



City of Fort Lupton
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, February 15, 2022
7:00 PM
130 South McKinley Avenue

Zo Stieber, Mayor
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3
David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

You may join in person or join remotely by clicking on:
<https://global.gotomeeting.com/join/851983253>

Pledge of Allegiance

Call to Order - Roll Call

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

Approval of Agenda

Review of Accounts Payables

- a. February 15, 2022, Accounts Payable

Lottery for Regulated Marijuana Business License

- a. IM 2022-004 Regulated Marijuana Business License Applications for Lottery

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

- a. February 1, 2022 City Council Meeting Minutes
- b. AM 2022-038 Approve the Public Works Wastewater Sewer Service Agreement with Powell Living Trust for Sanitary Sewer Service Agreement at 14425 County Road 12
- c. AM 2022-039 Approving an Agreement with CGI Communications Inc. to Create and Provide Chapter Videos About the City of Fort Lupton

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

- a. AM 2022-032 Consideration of an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan

- b.** AM 2022-033 Consideration of an Ordinance Rezoning Land Legally Described in Exhibit A to the Proposed Ordinance, and Known as the Sagebrush Apartment Change of Zone, to the PUD Planned Unit Development Zone District
- c.** AM 2022-034 Consideration of a Resolution for the Sagebrush Apartments Site Plan and PUD Plan for a Multifamily Residential Development

Action Memorandum

- a.** AM 2022-035 Adopting an Ordinance Amending Chapter 6 Business Licenses and Regulations, Article II Alcoholic Beverages of the Fort Lupton Municipal Code to Conform to State Statutes
- b.** AM 2022-036 Approval of a Resolution for the Acceptance of the Subdivision Improvements Agreement with CW--Briggs, LLC for the Murata Farms Subdivision Filing No. 1
- c.** AM 2022-037 Approval of a Resolution Accepting the Subdivision Improvements Agreement with Lupton Land, LLC, for the Coyote Creek PUD Filing No. 4
- d.** AM 2022-040 Award Contract to Burns & McDonnell Engineering Company, Inc., for an Amount not to Exceed \$119,428.00 for Engineering Services to Update the Wastewater Utility Plan Allocated from the Utility Fund
- e.** AM 2022-041 Approve Payment to EMRICK Holdings, LLC, in the Amount of \$7,224.00 for Sidewalk and Alley Entrance Repairs at Wholly Stromboli

Information Memorandum

- a.** IM 2022-003 Withdrawal of Affidavit of Surrender for Liquor License for SBM Travel Stop Colorado, LLC dba TJ's Express at 804 Denver Avenue

Staff Reports

Mayor/Council Reports

Future City Events

- a.** Upcoming Events

Adjourn



City of Fort Lupton

Check Report

By Check Number

Date Range: 02/02/2022 - 02/15/2022

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
Bank Code: Golf Course-Golf Course							
000005	2EZ ELECTRIC		02/08/2022	Regular	0.00	413.33	84922
4812	Invoice	01/28/2022	GOLF-INSTALL OUTLET-MAINT		0.00	413.33	
001301	AAA AUTO PARTS INC		02/08/2022	Regular	0.00	37.75	84923
132772	Invoice	01/24/2022	GOLF-OIL/FILTER-MAINT		0.00	37.75	
000024	ACE HARDWARE OF FORT LUPTON		02/08/2022	Regular	0.00	327.52	84924
92567	Invoice	01/18/2022	GOLF-SNOW SHOVEL/RESPIRATOR-MAINT		0.00	73.96	
92609	Invoice	01/21/2022	GOLF-FASTENERS-MAINT		0.00	11.54	
92631	Invoice	01/24/2022	GOLF-KEY SET/SUPPLIES-MAINT		0.00	32.86	
92651	Invoice	01/25/2022	GOLF-SANDBELT/BRUSH-MAINT		0.00	24.97	
92662	Invoice	01/26/2022	GOLF-CONCRETE/FASTENERS-MAINT		0.00	109.17	
92666	Invoice	01/27/2022	GOLF-BALL HITCH-MAINT		0.00	14.99	
92675	Invoice	01/27/2022	GOLF-PAINT/SUPPLIES-MAINT		0.00	60.03	
000044	AGFINITY INC		02/08/2022	Regular	0.00	543.18	84925
I61986	Invoice	01/22/2022	GOLF-ETHANOL-MAINT		0.00	543.18	
000072	AMERICAN DRY GOODS		02/08/2022	Regular	0.00	358.01	84926
128914	Invoice	12/31/2021	GOLF-APPAREL-PRO SHOP		0.00	358.01	
000183	CALLAWAY GOLF SALES COMPANY		02/08/2022	Regular	0.00	253.14	84927
932606331	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	413.27	
932622916	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	2,287.98	
932776271	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	188.87	
932806706	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	454.88	
932851804	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	106.86	
932929337	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	106.86	
933017668	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	328.02	
933045787	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	879.26	
933380481	Invoice	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	89.36	
933553528	Invoice	12/01/2021	GOLF-APPAREL-PRO SHOP		0.00	321.58	
933708666	Invoice	12/01/2021	GOLF-APPAREL-PRO SHOP		0.00	126.09	
933994848	Credit Memo	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	-1,492.10	
933994849	Credit Memo	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	-4,689.30	
934008993	Credit Memo	12/01/2021	GOLF-MERCHANDISE-PRO SHOP		0.00	-799.80	
934152487	Invoice	12/31/2021	GOLF-APPAREL-PRO SHOP		0.00	893.20	
934183083	Invoice	01/25/2022	GOLF-APPAREL-PRO SHOP		0.00	1,038.11	
000206	CENTURYLINK		02/08/2022	Regular	0.00	57.30	84928
184B FED22	Invoice	01/19/2022	GOLF-PHONE SERVICES-MAINT		0.00	57.30	
000239	CITY OF FORT LUPTON		02/08/2022	Regular	0.00	21,364.62	84929
FIN2022025	Invoice	01/28/2022	GOLF-PAYROLL EXPENSE 1/8-1/21/22 PAID 1...		0.00	21,187.75	
FIN2022027	Invoice	02/01/2022	GOLF-STANDARD INS LTD,LIFE & AD&D FEB22		0.00	171.97	
FIN2022029	Invoice	02/01/2022	GOLF-EAP FEB22		0.00	4.90	
000241	CITY OF FT LUPTON-UTIL INVOICE		02/08/2022	Regular	0.00	314.71	84930
110249001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-Golf		0.00	183.49	
110252101 JAN22	Invoice	01/31/2022	Water/Sewer Bill-Golf		0.00	91.25	
770214501 JAN22	Invoice	01/31/2022	Water/Sewer Bill-Golf		0.00	39.97	
000512	FUZION FIELD SERVICES LLC		02/08/2022	Regular	0.00	243.10	84931
234003	Invoice	01/28/2022	GOLF-DUMPSTER RENTAL-MAINT		0.00	243.10	
001751	SPORTS TURF IRRIGATION		02/08/2022	Regular	0.00	642.00	84932

Check Report

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
0102457-IN	Invoice	01/18/2022	GOLF-REPAIR SUPPLIES-MAINT	0.00	362.00	
0102473-IN	Invoice	01/19/2022	GOLF-REPAIR SUPPLIES-MAINT	0.00	280.00	
002853	BUCKEYE CLEANING CENTER	02/15/2022	Regular	0.00	51.53	84933
90389150	Invoice	02/01/2022	GOLF-JANITORIAL SUPPLIES-PRO SHOP	0.00	51.53	
002956	BUTLER SNOW LLP	02/15/2022	Regular	0.00	5,035.50	84934
10327458	Invoice	12/31/2021	GOLF-DEC21 BOND LEGAL FEES-GOLF	0.00	4,410.50	
10327638	Invoice	01/31/2022	GOLF-JAN22 BOND LEGAL FEES-GOLF	0.00	625.00	
000183	CALLAWAY GOLF SALES COMPANY	02/15/2022	Regular	0.00	467.28	84935
934200894	Invoice	01/28/2022	GOLF-APPAREL-PRO SHOP	0.00	233.64	
934200898	Invoice	01/28/2022	GOLF-APPAREL-PRO SHOP	0.00	233.64	
000239	CITY OF FORT LUPTON	02/15/2022	Regular	0.00	3,705.70	84936
FIN2022031	Invoice	01/31/2022	Golf ComData Purchases	0.00	3,334.06	
FIN2022032	Invoice	01/31/2022	GOLF-REIMBURSE COMCAST 138373910 1/1...	0.00	165.76	
FIN2022033	Invoice	02/02/2022	GOLF-REIMBURSE VERIZON INV9898248188...	0.00	205.88	
000461	FERRELLGAS LP	02/15/2022	Regular	0.00	3,575.27	84937
1117724202	Invoice	01/04/2022	GOLF-PROPANE-MAINT	0.00	2,371.13	
1118096115	Invoice	01/13/2022	GOLF-PROPANE-MAINT	0.00	1,204.14	
001959	GOLF GENIUS SOFTWARE LLC	02/15/2022	Regular	0.00	3,100.00	84938
114662	Invoice	02/04/2022	GOLF-ANNUAL SUBSCRIPTION FEE-PRO SHOP	0.00	3,100.00	
000865	OFFICE DEPOT	02/15/2022	Regular	0.00	54.99	84939
221841915-1	Invoice	01/19/2022	GOLF-BUSINESS CARDS-PRO SHOP	0.00	54.99	
000933	R&R PRODUCTS INC	02/15/2022	Regular	0.00	170.50	84940
CD2635037	Invoice	01/26/2022	GOLF-BEARING-MAINT	0.00	170.50	
000974	SAFE SYSTEMS INC	02/15/2022	Regular	0.00	256.25	84941
SI-565511	Invoice	01/27/2022	GOLF-SYSTEM TESTING-PRO SHOP	0.00	256.25	
001312	THE ROB WEST MARKETING CO	02/15/2022	Regular	0.00	1,100.00	84942
3023	Invoice	03/01/2022	GOLF-ANNUAL HOSTING/SUPPORT-PRO SH...	0.00	1,100.00	
001137	UNITED POWER	02/15/2022	Regular	0.00	1,169.31	84943
1194602 FEB22	Invoice	01/31/2022	United Power	0.00	452.08	
1195001 FEB22	Invoice	01/31/2022	United Power	0.00	435.19	
1195701 FEB22	Invoice	01/31/2022	United Power	0.00	234.81	
19595600 FEB22	Invoice	01/31/2022	United Power	0.00	25.07	
6601202 FEB22	Invoice	01/31/2022	United Power	0.00	22.16	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	57	22	0.00	43,240.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	57	22	0.00	43,240.99

Check Report

Date Range: 02/02/2022 - 02/15/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
000031	ADAMSON POLICE PRODUCTS	02/08/2022	Regular	0.00	4,272.90	70965
INV369460	Invoice	12/31/2021	GF-UNIFORMS-PD	0.00	143.95	
INV369486	Invoice	01/18/2022	GF-UNIFORMS-PD	0.00	148.36	
INV369512	Invoice	01/18/2022	GF-UNIFORMS-PD	0.00	215.86	
INV369526	Invoice	12/31/2021	GF-UNIFORMS-PD	0.00	385.78	
INV369637	Invoice	12/31/2021	GF-UNIFORMS-CODE	0.00	853.00	
INV369639	Invoice	12/31/2021	GF-UNIFORMS-PD	0.00	650.00	
INV369643	Invoice	12/31/2021	GF-UNIFORMS-PD	0.00	853.00	
INV369645	Invoice	12/31/2021	GF-UNIFORMS-PD	0.00	853.00	
INV369714	Invoice	01/20/2022	GF-UNIFORMS-PD	0.00	55.00	
INV369715	Invoice	01/20/2022	GF-UNIFORMS-CODE	0.00	106.95	
INV370426	Invoice	01/27/2022	GF-UNIFORMS-PD	0.00	8.00	
000037	ADVANCED URGENT CARE AND OCC MED	02/08/2022	Regular	0.00	85.00	70966
72890	Invoice	01/25/2022	GF-LADAME DOT PHSICAL-HR	0.00	85.00	
002704	AMERICAN WATER COLLEGE	02/08/2022	Regular	0.00	2,988.00	70967
4583	Invoice	01/01/2022	UF-2022 STUDENT USER LICENSE-W LINES	0.00	2,988.00	
002941	AMERITAS LIFE INSURANCE CORP	02/08/2022	Regular	0.00	6,871.84	70968
57637-01 FEB22	Invoice	02/01/2022	GF-DENTAL FOR FEB22-HR	0.00	6,030.60	
57637-02 FEB22	Invoice	02/01/2022	GF-VISION FOR FEB22-HR	0.00	841.24	
000105	ASSOCIATED SUPPLY CO. INC	02/08/2022	Regular	0.00	767.46	70969
99328	Invoice	12/31/2021	REC-SPA FLOW SENSOR	0.00	767.46	
000108	AUSMUS LAW FIRM PC	02/08/2022	Regular	0.00	1,800.00	70970
7453	Invoice	12/31/2021	GF-PROSECUTION SRVCS-COURT	0.00	1,800.00	
002228	BEMAS CONSTRUCTION INC	02/08/2022	Regular	0.00	1,500.00	70971
012822	Invoice	01/28/2022	UF-HYDRANT METER DEPOSIT REFUND	0.00	1,500.00	
000136	BG'S JAPANESE DESIGNS	02/08/2022	Regular	0.00	67.50	70972
6292	Invoice	01/24/2022	GF-EMBROIDERY-PD	0.00	45.00	
6293	Invoice	01/24/2022	GF-EMBROIDERY-CODE	0.00	22.50	
002835	BRANDING BY BRE	02/08/2022	Regular	0.00	2,750.00	70973
1078	Invoice	02/01/2022	GF-SOCIAL MEDIA MANAGEMENT-CITY ADM	0.00	2,750.00	
002853	BUCKEYE CLEANING CENTER	02/08/2022	Regular	0.00	76.64	70974
90373181	Invoice	12/01/2021	GF-JANITORIAL SUPPLIES-FAC	0.00	76.64	
001965	CCNC	02/08/2022	Regular	0.00	100.00	70975
2022-000-248	Invoice	01/20/2022	GF-2022 MEMBERSHIP FEE-PD	0.00	100.00	
000182	CEM SALES & SERVICE INC	02/08/2022	Regular	0.00	1,139.86	70976
155984	Invoice	01/10/2022	REC-SPA JET PUMP REPAIR	0.00	879.86	
156070	Invoice	01/27/2022	REC-SPA TROUBLESHOOT	0.00	260.00	
000241	CITY OF FT LUPTON-UTIL INVOICE	02/08/2022	Regular	0.00	4,340.87	70977
110035001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
110221001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
110222001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
110251001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	54.65	
330025001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
330031001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
330045001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	198.50	
330092001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
330166001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	97.36	
330920000 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
550055501 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	156.87	
550057001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	505.67	
550057601 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	2,296.43	

Check Report

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
550057701 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
660092001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
770109501 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
770116501 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
770229001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
770229501 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
770229601 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
770231101 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
990004001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
990004101 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	91.25	
990005001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	243.34	
990006001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
990007001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
990008001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	34.65	
990132001 JAN22	Invoice	01/31/2022	Water/Sewer Bill-City	0.00	38.45	
	Void	02/08/2022	Regular	0.00	0.00	70978
000260	CO RURAL WATER ASSOC	02/08/2022	Regular	0.00	450.00	70979
20158	Invoice	01/14/2022	UF-2022 MEMBERSHIP-WATER	0.00	450.00	
000267	COLONIAL LIFE	02/08/2022	Regular	0.00	105.96	70980
78168200201657	Invoice	02/01/2022	SUPPLEMENTAL INSURANCE JAN22	0.00	105.96	
002651	COLORADO COMMUNITY MEDIA	02/08/2022	Regular	0.00	25.24	70981
46728	Invoice	01/28/2022	GF-PUBLIC NOTICE	0.00	25.24	
000307	COMCAST CABLE COMM, LLC	02/08/2022	Regular	0.00	185.51	70982
0147405 JAN22	Invoice	01/20/2022	CPR-PHONE/INTERNET-MUSEUM	0.00	185.51	
002611	COMPLETE AUTO GLASS	02/08/2022	Regular	0.00	545.00	70983
90125	Invoice	01/31/2022	GF-WINDOW TINT-PD	0.00	545.00	
002899	DIG DEEP RESEARCH, LLC	02/08/2022	Regular	0.00	5,000.00	70984
1850	Invoice	12/31/2021	GF-Grant Research Services-Misc	0.00	5,000.00	
002094	DOOLEY ENTERPRISES INC	02/08/2022	Regular	0.00	5,140.03	70985
62006	Invoice	01/04/2022	GF-9MM FULL METAL JACKETS-PD	0.00	5,140.03	
000431	EMPLOYERS COUNCIL SERVICES, INC	02/08/2022	Regular	0.00	463.05	70986
401205	Invoice	01/04/2022	GF-ANNUAL SUBSCRIPTION LABOR UPDATES...	0.00	463.05	
000485	FORT LUPTON HIGH SCHOOL	02/08/2022	Regular	0.00	148.43	70987
013122	Invoice	01/31/2022	GF-RESTITUTION	0.00	148.43	
002601	FRIENDLY FORK SENIOR NUTRITION PROGRAM	02/08/2022	Regular	0.00	336.00	70988
020122	Invoice	02/01/2022	CPR-SENIOR PUNCH CARDS-SENIORS	0.00	336.00	
002952	HENRY A BENNETT III	02/08/2022	Regular	0.00	100.00	70989
111	Invoice	01/13/2022	GF-SPAGHETTI DINNER DEPOSIT/ENTERTAI...	0.00	100.00	
001851	IMA, INC	02/08/2022	Regular	0.00	20,132.00	70990
104672	Invoice	01/25/2022	GF-2022 IMA nsruance Premiums AM2021-2...	0.00	14,883.00	
106234	Invoice	01/25/2022	GF-2022 IMA nsruance Premiums AM2021-2...	0.00	5,249.00	
000597	INSIGHT PUBLIC SECTOR INC	02/08/2022	Regular	0.00	5,673.50	70991
1100909859	Invoice	01/24/2022	Adobe Acrobat Pro DC	0.00	5,673.50	
000605	INTERNATIONAL INST OF MUNICIPAL	02/08/2022	Regular	0.00	200.00	70992
38474	Invoice	01/04/2022	GF-ANNUAL MEMBERSHIP FEE-CITY CL	0.00	200.00	
000634	JASON REITZ	02/08/2022	Regular	0.00	114.83	70993
012522	Invoice	01/25/2022	GF-LUNCH PURCHASE REIMBURSEMENT-A...	0.00	114.83	
000670	K & K LASER CREATIONS LLC	02/08/2022	Regular	0.00	14.95	70994

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
33203	Invoice	01/26/2022	GF-DOOR NAME PLATE-PLANNING	0.00	14.95	
001292	LIFE STORIES CHILD & FAMILY ADVOCACY	02/08/2022	Regular	0.00	375.00	70995
11-691	Invoice	12/31/2021	GF-QRTL BILLING OCT-DEC21-PD	0.00	375.00	
000745	LOUIS A GRESH	02/08/2022	Regular	0.00	1,500.00	70996
013122	Invoice	01/31/2022	GF-ARRAINMENTS-COURT	0.00	1,500.00	
002755	MAXINE BROOKS	02/08/2022	Regular	0.00	266.00	70997
012722	Invoice	01/27/2022	GF-RESTITUTION	0.00	266.00	
000865	OFFICE DEPOT	02/08/2022	Regular	0.00	172.54	70998
220621606001	Invoice	01/13/2022	GF-TONER-CITY CL	0.00	172.54	
000869	OPERATIONS MANAGEMENT INT	02/08/2022	Regular	0.00	123,747.00	70999
351230-23-01a	Invoice	12/31/2021	Correct inv posted to Jan & pd in Dec	0.00	123,747.00	
351230-23-01acm	Credit Memo	01/01/2022	Reverse 351230-23-01a to correct Jan	0.00	-123,747.00	
351230-23-03	Invoice	03/01/2022	OMI Monthly Allocations	0.00	123,747.00	
001943	PINNACOL ASSURANCE	02/08/2022	Regular	0.00	490.69	71000
20748704	Invoice	01/14/2022	GF-D.TURNEY WORK COMP DEDUCTIBLE-MI...	0.00	490.69	
001643	PROCEDURE INC	02/08/2022	Regular	0.00	82,343.16	71001
1984	Invoice	01/31/2022	GF-JAN22 PERMIT/INSPECTION FEES-PLANN...	0.00	82,343.16	
002265	QUADIENT FINANCE USA INC	02/08/2022	Regular	0.00	389.00	71002
DEC21	Invoice	12/31/2021	GF-POSTAGE RECHARGES DEC21	0.00	389.00	
001035	STANDARD INSURANCE CO.	02/08/2022	Regular	0.00	5,569.41	71003
00 759761 0001 F...	Invoice	02/01/2022	LI, AD&D, LTD, STD Ins Prem	0.00	5,569.41	
002694	SYMMETRY ENERGY SOLUTIONS LLC	02/08/2022	Regular	0.00	8,139.36	71004
12740294	Invoice	12/31/2021	REC-NATURAL GAS DEC21	0.00	8,139.36	
001101	TODD HODGES DESIGN, LLC	02/08/2022	Regular	0.00	2,343.75	71005
3392	Invoice	01/31/2022	GF-PLANNING SRVCS 01/17-01/30/22-PLAN...	0.00	2,343.75	
001105	TOSHIBA FINANCIAL SERVICES	02/08/2022	Regular	0.00	283.52	71006
463212688	Invoice	01/20/2022	GF-BASMT COPIER LEASE-IT	0.00	283.52	
002945	UPLIFT DESK	02/08/2022	Regular	0.00	3,212.00	71007
INV1005863	Invoice	01/28/2022	New Desks for IT	0.00	3,212.00	
001149	UTILITY NOTIFICATION CENTER	02/08/2022	Regular	0.00	357.50	71008
222010563	Invoice	01/31/2022	SSTX-JAN22 RTL TRANSMISSIONS-STREETS	0.00	357.50	
001156	VERIZON WIRELESS SVCS LLC	02/08/2022	Regular	0.00	4,418.80	71009
9898248188	Invoice	01/26/2022	Verizon Bill	0.00	4,418.80	
001183	WAXIE SANITARY SUPPLY	02/08/2022	Regular	0.00	42.08	71010
80614341	Invoice	01/25/2022	GF-SUPPLIES-PARKS	0.00	42.08	
001203	WELD COUNTY SHERIFF'S OFFICE	02/08/2022	Regular	0.00	4,500.00	71011
011422	Invoice	01/24/2022	Victiim Advocacy MOU Funding	0.00	4,500.00	
001204	WELD COUNTY TREASURER	02/08/2022	Regular	0.00	28.72	71012
R8967418 2021	Invoice	02/01/2022	GF-LUPTON VILLAGE PATH PROPERTY TAX 2...	0.00	6.04	
R8967476 2021	Invoice	02/01/2022	GF-LUPTON VILLAGE PARK PROPERTY TAX 2...	0.00	9.16	
R8967477 2021	Invoice	02/01/2022	GF-LUPTON VILLAGE PARK PROPERTY TAX 2...	0.00	13.52	
001224	XCEL ENERGY-GAS	02/08/2022	Regular	0.00	2,677.31	71013
765764918	Invoice	01/31/2022	GF-JAN22 GAS BILL	0.00	2,677.31	
001301	AAA AUTO PARTS INC	02/15/2022	Regular	0.00	9.50	71014
133907	Invoice	02/08/2022	GF-OIL FILTER-PARKS	0.00	9.50	
000040	AFLAC	02/15/2022	Regular	0.00	2,005.18	71015

Check Report

Date Range: 02/02/2022 - 02/15/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
867896	Invoice	02/01/2022	GF-SUPPLEMENTAL INS FOR JAN22-HR	0.00	2,005.18	
001646	BANK OF COLORADO	02/15/2022	Regular	0.00	368.60	71016
7936 JAN22	Invoice	01/31/2022	UF-JAN22 CNG GAS PURCHASES-W LINES	0.00	368.60	
002122	BURNS & MCDONNELL ENGINEERING CO INC	02/15/2022	Regular	0.00	74,938.56	71017
122081-10	Invoice	12/31/2021	UF-Left Station & Metro Line Design-WWTP	0.00	74,938.56	
000197	CASELLE, INC.	02/15/2022	Regular	0.00	3,900.00	71018
113946	Invoice	02/08/2022	Caselle - ReadOnly Access 01/01/22-12/31/22	0.00	3,900.00	
000182	CEM SALES & SERVICE INC	02/15/2022	Regular	0.00	686.35	71019
156108	Invoice	02/01/2022	REC-SPA PULSAR TANK REPAIR	0.00	686.35	
000216	CHAMBER OF COMMERCE	02/15/2022	Regular	0.00	180.00	71020
5423	Invoice	02/08/2022	GF-BANQUET-LEGIS	0.00	180.00	
002651	COLORADO COMMUNITY MEDIA	02/15/2022	Regular	0.00	221.80	71021
47540	Invoice	02/04/2022	GF-PUBLIC NOTICES-FINANCE	0.00	221.80	
000307	COMCAST CABLE COMM, LLC	02/15/2022	Regular	0.00	145.27	71022
0116038 FEB22	Invoice	01/27/2022	REC-FEB22 PHONE SERVICES	0.00	175.08	
0159244 FEB22	Invoice	01/21/2022	GF-FEB22 FAX & INTOXILIZER-PD	0.00	54.12	
0163725 FEB22	Credit Memo	01/28/2022	GF-FAX/PHONE SERVICES	0.00	-83.93	
001608	ECONOMIC DEVELOPMENT COUNCIL OF COLORADO	02/15/2022	Regular	0.00	250.00	71023
1269	Invoice	01/28/2022	GF-2022 MEMBERSHIP DUES-CITY ADM	0.00	250.00	
000436	ENVIROTECH SERVICES, INC	02/15/2022	Regular	0.00	4,317.19	71024
CD202206509	Invoice	01/24/2022	SSTX-ICE SLICER-STREETS	0.00	1,451.59	
CD202207494	Invoice	01/31/2022	SSTX-ICE SLICER-STREETS	0.00	1,546.08	
CD202207495	Invoice	01/31/2022	SSTX-ICE SLICER-STREETS	0.00	1,319.52	
000455	FASTENAL COMPANY 01COFTL	02/15/2022	Regular	0.00	3.56	71025
COFTL182912	Invoice	01/26/2022	GF-FASTENERS-PARKS	0.00	3.56	
000513	G & G EQUIPMENT	02/15/2022	Regular	0.00	227.96	71026
120366	Invoice	01/31/2022	GF-PLOW SHOE HARDWARE-PARKS	0.00	227.96	
002674	HAYES POZNANOVIC KORVER, LLC	02/15/2022	Regular	0.00	6,617.06	71027
45242	Invoice	02/04/2022	WST-JAN22 LEGAL FEES-WATER	0.00	6,617.06	
000597	INSIGHT PUBLIC SECTOR INC	02/15/2022	Regular	0.00	37,358.14	71028
1100909291	Invoice	01/21/2022	Microsoft SharePoint Server 2019 licenses	0.00	9,806.14	
1100909293	Invoice	01/21/2022	Microsoft SharePoint User Cals	0.00	13,282.50	
1100909294	Invoice	01/21/2022	Microsoft Win 2022 RDS Licenses	0.00	14,269.50	
000616	J & T CONSULTING INC	02/15/2022	Regular	0.00	6,471.35	71029
2631	Invoice	12/31/2021	2021 Water Engineering	0.00	6,471.35	
000691	KONE INC	02/15/2022	Regular	0.00	140.80	71030
962123484	Invoice	01/31/2022	REC-MONTHLY MAINTENANCE FEE	0.00	140.80	
002957	MATIAS MARK PACHECO IV	02/15/2022	Regular	0.00	38.22	71031
013122	Invoice	01/31/2022	GF-CDL PERMIT REIMBURSEMENT-STREETS	0.00	38.22	
002954	NATIONAL ASSOCIATION OF SCHOOL RESOURCE C	02/15/2022	Regular	0.00	1,100.00	71032
25616	Invoice	01/25/2022	GF-P.GROSSMAN COURSE REGISTRATION-PD	0.00	550.00	
25617	Invoice	01/25/2022	GF-V.MIRAGLIA COURSE REGISTRATION-PD	0.00	550.00	
000862	O'REILLY AUTO PARTS	02/15/2022	Regular	0.00	149.31	71033
4489-349228	Invoice	01/05/2022	GF-COVER/BRUSH-ENG	0.00	34.98	
4489-354301	Invoice	02/01/2022	GF-WIPER BLADES-PARKS	0.00	98.02	
4489-354326	Credit Memo	02/01/2022	GF-WIPER BLADES-PARKS	0.00	-26.68	
4489-354795	Invoice	02/03/2022	GF-SEAT COVERS-ENG	0.00	42.99	

