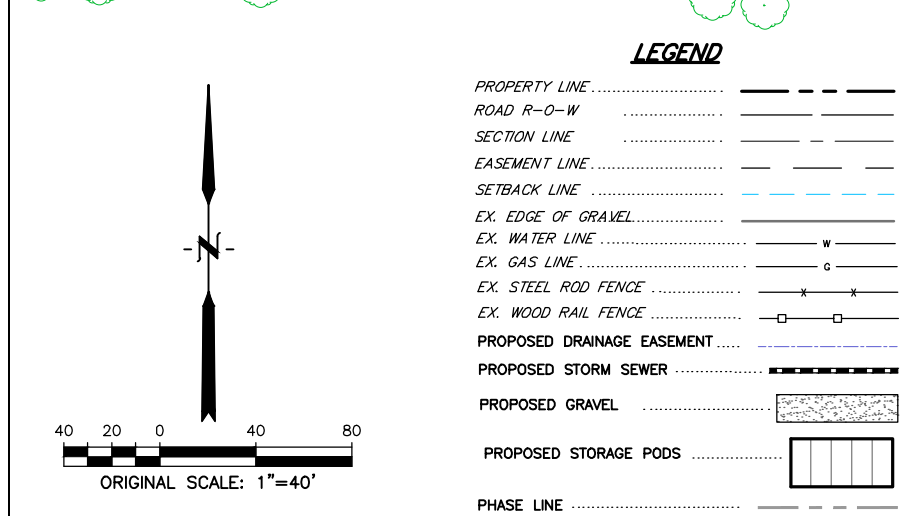
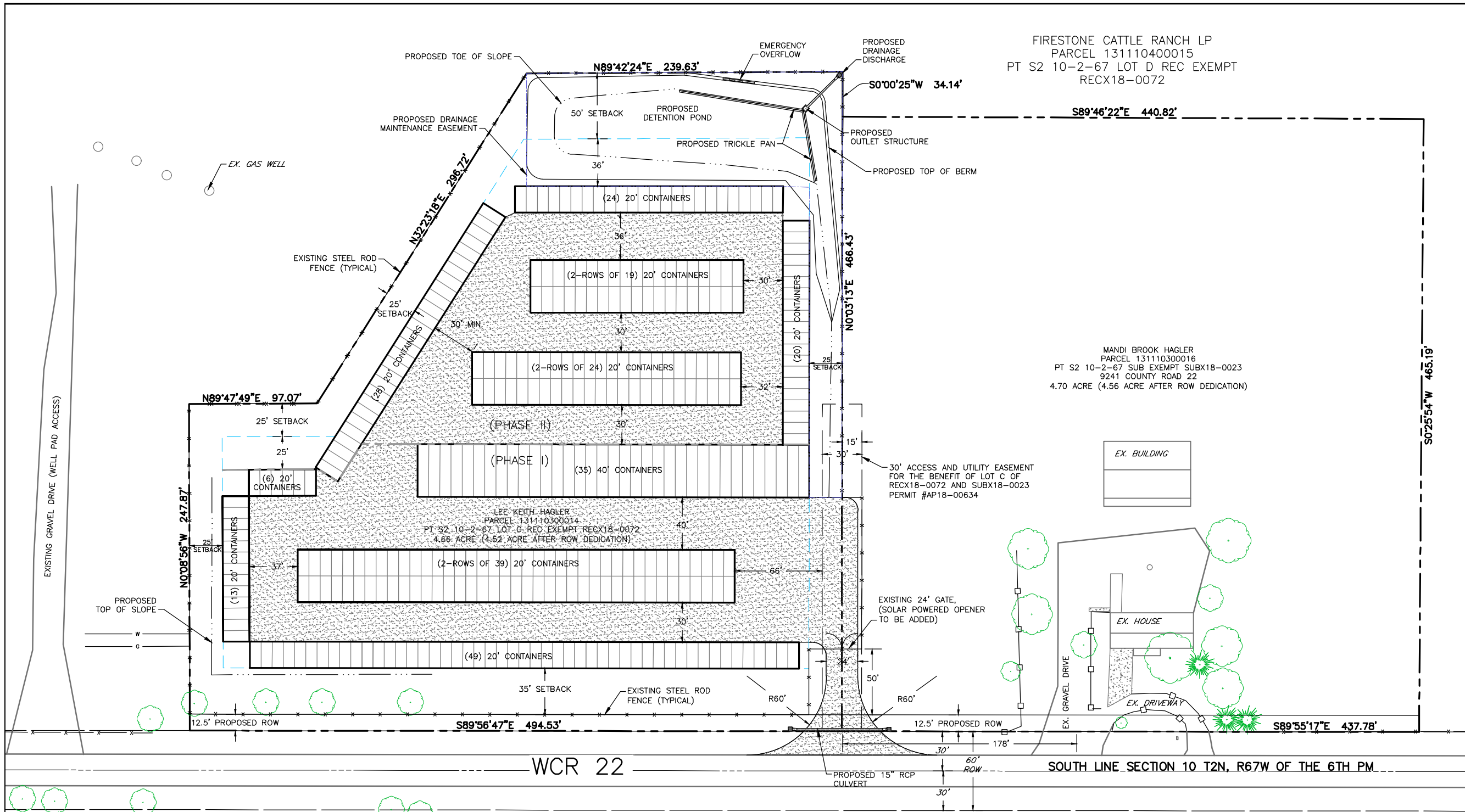
Utilities & Drainage

- 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





STEAR PROPERTIES-WILDCAT BASIN LLC
PARCEL 131115200033
PT N2 15-2-67 LOT C REC EXEMPT
RE-4069 (2.82R)

- NOTES:**
- ZONING AGRICULTURAL WITH SPECIAL USE PERMIT.
 - 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



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:

DRAWN BY:

CHECKED BY:

FILE NAME: SP01

NOT FOR CONSTRUCTION

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

SPECIAL USE PERMIT
SITE PLAN

PROJECT NO. 21431-00GRV

C1.0

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

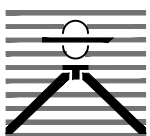


→ RUNOFF FLOW DIRECTION



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

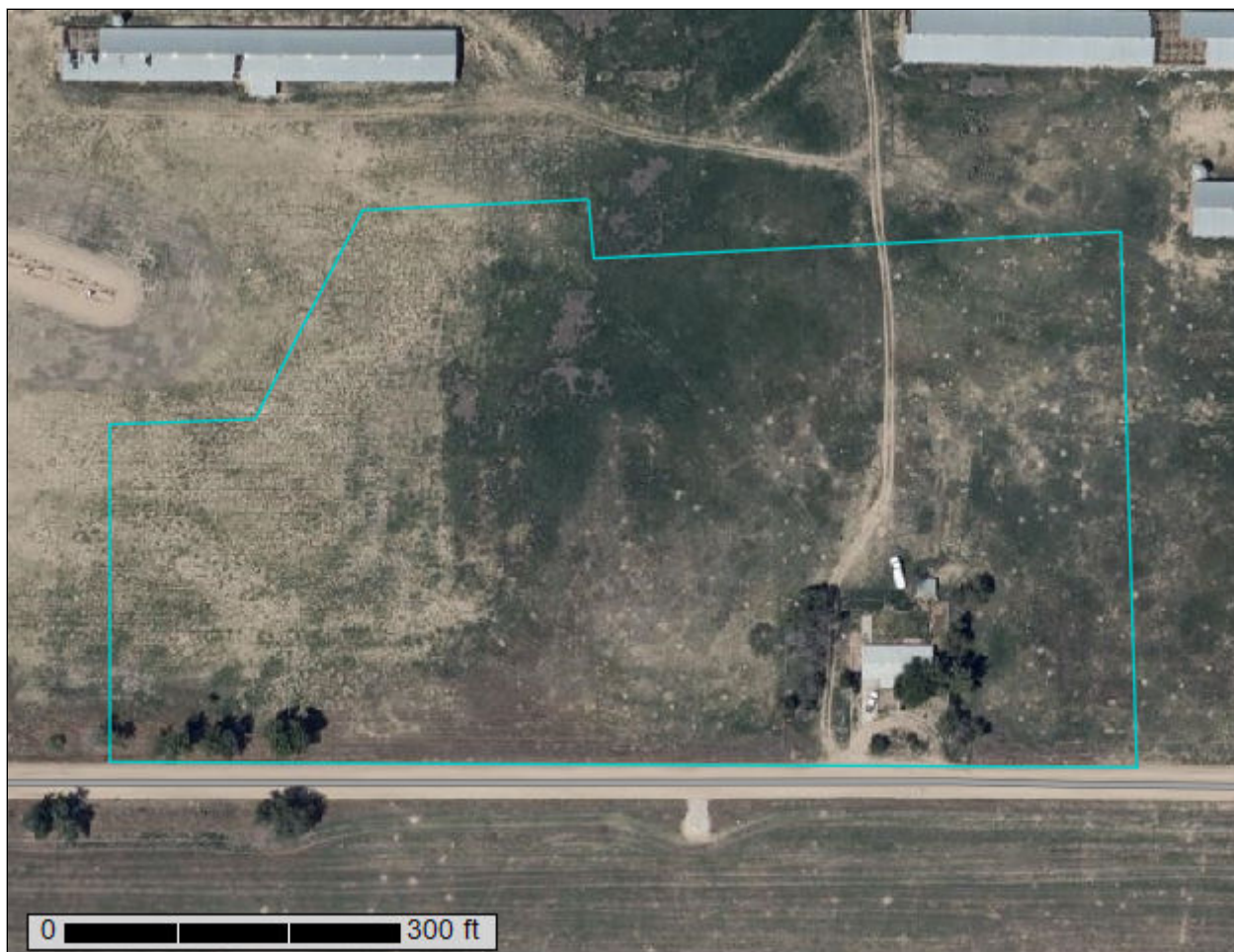
NRCS

Natural
Resources
Conservation
Service

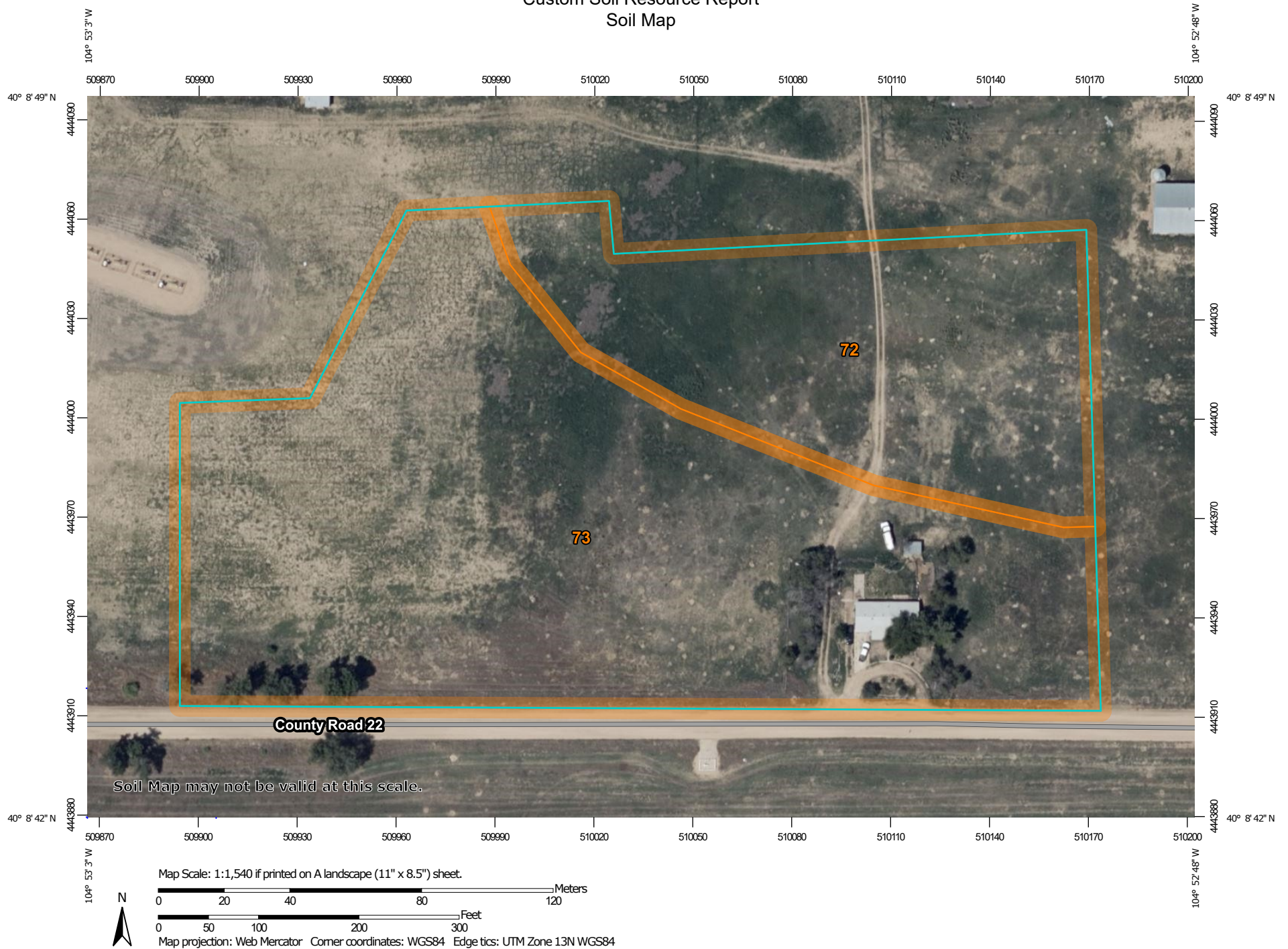
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

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

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 C ₂	Weighted C ₅	Weighted C ₁₀	Weighted C ₁₀₀	Weighted Imperv.
		Description	Percent Imp. "I"	C2	C5	C10	C100					
'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) ($WQCV = a * (0.91 * l^3 - 1.19 * l^2 + 0.78 * l)$) 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
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

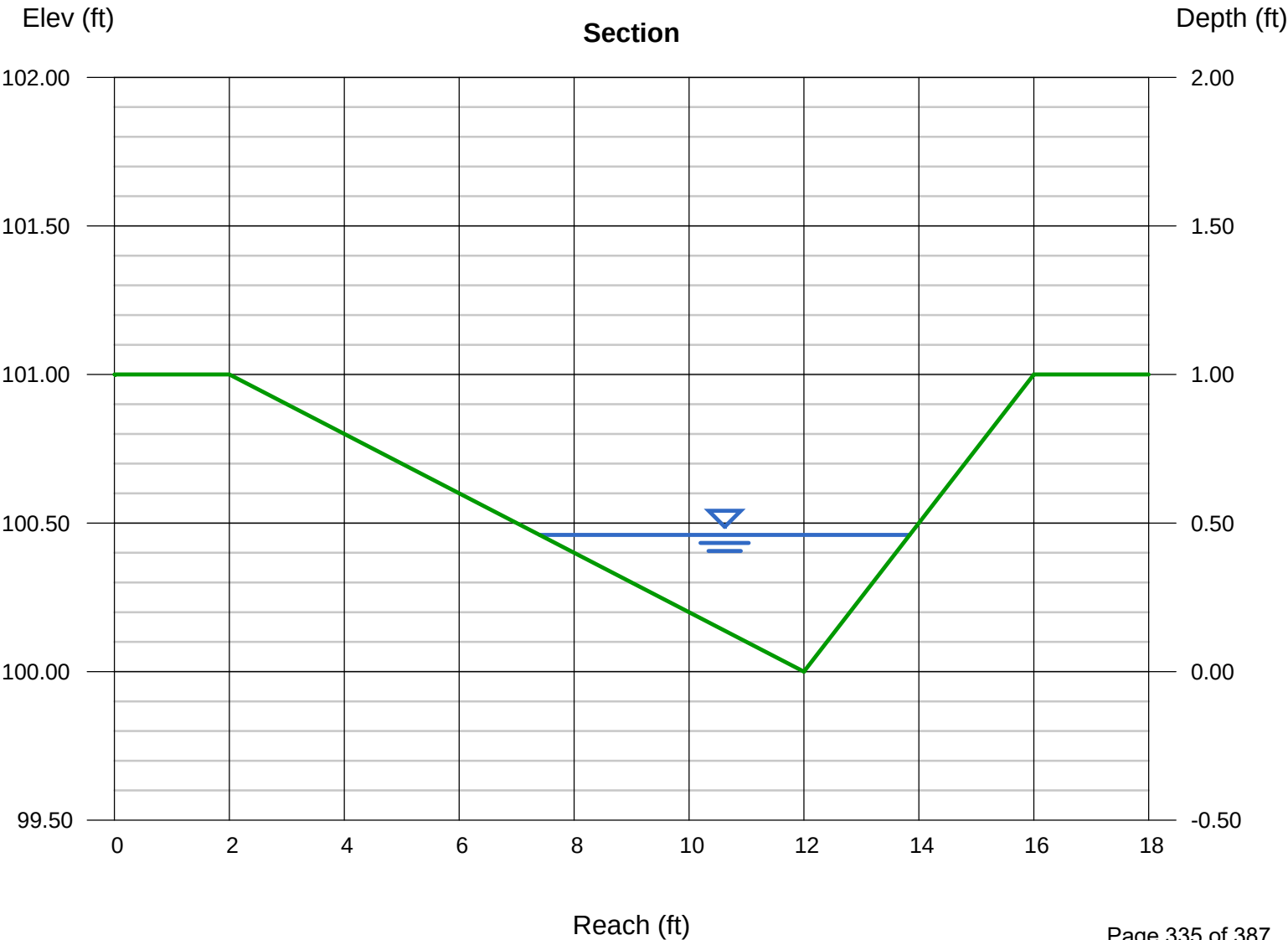
Invert Elev (ft) = 100.00
Slope (%) = 2.30
N-Value = 0.022