Check Report

Date Range: 02/02/2022 - 02/15/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
000901	PLAINS EAST MECHANICAL SERVICES LLC	02/15/2022	Regular	0.00	8,973.00	71034
3353-1109	Invoice	12/27/2021	AC Unit	0.00	8,973.00	
002493	QUADIENT LEASING USA INC	02/15/2022	Regular	0.00	433.59	71035
N9258695	Invoice	02/02/2022	GF-QUARTERLY LEASE PAYMENT-ADMIN	0.00	433.59	
000935	RAQUEL FERSZT	02/15/2022	Regular	0.00	390.00	71036
083399	Invoice	12/31/2021	GF-TRANSLATOR SERVICES-COURT	0.00	130.00	
083399-1	Invoice	01/29/2022	GF-TRANSLATOR SERVICES-COURT	0.00	260.00	
001120	TRUDILIGENCE LLC	02/15/2022	Regular	0.00	83.74	71037
44642	Invoice	01/31/2022	GF-BACKGROUND CHECKS	0.00	83.74	
001137	UNITED POWER	02/15/2022	Regular	0.00	33,162.21	71038
10553102 FEB22	Invoice	01/31/2022	United Power	0.00	22.42	
1195501 FEB22	Invoice	01/31/2022	United Power	0.00	1,731.59	
1195603 FEB22	Invoice	01/31/2022	United Power	0.00	245.13	
1196401 FEB22	Invoice	01/31/2022	United Power	0.00	33.82	
1207701 FEB22	Invoice	01/31/2022	United Power	0.00	21.05	
1223101 FEB22	Invoice	01/31/2022	United Power	0.00	20.00	
1240301 FEB22	Invoice	01/31/2022	United Power	0.00	263.02	
1241801 FEB22	Invoice	01/31/2022	United Power	0.00	169.44	
1241903 FEB22	Invoice	01/31/2022	United Power	0.00	129.98	
1276101 FEB22	Invoice	01/31/2022	United Power	0.00	162.38	
1279801 FEB22	Invoice	01/31/2022	United Power	0.00	24.72	
1295501 FEB22	Invoice	01/31/2022	United Power	0.00	70.76	
1296101 FEB22	Invoice	01/31/2022	United Power	0.00	181.55	
1299501 FEB22	Invoice	01/31/2022	United Power	0.00	112.00	
1302801 FEB22	Invoice	01/31/2022	United Power	0.00	1,453.24	
1302901 FEB22	Invoice	01/31/2022	United Power	0.00	173.21	
1316801 FEB22	Invoice	01/31/2022	United Power	0.00	308.77	
1322501 FEB22	Invoice	01/31/2022	United Power	0.00	5,894.54	
1360303 FEB22	Invoice	01/31/2022	United Power	0.00	35.23	
13842400 FEB22	Invoice	01/31/2022	United Power	0.00	42.82	
14427100 FEB22	Invoice	01/31/2022	United Power	0.00	149.04	
15232500 FEB22	Invoice	01/31/2022	United Power	0.00	22.00	
17149700 FEB22	Invoice	01/31/2022	United Power	0.00	61.49	
17761600 FEB22	Invoice	01/31/2022	United Power	0.00	20.00	
17868800 FEB22	Invoice	01/31/2022	United Power	0.00	20.00	
18057500 FEB22	Invoice	01/31/2022	United Power	0.00	645.02	
18498400 FEB22	Invoice	01/31/2022	United Power	0.00	165.19	
18762100 FEB22	Invoice	01/31/2022	United Power	0.00	59.97	
19545100 FEB22	Invoice	01/31/2022	United Power	0.00	1,187.02	
20040100FEB22	Invoice	01/31/2022	United Power	0.00	457.64	
21675200 FEB22	Invoice	01/31/2022	United Power	0.00	42.79	
21675300 FEB22	Invoice	01/31/2022	United Power	0.00	31.92	
22185901 FEB22	Invoice	01/31/2022	United Power	0.00	20.01	
3399301 FEB22	Invoice	01/31/2022	United Power	0.00	52.13	
6612303 FEB22	Invoice	01/31/2022	United Power	0.00	21.07	
6779701 FEB22	Invoice	01/31/2022	United Power	0.00	6,049.90	
704901 FEB22	Invoice	01/31/2022	United Power	0.00	7,900.80	
7225800 FEB22	Invoice	01/31/2022	United Power	0.00	20.00	
726705 FEB22	Invoice	01/31/2022	United Power	0.00	20.00	
7280200 FEB22	Invoice	01/31/2022	United Power	0.00	21.79	
733101 FEB22	Invoice	01/31/2022	United Power	0.00	279.94	
762901 FEB22	Invoice	01/31/2022	United Power	0.00	119.72	
803908 FEB22	Invoice	01/31/2022	United Power	0.00	3,729.54	
8976200 FEB22	Invoice	01/31/2022	United Power	0.00	969.56	
Void		02/15/2022	Regular	0.00	0.00	71039
Void		02/15/2022	Regular	0.00	0.00	71040

Check Report

Date Range: 02/02/2022 - 02/15/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
001963	WASTE CONNECTIONS OF COLO, INC	02/15/2022	Regular	0.00	1,105.20	71041
5941290V311	Invoice	01/31/2022	UF-JAN22 TRASH SERVICE-UB	0.00	281.10	
5941459V311	Invoice	01/31/2022	GF-JAN22 TRASH SRVC-FAC	0.00	129.37	
5941460V311	Invoice	01/31/2022	GF-JAN22 TRASH SERVICE-PW SHOP	0.00	187.62	
5941461V311	Invoice	01/31/2022	CPR-JAN22 TRASH SRVC-COM CTR	0.00	334.71	
5941462V311	Invoice	01/31/2022	CEM-JAN22 TRASH SERVICE	0.00	62.71	
5941463V311	Invoice	01/31/2022	GF-JAN22 TRASH SERVICE-PARKS	0.00	109.69	
001189	WELD COUNTY ACCTG DEPART	02/15/2022	Regular	0.00	6,482.77	71042
JAN22	Invoice	01/31/2022	GF-JAN22 FUEL CHARGES	0.00	6,482.77	
001208	WHITE BEAR ANKELE TANAKA & WALDRON	02/15/2022	Regular	0.00	2,931.51	71043
19720	Invoice	12/31/2021	GF-METRO DIST.POLICY REVISIONS	0.00	1,568.26	
20230	Invoice	01/31/2022	GF-COTTONWOOD GREENS #5 METRO	0.00	1,363.25	
002660	WHITESIDE'S BOOTS AND CLOTHING	02/15/2022	Regular	0.00	139.99	71044
396126	Invoice	01/29/2022	GF-UNIFORMS-FAC	0.00	139.99	
001638	WICKHAM TRACTOR CO	02/15/2022	Regular	0.00	302.74	71045
IE14059	Invoice	02/01/2022	GF-DRIVE SHAFT/ASSY-PARKS	0.00	302.74	
001212	WILLIAMS AND WEISS CONSULTING	02/15/2022	Regular	0.00	3,300.00	71046
1632	Invoice	02/07/2022	WST-2022 WATER RESOURCE PLANNING-W...	0.00	3,300.00	
002670	WT EXCAVATING	02/15/2022	Regular	0.00	737.60	71047
020822	Invoice	02/08/2022	UF-HYDRANT METER DEPOSIT REFUND	0.00	737.60	
000309	COMDATA BUSINESSLINK	02/03/2022	Bank Draft	0.00	23,520.01	DFT0001895
JAN22	Invoice	02/03/2022	GF-CC CHARGES PARKS,REC,GOLF EARLY LIM...	0.00	23,520.01	
000119	BANK OF COLORADO	02/11/2022	Bank Draft	0.00	6,142.87	DFT0001896
INV0001105	Invoice	02/11/2022	HSA DISTRIBUTION	0.00	6,142.87	
000119	BANK OF COLORADO	02/11/2022	Bank Draft	0.00	675.83	DFT0001897
INV0001106	Invoice	02/11/2022	HSA DISTRIBUTION	0.00	675.83	
001416	VALIC_1	02/11/2022	Bank Draft	0.00	34,912.29	DFT0001898
INV0001107	Invoice	02/11/2022	VALIC - 457(b) \$ Contributions	0.00	34,912.29	
001265	IRS	02/11/2022	Bank Draft	0.00	55,528.46	DFT0001899
INV0001108	Invoice	02/11/2022	Federal Withholding	0.00	55,528.46	
001418	CO DEPARTMENT OF REVENUE	02/11/2022	Bank Draft	0.00	10,543.00	DFT0001900
INV0001109	Invoice	02/11/2022	CO Withholding	0.00	10,543.00	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	185	80	0.00	503,421.61
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	6	6	0.00	131,322.46
EFT's	0	0	0.00	0.00
	191	89	0.00	634,744.07

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	242	102	0.00	546,662.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	6	6	0.00	131,322.46
EFT's	0	0	0.00	0.00
	248	111	0.00	677,985.06

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	2/2022	43,240.99
999	POOLED CASH/CONSOLIDATED CASH	2/2022	634,744.07
			677,985.06

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

IM 2022-004

REGULATED MARIJUANA BUSINESS LICENSE APPLICATIONS FOR LOTTERY

Lottery Date: Council Meeting – February 15, 2022

Attachments: Map of Marijuana Business Locations

Summary:

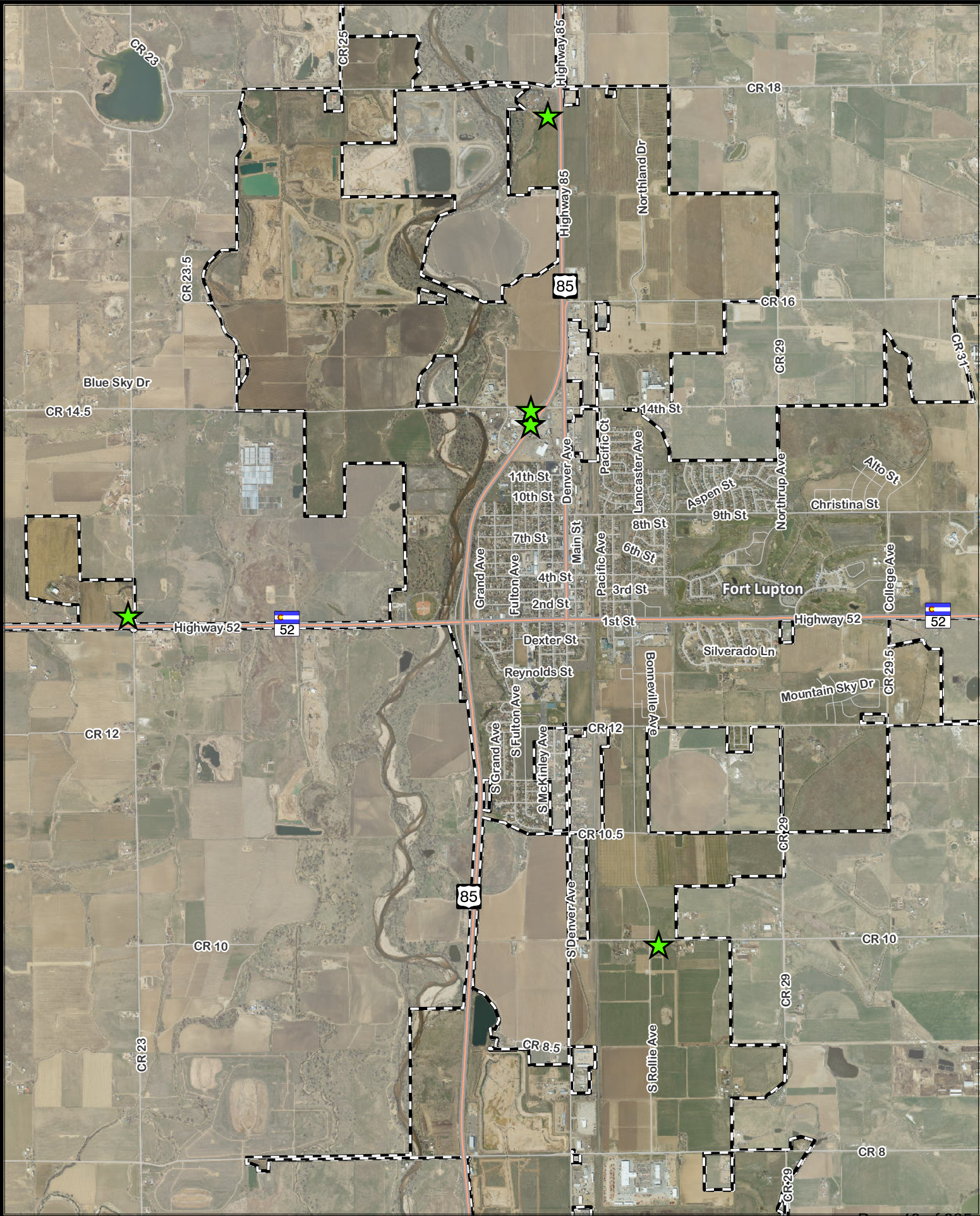
Five (5) applications are moving forward into the lottery for the opportunity for approval of a license. All applications were reviewed for completeness and background investigations completed. Each application has received an approved zoning verification. Setbacks specific to those businesses have been met. If the applicants are successful in the lottery, a public hearing will be held for each application before the local licensing authority for consideration of a license. The applicants will also need to submit a [Pre-Application Review Questionnaire](#) to discuss requirements for potential land use applications and building permits with the Planning and Building Department. It is highly likely that permits and procedures in addition to this marijuana business license will be required.

Moving forward into the lottery for a marijuana business license does not constitute approval of the business license, security plan, site plan, lighting plan, signage, parking, or other land use and building components.

The five (5) applications are as follows:

Business Name: 1310 Factory Circle, LLC Applicant: Colin Madden Location: 1310 Factory Circle Type: Retail	Business Name: Carretera Ocho Cinco LLC Applicant: Rachel Gillette and Daniel Balderas Location: 7853 Highway 85 Type: Retail
Business Name: High Plainz Strains of Fort Lupton, Inc. Applicant: John Rotherham and Alicia Rotherham Location: 1330 Factory Circle Type: Retail	Business Name: White Pharmhouse LLC Applicant: Sherri Toews Location: 5535 Highway 23 Type: Retail
Business Name: Centaurus Farms LLC Applicant: John Paoella Location: 13400 County Road 10 Type: Medical/Retail	

Marijuana Business License Applications



**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
February 1, 2022**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, February 1, 2022. Due to the COVID-19 virus, the meeting was held with remote access provided through GoToMeeting. Mayor Zo Stieber called the meeting to order at 7:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Stieber and Councilmembers Chris Ceretto, Bruce Fitzgerald, Carlos Barron and Claud Hanes. It was visually noted that Councilmember Valerie Blackston was present at 7:01 p.m.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Planning Director, Todd Hodges, Finance Director, Leann Perino and Public Works Director, Roy Vestal.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Council.

Mayor Stieber read the general advisement for connected meetings.

EXECUTIVE SESSION

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to move into Executive Session on Tuesday, February 1, 2022. "To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402 (4)(e)." golf course. Motion passed on roll call vote.

The following went into executive session at 7:03 p.m.: Mayor Zo Stieber, Councilmembers, Chris Ceretto, Valerie Blackston, Claud Hanes, Carlos Barron, Bruce Fitzgerald, City Administrator Chris Ceretto, Finance Director Leann Perino, City Attorney Andy Ausmus, and Bond Counsel Dee Wiser.

The Executive Session ended and the regular meeting reconvened at 7:29 p.m.

APPROVAL OF AGENDA

Staff requested the addition of two items to the end of the Consent Agenda: Second Reading of Ordinance 2022-1135 and Second Reading of Ordinance 2022-1136.

It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to approve the agenda as

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
February 1, 2022**

amended with the addition of the Second Reading of two Ordinances to the Consent Agenda. Motion passed unanimously on roll call vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the February 1, 2022, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

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

- January 18, 2022 City Council Meeting Minutes
- Approving Resolution 2022R013 Ratifying the Mayor's Appointment of the Attached List of Candidates (Exhibit "A") to the Corresponding Advisory/Governing Committees for a Term Beginning February 1, 2022 and Ending December 31, 2023 (AM 2022-021)
- Second Reading of Ordinance 2022-1135, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, TO AMEND CHAPTER 18, ARTICLE I, SECTION 18-7 BUILDING PERMIT FEES IN THE CITY OF FORT LUPTON MUNICIPAL CODES
- Second Reading of Ordinance 2022-1136, AN ORDINANCE AMENDING CHAPTER 18, ARTICLE XI, INTERNATIONAL RESIDENTIAL CODE, SECTION 18-221 ADOPTION, OF THE CITY OF FORT LUPTON MUNICIPAL CODES, ADDING APPENDIX CHAPTER F REGARDING RADON TO BE CONSISTENT WITH THE INTERNATIONAL BUILDING CODE.

Motion passed unanimously on roll call vote.

PUBLIC HEARINGS

**Memo to Request Continuance of the Sagebrush Apartments Site Plan Public Hearing
February 15, 2022**

Staff is requesting a continuance of the public hearing for the Sagebrush Apartments Site Plan to February 15, 2022. This request is to allow time to properly notice the change of zone and comprehensive plan amendment associated with this project that need to be reviewed by City Council prior to review of the site plan application. The Planning Commission public hearing was continued to February 10, 2022.

It was moved by Claud Hanes and seconded by Bruce Fitzgerald to approve the continuance of the Sagebrush Apartments Site Plan Public Hearing to February 15, 2022. Motion passed unanimously on roll call vote.

Memo to Withdrawal the SB Weakland Investments Amended Site Plan

Staff is requesting a cancellation of the scheduled public hearing for the SB Weakland

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Investments Amended Site Plan. The applicants have formally withdrawn their applications. A copy of the withdrawal letter was provided.

There was no discussion or further action by the City Council.

AM 2022-022 Approve a Resolution Accepting the Coyote Creek PUD Filing No. 4 Preliminary Plat

Mayor Stieber opened the public hearing at 7:35 p.m. and asked for a description of the proposal.

The City Planner, Maria Lancto, stated the applicants, Rowley Downs Land Company and JR Engineering, have applied for approval of a Preliminary Plat, known as the Coyote Creek PUD Filing No. 4 Preliminary Plat. A public hearing for this application was held on January 13, 2022, and Planning Commission recommended approval to City Council of the Preliminary Plat. The site that is the subject of the Preliminary Plat is located approximately 200 feet (0.04 miles) east of Beth Avenue and approximately 45 feet (0.01 miles) north of 4th street (the Property). The proposed Preliminary Plat is for a single-family detached residential subdivision that will include 59 lots and open space. The subdivision is 13.21 acres, more or less.

The property is currently zoned PUD, with details of the PUD on the Coyote Creek Development Plan from 1996. Pursuant to the Municipal Code, prior to a preliminary plat for a proposed subdivision, a sketch plat must be approved by City Council. The above-mentioned Coyote Creek Development Plan serves as the Master Plan and Sketch Plan for this property.

Ken Merritt with JR Planners Engineers representing the applicant provided a presentation on the project. Within the presentation were a site vicinity and context map, development plan for Coyote Creek Filing 4 and its history . The streets within the development provided access to 4th Street with secondary access from Twombly Road. The center of the development provided for a park for the subdivision.

Councilmember Hanes asked if the conditions noted from the Planning Commission had been met. Mr. Merritt stated that he has recently come in to contact with the school district directors and they have discussed three (3) key points. One being the discussion of the school fence on the north/south boundaries. The development would like to remove the chain-link fence and provide a residential fence. The second being the pedestrian access on the north lots, which is currently under review by both the development and the school district. The third item is the need for a temporary grading easement on the school property to blend the site. The subdivisions sits lower and wouldn't be draining into the school property however it does need to blend in. Mr. Merritt indicated that discussion would continue between the development and the school district.

Mr. Merritt indicated that the street names have been changed.

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Mayor Stieber asked if the property will be within a Homeowner's Association ("HOA") and who will maintain the park? Mr. Merritt indicated that the site will be maintained by the 2nd HOA and includes maintenance of the park by the HOA.

Mayor Stieber asked if the park will be lighted at night? Mr. Merritt indicated that night lights provide for night time use and doesn't want to over light. The more light does provide for safety, however it creates a difficulty in use of the park at night, which may not be desirable.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Stieber closed the public hearing at 7:49 p.m.

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to approve Resolution 2022R014, A RESOLUTION APPROVING THE COYOTE CREEK PUD FILING NO. 4 PRELIMINARY PLAT FOR A SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION. Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2022-023 Approve a Resolution Accepting the Coyote Creek PUD Filing No. 4 Final Plat

The applicants, Rowley Downs Land Company and JR Engineering, have applied for approval of a Final Plat, known as the Coyote Creek PUD Filing No. 4 Final Plat. The proposed Final Plat is for a single-family detached residential subdivision to include 59 lots. The Property that is the subject of the Final Plat is located approximately 200 feet (0.04 miles) east of Beth Avenue and approximately 45 feet (0.01 miles) north of 4th street (the Property).

The applicant submitted a concurrent request for the Coyote Creek PUD Filing No. 4 Preliminary Plat for this property that was reviewed by City Council at a separate public hearing. The property is currently zoned PUD, with details of the PUD on the Coyote Creek Development Plan from 1996.

It was moved by Chris Ceretto and seconded by Claud Hanes to approve Resolution 2022R015, A RESOLUTION APPROVING THE COYOTE CREEK PUD FILING NO. 4 FINAL PLAT FOR A SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION. Motion passed unanimously on roll call vote.

AM 2022-024 Approving the Purchase of a Mower for the Parks Department in the Amount of \$20,976.45 Allocated From the General Fund Parks Budget

The zero turn mower that the Parks Department is requesting to purchase will be a great addition to the fleet. It will come with a bagging system and will have a 48" cut. This

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mower is a smaller machine and will be able to maneuver very well in the smaller parks and City Hall. With the ability to bag grass clippings and dump directly into the dump truck, it will also allow for a cleaner look and more efficient way of mowing. The city has put this mower out for bid and the following vendors have provided prices: The Wrench Outdoor Power LLC- \$ 22,808.12, MAC Equipment INC- \$ 20,821.00, and G&G Equipment- \$ 20,976.45.

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to approve the purchase of a mower for the Parks Department in the Amount of \$20,976.45 Allocated from the General Fund Parks Budget. Motion passed unanimously on roll call vote.

AM 2022-025 Approving the Purchase of Microsoft Office 2021 Licenses for an Amount not to Exceed \$40,328.00 Allocated from the Information Technology Budget

IT Department is requesting the approval of purchasing One Hundred (100) Microsoft Office 2021 licenses to maintain compliance of the office suite usage. Although the City is currently using Office 2019, the 2021 office licenses are usable on 2019 Office as well. Once the Microsoft Office 2021 suite is tested, the licenses would be used when the Microsoft Office 2021 is deployed.

It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to approve the purchase of Microsoft Office 2021 License for an amount not to exceed \$40,328.00 Allocated from the Information Technology Budget. Motion passed unanimously on roll call vote.

AM 2022-026 Approval of a Resolution for the Acceptance of Subdivision Improvements Agreement with Lupton Village Land Developers, LLC, for the Lupton Village Townhomes - Filing No. 3

This Subdivision Improvement Agreement was drafted for the Lupton Village Townhomes - Filing No. 3 (LUP2021-0023 & Plan No. FPL2021-0003) approved by City Council on October 19, 2021, which is located north of County Road 12, immediately west of S Rollie Avenue.

Improvements are for the construction of water, sanitary sewer main extensions, roadway construction on County Road 12, landscape and storm drainage system improvements. Approximate cost of this agreement for construction is \$671,660.00.

Resolution 2021R058, approved by Council on October 19, 2021 requires the applicant to enter into a Subdivision Improvements Agreement.

It was moved by Bruce Fitzgerald and seconded by Carlos Barron to approve Resolution 2020R016, A RESOLUTION ACCEPTING THE LUPTON VILLAGE LAND DEVELOPER, LLC SUBDIVISION IMPROVEMENT AGREEMENT OF THE LUPTON VILLAGE TOWNHOMES – FILING 2 FINAL PLAT. Motion passed unanimously on roll call vote.

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AM 2022-027 Approval of a Resolution for the Acceptance of Subdivision Improvements Agreement with Coronado West, LLC, for the Murata Farms - Filing No. 1

This Subdivision Improvement Agreement was drafted for the Murata Farms - Filing No. 1 (LUP2021-0028) approved by City Council on February 1, 2022, which is located south of Highway 52, immediately west of South College Avenue.

Improvements are for the construction of water, nonpotable water and sanitary sewer main extensions, roadway construction, landscape and storm drainage system improvements. Approximate cost of this agreement for construction is \$7,792,531.00.

This agreement includes payments for the reimbursement agreement with Mountain Sky for extension of the water mains and South College Avenue roadway improvements.

It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to approve Resolution 2020R017 A RESOLUTION ACCEPTING THE CORONADO WEST, LLC SUBDIVISION IMPROVEMENT AGREEMENT OF THE MURATA FARMS FILING NO. 1 FINAL PLAT. Motion passed unanimously on roll call vote.

AM 2022-028 Approve Public Works Wastewater Disposal Agreement With Black Diamond Pumping for Disposal of Domestic Wastewater to the City Sanitary Sewer System

The City has entered into agreements for the disposal of wastewater to the City's sanitary sewer system by waste haulers in the past (CIVEO). The agreement provides for compliance with the Municipal Codes and Ordinances related to the City's sewer system (Chapter 13, Article I)

The agreement restricts type of waste allowed for disposal, provides a "virtual" sewer service connection and billing structure for the hauler.

Black Diamond Pumping is a local contractor located at 14037 County Road 8. The Company's operation is septic tank maintenance.

Monthly billings will include the \$16.60 monthly fee, \$40.00 Reg 85 fee and \$100.00 per load discharged. Company's ultimate use is anticipated to be 25 to 35 loads per month. The truck capacity is 3,000 gallons. The billing structure takes into account an average load of 2,000 gallons per trip. The company cost will average about \$0.05 to \$0.06 per gallon.

Black Diamond Pumping would like to start the agreement immediately

It was moved Claud Hanes and seconded by Bruce Fitzgerald to approve the Public Works Wastewater Disposal Agreement With Black Diamond Pumping for Disposal of Domestic

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Wastewater to the City Sanitary Sewer System. Motion passed unanimously on roll call vote.

AM 2022-029 Approving an Ordinance Amending Fort Lupton Municipal Code, Chapter 2 Article II, Mayor and City Council, Section 2-26 (a) Regular Meetings of City Council and Enterprise Boards

The amendment to the Ordinance will allow for City Council and Enterprise Boards meetings to be set by Resolution.

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to adopt Ordinance 2022-1137, AN ORDINANCE AMENDING SECTION 2-26 REGULAR MEETINGS OF THE CITY COUNCIL AND ENTERPRISE BOARDS OF THE FORT LUPTON MUNICIPAL CODE. Motion passed unanimously on roll call vote.

AM 2022-030 An Ordinance by the Fort Lupton City Council Acting as the Utility Enterprise Board, Amending Section 13-26 Sewer Rate Schedules, Section 13-136 Water Rate Schedules, Section 13-145 Water Leaks of Chapter 13 Municipal Utilities, of the Fort Lupton Municipal Code

The summary of amendments to Chapter 13 of the Fort Lupton Municipal Code are as follows:

Amend Section 13-26(b) describing summer sewer rates. Changes the summer season as March through October. Current code defines summer sewer season as May through October. Add a section describing the method used to charge customers with no usage history from December to February.

- Amend Section 13-135(b) remove and renumber. In the current code section 13-135(b) is a duplicate of 13-135(a). 13-135(c) would become 13-135(b)
- Amend Section 13-26(a) and Section 13-136(a) describing the process used to change water and sewer rates. Adding 1 public hearing with at least 30 days publication notice. The changes are intended to conform with C.R.S. 40-3.5-104
- Amend Section 13-145 describing the process for water leak credit. Define the time limit for customers to apply for a water leak and describe the process used by the customer to apply for the credit, and define the method of calculating the leak credit.

It was moved by Valerie Blackston and seconded by Bruce Fitzgerald to adopt Ordinance 2022-1138, AN ORDINANCE BY THE FORT LUPTON CITY COUNCIL ACTING AS THE UTILITY ENTERPRISE BOARD, AMENDING SECTION 13-26 SEWER RATE SCHEDULES, SECTION 13-136 WATER RATE SCHEDULES, SECTION 13-145 WATER LEAKS OF CHAPTER 13 MUNICIPAL UTILITIES, OF THE FORT LUPTON MUNICIPAL CODE. Motion passed unanimously on roll call vote.

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AM 2022-031 Authorize Appointment of DA Davidson & Co as an Agent and Tender Facilitator for the City of Fort Lupton Effective February 1, 2022, for the Golf Enterprise Fund

Dee Wisor of Butler Snow, LLP, as special counsel to the City Attorney, provided the legal recommendation that the City appoint an agent to serve as the tender facilitator to assist in generating and extending a tender offer to remaining bond holders. This agreement fulfills the recommendation by appointing DA Davidson & Co (Kyle Thomas) as the facilitator.

It was moved by Claud Hanes and seconded by Chris Ceretto to authorize the appointment of DA Davidson & Co. as an Agent and Tender Facilitator for the City of Fort Lupton Effective February 1, 2022, for the Golf Enterprise Fund.

Information Memorandum

IM 2022-001 Execution of Design Agreement with DHM Design for Master Plan of Splash Pad

DHM Design has presented the City with a proposal to provide a preliminary master plan for a proposed splash pad feature at the south end of the Recreation Center facilities. Deliverables to the City would include a base map of the selected site area, master plan graphic of the proposed features and preliminary cost estimates. Upon completion of this contract, the City will use the prepared documentation to solicit full design and bid documents with an RFQ (Request For Qualifications) for professional design services. The final steps will be issuing an RFP (Request For Proposal) for construction of the facilities.

IM 2022-002 Affidavit for Surrender of State Liquor License for SBM Travel Stop Colorado LLC DBA TJ's Express at 804 Denver Avenue

On January 18, 2022, SBM Travel Stop Colorado LLC dba TJ's Express at 804 Denver Ave. submitted an affidavit for surrender of their Fermented Malt Beverage ("FMB") license. According to the owner's attorney, TJ's would be out of inventory by January 23, 2022.

STAFF

There were no reports from Staff.

MAYOR/COUNCIL REPORTS

There were no reports from the Mayor or Council.

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February 1, 2022**

FUTURE CITY EVENTS

February 8, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
February 15, 2022	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
February 21, 2022	City Hall closed in Observance of President's Day
February 22, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
March 1, 2022	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.

ADJOURNMENT

The meeting adjourned at 8:12 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber, Mayor

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-038

APPROVE PUBLIC WORKS WASTEWATER SEWER SERVICE AGREEMENT WITH POWELL LIVING TRUST FOR SANITARY SEWER SERVICE AT 14425 COUNTY ROAD 12

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments: a. PW Agreement - Powell Living Trust

III. Summary Statement:

To approve signing of Public Works Sewer Service Agreement with Powell Living Trust for disposal of domestic septic wastewater to the City sanitary sewer system.

IV. Submitted by: _____
Public Works Director

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval: _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

Royce Powell owns an existing home at 14425 CR 12, in the County. The property owner is requesting a sanitary sewer service connection to the City sewer mains located north of the property. The agreement provides for compliance with the Municipal Codes and Ordinances related to the City's sewer system (Chapter 13, Article I).

The plant investment fees will be paid for by the developer of the Mountain Sky Subdivision.

The monthly total billing for the service is the \$38.75 monthly flat charge for service without a water meter connection, and the \$20.00 Reg 85 fee. For a total monthly bill of \$58.74.

X. Legal/Political Considerations:

The services agreement includes approval of applicant accepting tax liens as payment remedy.

XI. Alternatives/Options:

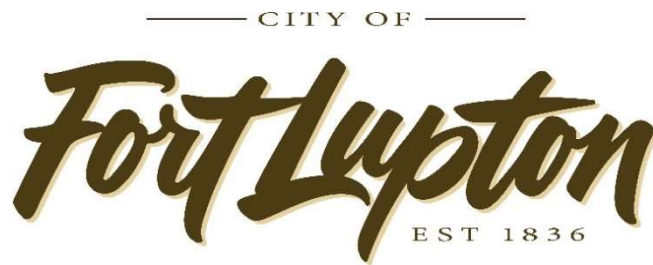
- A) Approve the Permit.
- B) Deny the Permit.
- C) Modify the permit.

XII. Financial Considerations:

Monthly billings will be \$58.74 at current rate structure.

XIII. Staff Recommendation:

Staff recommends approving Wastewater Service Permit with Powell Living Trust for the property located at 14425 CR 12.



Public Works Agreement Sanitary Sewer Service

This PUBLIC WORKS Agreement is entered into by and between the **City of Fort Lupton**, Colorado (hereinafter “City”) and **Powell Living Trust** (hereinafter “PERMITTEE”).

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

1. **SCOPE OF SERVICES.** City will accept wastewater from collection service as outlined by Permittee.

- 1.1. **Source of waste water** - Domestic household

- 1.2. **Service location** - Existing home construction in the county, 14425 County Road 12, Fort Lupton, CO.

2. WASTEWATER DISPOSAL

2.1. Incorporation of City Rules and of Discharge Permit

All state statutes, City ordinances, Rules and Regulations governing the acceptance and discharge of wastewater are hereby incorporated into this Agreement and any violation of the same shall be a violation of this Agreement (*Municipal Code, Chapter 13 - Municipal Utilities, Article I - Sewer System*).

2.2. Entities Allowed to Discharge

Discharges under this Agreement will only be accepted from Permittee at the house address service line connection to the sewer main.

2.3. Fees Paid to City.

City will receive compensation from Permittee for Treatment Charges and connection fees.

- 2.3.1. **Monthly Service Charge.** The monthly service charge will consist of a monthly flat charge as periodically evaluated by the City Utility Board (currently \$38.75) and Regulation 85 fee (currently set at \$20.00).

- 2.3.2. **Sewer Tap Fee.** A sewer plant investment fee of \$9,500.00 is required for new sewer services.

Permittee agrees to the application of *Fort Lupton Municipal Code / Chapter 13 - Municipal Utilities / Article V - Water Service / Section 13-131 - Water and sewer billing and collection* to the property being served.

3. LIABILITY AND DISPUTES.

3.1. Compliance with Law. The parties shall comply with all federal, state and local laws, ordinances, rules and regulations which are now, or in the future may become applicable to the parties, to their business or operations, and to services required to be provided under this Agreement.

3.2. Liability. The City shall not be liable for damages arising out of the interruption of operation of the Plant for any reason. The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

4. LEGISLATIVE INDEPENDENCE AND PARTY AFFILIATION.

This Agreement shall not impair the legal authority of the elected officials of the City to exercise independent judgement with respect to any matter which may come before the City. This Agreement does not create a relationship of joint ventures, partners, or employer/employee between the parties. Neither party shall be liable for obligations incurred by the other and neither party shall have the power to charge to the credit of the other party any obligations incurred in performing this Agreement.

5. MISCELLANEOUS PROVISIONS.

5.1. Effective Date. Upon execution by both parties, this Agreement shall be in full force and effect and be legally binding upon each party. Each party agrees to execute, approve, and adopt any instruments, documents, and resolutions necessary to effectuate the covenants, terms, conditions, and provisions contained in this Agreement.

5.2. Amendment / No Assignment. No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement. Permittee shall not assign or transfer any interest in this Agreement without the written consent of the City. The entirety of all fees set forth in Section 2.3 above, due and owing at such time, shall be paid to the City prior to any sale or transfer of the property.

5.3. Indemnification Permittee shall defend, indemnify and hold the City harmless from any damages caused by negligence, including but not limited loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of Permittee pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.

5.4. **Complete Agreement.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

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

6. COVENANTS, MAINTENANCE AND FACILITIES

The City is relying on statements from Permittee regarding source and quantity of water needed.

Permittee will comply with all regulations imposed by the City in reference to compliance levels approved by the State of Colorado. All waste water discharged to the City's sanitary sewer collection system shall comply with current ***Municipal Code Section 13-20. - Use of Public Sewers.***

7. SEVERABILITY.

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

8. FORCE MAJEURE.

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

9. APPROVAL REQUIRED.

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

10. DEFAULT REMEDIES.

In addition to any other remedy available at law, statute, ordinance or regulation, in the event of any default by Permittee of their financial obligations under this Agreement, the Permittee specifically acknowledges and agrees that the City shall be entitled to place any unpaid amounts due and owing as a special assessment on Permittee's property tax bill for the subject property and shall be entitled to pursue all rights and remedies of collection thereon as provided for by any state, county, City or other applicable statute, ordinance or regulation.

EXECUTED THIS _____ DAY OF **February, 2022.**

CITY OF FORT LUPTON, COLORADO	Powell Living Trust:
Zo Stieber	BY: <u>Royce Powell</u>
Mayor	TITLE: <u>Trustee</u>
130 S. McKinley Avenue	14425 CR 12
Fort Lupton, CO 80621	Fort Lupton, CO 80621

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-039

**APPROVING AN AGREEMENT WITH CGI COMMUNICATIONS INC. TO CREATE AND PROVIDE CHAPTER VIDEOS
ABOUT THE CITY OF FORT LUPTON**

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. CGI Agreement
- b. Letter

III. Summary Statement:

A video production company, which is working with Weld County, is also working to create content with the cities in the county. This is a free service to the communities but would require an agreement of 3 years to ensure that the product about our community is viewable by the public. This will be a renewal of the first 3 year agreement and will come with updated content creation similar to the first agreement.

IV. Submitted by: _____
Chris Cross, City Administrator

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval:

_____	_____
City Clerk	Date

IX. Detail of Issue/Request:

A video production company, which is working with Weld County, is also working to create content with the cities in the county. This is a free service to the communities but would require an agreement of 3 years to ensure that the product about our community is viewable by the public. This will be a renewal of the first 3 year agreement and will come with updated content creation similar to the first agreement.

They have an agreement currently with Weld county as well and our content would be able to be added to the county site and any others that make sense to help tell our cities story. We would provide a support letter to show that we are working with them for their additional content creation from businesses. The videos produce from the first contract round have had 8,879 views since launch in 9/1/19

X. Legal/Political Considerations:

This has been reviewed by the City Attorney.

XI. Alternatives/Options:

- 1) Approve the agreement with CGI to create video content.
- 2) Do Not Approve the agreement with CGI to create video content.

XII. Financial Considerations:

This is a no cost to the city program.

XIII. Staff Recommendation:

Staff recommends approval of the agreement.



Name: Christopher Cross
Title: City Administrator
Address: 130 S. McKinley Ave
City, State, Zip: Fort Lupton, CO 80621
Phone number: (720)466-6103
Email: ccross@fortluptonco.gov
Website: www.fortluptonco.gov

This Agreement is between CGI Communications, Inc. D/B/A CGI Digital ("CGI") and the City of Fort Lupton (the "City") and shall remain in effect from the date it is signed by both parties until the third anniversary of the date that the completed and approved Community Video Program is made available for viewer access on different devices via a link on the www.fortluptonco.gov homepage, including any alternate versions of that homepage.

During the term of this Agreement, CGI shall:

- Produce a total of 4 video chapters with subject matter that includes but is not limited to: Welcome, Education, Healthy Living, Homes / Real Estate, and a Community Organizations chapter to promote charities, nonprofits, and community development organizations
- Provide script writing and video content consultation
- Send a videographer to City locations to shoot footage for the videos
- Reserve the right to use still images and photos for video production
- Provide all aspects of video production and editing, from raw footage to final video including professional voiceovers and background music
- Provide a final draft of Community Video Program content subject to City's approval (up to 3 sets of revisions allowed). CGI's request for approval of content or revision, including final draft, shall be deemed approved if no response is received by us within 30 days of request
- Provide our patented OneClick™ Technology and encode all videos into multiple streaming digital formats to play on all computer systems, browsers, and Internet connection speeds; recognized player formats include WindowsMedia™ and QuickTime™
- Store and stream all videos on CGI's dedicated server
- Afford businesses the opportunity to purchase various digital media products and services from CGI and its affiliates
- Feature business sponsors around the perimeter of video panels
- Be solely responsible for sponsorship fulfillment including all related aspects of marketing, production, printing, and distribution
- Facilitate viewer access of the Community Video Program from City website, including any alternate versions of City's homepage, for different devices, by providing HTML source code for a graphic link to be prominently displayed on the www.fortluptonco.gov website homepage as follows: "Coming Soon" graphic link designed to coordinate with existing website color theme to be provided within 10 business days of execution of this Agreement. "Community Video Program" graphic link to be provided to replace the "Coming Soon" link upon completion and approval of videos
- Grant to City a license to use CGI's Line of Code to link to and/or stream the videos
- Own copyrights of the master Community Video Program
- Assume all costs for the Community Video Program

During the term of this Agreement, the City shall:

- Provide a letter of introduction for the program on City's letterhead
- Assist with the content and script for the Community Video Program
- Grant CGI the right to use City's name in connection with the preparation, production, and marketing of the Community Video Program
- Display the "Coming Soon" graphic link prominently on the www.fortluptonco.gov homepage within 10 business days of receipt of HTML source code
- Display the "Community Video Program" link prominently on its www.fortluptonco.gov homepage, including any alternate versions of your home page, for viewer access on different devices for the entire term of this Agreement
- Ensure that this Agreement remains valid and in force until the agreed upon expiration date, regardless of change in administration
- Grant full and exclusive streaming video rights for CGI and its subsidiaries, affiliates, successors and assigns to stream all video content produced by CGI for the Community Video Program
- Agree that the City will not knowingly submit any photograph, video, or other content that infringes on any third party's copyright, trademark or other intellectual property, privacy or publicity right for use in any video or other display comprising this program.

This Agreement constitutes the entire Agreement of the parties and supersedes any and all prior communications, understandings and Agreements, whether oral or written. No modification or claimed waiver of any provision shall be valid except by written amendment signed by the parties herein. City warrants that it is a tax exempt entity. The undersigned, have read and understand the above information and have full authority to sign this Agreement.

Fort Lupton, CO

CGI Communications, Inc. D/B/A CGI Digital

Signature:

Name (printed):

Name (printed): Nicole Rongo

Title:

Title: Vice President, Government Relations & Strategic Partnerships

Date:

Date: 1/25/22



130 East Main Street, 5th Floor
Rochester, NY 14604

Phone: 800.398.3029
Fax: 585.653.7393

Dear valued business owner:

We are pleased to continue our partnership with CGI Digital (CGI) to coordinate and produce a series of educational videos highlighting all we have to offer to residents, visitors and businesses.

With a highly visible interface on our official website homepage (www.fortluptonco.gov), our Video Tour will allow viewers to learn more about area attractions, quality of life, economic development and so much more.

We know businesses play a critical role in our City's vitality. This program presents a sponsorship opportunity for local businesses to greatly enhance their online presence. In addition, the Video Tour on our website will backlink to CGI's www.elocallink.tv which hosts the videos, providing increased exposure for all participants.

We encourage you to consider being a part of this initiative. To learn more about sponsorship opportunities or to request an appointment please email Vice President, Brandon Bartz, at brandonb@cgicompany.com.

Thank you for being a part of what makes Fort Lupton a great place to live, learn, work and play.

Sincerely,

(wet signature)

Name

Title

GET THE MOST OUT OF YOUR VIDEO TOUR!

WEBSITES

- Feature the Video Tour on the official community homepage
- Provide video tour for your:
 - Chamber of Commerce
 - Economic Development Agencies
 - Main Street Association
 - Convention and Visitor's Bureau
 - Other websites that aid in the promotion of the area

SOCIAL MEDIA

- Facebook
- Instagram
- Twitter
- LinkedIn
- Internal departments social media platforms



Pro-tip

Share your videos at least once a month on social media platforms to reach new audiences!

EMAIL/TEXT

- Embed video link into email signatures
- Send specific video chapters to residents, visitors and businesses

OTHER

- Play videos on your local cable access channel
- Play videos prior to State of the City Address, meetings, and presentations
- Share Video Tour with local real estate agencies and school districts
- Local businesses, non-profits, and organizations can also feature the Video Tour on their website and social media platforms

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-032

CONSIDERATION OF AN AMENDMENT TO THE FUTURE LAND USE MAP TO THE 2018 FORT LUPTON COMPREHENSIVE PLAN

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution
- c. Planning Commission Meeting Minutes
- d. Staff Report
- e. Legal Notifications
- f. Notice to Neighboring Municipalities
- g. Referral Response

III. Summary Statement:

This request is for the City Council to consider an amendment to the Future Land Use Map that was adopted in 2018 as part of the Fort Lupton Comprehensive Plan. The proposed amendment would change the future land use designation for Parcel No. 147105249008 from General Commercial to Multifamily land uses.

IV. Submitted by: _____
Planner

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval:

_____	_____
City Clerk	Date

IX. Detail of Issue/Request:

This request is for the City Council to consider an amendment to the Future Land Use Map that was adopted in 2018 as part of the Fort Lupton Comprehensive Plan.

The City is in receipt of an application for a Change of Zone, Site Plan, and PUD Plan from Vincent Village Associates, LLC (The Michaels Development Company) for a multi-family residential development project, known as the Sagebrush Apartments. These applications have been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the property that is the subject of the Sagebrush Apartments applications to conform with the Fort Lupton Comprehensive Plan. This proposed amendment is to reclassify the property from the General Commercial land use type to the Multifamily land use type.

X. Legal/Political Considerations:

The Municipal Code requires a hearing before the Planning Commission and City Council for any amendment to the Comprehensive Plan, which meets the requirements of the State Statutes that require at least one hearing be held.

Notice of the public hearings was posted in the Greeley Tribune on January 19, 2022 and in the Fort Lupton Press on January 20, 2022, as required by the Municipal Code and State Statutes.

Notice was also sent to Weld County and neighboring municipalities.

XI. Alternatives/Options:

City Council may:

1. Approve the proposed amendment to the Future Land Use Map; or
2. Disapprove the proposed amendment to the Future Land Use Map.

XII. Financial Considerations:

Not applicable.

XIII. Staff Recommendation:

Staff recommends approval of the amendment to the Future Land Use Map.

RESOLUTION NO. 2022Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON ADOPTING AN AMENDMENT TO THE FUTURE LAND USE MAP TO THE 2018 FORT LUPTON COMPREHENSIVE PLAN

WHEREAS, pursuant to C.R.S. 31-23-208, a public hearing is required prior to adopting an amendment to the Comprehensive Plan, and Section 16-197 of the Municipal Code requires sufficient public notice and a public hearing before the Planning Commission and City Council;

WHEREAS, on February 10, 2022, the Planning Commission held a public hearing to consider the amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, and recommended approval of the amendment to City Council; and

WHEREAS, notice of the public hearings for the proposed amendment to the master plan was published in two papers of general circulation on January 19, 2022 and January 20, 2022; and

WHEREAS, pursuant to Section 16-197 of the Municipal Code, the master plan shall be the document adopted by resolution of City Council, as amended from time to time, to guide the land development decisions of the City; and

WHEREAS, the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City; and

WHEREAS, on June 18, 2018, the 2018 Fort Lupton Comprehensive Plan (or master plan) was adopted by City Council, which included a Future Land Use Map to generally guide appropriate areas within the comprehensive plan area for certain types of development; and

WHEREAS, applications for a Change of Zone, Site Plan and PUD Plan have been submitted to the City for multifamily residential use at the property identified under Exhibit A of this Resolution; and

WHEREAS, an amendment to the Future Land Use Map re-designating the property to the Multifamily Land Use Designation is required in order for the property to be zoned to the PUD Zone District with multifamily residential land uses within the City of Fort Lupton; and

WHEREAS, re-designating the property to Multifamily on the Future Land Use Map is appropriate based on the transition of land uses surrounding the property; and

WHEREAS, re-designating the property to Multifamily on the Future Land Use Map is appropriate based on the Comprehensive Plan identifying a need for greater housing diversity and specifically more multifamily housing within Fort Lupton; and

WHEREAS, the amendment to the Future Land Use Map has been made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, mores, order, conveniences, prosperity and general welfare, as well as efficiency and economy in the process of

development; including, among other things, adequate provision of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, all referral comments, and any citizen testimony in response to the application. Based on the facts presented on this date, the Fort Lupton City Council hereby approves this Resolution adopting an amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan re-designating the property identified in Exhibit A to Multifamily.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 15TH DAY OF FEBRUARY 2022.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP
RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD,
STATE OF COLORADO.

RESOLUTION NO. P2022-004

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP TO THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

WHEREAS, the Planning Commission has the authority under Section 2-186 of the Municipal Code to prepare a master plan for the City and make careful and comprehensive surveys and studies of present conditions and future growth of the City with due regard to its relation to neighboring territory; and

WHEREAS, Colorado Revised Statute 31-23-208 states that the Planning Commission may amend the master plan upon holding at least one public hearing; and

WHEREAS, pursuant to Section 16-197 of the Municipal Code, the master plan shall be the document adopted by resolution of City Council, as amended from time to time, to guide the land development decisions of the City; and

WHEREAS, the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City; and

WHEREAS, on June 18, 2018 the 2018 Fort Lupton Comprehensive Plan (or master plan) was adopted by City Council, which included a Future Land Use Map to generally guide appropriate areas within the comprehensive plan area for certain types of development; and

WHEREAS, an application for a Change of Zone, Site Plan and PUD Plan has been submitted to the City for multifamily residential use at the property identified under Exhibit A of this Resolution; and

WHEREAS, the property is currently designated as General Commercial on the Future Land Use Map; and

WHEREAS, an amendment to the Future Land Use Map re-designating the property to Multifamily is required in order for the property to be zoned to the PUD Zone District with multifamily land uses within the City of Fort Lupton; and

WHEREAS, re-designating the property to Multifamily on the Future Land Use Map is appropriate based on the transition of land uses surrounding the property; and

WHEREAS, re-designating the property to Multifamily on the Future Land Use Map is appropriate based on the Comprehensive Plan identifying a need for greater housing diversity and specifically more multifamily housing within Fort Lupton; and

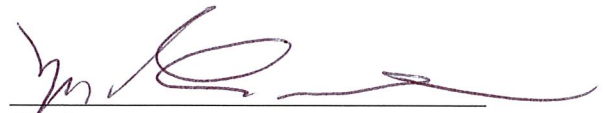
WHEREAS, this amendment to the Future Land Use Map has been made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, mores, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission is required to hold a public hearing on any amendment to the 2018 Fort Lupton Comprehensive Plan as a requirement of State law, and said hearing was published in two papers of general circulation on January 19, 2022 and January 20, 2022; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the Planning Commission recommends that City Council approve the re-designation of the property identified under Exhibit A to Multifamily on the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, conditional upon the following:

I. The Comprehensive Plan Amendment is contingent on the Change of Zone, Plan No. COZ202-0007.

DONE THIS 10TH DAY OF FEBRUARY, 2022 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.


Chairman

ATTEST:


Planning Director

EXHIBIT A

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS
PLAT MAP RECORDED 8/13/2019 AT
RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, February 10, 2022.

Chair Mike Simone called the meeting to order at 6:01 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bush White and members Kathy Kvasnicka, Paul Weber and Thomas Holton.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Planning Technician Magaly Morales-Tejada. Planner Alyssa Knutson participated remotely via GoToMeeting.

Chair Simone gave the following advisement:

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

The intent and purpose of the virtual appearance option 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.

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

Bush White moved to approve the agenda and Paul Weber seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Paul Weber seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2022-003 Hope Grayson Site Plan

Planner Maria Lancto presented this item, the site is located on the northeast corner of Copper Place and Highway 52 and is part of the Vincent Village Subdivision. The proposal includes two general commercial buildings totaling approximately 10,000 square feet. The south building will be used for a dental office, and the north building is planned for a future phase and does not have a specific user at this time. This property is zoned C-1 General Commercial and dental clinics are a use-by-right. All notification requirements have been met.

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February 10, 2022**

Chair Simone asked applicant, Denise Ramirez, if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight, if she felt she had a full and fair opportunity to participate in tonight's public hearing

Ms. Ramirez stated yes.

Chair Simone asked the applicant if there was anything else she would have wanted to present in support of her application that she felt she was prevented from doing.

Mr. Ramirez stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Weber asked what type of dental office this will be.

Ms. Ramirez stated it will be a general dental office.

Member Holton asked if the applicant would be building or operating the dental office.

The applicant stated that McCauley constructors will be building the office and the applicant will be operating.

Member Holton asked to see elevations of the buildings.

Staff displayed the building elevations for the board.

Member White asked for clarification on which elevation would be facing highway 52.

The applicant stated that the rear of the building will face highway 52 and the building consists of 360-degree architecture.

Member Holton asked if both buildings would be built at this time.

The applicant stated that only the dental office is being built at this time, the second building will be built once there is a user for that building.

With no further comments or questions, Member Weber motioned to approve P2022-003. Member Kvasnicka seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Planner Maria Lancto presented this item. She stated that the remaining hearings for tonight will be for the same application, however separate public hearings will be held for each item. This item is for a proposed comprehensive plan amendment, specifically amending one parcel on the future land use map. This property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place. The

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

parcel is currently designated for General Commercial uses and the proposal is to change that to Multi-Family Uses. This proposed amendment is in response to the next public hearings which include a change of zone to the 'PUD' Zone District and a site plan for a multi-family development. This proposed amendment would create a better transition between the commercial properties to the south and the residential properties to the north. Additionally, the comprehensive plan identifies a greater need for housing diversity and specifically multi-family housing, therefore this is supported by the text of the comprehensive plan. All notification requirements have been met. The applicant is present but will provide their main presentation during the Change of Zone hearing. Staff is proposing an amendment to the proposed resolution, an addition of a condition of approval which stated that "The Comprehensive Plan Amendment is contingent on the Change of Zone, Plan No. COZ2021-0007."

Chair Simone asked applicant, Ryan Zent, if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight and if he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Zent stated yes.

Chair Simone asked the applicant if there was anything else he would have wanted to present in support of his application that he felt he was prevented from doing.

Mr. Zent stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton stated that although these hearings are separate, this item affects the remaining items, therefore he would like more information prior to voting on this item.

Member Holton motioned to table P2022-004. Member White seconded. Motion passed unanimously.

P2022-005 Sagebrush Apartments Change of Zone

Planner Maria Lancto presented this item. She stated that this application is for a change of zone request from the 'C-1' General Commercial Zone District to the 'PUD' Planned Unit Development Zone District for the property identified on the map above. The 'PUD' zoning would allow for the multi-family development and is based off the R-3 Zoning with a few changes as outlined in the PUD Plan, which is tied to the site plan. All notification requirements have been met, and the applicant is present to provide a presentation on the project as a whole.

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

Mr. Zent stated yes

Applicant, Ryan Zent, provided a brief presentation. He stated that they are proposing a 72 unit workforce housing project that will consist of two, 3-story 36-unit buildings with 24 two-bedroom/two-bath units, and 12 three-bedroom/ two-bath units, ranging from 663 to 1,115 Sq. ft. Additionally the community will feature a 2,300 sq. ft. community center with an on-site leasing office and management, as well as other amenities including a kitchen,

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

business center. This housing is targeted towards workforce families earning up to almost \$65,000. Michaels Development will develop this project and will be the long-term owner and management of this property. Building materials used will be resilient and sustainable and will consist of wood-frame on a post-tensioned foundation system. All units will feature amenities such as in-unit washer/dryers, outdoor patios, secondary bathrooms in all the two-bedroom units, high-quality light fixtures and plumbing fixtures. This development aligns with the existing surrounding community, which include residential properties, public schools, commercial properties and community amenities.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton asked for clarification on the income cap.

Mr. Zent stated that there would be a cap of \$65,00. The target income is between \$35,000 - \$65,000. He pointed out that the average salary for a teacher in Weld County is about \$40,000.

Member Holton asked what the anticipated congestions is.

Mr. Zent stated that a traffic study was completed and worked with the city to design offset entrances from the other entrances off of Highway 52, which is expected to reduce any congestion in the general area.

Member White motioned to table P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Planner Maria Lancto presented this item. She stated that this is the final Planning Commission public hearing for this project this evening. All notification requirements have been met and the proposed resolution for this has several conditions of approval, which the applicants have already been working closely with city staff on.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Mr. Zent stated yes.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Weber asked if there is a buffer between the northern building and the residential properties fence line.

Mr. Zent stated that there will be a landscape buffer along the back border.

Member Weber stated that this questions was brought on in consideration of kids being behind the buildings.

Mr. Zent stated that the community design will hopefully keep children in the central part of the community where a tot-lot is provided near the community center and central to the buildings.

Member Weber asked if there will be a path between the parking lot and Beth Ave.

Mr. Zent stated that the adjacent lot will be different ownership, but as it develops it will most likely be addressed by future developers.

Planning Director Hodges stated that there is a long history in the platting of that road and if development occurs on that adjacent lot this will be discussed.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

Member Holton motioned to table P2022-006. Member White seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Member White moved to re-visit item P2022-004. Member Weber seconded. Motion passed unanimously.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Mr. Zent stated yes.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton asked what the direct benefit to the city of having this development on this site are versus it being developed on a different site that's already zoned for this type of development. He expressed concern with removing a commercial area in exchange for residential development.

Chair Simone stated that he likes the buffer between the other residences and the existing commercial uses in that area.

Member Holton stated that there will still be several lots that will not have this development as a buffer.

Chair Simone asked if this development could be built if the zoning stayed commercial.

Planning Director Hodges stated that there is specific zoning for multi-family uses, this specific project is being proposed as a PUD Zoning district due to the changes included in the PUD Plan.

Planner Alyssa Knutson stated that this type of use is not allowed in the current commercial zoning.

Member Holton stated that as a resident he would like to see more businesses in the area and specifically on this piece of property.

Discussion occurred among board members on the purview of the commission in relation to the comprehensive plan and well as procedural clarification.

Planner Knutson stated that a reason staff recommends this amendment because as more people move in to the city, more retail is generated in commercial areas that remain available.

Member Holton stated that he agrees with this statement, however the question is where can more commercial move in. He reiterated that he feels this is one of the best commercial lots in the area and he feels that the comprehensive plan designated this lot as commercial for a reason.

Planning Director Hodges stated that to his knowledge, this property was zoned residential prior to being changed to commercial zoning which is why it remained as commercial when the comprehensive plan was adopted.

Member Holton stated that he does feel that the city has done a great job with new developments, but he feels as though commercial properties are being pushed outside of the residential areas.

Chair Simone stated that no commercial applications had come in for this property, so he feels as though there is not much of a demand for this property to be used commercially.

**RECORD OF PROCEEDINGS
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Member White stated that he likes the proposed change to residential as well as the project as whole as it reminds him of the Belmar area, which looks nice and provides the families that live in this housing access to the surrounding businesses.

Chair Simone stated he also likes the idea of residential use in this area and likes the walkability. He stated that lower income households may not have 2 vehicles but this location would provide walking access to Safeway, the pharmacy and other amenities and businesses. This walkability also generates less vehicle traffic to these businesses than if this development was in a different area.

Member Weber stated that he prefers this usage versus the open space that has existed for a long time on this property.

Member Kvasnicka stated that she does not like the idea of reducing the already limited commercial zoning, however this property has been vacant for many years and has not been proposed for commercial usage. She stated that she likes this area for the proposed development and this addition is good for the community and is centrally located. She stated that the access to the area does not seem to be conducive for most commercial development.

Member Weber stated that there are currently many vacancies for commercial usage along Denver Avenue.

Discussion occurred among commissioners and staff regarding the availability and future plans for parking in the downtown area.

With no further comments, Member White moved to approve P2022-004. It was seconded by Member Weber. Motion passed with 4 yes votes and 1 no vote.

P2022-005 Sagebrush Apartments Change of Zone

Member White moved to re-open item P2022-005. Member Weber seconded.

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

Mr. Zent stated yes

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

Member Holton asked if any part of this development will be subsidized.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Mr. Zent stated no, he stated that they are working with Housing Authority in other aspects for the rent, however this will not be subsidized housing.

Member Holton asked for clarification on what they are working with the Housing Authority on if not for subsidization.

Mr. Zent stated that they often work with the local Housing Authorities in order to create a strong partnership with a local authority. There will be some tax benefits.