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

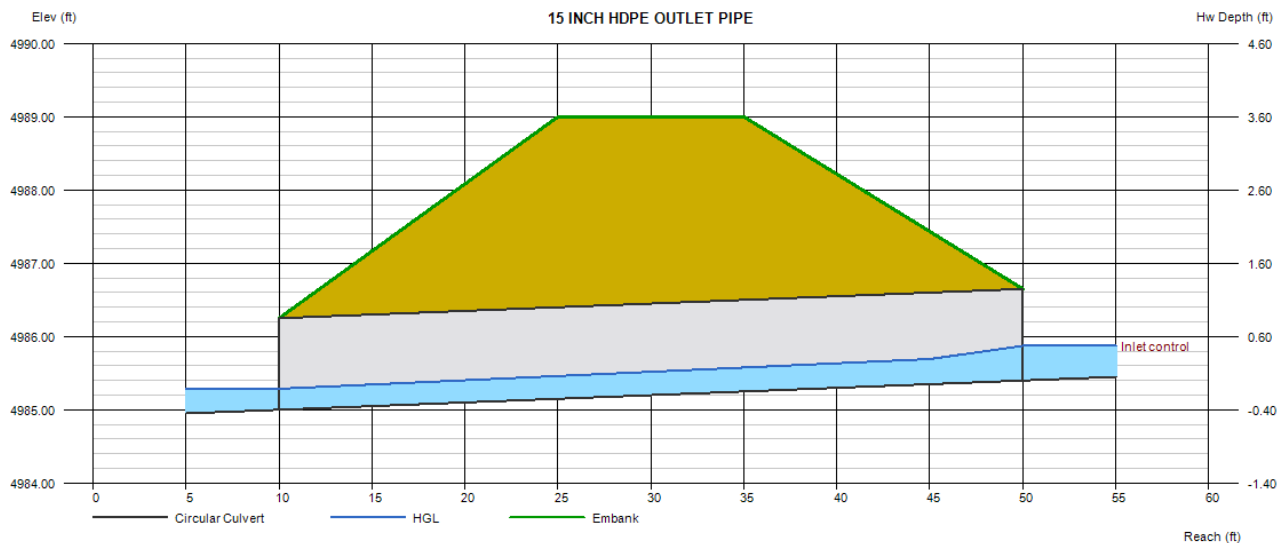
Top Elevation (ft) = 4989.00
Top Width (ft) = 10.00
Crest Width (ft) = 20.00

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
 Client: MANDI HAGLER Designed by: MAB Date: 9/22/2020
 Engineers/Surveyors

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 $Q/D^{2.5} < 6$
 $Q/D^{2.5} = 0.80/1.25^{2.5} = 0.46 < 6$, 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 d ₅₀ > feet	[	$\frac{VS^{0.17}}{4.5(G_s-1)^{0.66}}$	]	2	
Riprap sizing d ₅₀ > inch	[	$\frac{2.26 \times 0.15^{0.17}}{4.5(2.5-1)^{0.66}}$	]	2	x12 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

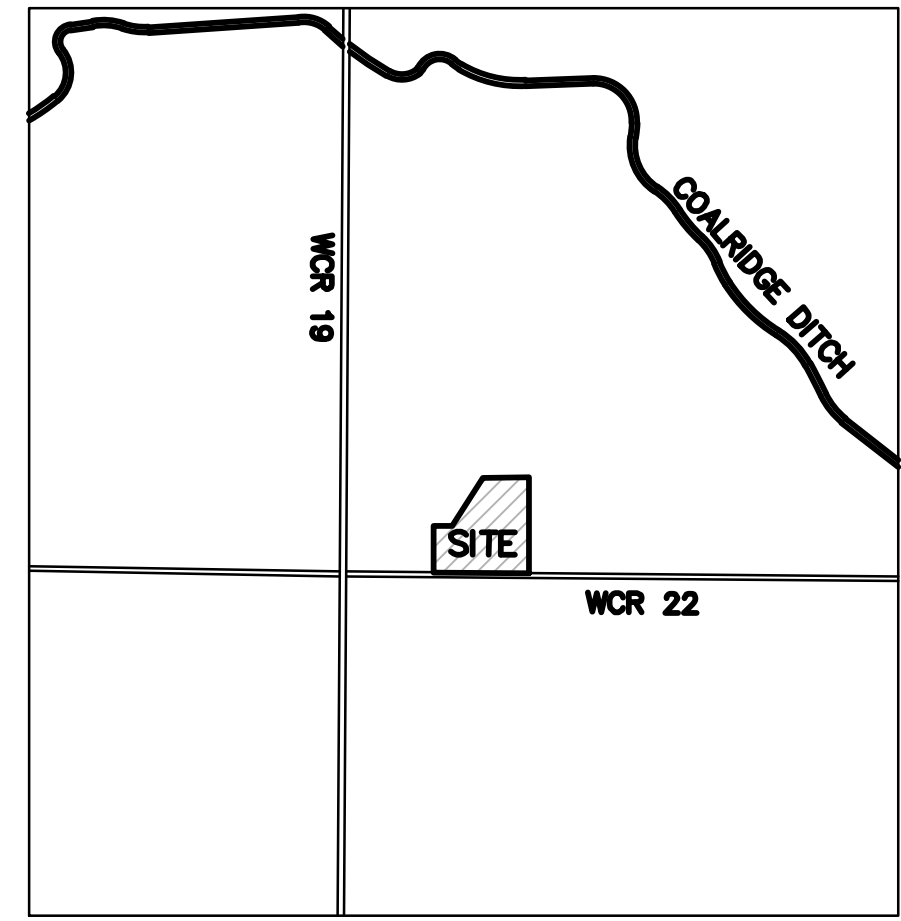
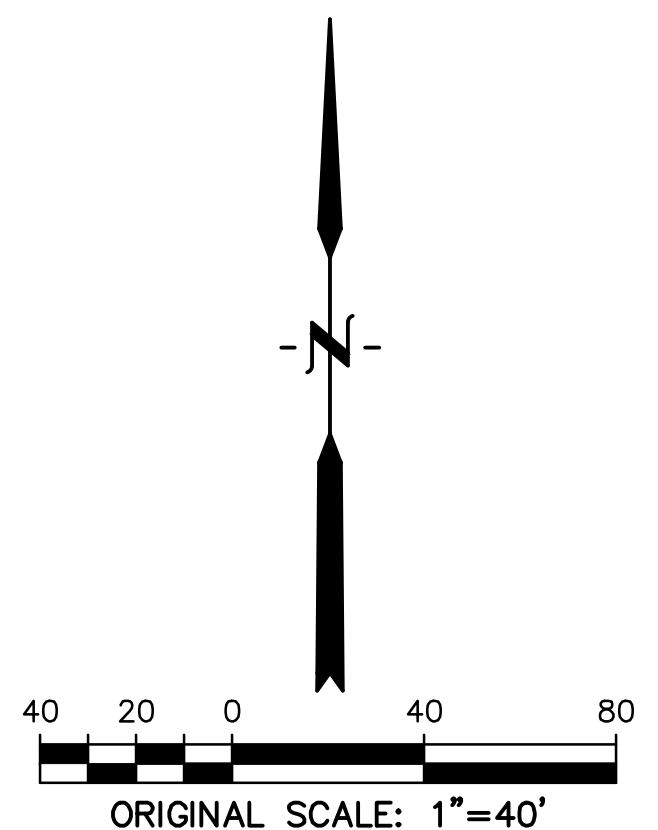
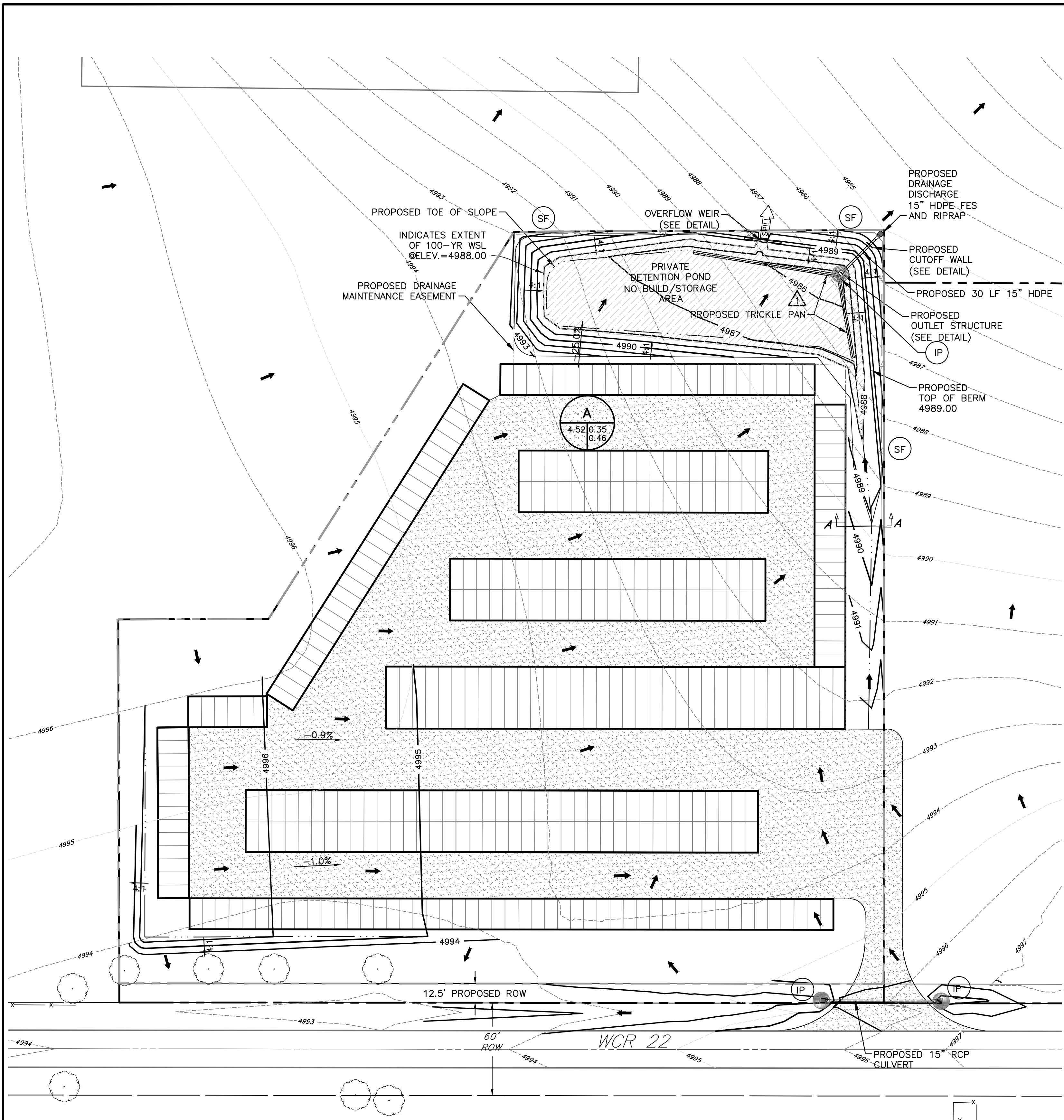
$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

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.....

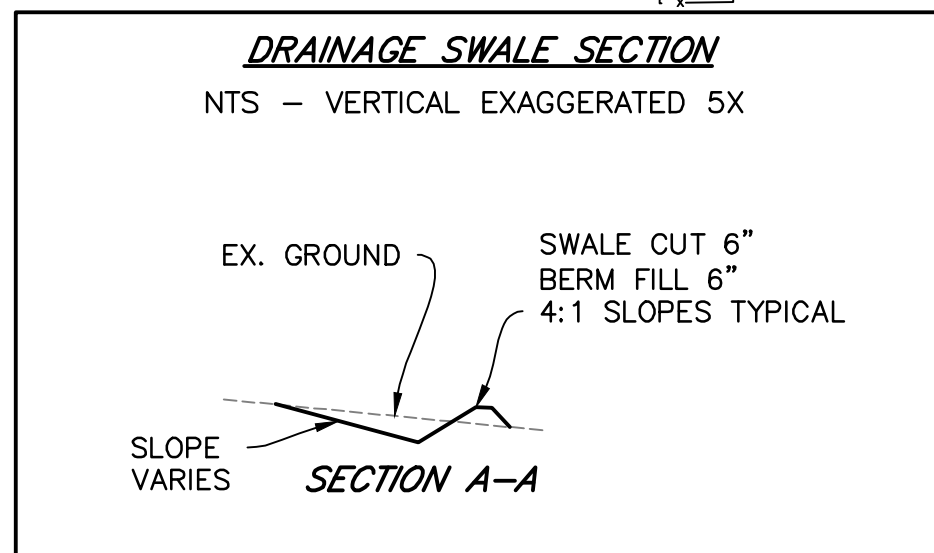
DETENTION POND SUMMARY	
POND INVERT	4985.50
REQUIRED W.Q.C.V. (cubic feet)	3,774
W.Q.C.V. WSL	4987.00
5-YR. VOLUME (cubic feet)	6,309
5-YR.+W.Q.C.V. (cubic feet)	10,083
5-YR. WSL	4987.60
100-YR. VOLUME (cubic feet)	14,129
100-YR. WSL	4988.00
HEIGHT OF FREEBOARD	4989.00
Q100-YR. max. release (cfs)	0.80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