With no further discussion, Member White motioned to approve P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Member White moved to re-open item P2022-006. Member Kvasnicka seconded.

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

Mr. Zent stated yes

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

With no further discussion, Member White motioned to approve P2022-006. Member Weber seconded. Motion passed unanimously.

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.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on February 24, 2022 at 6:00 PM.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

ADJOURNMENT

Chair Simone adjourned the meeting at 6:56 PM.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chair

DRAFT

**STAFF REPORT FOR AN AMENDMENT TO THE FUTURE LAND USE MAP
PROJECT NO. LUP2021-0026 / PLAN NO. CPAM2021-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0026 / Plan No. CPAM2021-0001

Project name: Amendment to the Future Land Use Map

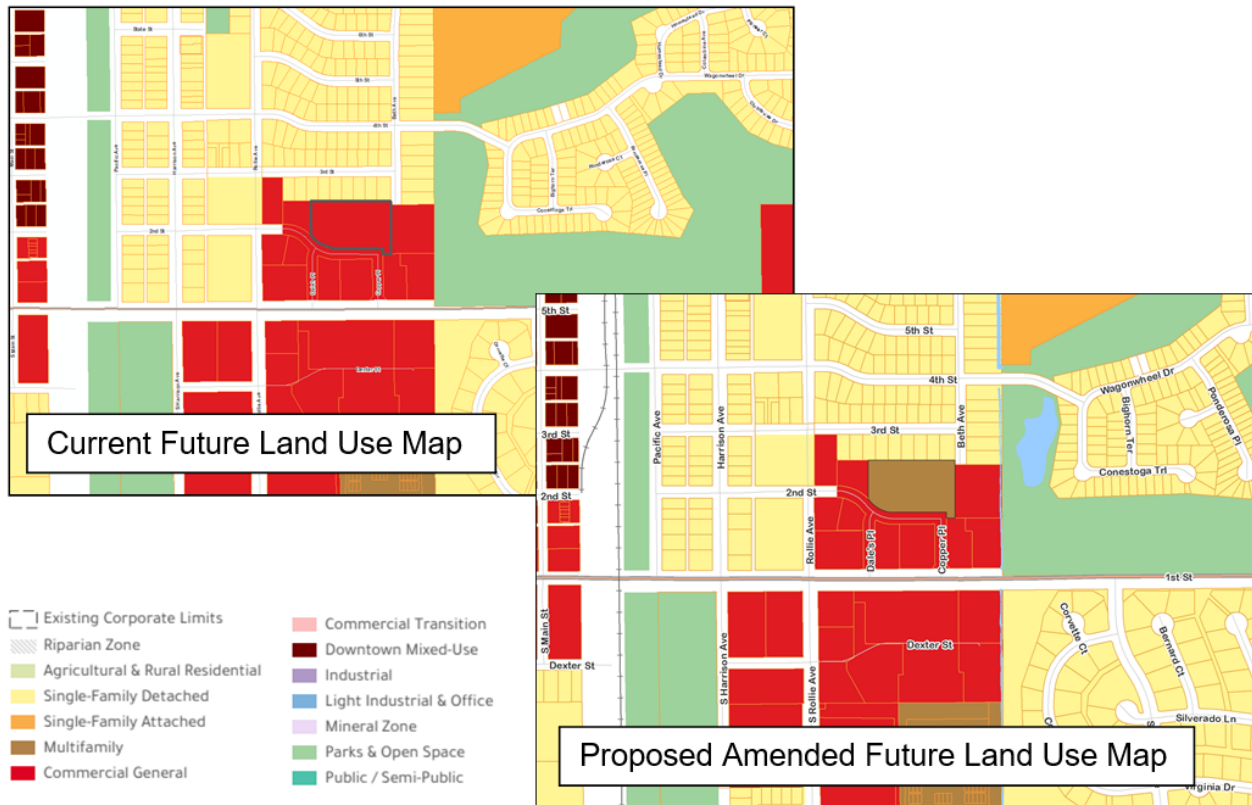
Location of Request:

The site is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place (the Property). The Property is located in the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

This request is for Planning Commission to consider an amendment to the Future Land Use Map that was adopted in 2018 as a part of the Fort Lupton Comprehensive Plan.



The City is in receipt of an application for a Change of Zone, Site Plan, and PUD Plan from Vincent Village Associates, LLC (The Michaels Development Company) for a multi-family residential development project, known as the Sagebrush Apartments. These applications have been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the property that is the subject of the Sagebrush Apartments applications to conform with the Fort Lupton Comprehensive Plan. This proposed amendment is to reclassify the property from the General Commercial land use type to the Multifamily land use type.

This land use reclassification better supports the overall goals of the Comprehensive Plan which identifies a need for greater housing diversity and specifically multifamily housing. According to the Comprehensive Plan, less than 15 percent of the City's housing stock is multi-family units and none have been added since before 2005. Furthermore, Fort Lupton lacks sufficient low-rent units that provide more affordable housing opportunities.

Multifamily housing will also serve as a better transition between single-family detached housing to the north of this site to the commercial properties south of the site.

Site Size: The Property is 2.891 acres, more or less.

Hearing Dates: Planning Commission – February 10, 2022 at 6:00 PM; and
City Council – February 15, 2022 at 7:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

On June 18, 2018 the Fort Lupton City Council adopted the 2018 Fort Lupton Comprehensive Plan, which included the Future Land Use Map, after receiving a recommendation for approval from the Fort Lupton Planning Commission.

APPLICATION PROCESS

Pursuant to Section 16-197 of the Municipal Code, an amendment to the Comprehensive Plan shall be adopted by resolution of the City Council. An amendment requires sufficient public notice and a public hearing before the Planning Commission and City Council.

Colorado Revised Statute 31-23-208 requires at least one public hearing be held prior to adopting an amendment to the Comprehensive Plan, with notice of time and place be given by one publication in a newspaper of general circulation in the municipality and in the official newspaper of the county affected. The adoption of an amendment to the Comprehensive Plan shall be by resolution of the Planning Commission carried by the affirmative votes of not less than two-thirds of the entire membership of the Planning Commission.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

One of the roles of the Planning Commission is to create and update as needed a master plan (or comprehensive plan), as defined in [C.R.S. 31-23-206](#). This duty is reiterated in the Fort Lupton Municipal Code Section 2-186.

[Section 16-197](#) of the Municipal Code states that the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City.

NOTIFICATION REQUIREMENTS

The State Statute requires published notice of the hearings prior to the hearings. The Planning Commission and City Council hearings were published in the Greeley Tribune on January 19, 2022 and in the Fort Lupton Press on January 20, 2022.

Notice was also sent to the following neighboring municipalities, and any responses received are enclosed with this staff report:

City of Brighton	Town of Hudson	Town of Dacono
Town of Platteville	Town of Firestone	Town of Lochbuie
Town of Frederick	Weld County	

STAFF RECOMMENDATION

Staff recommendation approval of the amendment to the Comprehensive Plan Amendment.

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.

Public Notice

DISTRICT COURT, COUNTY OF WELD
STATE OF COLORADO
Probate Department
901 9th Ave.
Greeley, CO 80631

In the Matter of the Determination of Heirs or Devises or Both and of Interests in Property of:
ARTHUR MACDONALD GILDERSLEEVE a/k/a A.M. GILDERSLEEVE, deceased; and
FLORENCE ADELE GILDERSLEEVE, deceased; and
ARTHUR PHILIP GILDERSLEEVE a/k/a ARTHUR P. GILDERSLEEVE a/k/a ARTHUR GILDERSLEEVE, deceased; and
MAXINE LOUISE (BEARD) GILDERSLEEVE a/k/a MAXINE L. GILDERSLEEVE a/k/a MAXINE GILDERSLEEVE, deceased; and
DOROTHY GILDERSLEEVE a/k/a DOROTHY CLARK a/k/a DOROTHY SANBORN a/k/a DOROTHY COWLES a/k/a DOROTHY GILDERSLEEVE COWLES, deceased; and
NANCY SANBORN CREECH, deceased.

Attorney or Party Without Attorney (Name and Address):
Simon Tolbert, #43094
Mountain States Energy Attorneys & Advisors, PLLC d/b/a Tolbert Law Office, PLLC
1800 Glenarm Place, Suite 1002
Denver, CO 80202
Phone: 720-588-8645
Email: stolbert@msenergylaw.com
Case Number: 2021PR030733

NOTICE OF HEARING BY PUBLICATION PURSUANT TO § 15-10-401, C.R.S.

To: **All known and unknown Heirs.**
Last Known Address, if any: Unknown
A Non-Appeal Hearing is scheduled on Petition for the Determination of Heirs or Devises or Both, and of Interests in Property and Judgment and Decree Determining Heirs or Devises or Both, and of Interests in Property for the Determination of Heirs of the Estate of Arthur Macdonald Gildersleeve a/k/a A.M. Gildersleeve, deceased; The Estate of Florence Adele Gildersleeve, deceased; The Estate of Arthur Philip Gildersleeve a/k/a Arthur P. Gildersleeve a/k/a Arthur Gildersleeve, deceased; The Estate of Maxine Louise (Beard) Gildersleeve a/k/a Maxine L. Gildersleeve a/k/a Maxine Gildersleeve, deceased; The Estate of Dorothy Gildersleeve a/k/a Dorothy Clark a/k/a Dorothy Sanborn a/k/a Dorothy Cowles a/k/a Dorothy Gildersleeve Cowles, deceased; and The Estate of Nancy Sanborn Creech, deceased.

will be held at the following time and location or at a later date to which the hearing may be continued:

Date: February 10, 2022 Time: 8:00 a.m. Address: Weld County District Court, 901 9th Ave., Greeley, CO 80631
Published: Greeley Tribune January 5, 12, 19, 2022-1858872

NOTICE

A public hearing will be held in the Chambers of the Board of County Commissioners of Weld County, Colorado, Weld County Administration Building, 1150 O Street, Assembly Room, Greeley, Colorado 80631, at the time and for consideration of the topic specified below.

If a court reporter is desired, please advise the Clerk to the Board, in writing, at least five days prior to the hearing. The cost of engaging a court reporter shall be borne by the requesting party. In accordance with the Americans with Disabilities Act, if special accommodations are required in order for you to participate in this hearing, please contact the Clerk to the Board's Office at (970) 400-4225, prior to the day of the hearing.

The proposed map referred to below may be examined in the office of the Clerk to the Board of County Commissioners, Weld County Administration Building, 1150 O Street, Greeley, Colorado 80631. E-mail messages sent to an individual Commissioner may not be included in the file. To ensure inclusion of your e-mail correspondence into the case file, please send a copy to egesick@weldgov.com.

Docket #: 2022-24
Date: January 26, 2022
Time: 9:00 a.m.

Request: Public Hearing to Consider Approval of the 2021 Highway User Tax Fund (HUTF) Annual Mileage and Condition Certification Report, and Adoption of the HUTF map to be submitted to the Colorado Department of Transportation (CDOT) showing the Weld County Primary and Secondary Road Systems and showing the total mileage of public roads in Weld County which are eligible for participating in the HUTF, pursuant to the requirements of C.R.S. §43-2-110(1)

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

DATED: January 10, 2022
PUBLISHED: January 12, and January 19, 2022, in the Greeley Tribune - 1861627

NOTICE OF SPECIAL MEETING OF SHAREHOLDERS OF THE CLAYTON INVESTMENT COMPANY

A Colorado Corporation

NOTICE IS HEREBY GIVEN that pursuant to C.R.S. § 7-107-102 et seq., a Special Meeting of Shareholders of The Clayton Investment Company, a corporation organized and existing under the laws of the State of Colorado, will be held via Zoom videoconference technologies, and/or at a physical location to be determined, on February 17, 2022, at 10:30 a.m. Mountain Standard Time, and at any adjournment or adjournments thereof, for the following purposes:

1. To consider and vote on winding up the affairs of the Clayton Investment Company and to consider approving that certain Windup Mineral Deed, which can be obtained, after proof of identity, by calling the number below.

Pursuant to C.R.S. § 7-107-102(b), this written demand is executed by the undersigned shareholder holding the requisite number of shares of at least 10% of the outstanding stock of the Company.

For information regarding the Special Meeting, including a link to the Zoom videoconference and the physical address at which the meeting will be held, please call 307-634-7723, attention Jerry James.

Dated this 12th day of January 2022, by the order of the undersigned shareholder.

THE CLAYTON INVESTMENT COMPANY

Bryan M. White, Shareholder

Published: Greeley Tribune January 19, 26, February 2, 9, 16, 2022-1862339

District Court Weld County, Colorado
901 9th Ave., Greeley, CO 80631
In the Interest of: Michael Anthony Mendez, Junior
Party Without Attorney
Mary Ann Benavides
2047 E. PIONEER DRIVE
Milliken, CO 80543
Case Number: 2021PR269
Division: J

NOTICE OF HEARING BY PUBLICATION PURSUANT TO § 15-10-401, C.R.S.

To: **Michael Anthony Mendez and Crystal Sanchez**
A hearing on guardianship for Michael Anthony Mendez, Junior will be held at the following time and location or at a later date to which the hearing may be continued:
Date: January 26, 2022 Time: 10:30 a.m. Division: J
Address: 901 9th Ave., Greeley, CO 80631
The hearing will take approximately 15 minutes
Published: Greeley Tribune January 5, 12, 19, 2022-1860546

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on February 10, 2022 at 6:00 P.M., and before the City Council on February 15, 2022 at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

Published: Greeley Tribune January 19, 2022-1862173

Seeking information about or contact from: ANDREW NORMAN JOHN.
Born in Pennsylvania around 1950. Lived in the Weld and/or Larimer County area in 1992.
Andrew John has not been heard of for over 30 years and we are preparing to petition for determination of death. If you currently know or used to know Andrew John, please contact our office by no later than March 1, 2022.
Gant Law, LLC
813 W. 20th Street, Ste. G,
Greeley CO 80634
admin@gantlawoffice.com
Published: Greeley Tribune January 19, 21, 22, 2022-1862715

Public Notice

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission **on February 10, 2022 at 6:00 P.M.**, and before the City Council **on February 15, 2022 at 7:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

Legal Notice No. FLP502

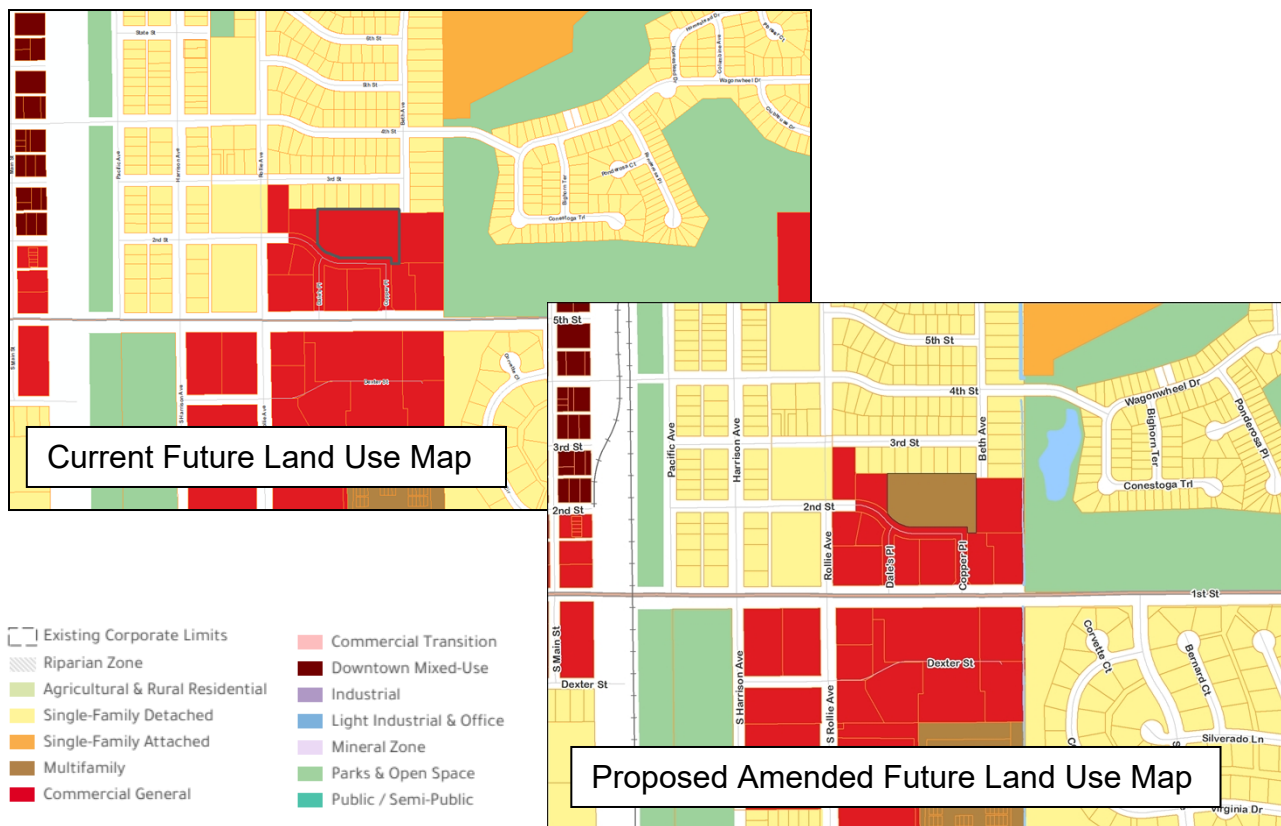
First Publication: January 18, 2022

Last Publication: January 20, 2022

Publisher: Fort Lupton Press

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements and Colorado State Statute Notice Requirements for a Master Plan Amendment. The proposed change is limited to Parcel No. 147105249008. This parcel is currently identified for General Commercial Land Uses on the Future Land Use Map. The proposed amendment would change it to Multifamily Land Uses.



The public hearings are to be held before the Planning Commission on February 10, 2022 at 6:00 P.M., and before the City Council on February 15, 2022 at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (303) 857-6694, Extension 128.

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 20th day of January, 2022, a true and correct copy of the foregoing Notice of Public Hearings and amended future land use map was electronic mail (e-mail), to the following addresses:

City of Brighton
Attention: Jason Bradford
Attention: Holly Prather
500 S. 4th Ave.
Brighton, CO 80601
303-655-2024
jbradford@brightonco.gov
hprather@brightonco.gov

Town of Dacono
Attention: Jennifer Krieger
512 Cherry Street
Dacono, CO 80514
303-833-2317
jkrieger@cityofdacono.com

Town of Firestone
Attention: Todd Bjerkaas
8308 Colorado Boulevard, Suite 200
Firestone, CO 80504
303-833-3291
tbjerkaas@firestoneco.gov
mostholthoff@firestoneco.gov
planning@firestoneco.gov

Town of Frederick
Attention: Ali van Deutekom
PO Box 435
Frederick, CO 80530
720-382-5651
avandeutekom@frederickco.gov

Town of Hudson
Attention: Jennifer Woods, AICP
50 S Beech St
P. O. Box 351
Hudson, CO 80642-0351
303-536-9311
jwoods@hudsoncolorado.org

Town of Platteville
Attention: Troy Renken
400 Grand Avenue
Platteville, CO 80651
trenken@plattevillegov.org

Town of Lochbuie
Attention: Christopher A. Kennedy
703 Weld CR 37
Lochbuie, CO 80603
ckennedy@lochbuie.org

Weld County
Attention: Tom Parko
1555 N. 17th Avenue
Greeley, CO 80631
tparko@weldgov.com

Maria Lanato

City Official

Maria Lancto

From: Shannon McDowell <smcdowell@brightonco.gov>
Sent: Tuesday, January 25, 2022 9:58 AM
To: Maria Lancto
Subject: Future Land Use Map Amendment

Hello Maria,

The City of Brighton does not have any objections or comments to the proposed amendment to the Future Land Use Map for Parcel No. 147105249008.

I believe this referral was sent to our director, Holly Prather. Would it be possible to add me to the distribution list for any future comprehensive plan or future land use map amendments? Thank you!

Sincerely,

Shannon McDowell

Senior Long Range Planner

City of Brighton

303.655.2015

500 South 4th Avenue, Brighton, CO 80601

smcdowell@brightonco.gov | www.brightonco.gov

Confidentiality Notice: The content of this email, and any attachments, is intended only for the confidential use of the person(s) to whom it is addressed. If the reader of this email is not such a person, you are hereby notified that you have received this communication in error and that reading it, copying it or in any way disseminating its content and any attachments to any other person, is strictly prohibited. If you have received this email in error, please notify the author by either calling 303.655.2000 or replying to this email immediately and permanently delete the original and any copy of the e-mail and any printout thereof.

Maria Lancto

From: Maureen Welsh <MWelsh@frederickco.gov>
Sent: Monday, January 24, 2022 8:15 AM
To: Maria Lancto
Subject: Notice of Public Hearings for a Proposed Amendment to the Fort Lupton Future Land Use Map

Maria,

The Town of Frederick has no issue with the proposed Land Use Change of parcel no. 147105249008 from Commercial to Multifamily uses. Thank you for allowing us to review and provide comment.

Best,

Maureen Welsh | Planner I
Pronouns: she/her/hers
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov



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

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CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-033

CONSIDERATION OF AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A TO THE PROPOSED ORDINANCE, AND KNOWN AS THE SAGEBRUSH APARTMENTS CHANGE OF ZONE, TO THE PUD PLANNED UNIT DEVELOPMENT ZONE DISTRICT

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution
- c. Planning Commission Meeting Minutes
- d. Staff Report
- e. Land Use Application
- f. Site Plan and PUD Plan
- g. Referral Responses
- h. Legal Notifications

III. Summary Statement:

Vincent Village Associates, LLC (The Michaels Development Company) has submitted a request for rezoning of a property, legally described in Exhibit A to the proposed ordinance. The current zoning is C-1 General Commercial. The proposed zoning is to the PUD Planned Unit Development Zone District. The property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place.

IV. Submitted by: _____
Planner

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval:

_____	_____
City Clerk	Date

IX. Detail of Issue/Request:

Vincent Village Associates, LLC (The Michaels Development Company) has submitted a request for rezoning of a property, legally described in Exhibit A to the proposed ordinance. The current zoning is C-1 General Commercial. The proposed zoning is to the PUD Planned Unit Development Zone District. The property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place.

In addition to the rezoning request, the applicant has submitted for concurrent review of a site plan and PUD plan for a multifamily residential development consisting of two 3-story 36 plex garden style buildings. The PUD zoning will allow for the necessary flexibility to create this development.

X. Legal/Political Considerations:

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 100 feet of the property, and publishing notice of the hearing at least fifteen days prior to the hearing.

XI. Alternatives/Options:

City Council has the following options for this request:

1. Adopt the Ordinance.
2. Do not adopt the Ordinance.

XII. Financial Considerations:

The applicant has paid all applicable land use application fees and is covering ongoing review expenses.

XIII. Staff Recommendation:

Staff recommends approval of the proposed Ordinance rezoning the land described in Exhibit A of the proposed Ordinance to the PUD Planned Unit Development Zone District.

ORDINANCE NO. 2021-11xx

INTRODUCED BY:

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE SAGEBRUSH APARTMENTS CHANGE OF ZONE, TO THE PUD PLANNED UNIT DEVELOPMENT ZONE DISTRICT.

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

WHEREAS, under the procedures detailed in Section 16-9 of the Fort Lupton Municipal Code, the Applicant, Vincent Village Associates, LLC (Michaels Development Company), submitted a request to rezone 2.891± acres of land more particularly described in Exhibit A.

WHEREAS, the Planning Commission held a public hearing on the zone request on February 10, 2022, and has provided City Council with Resolution No. P2022-005 recommending approval of the rezoning of land described in Exhibit A to the PUD Planned Unit Development Zone District, with all the uses-by-right allowed in said district.

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the official zoning map be amended to reflect the change of zone on the property described in Exhibit A of this Ordinance to the PUD Planned Unit Development Zone District, and that this Ordinance is hereby approved.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 15th day of February, 2022.

PUBLISHED in the Fort Lupton Press the 24th day of February 2022.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this ____th day of ____ 2022.

PUBLISHED BY TITLE ONLY the ____th day of ____ 2022.

EFFECTIVE (after publication) the ____th day of ____ 2022.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP
RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF
COLORADO.

RESOLUTION NO. P2022-005

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE SAGEBRUSH APARTMENTS REZONING ON A PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing February 10, 2022 for the purpose of reviewing a change of zone known as the Sagebrush Apartments Change of Zone to the PUD Planned Unit Development Zone District on a property legally described under Exhibit A to this Resolution, and

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

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date the Planning Commission hereby recommends approval of the Sagebrush Apartments Rezoning to the PUD Planned Unit Development Zone District.

DONE THIS 10TH DAY OF FEBRUARY, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.



Chairman

ATTEST:



Planning Director

EXHIBIT A

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
AS PLAT MAP RECORDED 8/13/2019 AT
RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF
COLORADO.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, February 10, 2022.

Chair Mike Simone called the meeting to order at 6:01 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bush White and members Kathy Kvasnicka, Paul Weber and Thomas Holton.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Planning Technician Magaly Morales-Tejada. Planner Alyssa Knutson participated remotely via GoToMeeting.

Chair Simone gave the following advisement:

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

The intent and purpose of the virtual appearance option 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.

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

Bush White moved to approve the agenda and Paul Weber seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Paul Weber seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2022-003 Hope Grayson Site Plan

Planner Maria Lancto presented this item, the site is located on the northeast corner of Copper Place and Highway 52 and is part of the Vincent Village Subdivision. The proposal includes two general commercial buildings totaling approximately 10,000 square feet. The south building will be used for a dental office, and the north building is planned for a future phase and does not have a specific user at this time. This property is zoned C-1 General Commercial and dental clinics are a use-by-right. All notification requirements have been met.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Chair Simone asked applicant, Denise Ramirez, if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight, if she felt she had a full and fair opportunity to participate in tonight's public hearing

Ms. Ramirez stated yes.

Chair Simone asked the applicant if there was anything else she would have wanted to present in support of her application that she felt she was prevented from doing.

Mr. Ramirez stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Weber asked what type of dental office this will be.

Ms. Ramirez stated it will be a general dental office.

Member Holton asked if the applicant would be building or operating the dental office.

The applicant stated that McCauley constructors will be building the office and the applicant will be operating.

Member Holton asked to see elevations of the buildings.

Staff displayed the building elevations for the board.

Member White asked for clarification on which elevation would be facing highway 52.

The applicant stated that the rear of the building will face highway 52 and the building consists of 360-degree architecture.

Member Holton asked if both buildings would be built at this time.

The applicant stated that only the dental office is being built at this time, the second building will be built once there is a user for that building.

With no further comments or questions, Member Weber motioned to approve P2022-003. Member Kvasnicka seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Planner Maria Lancto presented this item. She stated that the remaining hearings for tonight will be for the same application, however separate public hearings will be held for each item. This item is for a proposed comprehensive plan amendment, specifically amending one parcel on the future land use map. This property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place. The

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

parcel is currently designated for General Commercial uses and the proposal is to change that to Multi-Family Uses. This proposed amendment is in response to the next public hearings which include a change of zone to the 'PUD' Zone District and a site plan for a multi-family development. This proposed amendment would create a better transition between the commercial properties to the south and the residential properties to the north. Additionally, the comprehensive plan identifies a greater need for housing diversity and specifically multi-family housing, therefore this is supported by the text of the comprehensive plan. All notification requirements have been met. The applicant is present but will provide their main presentation during the Change of Zone hearing. Staff is proposing an amendment to the proposed resolution, an addition of a condition of approval which stated that "The Comprehensive Plan Amendment is contingent on the Change of Zone, Plan No. COZ2021-0007."

Chair Simone asked applicant, Ryan Zent, if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight and if he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Zent stated yes.

Chair Simone asked the applicant if there was anything else he would have wanted to present in support of his application that he felt he was prevented from doing.

Mr. Zent stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton stated that although these hearings are separate, this item affects the remaining items, therefore he would like more information prior to voting on this item.

Member Holton motioned to table P2022-004. Member White seconded. Motion passed unanimously.

P2022-005 Sagebrush Apartments Change of Zone

Planner Maria Lancto presented this item. She stated that this application is for a change of zone request from the 'C-1' General Commercial Zone District to the 'PUD' Planned Unit Development Zone District for the property identified on the map above. The 'PUD' zoning would allow for the multi-family development and is based off the R-3 Zoning with a few changes as outlined in the PUD Plan, which is tied to the site plan. All notification requirements have been met, and the applicant is present to provide a presentation on the project as a whole.

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

Mr. Zent stated yes

Applicant, Ryan Zent, provided a brief presentation. He stated that they are proposing a 72 unit workforce housing project that will consist of two, 3-story 36-unit buildings with 24 two-bedroom/two-bath units, and 12 three-bedroom/ two-bath units, ranging from 663 to 1,115 Sq. ft. Additionally the community will feature a 2,300 sq. ft. community center with an on-site leasing office and management, as well as other amenities including a kitchen,

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business center. This housing is targeted towards workforce families earning up to almost \$65,000. Michaels Development will develop this project and will be the long-term owner and management of this property. Building materials used will be resilient and sustainable and will consist of wood-frame on a post-tensioned foundation system. All units will feature amenities such as in-unit washer/dryers, outdoor patios, secondary bathrooms in all the two-bedroom units, high-quality light fixtures and plumbing fixtures. This development aligns with the existing surrounding community, which include residential properties, public schools, commercial properties and community amenities.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton asked for clarification on the income cap.

Mr. Zent stated that there would be a cap of \$65,00. The target income is between \$35,000 - \$65,000. He pointed out that the average salary for a teacher in Weld County is about \$40,000.

Member Holton asked what the anticipated congestions is.

Mr. Zent stated that a traffic study was completed and worked with the city to design offset entrances from the other entrances off of Highway 52, which is expected to reduce any congestion in the general area.