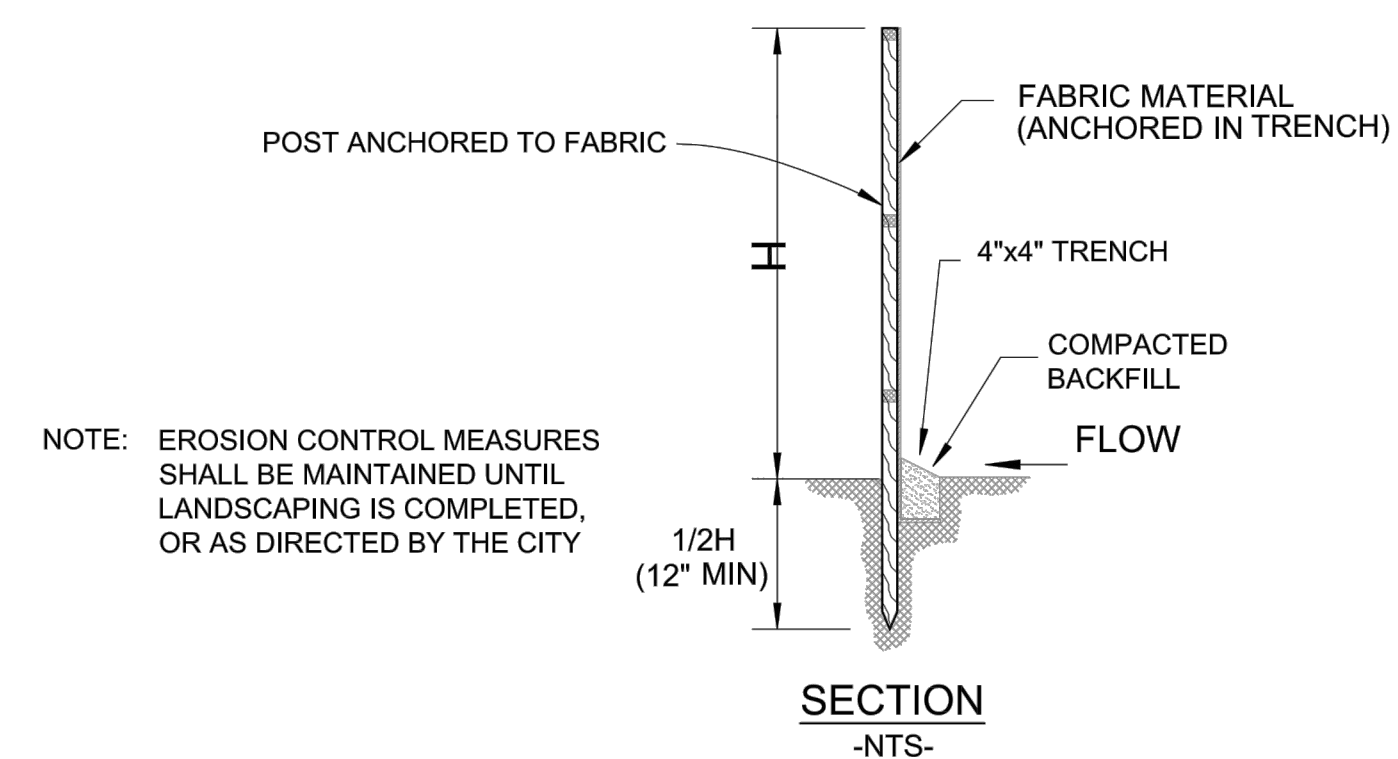
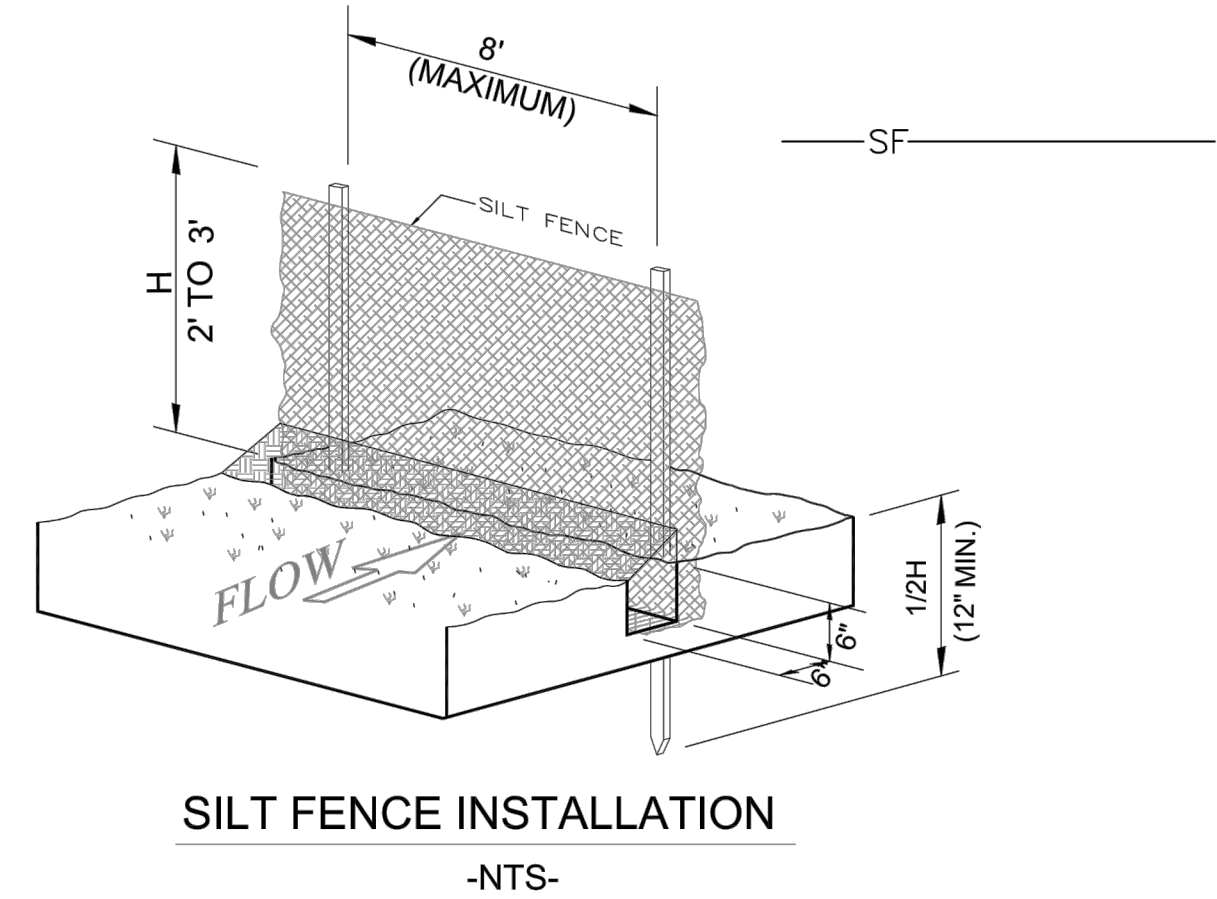
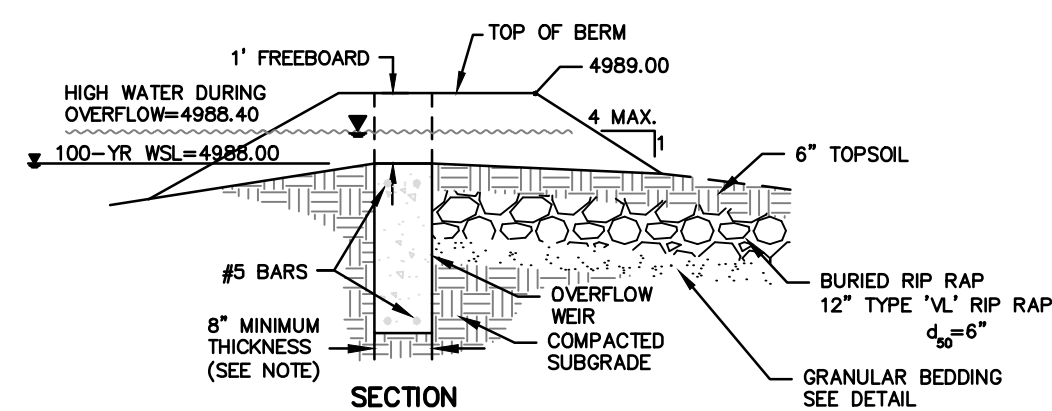
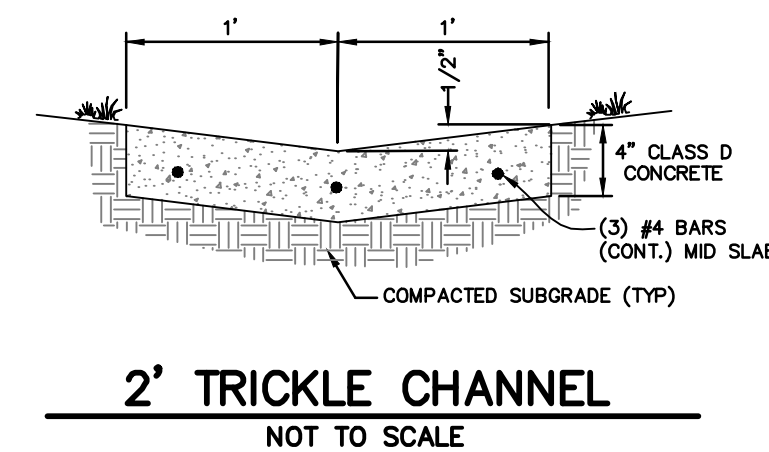
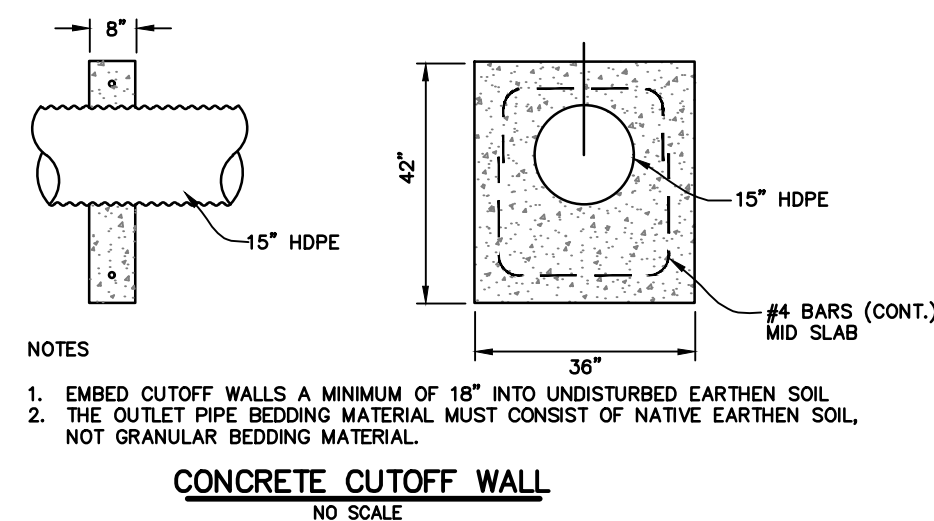
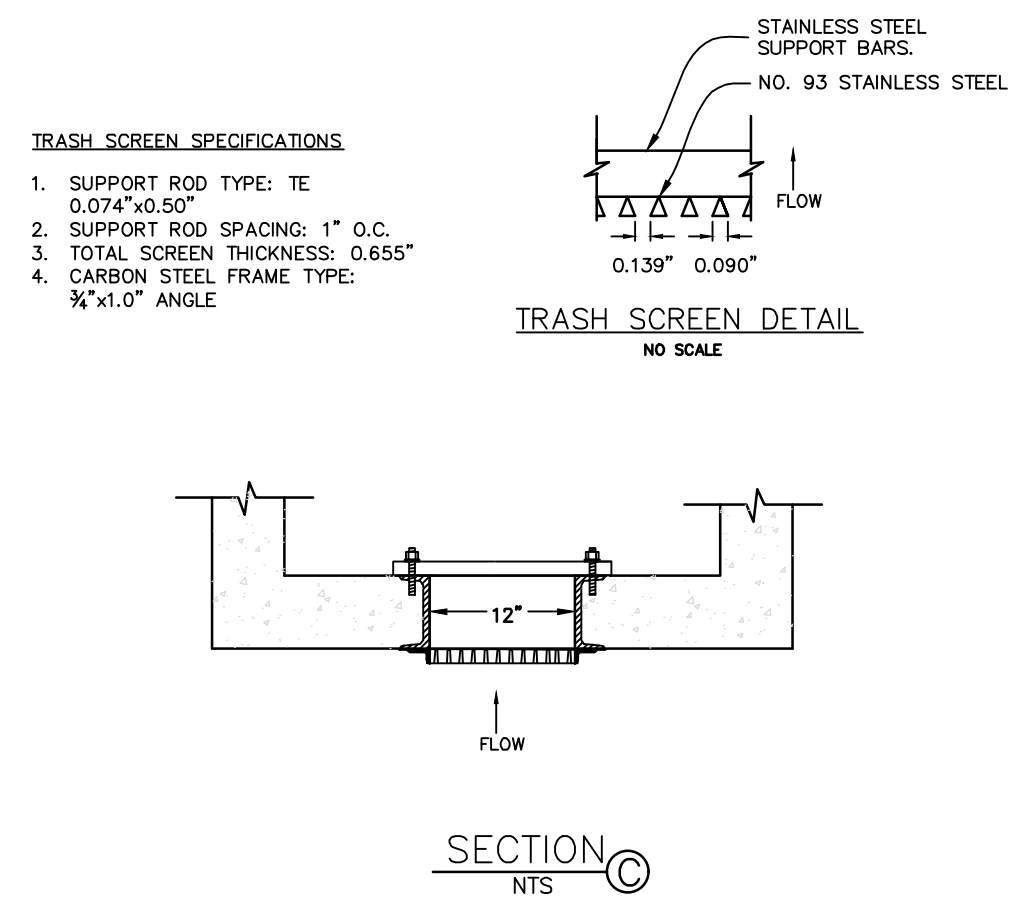
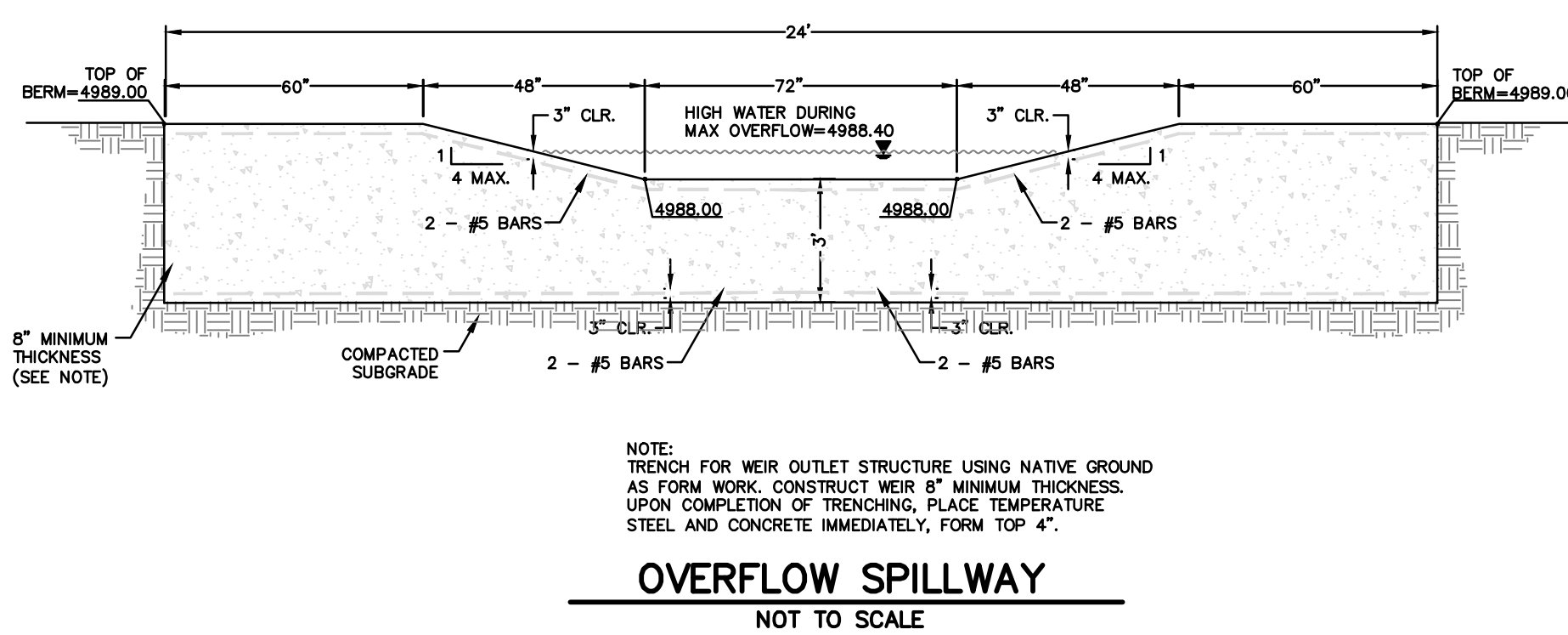
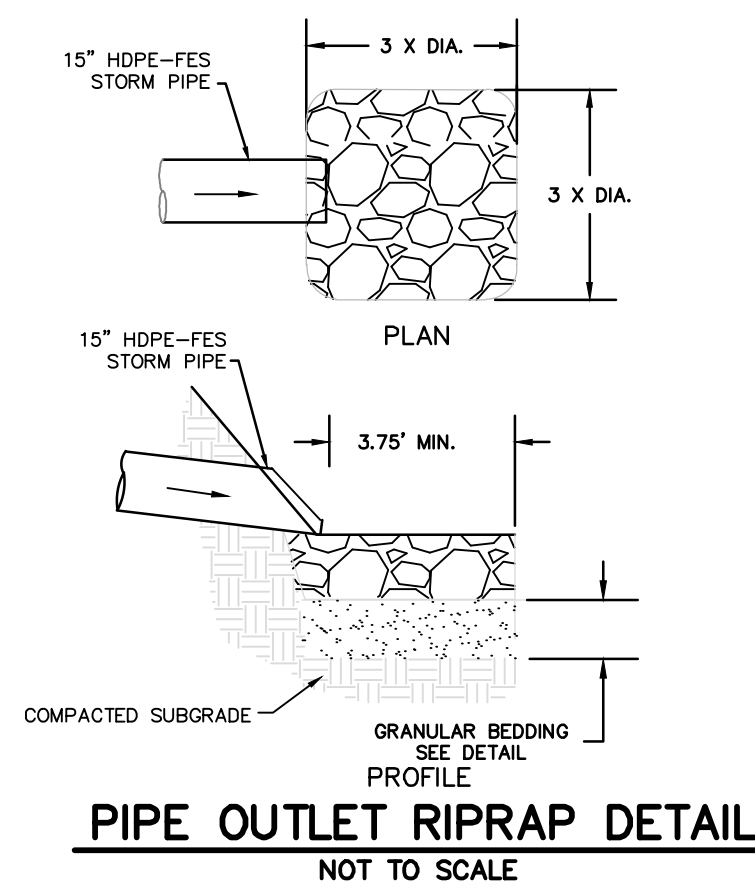
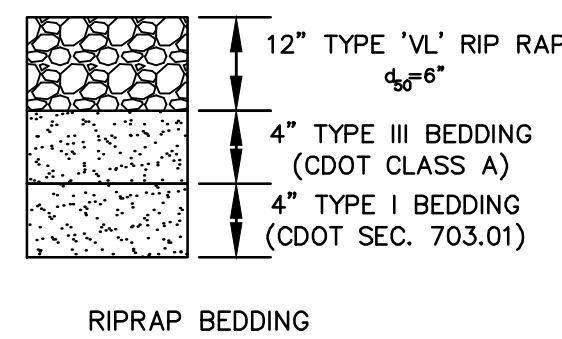
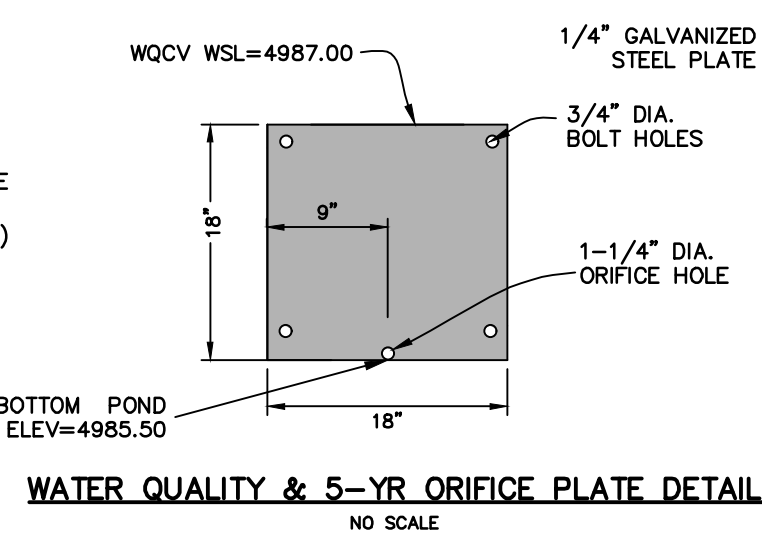