Member White motioned to table P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Planner Maria Lancto presented this item. She stated that this is the final Planning Commission public hearing for this project this evening. All notification requirements have been met and the proposed resolution for this has several conditions of approval, which the applicants have already been working closely with city staff on.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

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Mr. Zent stated yes.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Weber asked if there is a buffer between the northern building and the residential properties fence line.

Mr. Zent stated that there will be a landscape buffer along the back border.

Member Weber stated that this questions was brought on in consideration of kids being behind the buildings.

Mr. Zent stated that the community design will hopefully keep children in the central part of the community where a tot-lot is provided near the community center and central to the buildings.

Member Weber asked if there will be a path between the parking lot and Beth Ave.

Mr. Zent stated that the adjacent lot will be different ownership, but as it develops it will most likely be addressed by future developers.

Planning Director Hodges stated that there is a long history in the platting of that road and if development occurs on that adjacent lot this will be discussed.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

Member Holton motioned to table P2022-006. Member White seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Member White moved to re-visit item P2022-004. Member Weber seconded. Motion passed unanimously.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

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Mr. Zent stated yes.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton asked what the direct benefit to the city of having this development on this site are versus it being developed on a different site that's already zoned for this type of development. He expressed concern with removing a commercial area in exchange for residential development.

Chair Simone stated that he likes the buffer between the other residences and the existing commercial uses in that area.

Member Holton stated that there will still be several lots that will not have this development as a buffer.

Chair Simone asked if this development could be built if the zoning stayed commercial.

Planning Director Hodges stated that there is specific zoning for multi-family uses, this specific project is being proposed as a PUD Zoning district due to the changes included in the PUD Plan.

Planner Alyssa Knutson stated that this type of use is not allowed in the current commercial zoning.

Member Holton stated that as a resident he would like to see more businesses in the area and specifically on this piece of property.

Discussion occurred among board members on the purview of the commission in relation to the comprehensive plan and well as procedural clarification.

Planner Knutson stated that a reason staff recommends this amendment because as more people move in to the city, more retail is generated in commercial areas that remain available.

Member Holton stated that he agrees with this statement, however the question is where can more commercial move in. He reiterated that he feels this is one of the best commercial lots in the area and he feels that the comprehensive plan designated this lot as commercial for a reason.

Planning Director Hodges stated that to his knowledge, this property was zoned residential prior to being changed to commercial zoning which is why it remained as commercial when the comprehensive plan was adopted.

Member Holton stated that he does feel that the city has done a great job with new developments, but he feels as though commercial properties are being pushed outside of the residential areas.

Chair Simone stated that no commercial applications had come in for this property, so he feels as though there is not much of a demand for this property to be used commercially.

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Member White stated that he likes the proposed change to residential as well as the project as whole as it reminds him of the Belmar area, which looks nice and provides the families that live in this housing access to the surrounding businesses.

Chair Simone stated he also likes the idea of residential use in this area and likes the walkability. He stated that lower income households may not have 2 vehicles but this location would provide walking access to Safeway, the pharmacy and other amenities and businesses. This walkability also generates less vehicle traffic to these businesses than if this development was in a different area.

Member Weber stated that he prefers this usage versus the open space that has existed for a long time on this property.

Member Kvasnicka stated that she does not like the idea of reducing the already limited commercial zoning, however this property has been vacant for many years and has not been proposed for commercial usage. She stated that she likes this area for the proposed development and this addition is good for the community and is centrally located. She stated that the access to the area does not seem to be conducive for most commercial development.

Member Weber stated that there are currently many vacancies for commercial usage along Denver Avenue.

Discussion occurred among commissioners and staff regarding the availability and future plans for parking in the downtown area.

With no further comments, Member White moved to approve P2022-004. It was seconded by Member Weber. Motion passed with 4 yes votes and 1 no vote.

P2022-005 Sagebrush Apartments Change of Zone

Member White moved to re-open item P2022-005. Member Weber seconded.

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

Mr. Zent stated yes

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

Member Holton asked if any part of this development will be subsidized.

**RECORD OF PROCEEDINGS
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Mr. Zent stated no, he stated that they are working with Housing Authority in other aspects for the rent, however this will not be subsidized housing.

Member Holton asked for clarification on what they are working with the Housing Authority on if not for subsidization.

Mr. Zent stated that they often work with the local Housing Authorities in order to create a strong partnership with a local authority. There will be some tax benefits.

With no further discussion, Member White motioned to approve P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Member White moved to re-open item P2022-006. Member Kvasnicka seconded.

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

Mr. Zent stated yes

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

With no further discussion, Member White motioned to approve P2022-006. Member Weber seconded. Motion passed unanimously.

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.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on February 24, 2022 at 6:00 PM.

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ADJOURNMENT

Chair Simone adjourned the meeting at 6:56 PM.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chair

DRAFT

SAGEBRUSH APARTMENTS CHANGE OF ZONE STAFF REPORT
PROJECT NO. LUP2022-0026 / PLAN NO. COZ2021-0007

PROJECT DESCRIPTION

Project No.: LUP2022-0026 / Plan No. COZ2021-0007

Project name: Lupton Village Rezoning

Owner's Name: Vincent Village, LLC

Representative: Ryan Zent with Vincent Village Associates, LLC (Michaels Development Company)
("Applicant")

Location of Request:

The site is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place (the Property). The Property is located in the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a change of zone request to the 'PUD' Planned Unit Development Zone District for the property identified on the map above. The current zoning of the Property is 'C-1' General Commercial. This rezoning has been submitted concurrently for review with the Sagebrush Apartments Site Plan and PUD Plan, which was brought before the Planning Commission as a separate public hearing.

Site Size: The Property is 2.891 acres, more or less.

Current Zone District: 'C-1' General Commercial.

Proposed Zone District: 'PUD' Planned Unit Development with Multifamily Residential Land Uses.

Proposed Use: A multifamily residential development consisting of two 3-story 36-plex garden style buildings with clubhouse and dog park.

Existing Use: Vacant.

Hearing Dates: Planning Commission – February 10, 2022 at 6:00 PM; and
City Council – February 15, 2022 at 7:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

The Property is part of the Vincent's East Addition Third Filing, which was recorded on December 8, 2009, and has been amended twice.

On April 21, 2020 City Council approved a preliminary site plan for a multifamily residential project at this site.

On July 20, 2021 City Council approved a waiver of the municipal code section 16-45(c)(5) allowing for the developers to submit a PUD plan for a property less than 10 acres in size.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone to the 'PUD' Planned Unit Development with multifamily residential uses as identified in the Sagebrush Apartments Site Plan and PUD Plan (separate, concurrent submittal).

A change of zone is processed under [Section 16-9](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the change of zone, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the change of zone. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the change of zone, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application

based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on January 20, 2022.

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

Notice was mailed to neighbors within one-hundred (100) feet of the Property on January 25, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'C-1' General Commercial Zone District, governed by [Section 16-32](#) of the Fort Lupton Municipal Code.

The Applicant wishes to change the zone of the Property to the 'PUD' Planned Unit Development Zone District, governed by [Section 16-45](#) of the Fort Lupton Municipal Code. The intent of the PUD is to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans. In this situation the PUD will allow for the applicant to create a better product than what would be permitted by the FLMC.

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN

An amendment to the Comprehensive Plan has been submitted to Planning Commission for review concurrent with this project. If this amendment is approved by City Council the land use designation for this property would be Multifamily.

The Comprehensive Plan identifies a need for greater housing diversity, specifically a need for more multifamily units. This change of zone supports the goals of the Comprehensive Plan.

REFERRALS

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

Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Golf Course Manager	Fort Lupton Fire Protection District	CDOT
Colorado Parks and Wildlife	United Power	Comcast
Xcel Energy	Postmaster	Weld County School District RE-8
NCWCD	Fulton Ditch Company	

STAFF RECOMMENDATION

Staff recommends approval of the Sagebrush Apartments Change of Zone.

***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
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Vincent Village, LLC
 Company: c/o Robert Leino
 Phone: 303-534-4822 Email: bleino@fullerre.com
 Address: 5300 DTC Parkway, Suite 100, Greenwood Village, CO 80111
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Ryan Zent
 Company: Vincent Village Associates, LLC (The Michaels Development Company)
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (*where invoices should be directed to*): Ryan Zent
 Billing Company: Vincent Village Associates, LLC
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016

B. SITE DESCRIPTION

Site Address: Lot 8, Vincent Village
 Parcel Number: Vincent's East Addition 3rd Filing Seconded Amended, Lot 8
 Existing Zone Classification: C-1 Proposed Zone Classification: PUD
 Water Type: Municipal Name: City of Fort Lupton
 Sewage Type: Municipal District Name or Location Hauled to: City of Fort Lupton

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 | |

D. PROJECT DESCRIPTIONProject Name: Sagebrush Apartments

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

The applicant is proposing to develop a 72 unit workforce housing community. The project will be comprised of two 3-story 36-plex garden style buildings. The community will provide a mix of 1, 2, and 3-bedroom apartments, all of which have been proven to be attractive to residents in our other communities. This addition to the community will not only help diversify the housing options in Fort Lupton, it will help to synergize and solidify the adjacent neighborhoods.

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: Ryan Zent Date: 9/16/21
 Ryan Zent, Vice President of Vincent Village-Michaels, LLC, managing member of Vincent Village Associates, LLC

Owner Certification

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

Owner: Robert R. Leino Date: 9/17/2021
 Robert R. Leino, Managing Member, Vincent Village, LLC

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 <http://www.fortlupton.org/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@fortlupton.org.

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@fortlupton.org.

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 8, VINCENT’S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER’S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 202__.

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER’S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTATOR’S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT

MICHAELS DEVELOPMENT
RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
614-241-2070

ARCHITECT

KEPHART
DOUG VAN LERBERGHE
2555 WALNUT ST.
DENVER, CO 80205
303-832-4474

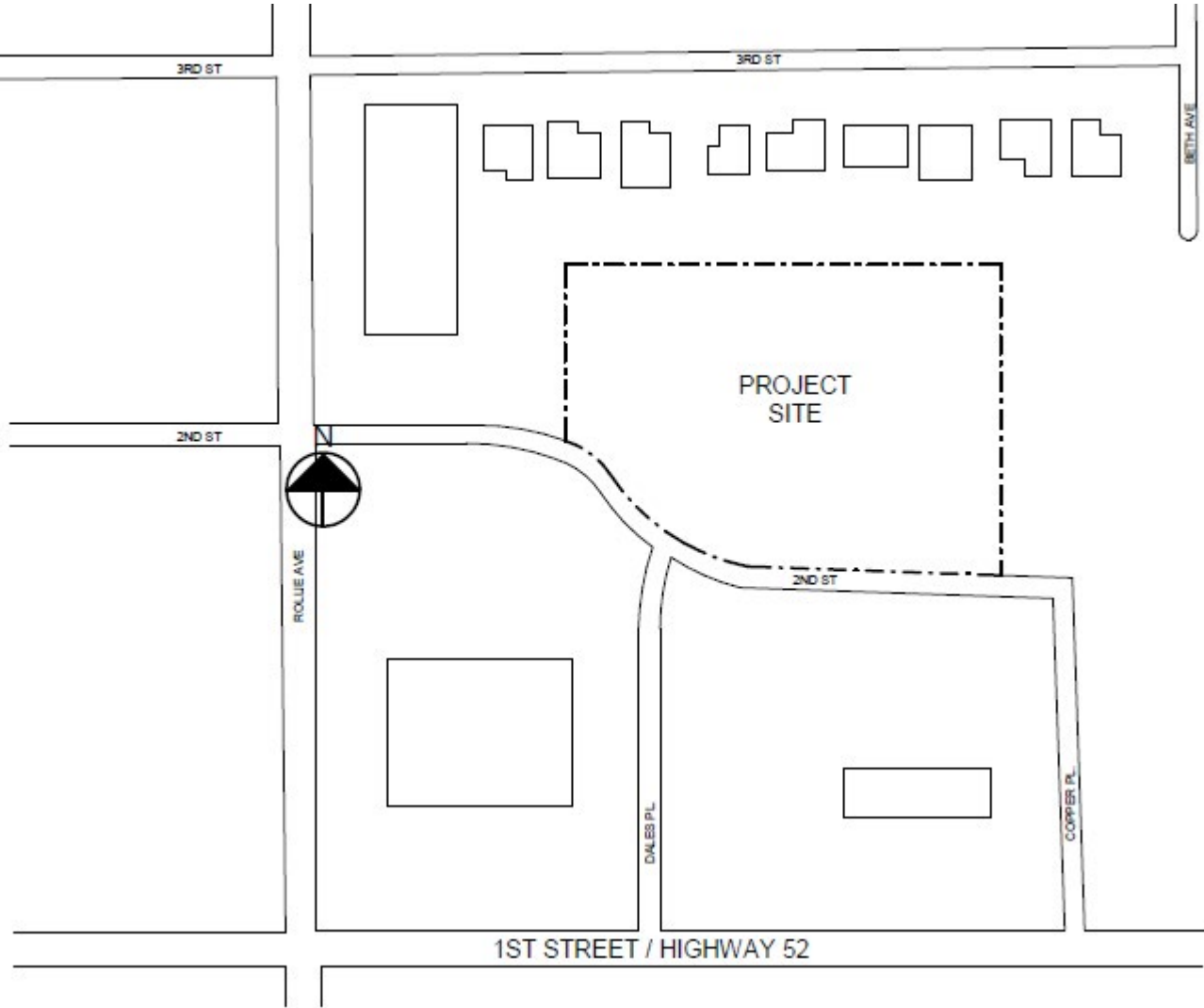
CIVIL ENGINEER

WILSON & COMPANY, INC
KYLE M. GODWIN
990 S BROADWAY, SUITE 220
DENVER, CO 80209
303-297-2976

LANDSCAPE ARCHITECT

BRITINA DESIGN GROUP
ROBERT COURI
1615 CALIFORNIA STREET, SUITE 411
DENVER, CO 80202
303-456-2887

VICINITY MAP



SITE DATA	
ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS – INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SHEET INDEX

- 01 COVER SHEET
C1 OVERALL SITE PLAN
C2 OVERALL UTILITY PLAN
C3 OVERALL GRADING PLAN
L1 LANDSCAPE NOTES & LEGEND
L2 LANDSCAPE PLAN
L3 LANDSCAPE DETAILS
L4 LANDSCAPE DETAILS
L5 LANDSCAPE DETAILS
A1 CLUBHOUSE
A2 BUILDING A ELEVATIONS
A3 BUILDING A ELEVATIONS
A4 TRASH ENCLOSURE
A5 MATERIALS BOARD
P1 PHOTOMETRIC PLAN
P2 PHOTOMETRIC CUT SHEETS

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 27, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES

1. ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS DIMENSIONED.
2. SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS
3. SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.00 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOWLINE TO FLOWLINE DIMENSIONS FOR A 35' LEGS. STRUCTURES OR BERMS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION EXCEPT FOR PUBLIC FACILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS:	114
ADA PARKING STALLS:	6
TOTAL PARKING STALLS:	120

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

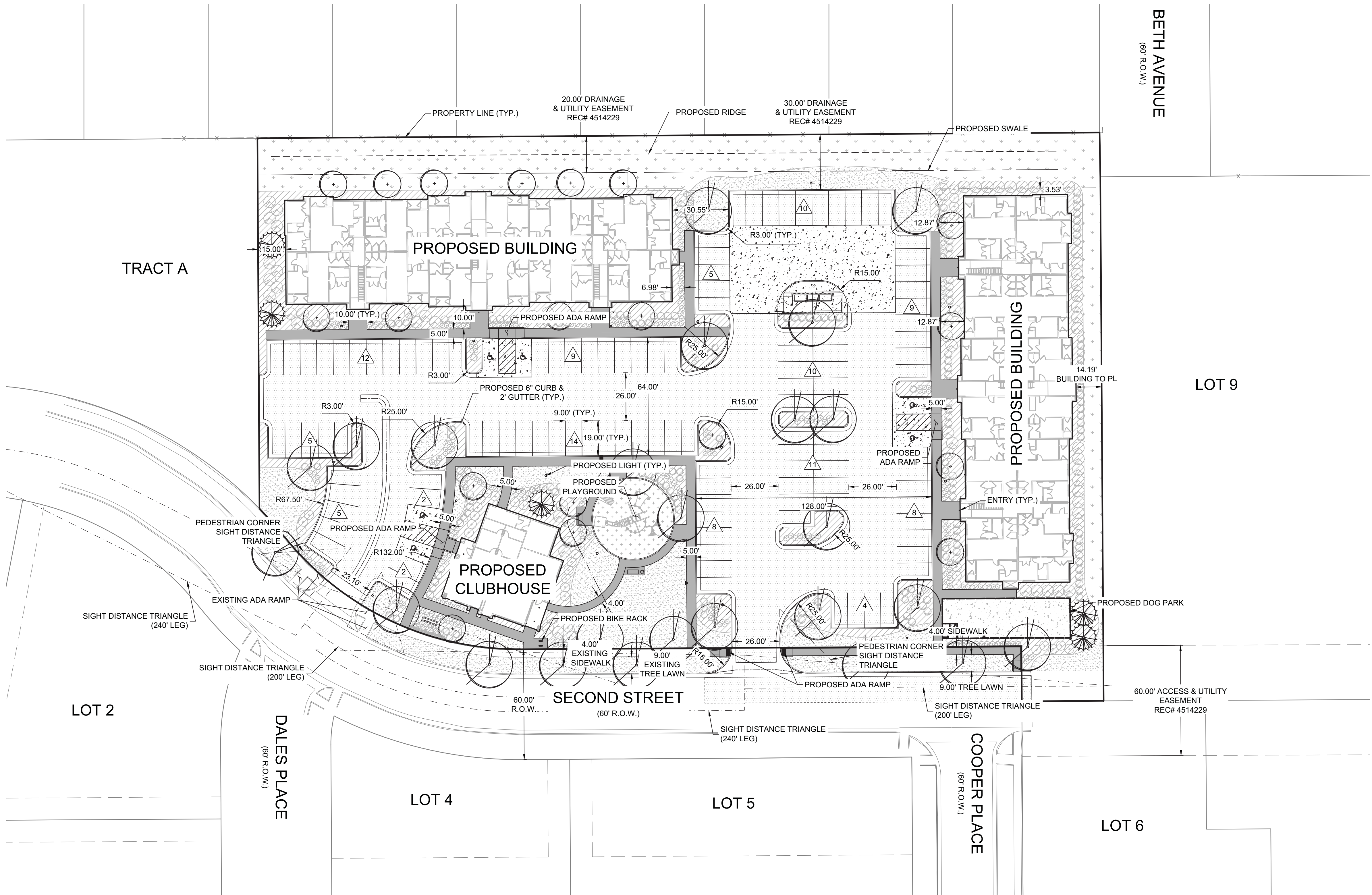
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

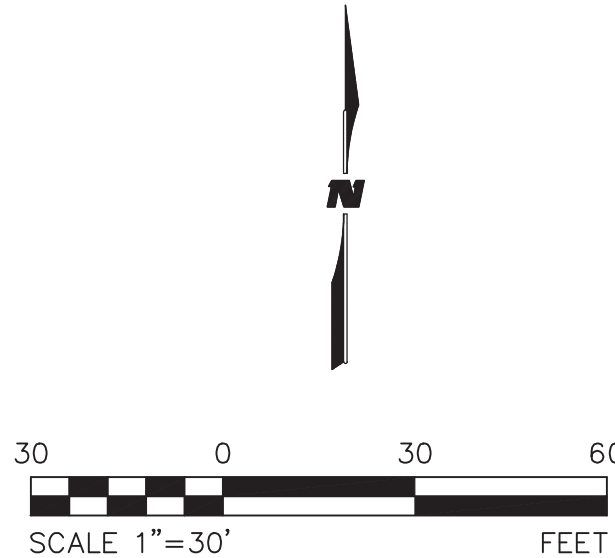
SHEET TITLE:
OVERALL
SITE PLAN

C1



LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PARKING COUNT



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED ELEVATION OF 4893.9 FEET (NAVD88), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.

**WILSON
& COMPANY**

990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com



KEPHART
community planning architecture
2555 WALNUT STREET
DENVER, COLORADO 80205
303.832.4474 Fax: 303.832.4476
www.kephart.com



OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
5 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
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DATE:

UD01 - SEPTEMBER 20, 2021

UD02 - NOVEMBER 22, 2021

SHEET TITLE:
OVERALL
UTILITY PLAN

C2

Page 86 of 325

GENERAL NOTE

SAGEBRUSH APARTMENTS SHALL BE SERVED BY A SHALLOW SANITARY SEWER. REFERENCE CONSTRUCTION DOCUMENTS FOR ELEVATION INFORMATION

LEGEND

- | | |
|---|---|
|  | PROPOSED CORP STOP |
|  | PROPOSED HORIZONTAL BEND
W/ THRUST BLOCK |
|  | PROPOSED WATER VALVE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED BACKFLOW PREVENTER |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED STORM SEWER |
|  | PROPOSED STORM FES |
|  | PROPOSED STORM INLET |
|  | PROPOSED STORM MANHOLE |
|  | PROPOSED SANITARY SEWER
MANHOLE |
|  | EXISTING WATER |
|  | EXISTING TELEPHONE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM SEWER |
|  | EXISTING CABLE |
|  | EXISTING ELECTRIC |
|  | EXISTING GAS |
|  | EXISTING OVERHEAD UTILITY |
|  | EXISTING FENCE |



BASIS OF BEARING

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WILSON
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DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTE
NOT FOR CONSTRUCTION.
REFERENCE CONSTRUCTION
DOCUMENTS FOR SAGEBRUSH
APARTMENTS

FLOOD ZONE
AREA 08123C2110E (NOT PRINTED) IS
LABELED AS AREA OF MINIMAL
FLOOD HAZARD ZONE X

LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED SIDEWALK

ABBREVIATIONS

- | | |
|-----|----------------|
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SW | SIDE WALK |
| EL | ELEVATION |
| ME | MEETS EXISTING |
| EX | EXISTING |
| N | NORTHING |
| E | EASTING |
| TYP | TYPICAL |
| R | RADIUS |

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
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720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
OVERALL
GRADING PLAN

20 0 20 40
SCALE 1"=20'
FEET

WILSON
& COMPANY

811
990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
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SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,

NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL

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

LANDSCAPE NOTES

1. Landscape Contractor shall be responsible for becoming familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the General Contractor and Owner's Representative. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification
3. If conflicts arise between size of areas and plans, Landscape Contractor to contact the Owner's Representative for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate materials.
4. The Landscape Contractor shall notify the Owner's Representative 72 hours prior to commencement of work to coordinate project inspection schedules.
5. Landscape Contractor shall provide per unit costs for every size of plant material, and by type as called out on Planting Plans. Unit cost to include the plant material itself and installation including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
6. It is the Landscape Contractor's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Landscape Contractor and be certified pest and disease free. It is the Landscape Contractor's obligation to warranty all plant material for one year after final acceptance.
7. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
8. Provide matching sizes and forms for all plants used for hedges. Space equally as called for on plans.
9. All plant material shall be acclimated to nearest conditions for minimum of 8 months before planting.
10. Plant names are abbreviated on drawings. See plant list for key and classification.
11. Obtain an agricultural suitability analysis of the site soil from an accredited soils laboratory at the contractors cost. The analysis shall verify the suitability of the existing soils, analyze the existing soil texture and recommend additional soil amendments beyond those specified. A minimum of two (2) samples shall be taken from the site. Location to be determined by the Owner's Representative. The soil amendments currently specified will be the minimum incorporated. Test Agency: Colorado State University Soil Testing Lab, A319-NESB, Fort Collins, CO 80523-1120 or other reputable lab.
12. Prepare all seeding and sodding areas by ripping and tilling or otherwise scarified to a depth of not less than 12 inches. Apply to all planting and seeded areas at the following rates per 1,000 square feet, incorporating thoroughly with top 6 inches of soil layer:

a. As recommended in the soils analysis, three cubic yards organic amendment minimum.

b. Five pounds preplant fertilizer and granular Diammonium Phosphate (18-46-0) at 150#/acre is recommended.

c. Any chemical additives per soils analysis recommendations.
13. Final location of all plant material shall be subject to the approval of the Owner's Representative.
14. All tree plantings in lawn areas will receive a minimum of 4" depth mulch. The contractor is responsible for weed control on beds and seeded areas until final project acceptance.
15. Tree plantings and planting beds will be treated with Diehard transplant (Trees) and Diehard bed prep (Planting beds). Micorrhiza Innoculants and at the rate recommended by the manufacturer.
16. See details for planting requirements, materials, and execution.
17. Stake/Guy all trees as per detail for a period of one year.
18. If annuals are specified on plans, the landscape contractor is to submit a list of seasonally available annuals to be used to the Owner's Representative for approval.
19. All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.
20. All landscaping shown on this plan shall be planted and maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials. Should any plant material die, it shall be replaced with similar plant material within a timely manner and within one planting season.
21. If any transformers, ground-mounted HVAC units, utility pedestals, and similar features are not shown on the SIP, additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.
22. The irrigation system will be an automatic irrigation system with controller, control valve and all other equipment necessary to irrigate the project. Large sod areas will utilize rotors while medium and smaller sod areas will utilize pop-up sprays with either rotary nozzles or spray nozzles. All shrub beds will utilize drip irrigation and trees/shrubs in native seed will be irrigated on separate drip zones. Native seed will be irrigated for establishment only.
23. In the event of a discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.