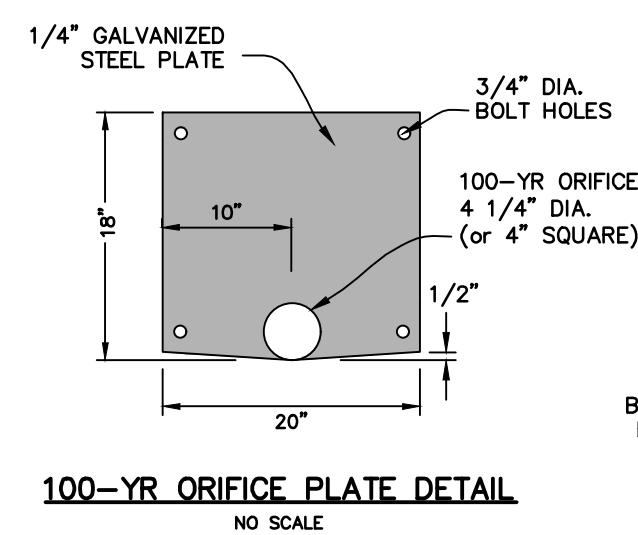
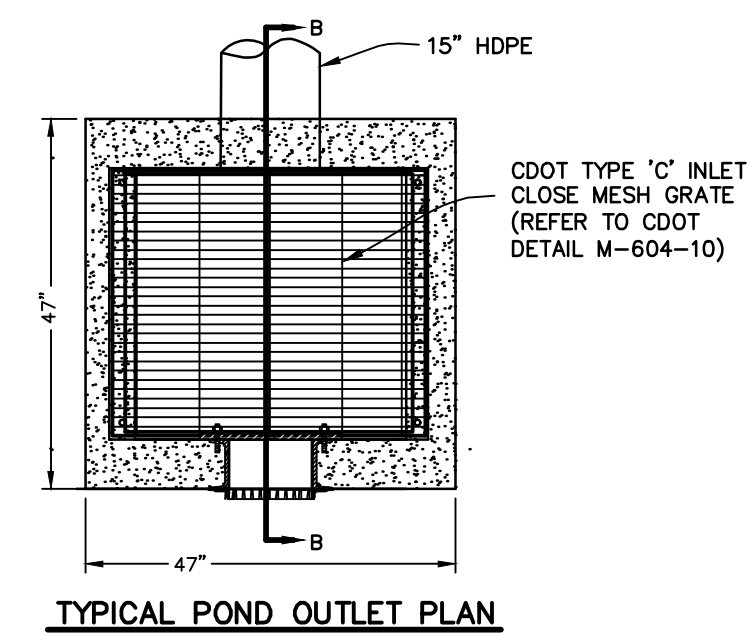
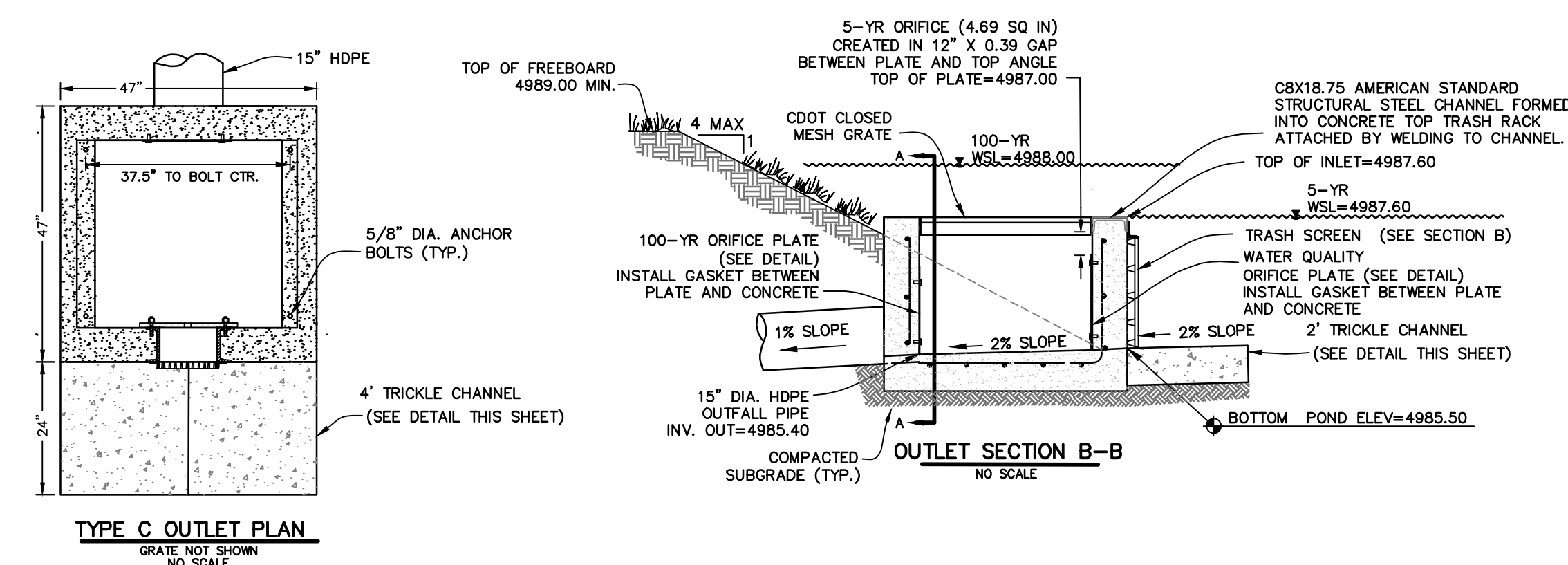
HAGLER SELF STORAGE
SPECIAL USE PERMIT
PT S2 10-2-67 LOT C REC EXEMPT REC18-0072
WCR 22, FORT LUPTON COLORADO

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

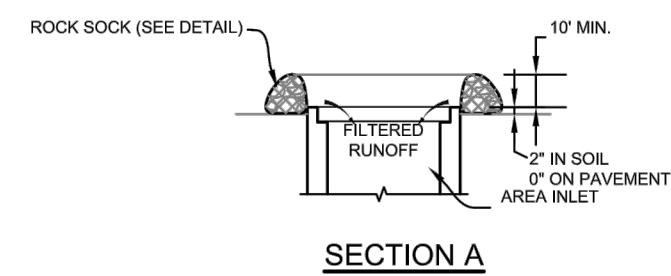
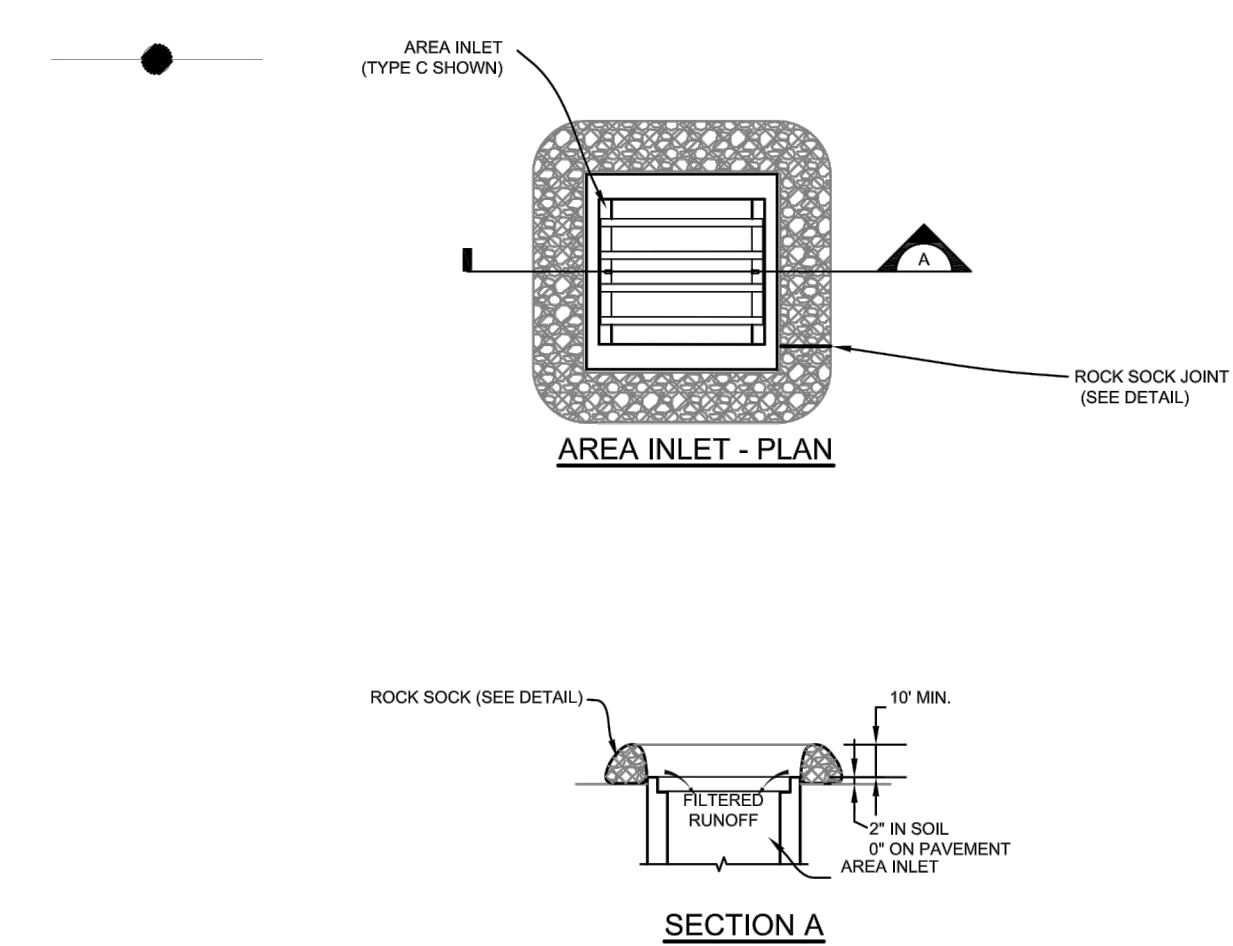
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HORIZONTAL: 1"=40'
VERTICAL: N/A

DRAINAGE &
EROSION CONTROL
PLAN

PROJECT NO. 21431-00GRCV



	DESIGN STANDARDS	STANDARD DRAWING
	SILT FENCE	EC 15
		DATE: 8/15/14

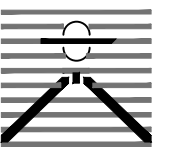


INLET PROTECTION INSTALLATION NOTES

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
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

[illegible]

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

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		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



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

Date: 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@cwcd.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

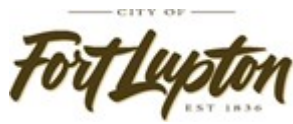
130 S. McKinley Ave.

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,

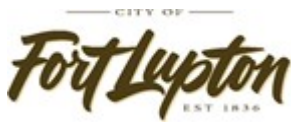
I wanted to follow up with you on this referral. We are interested in your input on the special use permit for self-storage.

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,

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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

Maria Lancto

From: Chris Cross
Sent: Tuesday, February 9, 2021 9:54 AM
To: Todd Hodges; Maria Lancto
Subject: FW: Hagler annexation referral

From: AJ Krieger [mailto:AKrieger@FirestoneCO.gov]
Sent: Tuesday, February 9, 2021 8:58 AM
To: Mari Pena <mpena@Fortluptonco.gov>
Cc: Chris Cross <CCross@Fortluptonco.gov>
Subject: Hagler annexation referral

City of Fort Lupton
Mari Peña, City Clerk
130 S. McKinley Avenue
Fort Lupton, CO

Sent via email to: mpena@fortluptonco.gov

Dear Ms. Peña:

The Town of Firestone received a referral from the City of Fort Lupton on January 11, 2021 for an annexation petition submitted by Mandi Hagler and Lee Hagler to Fort Lupton. The referral includes an incomplete annexation petition because Exhibit A is blank, where there should be a legal description of the land owned by the Haglers.

In order for the Town of Firestone to fully evaluate the referral, including the annexation petition, we request that you send us the complete annexation petition as filed with Fort Lupton for our review. We also request that you extend our referral period for an additional thirty days in accordance with C.R.S. Section 24-32-3209(2.3)(b).

Thank you for your attention to this matter.

cc: Chris Cross, City Administrator ccross@fortluptonco.gov

A.J. KRIEGER
Town of Firestone | Town Manager
D 303.531.6255 | F 303.833.4863
151 Grant Ave., Firestone, CO 80520
Mail: P.O. Box 100, Firestone, CO 80520



**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 a special use permit for a property located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation and initial to the 'A' Agriculture Zone District for the property are being considered at separate public hearings before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 11, 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

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

Legal Ad No.: FLP222231
First Publication: January 27, 2021
Last Publication: January 27, 2021
Published In: Fort Lupton Press

Sign Posting Affidavit

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



County Road 22

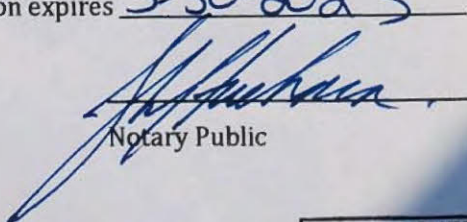
I, LEE HASLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 26 day of JAN., 2021.



Signature of Owner or Owner's Representative

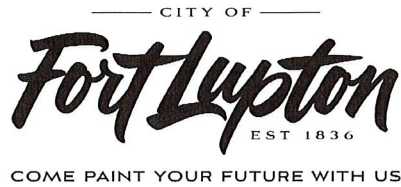
The foregoing instrument was acknowledged before me by Lee Hasler this 1 day of February, 2021. Witness my hand and seal.

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 25th day of January, 2021, a true and correct copy of the foregoing Notice of Public Hearings and Special Use Permit Site Plan maps for the Hagler Special Use Permit 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

FIRESTONE CATTLE RANCH LP
PO BOX 217
EATON, CO 80615

STREAR PROPERTIES-WILDCAT BASIN LLC
6825 E TENNESSEE AVE
BLDG 1 #235
DENVER, CO 80224



City Official



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.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 a special use permit for a property located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation and initial to the 'A' Agriculture Zone District for the property are being considered at separate public hearings before the Planning Commission and City Council.

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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: HAGLER ANNEXATION, INITIAL ZONING AND SPECIAL USE PERMIT

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

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



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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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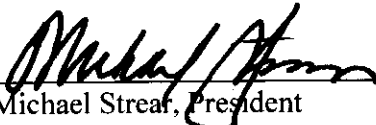
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IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

STREAR FARMS COMPANY, a Colorado
corporation

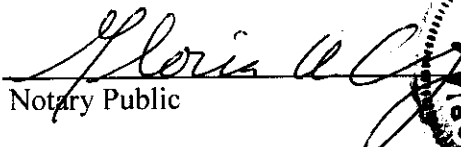
By: 
Michael Strear, President

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

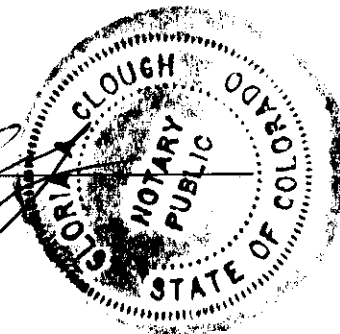


EXHIBIT A

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.



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.