PLANT LEGEND

Deciduous Shade Trees

Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use
GT	Gleditsia triacanthos inermis Imperial® Imperial® Honeylocust	8	2 1/2" cal	As Shown	No
UG	Ulmus 'Morton Glossy' Triumph Elm	4	2 1/2" cal	As Shown	No
QM	Quercus macrocarpa 'JFS-KW3' Urban Pinnacle® Bur Oak	5	2 1/2" cal	As Shown	No
QR	Quercus rubra Northern Red Oak	5	2 1/2" cal	As Shown	No
QW	Quercus x warei 'Long' PP# 12,673 Regal Prince® Columnar Oak	6	2 1/2" cal	As Shown	No
TC	Tilia cordata 'Greenspire' Greenspire Linden	4	2 1/2" cal	As Shown	No

Ornamental Trees

MS	Malus 'Spring Snow' Spring Snow Crabapple	3	2" cal	As Shown	No
PC	Pyrus calleryana 'Cleveland Select' Cleveland Select Pear	10	2" cal	As Shown	No

Evergreen Trees

PB	Picea pungens 'Bacheri' Bacheri Blue Colorado Spruce	3	6'-10' ht.	As Shown	No
PD	Picea glauca 'Densata' Black Hills Spruce	2	6'-10' ht.	As Shown	No

Evergreen Shrubs

JA	Juniperus sabina 'Arcadia' Arcadia Juniper	15	5 gal.	4' o.c.	No
JS	Juniperus sabina 'Calgary Carpet' Calgary Carpet Juniper	24	5 gal.	4' o.c.	No
JC	Juniperus sabina 'Scandia' Scandia Juniper	10	5 gal.	4' o.c.	No

Deciduous Shrubs

Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use
CC	Caryopteris x clandonesis 'Dark Knight' Dark Knight Blue Mist Spirea	53	5 gal.	3' o.c.	No
CB	Cornus sericea 'Baileyi' Bailey's Redtwig Dogwood	19	5 gal.	5' o.c.	No
CS	Cornus sericea Arctic Fire™ Arctic Fire™ Dogwood	74	5 gal.	4' o.c.	No
CL	Cotoneaster lucidus Peking Cotoneaster	19	5 gal.	6' o.c.	No
EA	Euonymus alatus 'Compactus' Dwarf Burning Bush	7	5 gal.	5' o.c.	No
HF	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort Hypericum	40	5 gal.	3' o.c.	No
PA	Perovskia atriplicifolia Russian Sage	11	5 gal.	4' o.c.	No
PP	Pawnee Buttes Western Sand Cherry Prunus besseyi 'Pawnee Buttes'	15	5 gal.	4' o.c.	No
RA	Ribes alpinum 'Green Mound' Green Mound Alpine currant	13	5 gal.	3' o.c.	No
RC	Ribes aureum Golden Currant	40	5 gal.	4' o.c.	No
SC	Syringa x chinensis 'Saugeana' Saugeana Chinese Lilac	34	5 gal.	6' o.c.	No
VB	Viburnum x burkwoodii Burkwood Viburnum	16	5 gal.	6' o.c.	No

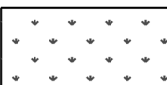
Ornamental Grasses

BGB	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	86	1 gal.	24" o.c.	No
CAK	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	80	1 gal.	24" o.c.	No
ACM	Achillea 'Moonshine' Moonshine Yarrow	25	1 gal.	18" o.c.	No
GBU	Gaillardia x grandiflora 'Burgundy' Burgundy Blanket Flower	11	1 gal.	24" o.c.	No
SNM	Salvia nemorosa 'May Night' May Night Purple Salvia	17	1 gal.	18" o.c.	No

Grasses



Turf Sod - RTF® Water Saver Sod



Native Grass- Seed Mix:

Hachita Blue grama 0.40 PLS lbs. per acre
Buffalograss 5.83 PLS lbs. per acre
Inland saltgrass 0.42 PLS lbs. per acre
Slender wheatgrass 1.37 PLS lbs. per acre
Sandberg bluegrass 0.82 PLS lbs. per acre
Alkaligrass 0.27 PLS lbs. per acre

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
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AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
NOTES & LEGEND



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

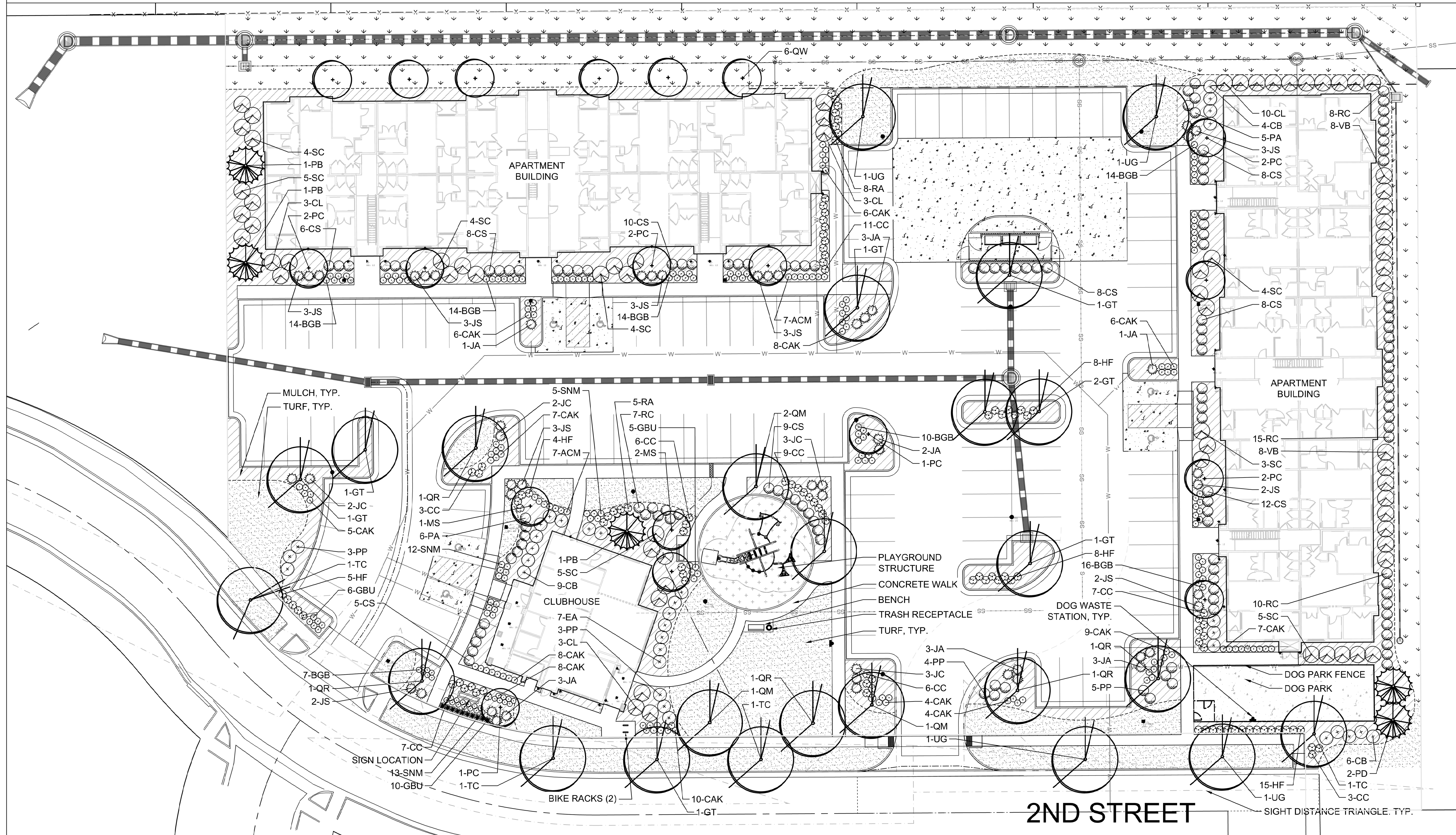
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DATE:
PUD01 - SEPTEMBER 20, 2021
PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
PLAN

L-2



MATERIALS

- TURF SOD
SEE SPECS
- ROCK MULCH-
COLOR: BRECKEN GOLD
SUPPLIED BY PIONEER SAND
- DOG PARK SURFACING
SEE DETAIL 8, SHEET L3
- PLAYGROUND SURFACING
SEE DETAIL SHEET L4

- STEEL EDGING
SEE SPECS
- SHRUBS, EVERGREEN SHRUBS,
PERENNIALS,
ORNAMENTAL GRASSES,
- 2" CAL. SHADE TREE
- 2" CAL. ORNAMENTAL TREE
- 6'-8" EVERGREEN TREE

FURNISHINGS

- BENCH
SEE DETAIL 3, SHEET L5
- TRASH RECEPTACLE
SEE DETAIL 1, SHEET L5
- DOG WASTE STATION
SEE DETAIL 2, SHEET L5
- FENCE WITH GATE
SEE DETAIL 7, SHEET L3

Scale: 1" = 20'-0"



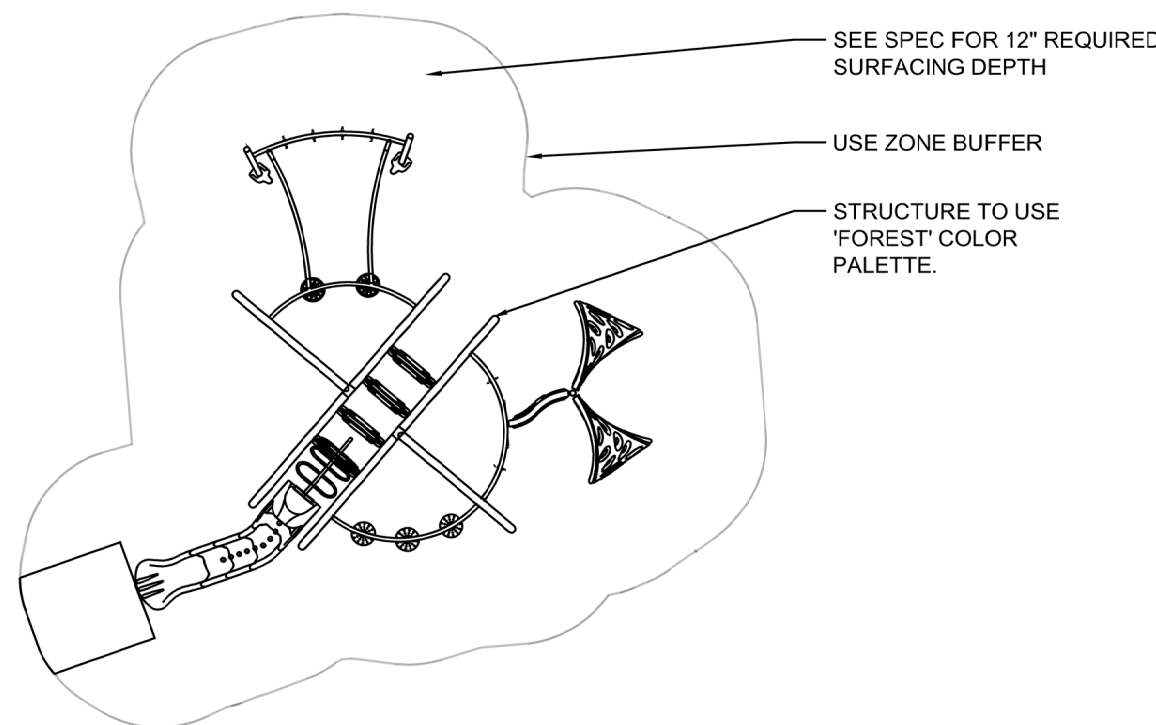
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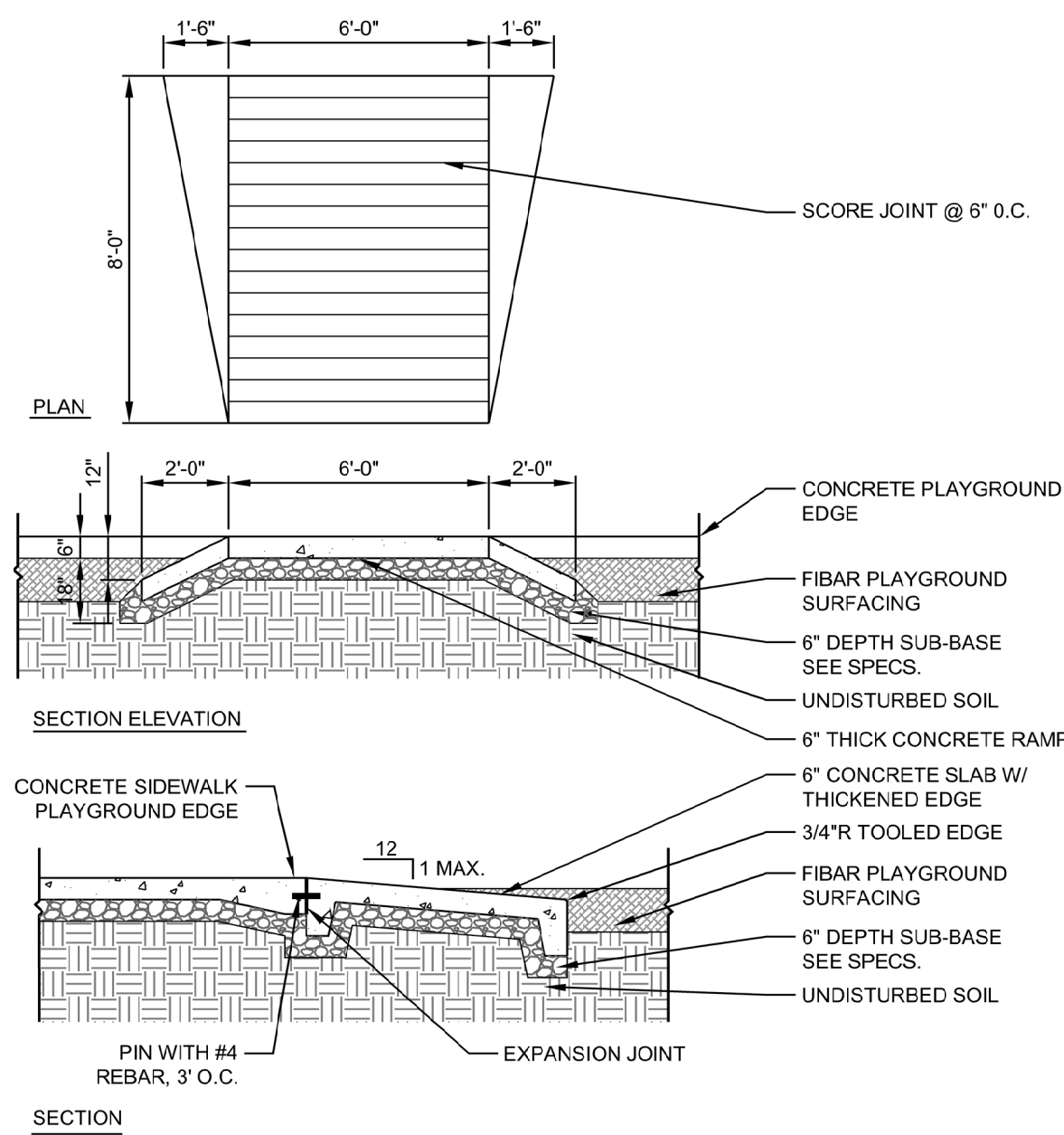
SAGEBRUSH APARTMENTS PUD PLAN

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

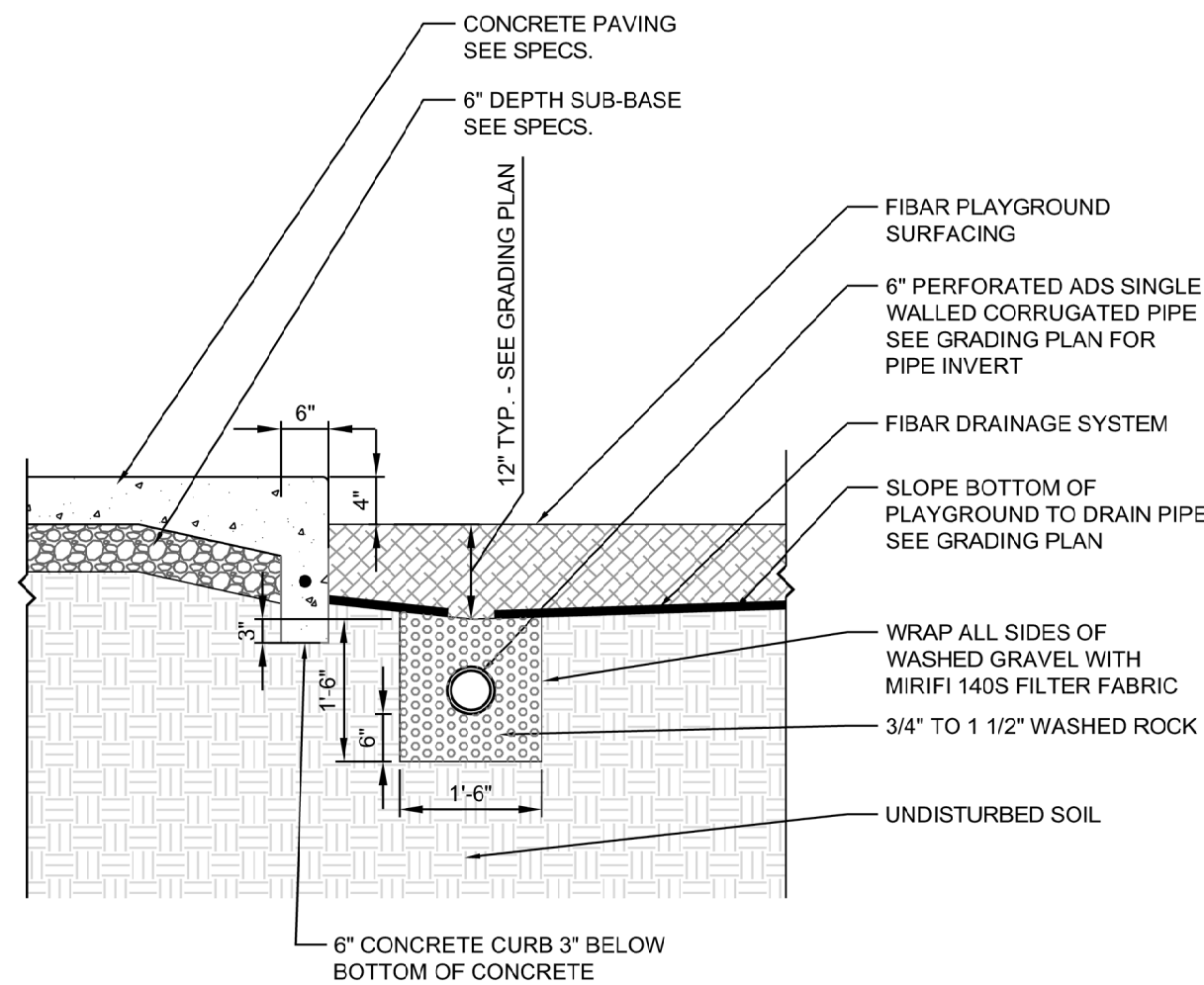
- NOTES:
- PROJECT: R0399_4446622572_02
QUOTE NUMBER: R0339210033
 - SEE COMPONENTS
 - PRODUCT LINE: TRADITIONAL PLAY
AGE GROUP: 5-12
 - INSTALL PER MANUFACTURERS
RECOMMENDATIONS.
PHONE: (303) 278-1455
EMAIL: molly@recreationplus.com
 - COMPLIANT TO ASTM, CPSC, AND ADA
STANDARDS
- COMPONENTS:
- 200201292 - NRG INFINITY FLEX- QTY: 1
 - 200201333 - NRG OVERHEAD INLINE GRIP & RINGS- QTY: 1
 - 200201368 - NRG KINETIC AGILITY PODS- QTY: 1
 - 200202861 - KIT MAINTENANCE NRG W/O LIST PRICE- QTY: 1
 - 200202994 - NRG HUB W/HOOP-LA CLIMB & WING NETS- QTY: 1
 - 200203293 - QUANTUM II SLIDE F/NRG HUB0- QTY: 1



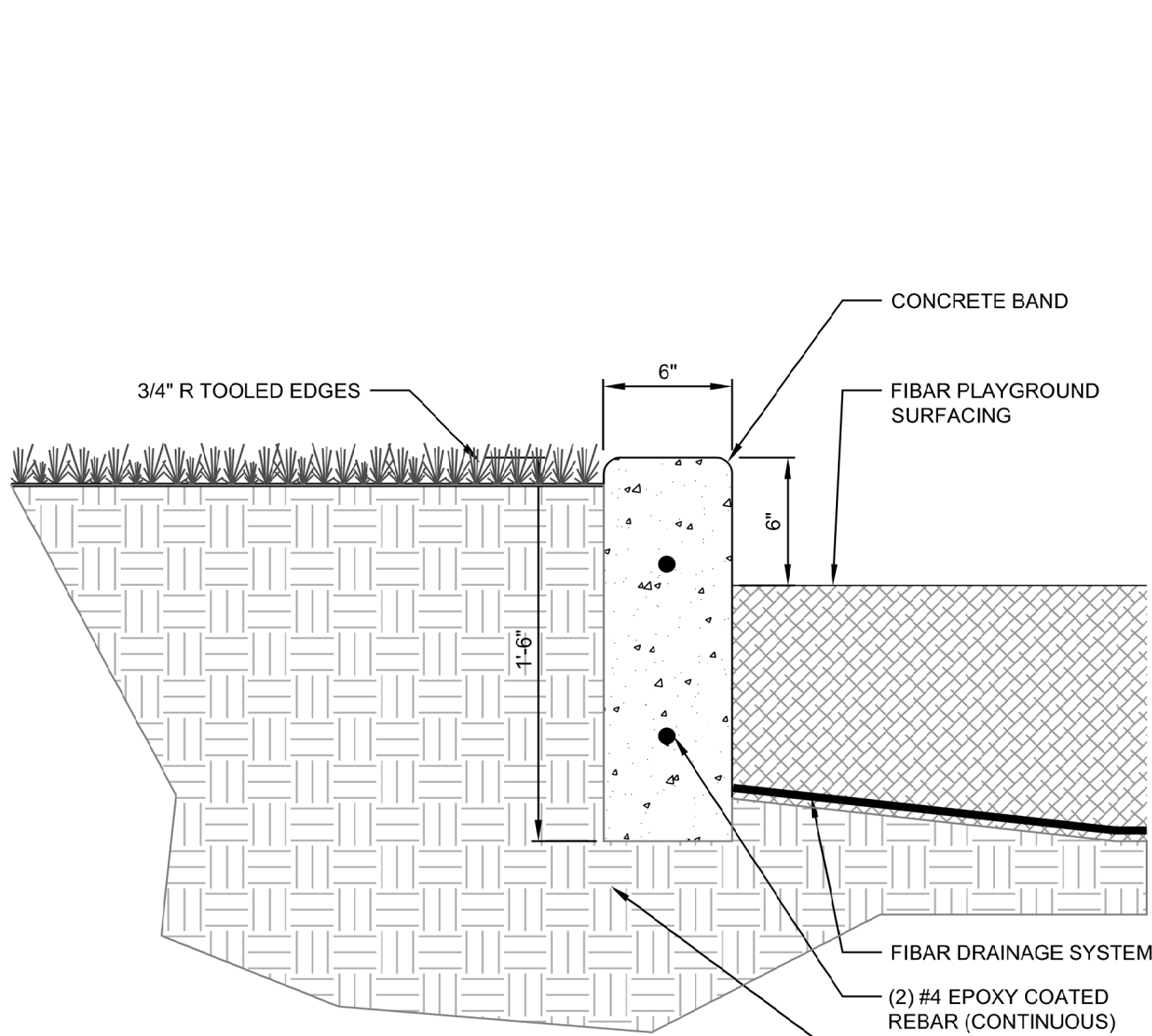
⑧ PLAYGROUND FEATURE
SCALE: NTS



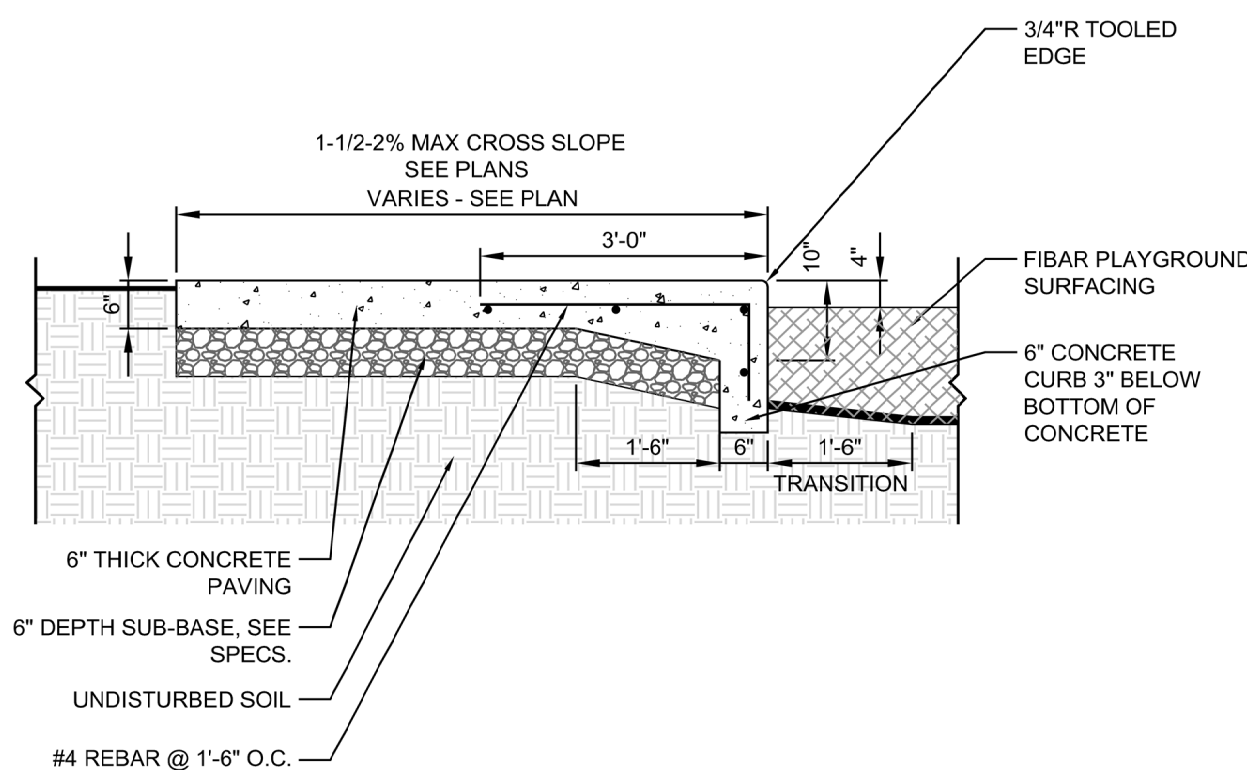
⑦ CONCRETE RAMP AT PLAYGROUND
SCALE: 1/4\"/>



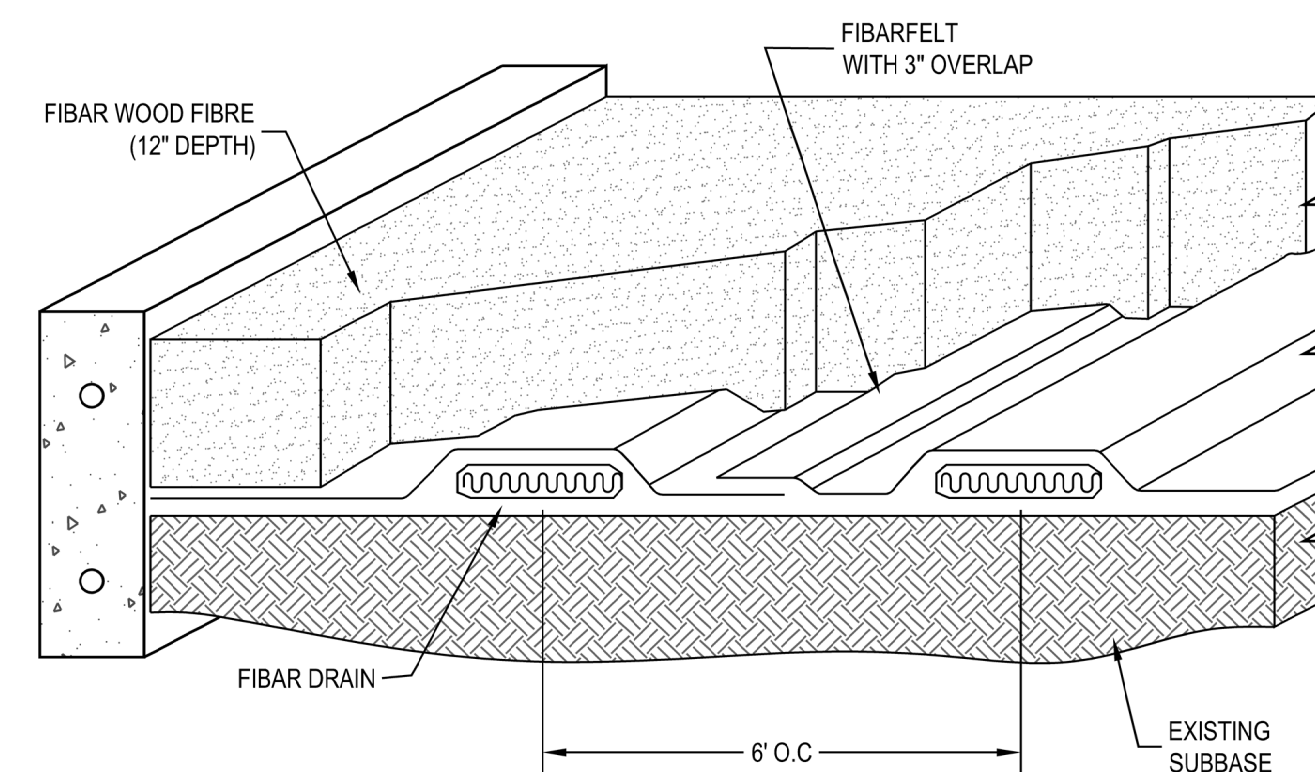
⑥ PERFORATED PLAYGROUND DRAINAGE PIPE
SCALE: 1/2\"/>



⑤ CONCRETE BAND PLAYGROUND EDGE
SCALE: 1 1/2\"/>



④ CONCRETE SIDEWALK PLAYGROUND EDGE
SCALE: 1/2\"/>



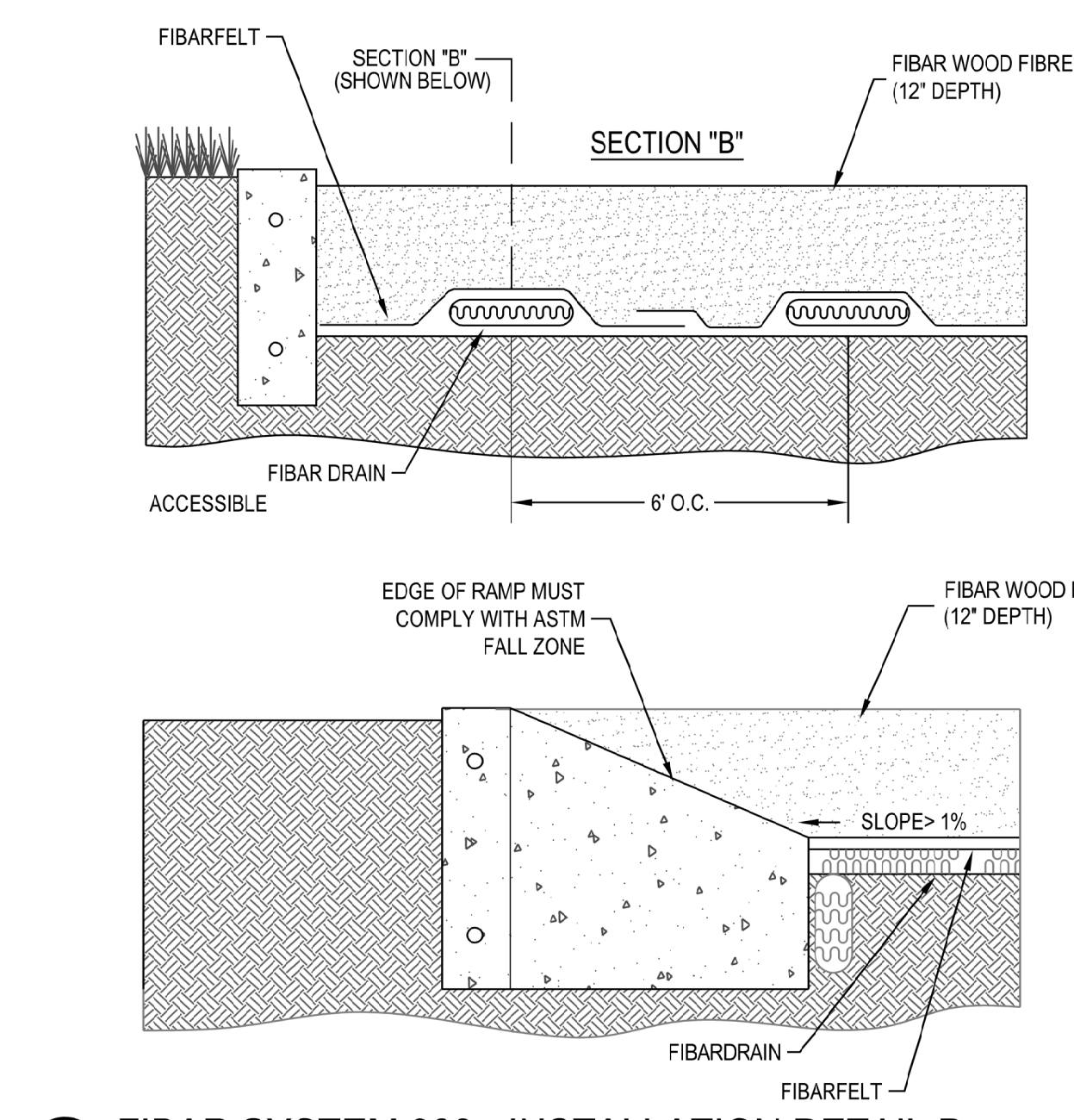
② FIBAR SYSTEM 300 - INSTALLATION DETAIL A
SCALE: NTS



FIBAR SYSTEMS
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504-1705
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8859
www.fibar.com

- MANUFACTURER'S NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THE FIBAR SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
 - AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBAR, INC. PRIOR TO CONSTRUCTION.
 - FIBAR MAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
 - CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 312-005

① FIBAR SYSTEM 300 - NOTES
SCALE: NTS



③ FIBAR SYSTEM 300 - INSTALLATION DETAIL B
SCALE: NTS

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

NOTES:

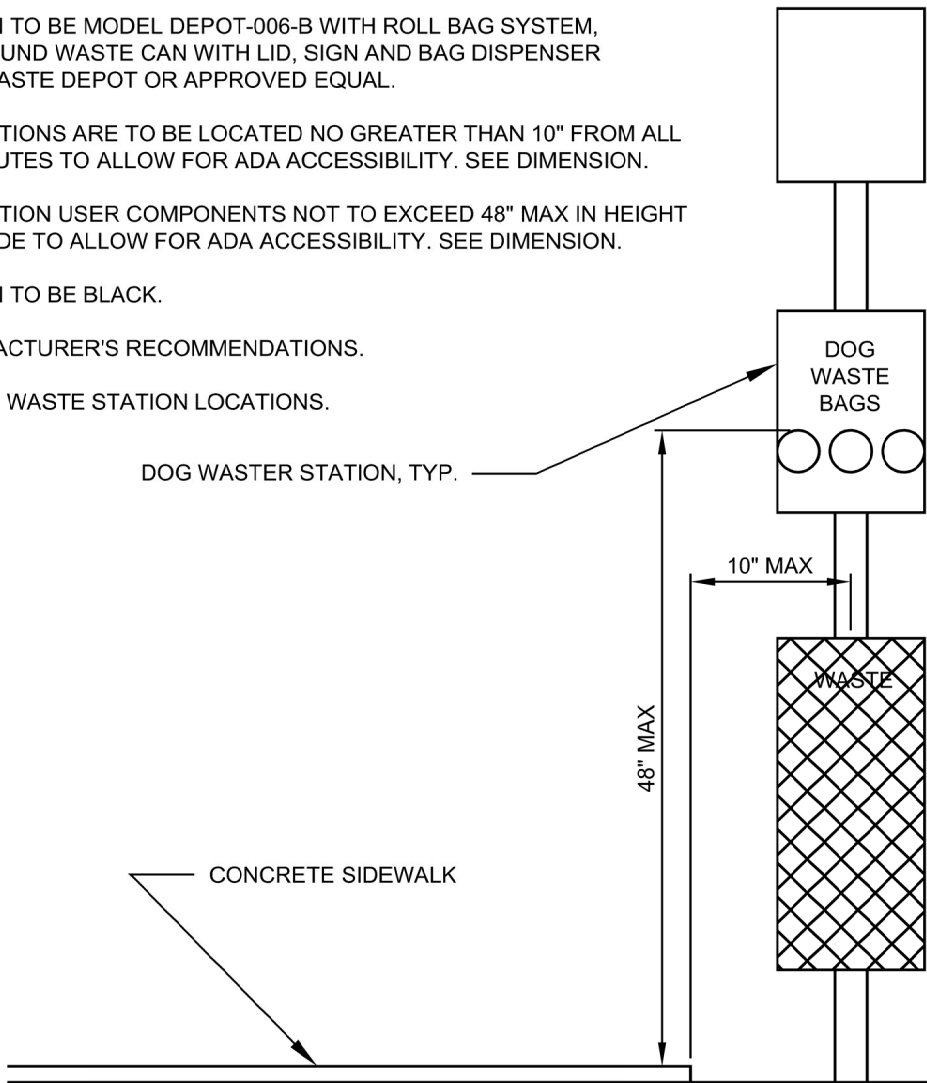
- BIKE RACK TO BE MODEL #B3-20/S-2, POWDER COATED BRONZE WITH ROUND SURFACE MOUNT PLATES BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR BIKE RACK LOCATIONS.



4 BIKE RACK
SCALE: NTS

NOTES:

- DOG WASTE STATION TO BE MODEL DEPOT-006-B WITH ROLL BAG SYSTEM, INCLUDING POST, ROUND WASTE CAN WITH LID, SIGN AND BAG DISPENSER SUPPLIED BY DOG WASTE DEPOT OR APPROVED EQUAL.
- ALL DOG WASTE STATIONS ARE TO BE LOCATED NO GREATER THAN 10" FROM ALL SIDEWALKS/ ADA ROUTES TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
- ALL DOG WASTE STATION USER COMPONENTS NOT TO EXCEED 48" MAX IN HEIGHT FROM FINISHED GRADE TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
- DOG WASTE STATION TO BE BLACK.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR DOG WASTE STATION LOCATIONS.



2 DOG WASTE STATION
SCALE: NTS

NOTES:

- BENCH TO BE MODEL #160-60, 6' CAST BENCH, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
- BENCH FRAME TO BE POWDERCOATED BRONZE.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR BENCH LOCATIONS.



3 BENCH
SCALE: NTS

NOTES:

- TRASH RECEPTACLE TO BE MODEL #157-32SH WITH SHIELD, 32 GALLON CAPACITY WITH SIDE DOOR OPENING, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
- TRASH RECEPTACLE TO BE POWDERCOATED BRONZE.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR TRASH RECEPTACLE LOCATIONS.



1 TRASH RECEPTACLE
SCALE: NTS



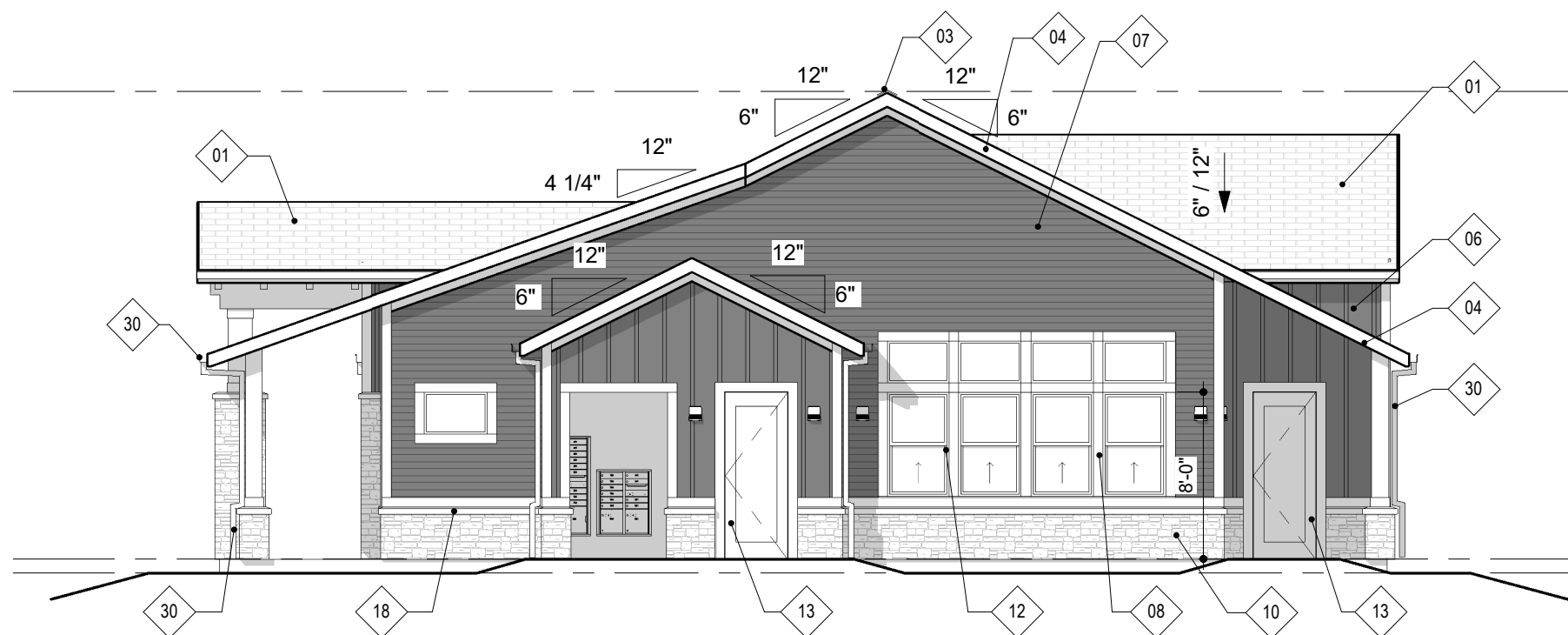
SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



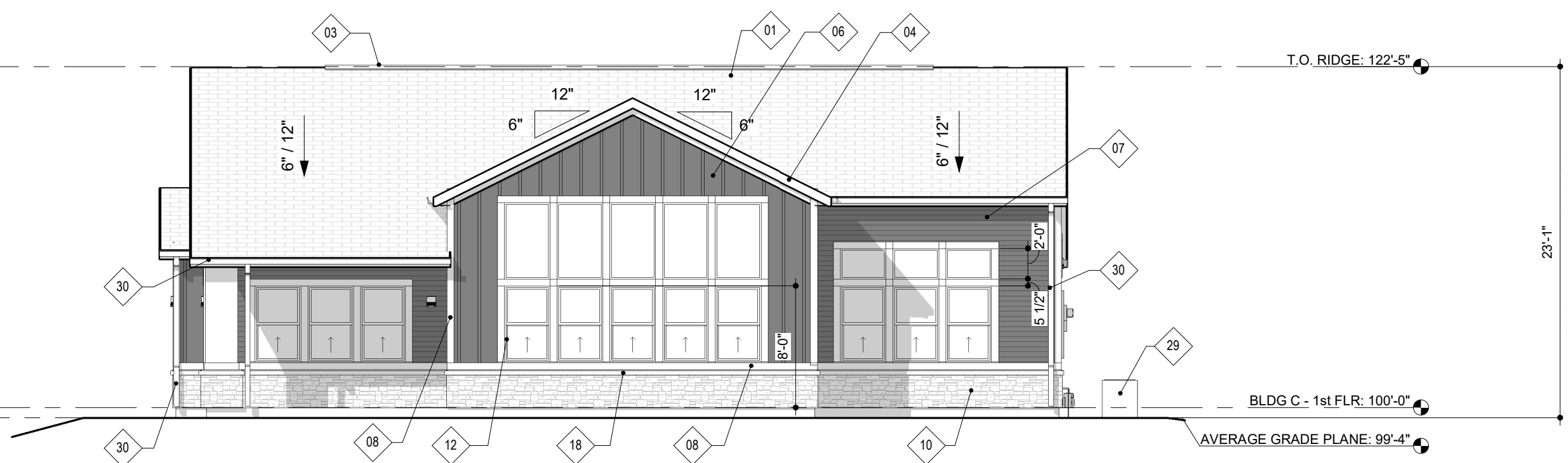
6 CLUBHOUSE 3D VIEW 2



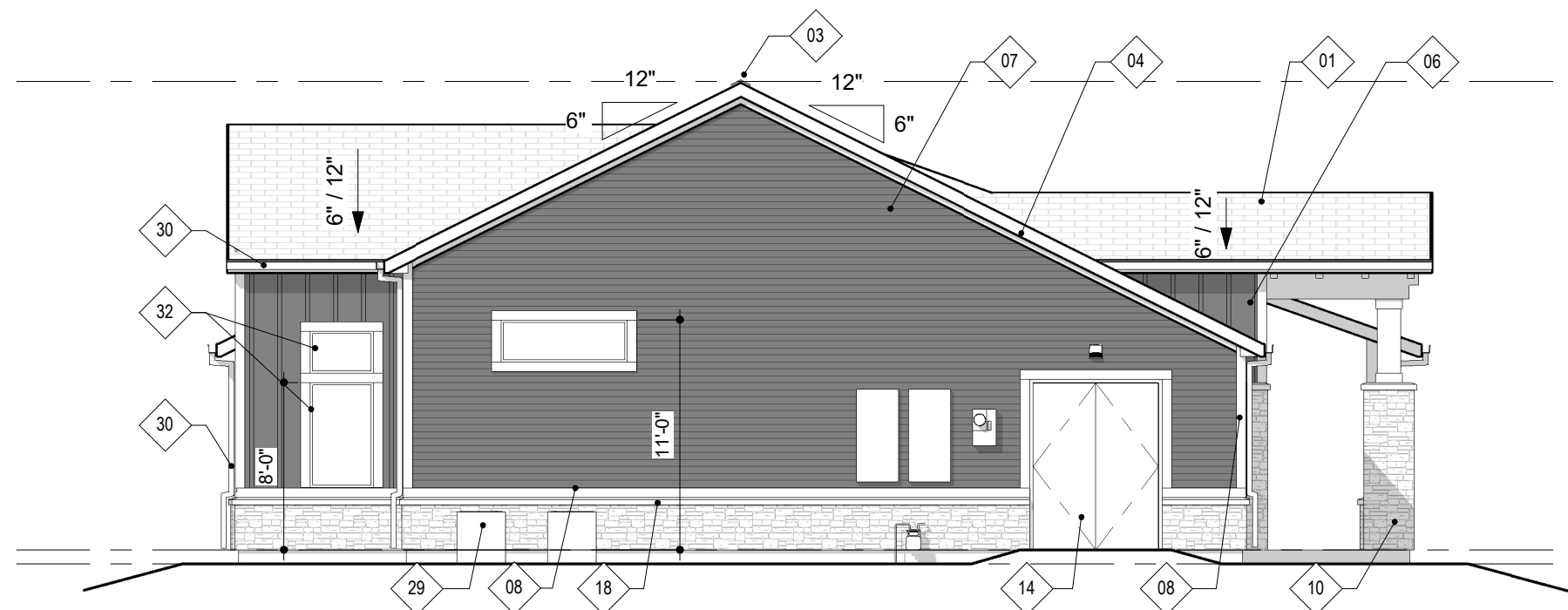
5 CLUBHOUSE 3D VIEW 1



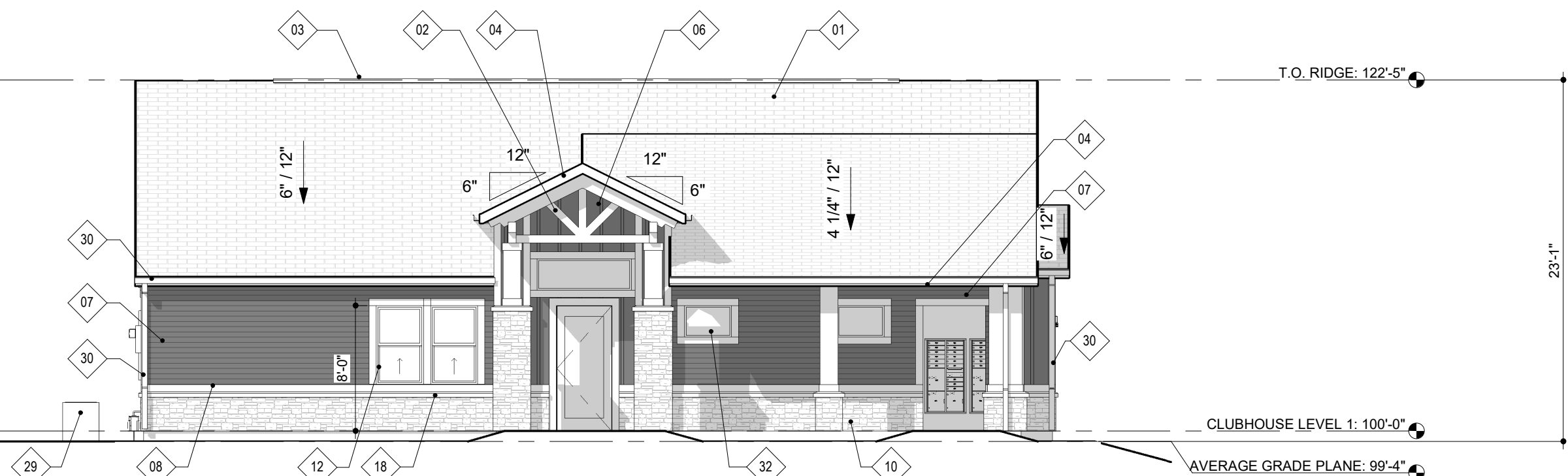
4 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT: MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
12	VINYL SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
14	BUILDING MAINTENANCE DOOR
18	STONE SILL/CAP
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
32	VINYL FIXED WINDOW

MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	ADHERED SYNTHETIC STONE VENEER
	ASPHALT ROOF SHINGLES

COLOR LEGEND	
CLUBHOUSE	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT: MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
11	VINYL CASEMENT WINDOW
12	VINYL SINGLE-HUNG WINDOW
15	BUILDING TENANT SIGNAGE
16	BUILDING ADDRESS SIGNAGE
18	STONE SILLCAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL MEYER
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT

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1 PERSPECTIVE

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

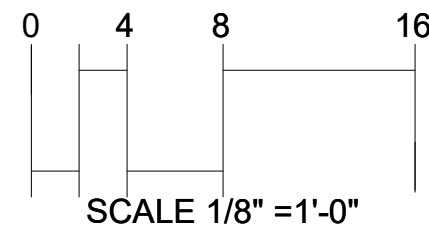
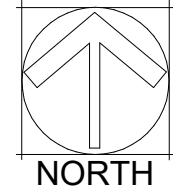


2 FRONT ELEVATION SDP SET
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS



A2

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

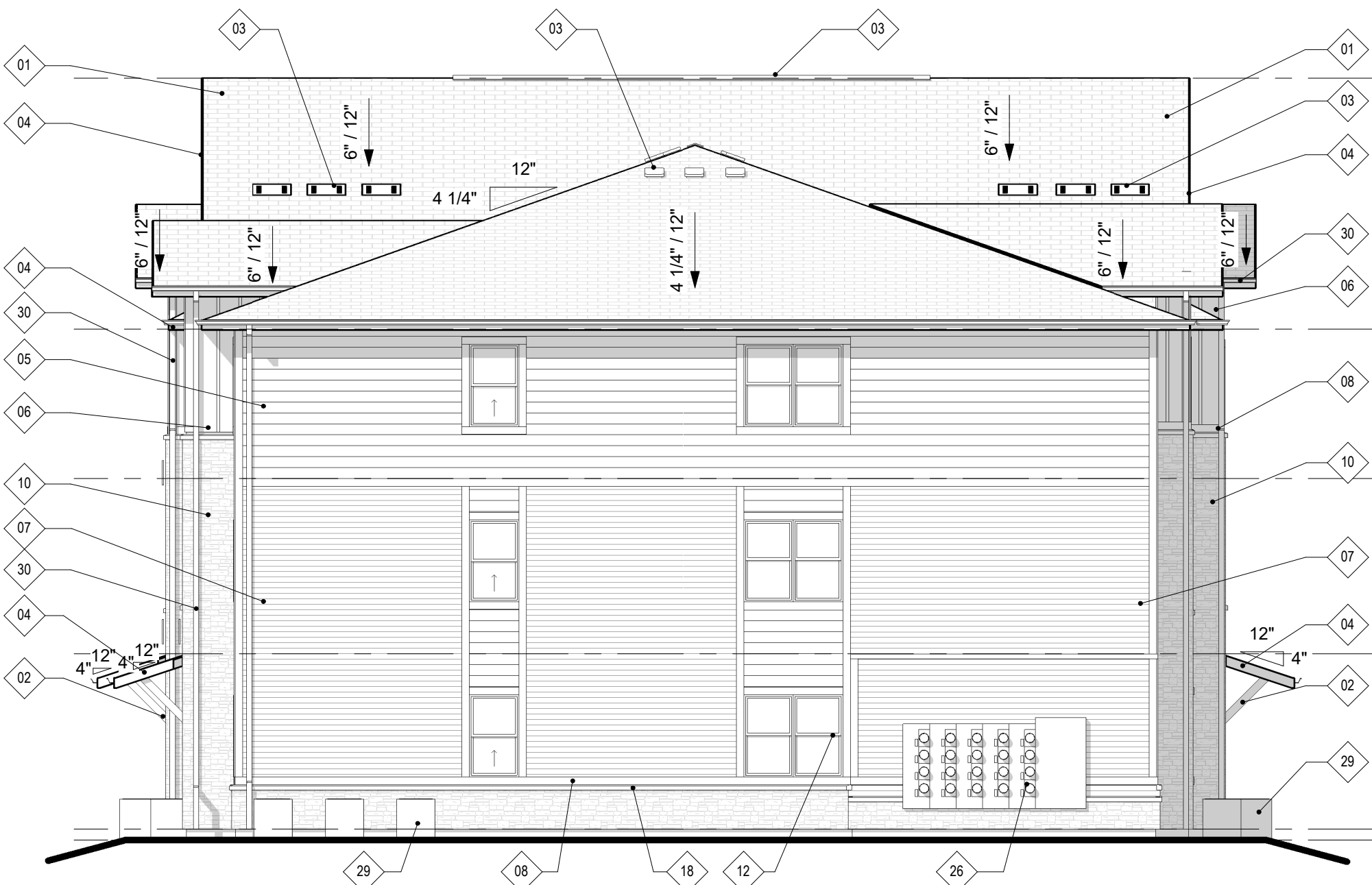
MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

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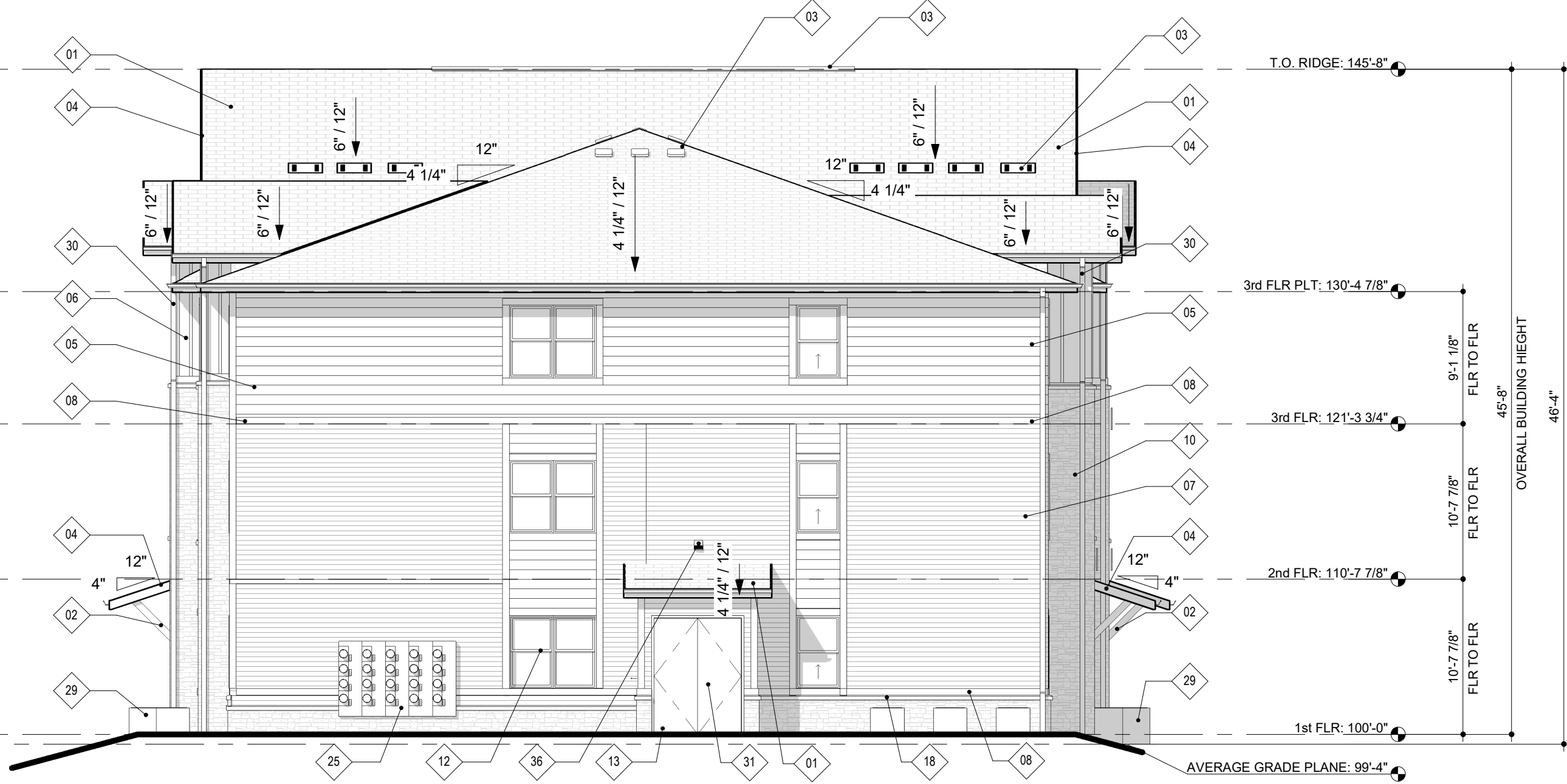
COLOR LEGEND

CLUBHOUSE	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT, MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 8" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
12	VINYL SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
18	STONE SILLCAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL METER
26	GAS METER
27	FIRE DEPARTMENT CONNECTION
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
31	RISER ROOM DOOR
36	EXTERIOR LIGHTING, RE: PHOTOMETRIC PLAN



1 RIGHT ELEVATION SDP SET
1/8" = 1'-0"



3 LEFT ELEVATION SDP SET
1/8" = 1'-0"



2 REAR ELEVATION SDP SET
1/8" = 1'-0"

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

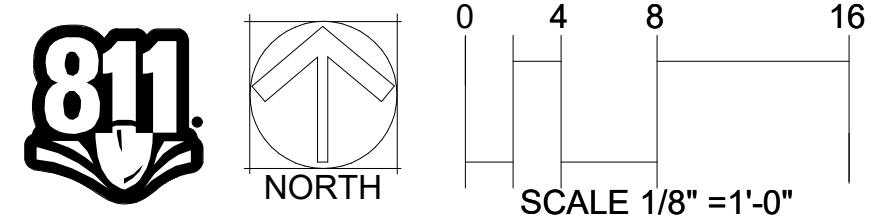
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS

A3



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

KEYNOTES	
NO.	NOTE
10	ADHERED STONE VENEER SYSTEM
18	STONE SILL/CAP
33	METAL TRASH ENCLOSURE GATE
34	CMU BLOCK WALL

MATERIAL LEGEND	
	ADHEARED SYNTHETIC STONE VENEER

COLOR LEGEND

TRASH ENCLOSURE

MASONRY: SUNSET STONE LEDGE STONE
 BEAVER CREEK

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FORT LUPTON, COLORADO

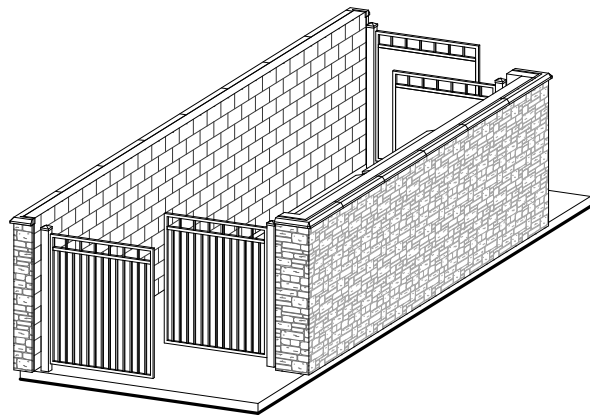
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720-845-6500

NOT FOR
CONSTRUCTION

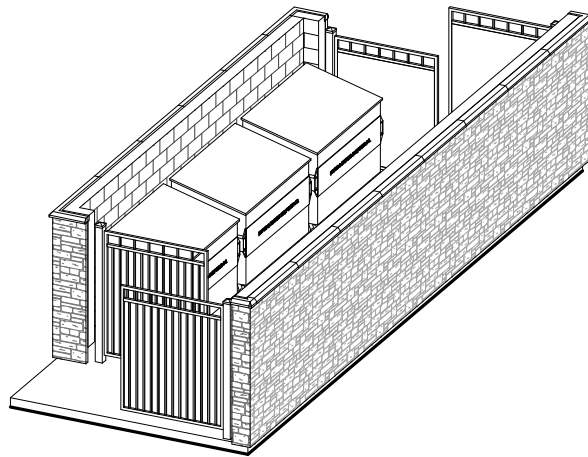
DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
TRASH
ENCLOSURE

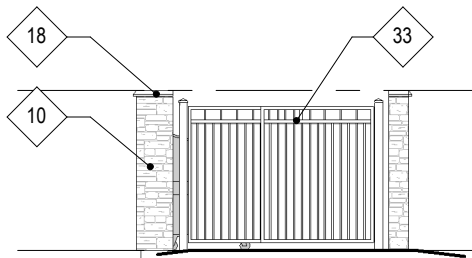
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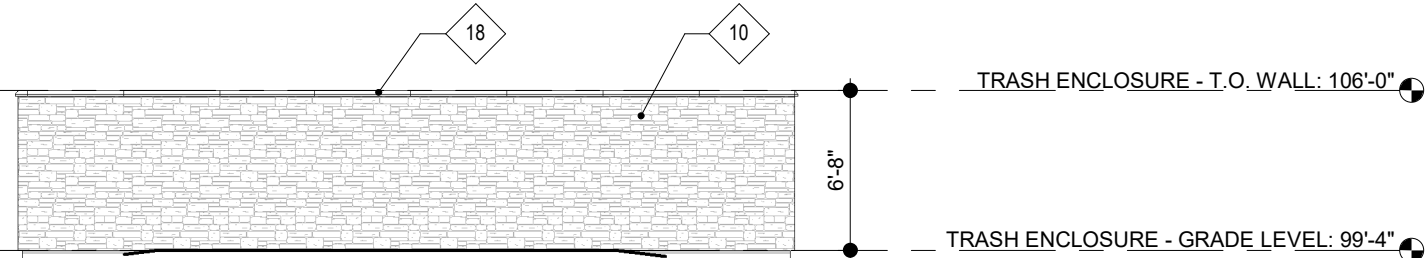
6 TRASH ENCLOSURE 3D VIEW 2



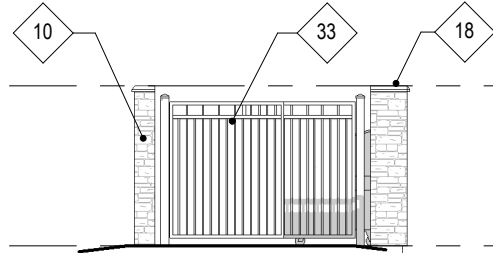
5 TRASH ENCLOSURE 3D VIEW 1



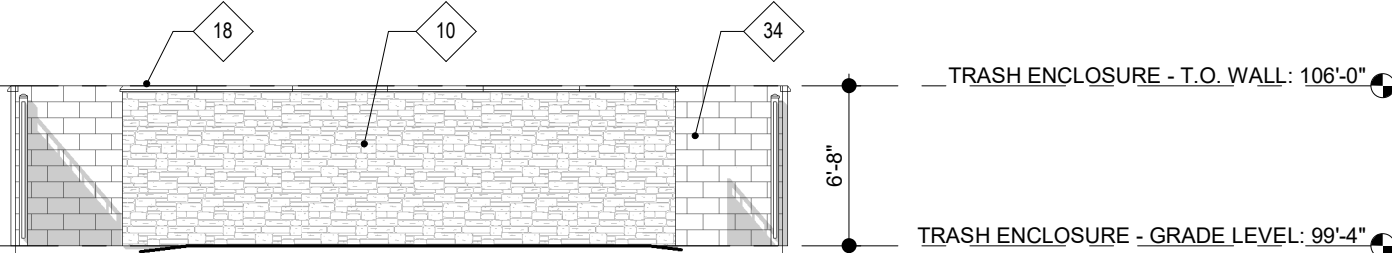
4 TRASH ENCLOSURE - RIGHT ELEVATION
1/8" = 1'-0"



2 TRASH ENCLOSURE - REAR ELEVATION
1/8" = 1'-0"



3 TRASH ELEVATION - LEFT ELEVATION
1/8" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
1/8" = 1'-0"

SCALE 1/8" = 1'-0"

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

OWNER:
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AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
MATERIAL BOARD



CEMENTITIOUS BOARD AND BATTEN
(CLUBHOUSE) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(CLUBHOUSE) - SW 7015 REPOSE GRAY



CEMENTITIOUS TRIM & ACCENTS
(CLUBHOUSE) - SW 6258 TRICORN BLACK



COMPOSITE SHINGLE -
TAMKO - HERITAGE SERIES SLATESTONE GREY



MANUFACTURED STONE VENEER -
SUNSET STONE - BEAVER CREEK LEDGE



CEMENTITIOUS SIDING
(APTS) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(APTS) - SW 7662 EVENING SHADOW



CEMENTITIOUS SIDING
(APTS) - SW 7624 SLATE TILE

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

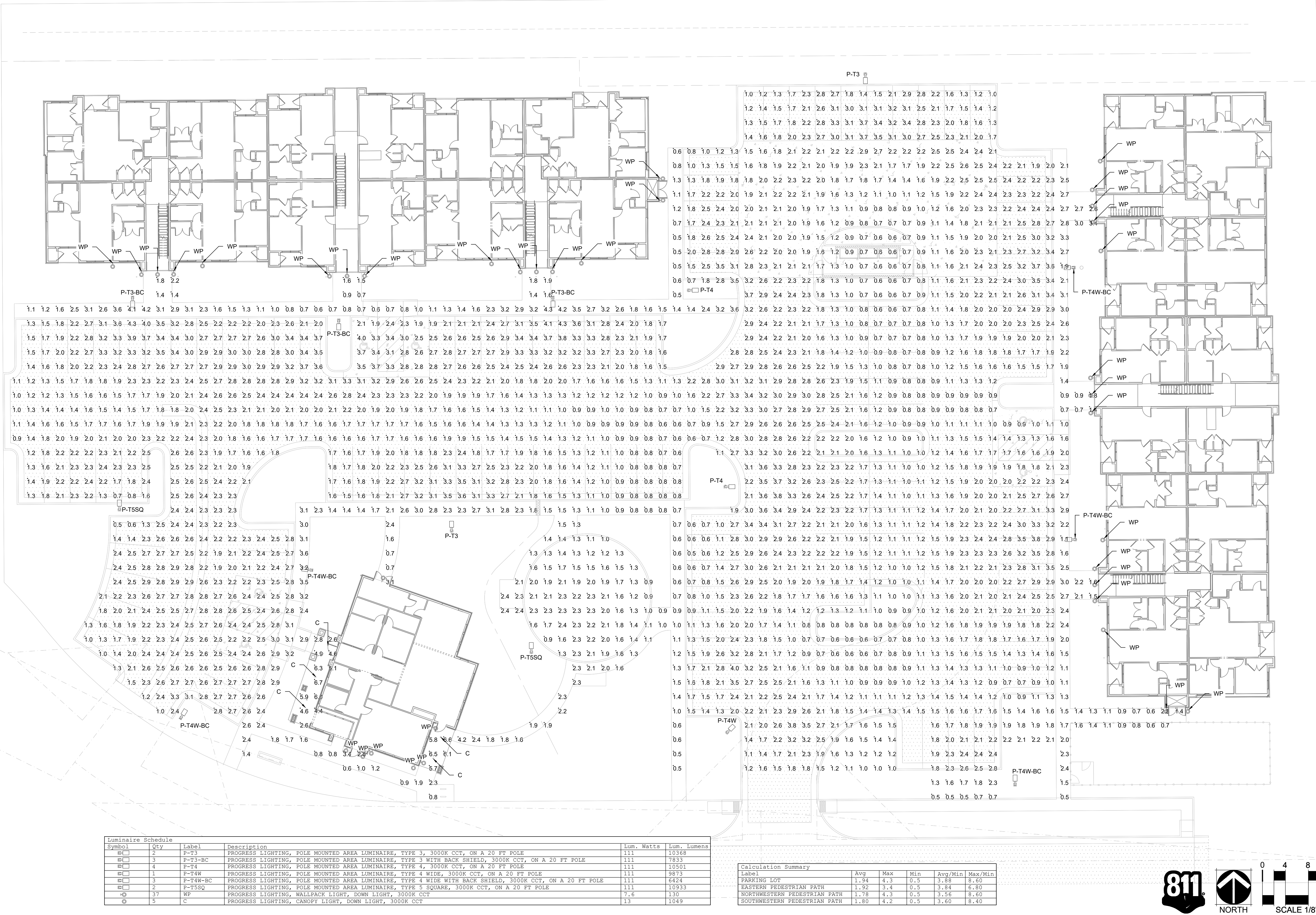
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ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
PHOTOMETRIC
PLAN

P-1



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BEACON
SLIDE Series
 ARCHITECTURAL AREA LUMINAIRE

PERFORMANCE DATA

C of LEDs	Nominal Watts	System Watts	Dist. Type	3K (3000K NOMINAL) TO CR				4K (4000K NOMINAL) TO CR				5K (5000K NOMINAL) TO CR					
				Lumens	LPW ¹	B	U	Lumens	LPW ¹	B	U	Lumens	LPW ¹	B	U		
24	350mA	27W	2	275	98	1	0	1	2758	101	1	0	1	2475	93	1	0
			3	273	98	1	0	1	2797	101	1	0	1	2573	93	1	0
			4	2748	99	0	1	1	2853	102	0	1	1	2606	94	0	1
			4W	2584	93	1	0	1	2654	96	1	0	1	2403	88	1	0
			5GM	2861	103	2	0	0	2950	106	2	0	0	274	98	2	0
			5R	2833	102	2	0	2	2920	105	2	0	2	2687	97	2	0
			5W	2823	103	2	0	2	291	105	2	0	1	2678	97	2	0
			2	5031	91	1	0	1	5187	94	1	0	1	4772	87	1	0
			3	5028	91	1	0	2	5184	94	1	0	2	4769	87	1	0
			4	5093	93	1	0	2	5250	95	1	0	2	4831	88	1	0
24	700mA	55W	4W	4788	87	1	0	2	4938	90	1	0	2	4542	83	1	0
			5GM	5302	96	2	0	1	5466	99	3	0	1	5029	95	2	0
			5R	5250	95	3	0	3	5413	98	3	0	3	4980	91	3	0
			5W	5232	95	3	0	1	5394	98	3	0	1	4963	90	3	0
			4W	7547	91	1	0	2	7780	94	1	0	2	7558	86	1	0
			3	7543	91	1	0	2	7776	94	1	0	2	7554	86	1	0
			4	7640	92	1	0	2	7876	95	1	0	2	7246	87	1	0
			4W	7783	87	1	0	2	7405	89	1	0	2	6872	82	1	0
			5GM	7954	96	3	0	1	8200	99	3	0	1	7644	93	3	0
			5R	7836	95	3	0	3	8181	98	3	0	3	7470	90	3	0
36	700mA	80W	5W	7849	95	3	0	2	8092	97	3	0	2	7444	90	3	0
			2	10062	91	2	0	2	10373	94	2	0	2	9543	86	2	0
			3	10057	91	2	0	2	10368	94	2	0	2	9539	86	2	0
			4	10186	92	1	0	2	10507	95	1	0	2	9661	87	1	0
			4W	9577	86	1	0	2	9873	89	2	0	2	9383	82	1	0
			5GM	10605	96	3	0	2	10933	99	3	0	2	10058	91	3	0
			5R	10521	95	3	0	3	10826	98	3	0	3	9960	90	3	0
5W	10445	94	3	0	2	10709	97	4	0	2	9800	90	4	0			

1. Lumens values are based on photometric test performed in accordance with IESNA LM-79-08. Data is converted to a foot-candle (FC) value. Actual performance may vary due to a host of environmental and application factors.

DIMENSIONS

USE OF TRADEMARKS AND TRADE NAMES

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Page 32 of 32
 BLS-SPC

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 700 Minimum Hubbell - Generated: CS 28607 / BLS-SPC-001 Website: www.beaconproducts.com

HUBBELL
 Lighting

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

PROGRESS

LIGHTING

Project:

Fixture Type:

Location:

Contact:

Small Wall Lantern

Wall mounted • Wet location listedPROGRESS LED

Description:

LED wall lantern with etched white linen glass. Includes dark sky shield for full cut-off illumination or remove for a traditional lighting effect. 120V AC, replaceable LED module, 623 lumens (typical), 3000K color temperature and 90+ CRI.

Specifications:

- Black (31) powder coat paint
- Aluminum Construction
- Etched White Linen glass cylindrical diffuser
- LED Module is replaceable (part # 10004009)
- Etched white linen glass
- Includes removable dark sky shield for full cut-off illumination.
- Powder coated finish.
- 623 lumens (62 lumens/watt per module (point))
- 3000K color temperature, 90+ CRI
- Dimmable to 1% brightness (See Dimming Notes)
- Back plate covers a standard 4" optional recessed outlet box
- Mounting strap for outdoor use included
- 6" of wire supplied
- ENERGY STAR qualified
- Meets California Title 24 high efficiency requirements for outdoor use only

P6084-3130K9

Images:



Dimming Notes:

P6084 is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls

Lutron Vivos T1NTEV-300

Lutron Vivos VTEV-600

Lutron Kintra iPCCL-153P

Lutron Dim DVELX-132P

Lutron Maestro MALLV-600

Lutron spacon System SPSEV-600

Lutron Recess II ANDRMC-LAN

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer's instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

Performance:

Number of Modules	1
Input Power	9w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens (LPW) (Source)	623/69.2 (LM-82)
Lumens (LPW) (Delivered)	130/17.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	Meets FCC Title 47, Part 15 Class B
Min. Store Temp.	-38 °C
Max. Operating Temp.	30 °C
Warranty	5 year warranty
Labels	cCSAus Wet location listed
	ENERGY STAR qualified
	Meets California Title 24 high efficiency requirements
	for outdoor use only

Dimensions:

Width	7"
Depth	8 5/8"
Height	10 1/8"
Height	11 1/8" (with S)
Glass	
Width	4 5/8"
Height	5 7/8"

For more information visit our website: www.progresslighting.com

Small Wall Lantern

Wall mounted • Wet location listedPROGRESS LED

P6084-3130K9

Dimming Notes:

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Input Voltage	120 V
Input Frequency	60 Hz
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Lumens (LPW) (Delivered)	130/17.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	Meets FCC Title 47, Part 15 Class B
Min. Store Temp.	-38 °C
Max. Operating Temp.	30 °C
Warranty	5 year warranty
Labels	cCSAus Wet location listed
	ENERGY STAR qualified
	Meets California Title 24 high efficiency requirements
	for outdoor use only

Dimensions:

Width	7"
Depth	8 5/8"
Height	10 1/8"
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Glass	
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Small Wall Lantern

Wall mounted • Wet location listedPROGRESS LED

P6084-3130K9

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Input Voltage	120 V
Input Frequency	60 Hz
Lumens (LPW) (Source)	623/69.2 (LM-82)
Lumens (LPW) (Delivered)	130/17.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	Meets FCC Title 47, Part 15 Class B
Min. Store Temp.	-38 °C
Max. Operating Temp.	30 °C
Warranty	5 year warranty
Labels	cCSAus Wet location listed
	ENERGY STAR qualified
	Meets California Title 24 high efficiency requirements
	for outdoor use only

Dimensions:

Width	7"
Depth	8 5/8"
Height	10 1/8"
Height	11 1/8" (with S)
Glass	
Width	4 5/8"
Height	5 7/8"

For more information visit our website: www.progresslighting.com

prescolite

LBSE-RD

EDGE LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

DATE: _____ TYPE: _____	LOCATION: _____ PROJECT: _____
CATALOG #:	

FEATURES

- 4", 6", & 8" apertures, delivering 750-1750 lumens
- Low surface profile of 1/2"
- Quick wire installation with no housing required
- Installed directly to most 3 1/2" and 4" J-Bboxes
- Fixed CCT (3000K or 3500K, 80+ CRI) options
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-KV/ETL/CUL/CEC dimming



RELATED PRODUCTS

E-Box Elite Family

E-Box Elite Family






Intertek

SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Double cast acrylic lens over profile trim w/ 1/2" surface profile
- Suitable for New Construction or remodel, IC or Non-IC installation
- Eliminates the need for a recessed housing, uses wires direct with limited plenum space
- Optional non-conductive Decorative Color Trim accessories available in White, Black, Silver and Brushed Oil Rubbed Bronze

OPTICS

- Utilizes the latest Edge LED technology
- Integral optical polycarbonate lenses provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL

- ETL Listed LED array with 3 SMD chip consistency
- Long LED life: Minimum 80% of lumen output at 54,000 hours of operation, 180 hr @ 54,000-hour (TM-21)
- Available in Fixed CCT in 3000K or 3500K, 80+ CRI
- High efficiency integral driver with universal 120-277V, 50/60Hz

ELECTRICAL CONTINUED

- All models have flicker-free dimming with 50-120V 0-9V Dim to Off to 120V Vac or EV power cut to 0V
- Additional Information see chart for a list of recommended dimmers
- IES TM-Meets Class A Flicker Index rating FCC, CRI# 47 Part II Class B, SHI Power Factor >0.95 TAPD

INSTALLATION

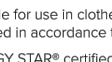
- Install directly to most common 3 1/2" or 4" octagonal and round junction boxes with a minimum 1/2" depth (measuring the round by itself)
- Metal plate mounts to the J-box and accepts snap-in spring clips for a secure fit.

CERTIFICATIONS

- cUL listed to UL1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets where installed in accordance to N.E.C. 410.16
- Energy Star® certified

WARRANTY

- 5 year warranty
- See [LED Lighting Warranty](#) for additional information



	KEY DATA
Lumen Range	783 - 9373
Wattage Range	12.4 - 22.0
Efficiency Range (LPW)	75 - 99
Reported Life (Hours)	180 / +54,000
Input Current (mA)	187 - 12,720

PAGE 2 OF 2 | PRESCOLITE
LEBSE RD

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 01-00000000 | P/N: 286718-0000 | website: www.prescolite.com



prescolite

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG # _____

STOCK

Click icon for Stock In and Details

ORDERING GUIDE

CATALOG # _____ Example: LBSE-48D-35W-CR

HOUSING

LBSE	Series/Stage Function	CCT/CRI	Trim Color
LBSE Edges & Surfaces Fixed CCT, 2-DIY with 0-9VDC/5A dimming	48D 4" Round, Direct J-Box Mount, 750 Lumens 60D 6" Round, Direct J-Box Mount, 1750 Lumens 80D 8" Round, Direct J-Box Mount, 1750 Lumens	300K 3000K, 90+ CRI 350K 3500K, 90+ CRI	WH White

Accessories

- ☐ LBSE-48D-T0M1 Trim Accessory, 4" Round, White
- ☐ LBSE-48D-T5L Trim Accessory, 4" Round, Black
- ☐ LBSE-48D-T0B2 Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- ☐ LBSE-48D-T5WR Trim Accessory, 4" Round, Silver
-
- ☐ LBSE-60D-T0M1 Trim Accessory, 6" Round, White
- ☐ LBSE-60D-T5L Trim Accessory, 6" Round, Black
- ☐ LBSE-60D-T0B2 Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- ☐ LBSE-60D-T5WR Trim Accessory, 6" Round, Silver
-
- ☐ LBSE-80D-T0M1 Trim Accessory, 8" Round, White
- ☐ LBSE-80D-T5L Trim Accessory, 8" Round, Black
- ☐ LBSE-80D-T0B2 Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- ☐ LBSE-80D-T5WR Trim Accessory, 8" Round, Silver
-
- ☐ LBSES-C-13 Extension Cable, LBSES/BSES, 12'
- ☐ LBSES-C-24 Extension Cable, LBSES/BSES, 24'

Photo: STN 78 04/06/21
LBSE RD

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707 Millennium Blvd • Greenville, SC 29607 • Tel: 864.676.0002 • Website: www.prescolite.com

HUBBELL
Lighting

prescolite

DATE _____ LOCATION _____
TYPE _____ PROJECT _____
CATALOG # _____

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

PERFORMANCE DATA TABLE

Nominal Aperture	Nominal Lumens	Cat #	CCT	CRI	Delivered Lumens	Watts	LPW
4"	750	LBSE-4RD-300K-HH	3000K	80	753	16.4	71
		LBSE-4RD-350K-HH	3500K		846	16.4	81
6"	1000	LBSE-6RD-300K-HH	3000K	80	841	12.9	89
		LBSE-6RD-350K-HH	3500K		1217	12.9	96
8"	1710	LBSE-8RD-300K-HH	3000K	80	1625	20.0	91
		LBSE-8RD-350K-HH	3500K		1875	20.0	99

DIMENSIONS

Technical drawings of the LBSE-RD downlight showing side and top views with dimensions.

Side View Dimensions:

- Top flange thickness: 0.53" (13.5mm)
- Flange width: 2.00"
- Body height: 0.416" (10.7mm)
- Body diameter: 0.50" (12.7mm)

Top View Dimensions:

- Overall diameter: A

Dimensional Data	
Aperture Cat Log#	"W"
4" (4RD)	ø4.67 (117mm)
6" (6RD)	ø6.10" (155.4mm)
8" (8RD)	ø8.00" (203.2mm)

Page 58 of 100-09-00-21
LBSE-RD

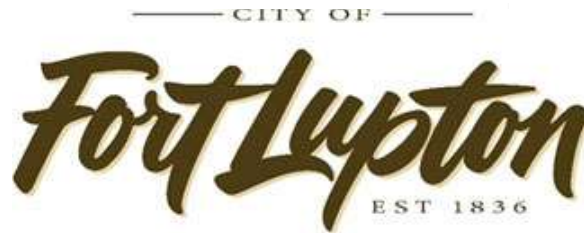
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HUBBELL
Lighting

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
PHOTOMETRIC
CUT SHEETS



FROM: Maria Lancto
 DATE: 11/29/21
 PROJECT: Sagebrush Apartments Site Plan
 Project No. LUP2021-0026;
 Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

INTERNAL DISTRIBUTION:

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

OUTSIDE DISTRIBUTION:

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

If you have comments, please respond by: **12/20/21**

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

COMMENTS: Building Ins

Building Permit will be required. A complete Code Analysis designed and stamped by a Colorado licensed Architect must be provided, along with complete construction details showing compliance with currently adopted building codes.

A site-specific soils report is required, along with foundation and structural plans



Right of Way & Permits

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

December 21, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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



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: 12/22/2021

Project name: Sagebrush Apartments

Project address: Lot 8, Vincent's East Addition 3rd Filing, Fort Lupton, Co 80621

FLFPD Project # R2021-0042

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Sagebrush Apartments**, located at **Lot 8, Vincent's East Addition 3rd Filing**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and the current National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and the Weld County Commissioners. The following specific and general requirements and conditions shall be met.

Starting January 2022, the Fort Lupton Fire Protection District will have adopted the 2018 International Fire Code. All submittals will be reviewed under the 2018 IFC.

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 permits.
2. 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.
3. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders and parking areas.
4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
 - a. See attached document showing the minimum turning radius needed.

6. Automatic sprinkler Systems shall be installed throughout all buildings in accordance with NFPA 13.
 - a. *Sprinkler and alarm plans shall be submitted electronically along with a Plan Review application.*
7. Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the fire code official.
 - a. *Assuming the FDC will remain in this area, the highlighted parking area shown on C2 shall be dedicated to the access to the fire dept. connection. No Parking*
8. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.
 - a. *Assuming the FDC will remain in the proposed areas, the two proposed fire hydrants shown shall be relocated as shown and a third fire hydrant shall be added as shown on page C2.*
9. 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.
 - a. *Provide examples for address signage for the buildings for approval.*
10. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

All plans shall be submitted electronically with an application. Application for Plan review and Fee schedule can be found at <https://fortluptonfire.org/contractors/>

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

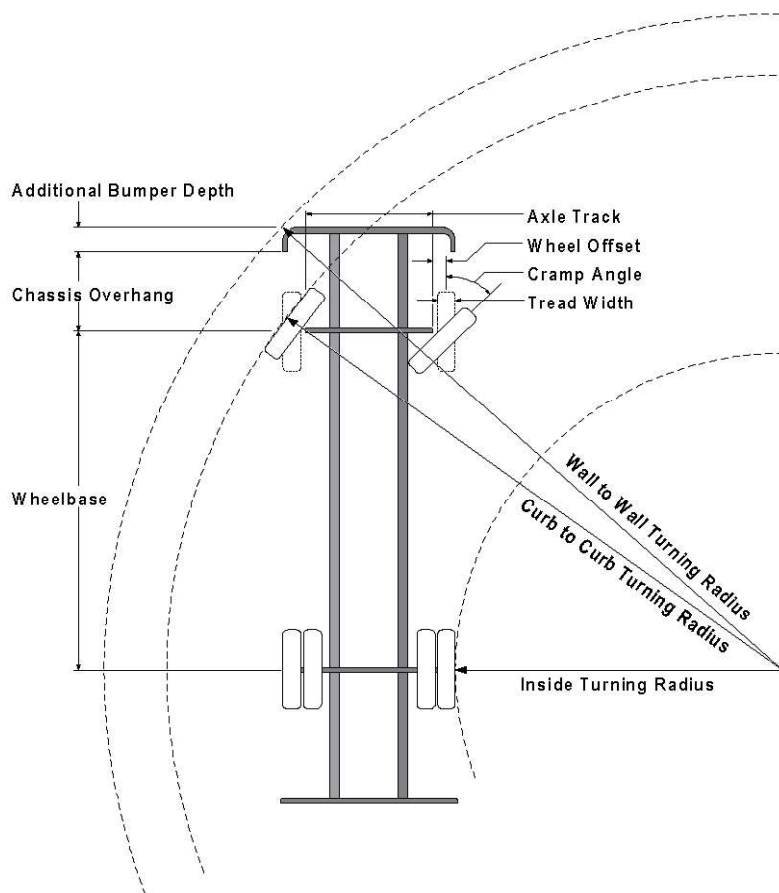


Turning Performance Analysis

12/6/2012

Bid Number: 299
Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



EBRUSH APARTMENTS SHALL BE
SERVED BY A SHALLOW SANITARY
SEWER. REFERENCE CONSTRUCTION
DOCUMENTS FOR ELEVATION
INFORMATION

• PROPOSED CORP STOP
 / PROPOSED HORIZONTAL BEND
 W/ THRUST BLOCK
 ⦿ PROPOSED WATER VALVE
 ⦿ PROPOSED FIRE HYDRANT
 [R] PROPOSED BACKFLOW PREVENTER
 W PROPOSED WATER LINE
 — SANITARY SEWER

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE: PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
OVERALL
UTILITY PLAN

C2

**WILSON
& COMPANY**

811

ON-SITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE
R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF
4916.30 FEET.

BASIS OF BEARING

THESE DERIVED BEARINGS BASED UPON A BEARING OF SOUTH 00°16'01" EAST ALONG THE EAST LINE OF THE WESTERLY QUARTER OF SECTION 1, BETWEEN A FOUND ALUMINUM CUP BEARING AND A FOUND ALUMINUM CUP BEARING RECORDED AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND ALUMINUM CUP BEARING WITH 3 1/4" REBAR WITH 3 1/4" ALUMINUM CUP T.S. 140235 IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND ALUMINUM CUP T.S. 131565 IN RANGE BOX PER MONUMENT RECORD AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREIN. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 NAD83007. ALL BEARINGS SHOWN HEREIN ARE RELATIVE THERETO.

Magaly Morales-Tejada

From: John Fryar
Sent: Monday, November 29, 2021 2:23 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

I don't see any law enforcement concerns.



Chief John Fryar

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 29, 2021 2:18 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/635>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 20, 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, January 13, 2021 at 6:00 PM; and
- City Council: Tuesday, February 1, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada
Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694

Fax: 303.857.0351

www.fortlupton.org

MEMO

To: Matthew Pepin (Galloway)
Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: November 17, 2021

Subject: Vincent Village– Construction Drawings
Short Line Ditch Piped
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments:

1. Construction Drawings
 - a. C1.0 Cover – Add attached City General Notes
 - b. C2.0 Profile – CMP will not be allowed. Must be RCP.
 - i. I need an inlet structure at the existing connection.
 - ii. Maximum distance between manholes can be 500-ft
 - iii. I don't need a headwall for the outfall. A FES will be adequate with riprap outlet protection.
 - c. C3.0 Details - Std ST2 manhole is not appropriate for this large of a pipe. See Note #5.

FORT LUPTON STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEBRIS DROPPED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS IN AFFECTED STRUCTURES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS TO AND FROM ALL PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
4. "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SUBMITTED TO CITY ENGINEER AT COMPLETION OF THE PROJECT. "AS-BUILT" DRAWINGS ARE TO BE REPRODUCIBLE COPIES (OR ORIGINALS) OF THE APPROVED CONSTRUCTION DRAWINGS. ANY FIELD CHANGES ARE TO BE NOTED. THE DRAWINGS WILL STATE "AS-BUILT" IN LARGE BLOCK LETTERS. THE "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SIGNED, DATED AND STAMPED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
5. NO WATER VALVE OR OTHER CONTROL DEVICE ON THE EXISTING PUBLIC SYSTEM WILL BE OPERATED FOR ANY PURPOSE BY ANYONE OTHER THAN THE CITY WITHOUT PRIOR WRITTEN AUTHORIZATION.
6. TO SCHEDULE AN INSPECTION DURING REGULAR BUSINESS HOURS, CONTACT PUBLIC WORKS DEPARTMENT AT 303-857-6694. FOR AFTER HOURS EMERGENCIES CALL POLICE DISPATCH AT 720-652-4222.
7. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF FORT LUPTON 48 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT HIS EXPENSE.
8. PERMITTEE SHALL NOTIFY THE CITY INSPECTOR:
 - TWO WORKING DAYS BEFORE COMMENCING WORK ON R.O.W.;

- WHEN SUSPENDING OPERATIONS FOR 5 OR MORE WORKING DAYS;
 - TWO WORKING DAYS BEFORE RESUMING SUSPENDED WORK;
 - UPON COMPLETION OF WORK.
9. CONTRACTOR SHALL MAINTAIN AT LEAST ONE COPY OF THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS ON THE JOB SITE AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
11. ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY OF FORT LUPTON AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.
13. ALL WORK WILL BE PROPERLY BACKFILLED PRIOR TO THE END OF WORKDAY, NO OPEN HOLES ARE ALLOWED OVERNIGHT. ALL WORK IS TO BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND APPLICABLE STANDARDS.
14. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BEFORE ANY CUTS ARE MADE, PATCHING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
15. PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST CITY OF FORT LUPTON STANDARDS AND DETAILS.
16. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES.

17. PERMITTEE SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY R.O.W. AT THE CLOSE OF DAILY OPERATIONS. THE TCP MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED ON R.O.W, BUT ENSURE FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS.
18. NO WORK SHALL BE PERMITTED AT NIGHT OR ON SATURDAYS, SUNDAYS, AND HOLIDAYS WITHOUT PRIOR AUTHORIZATIONS OR UNLESS OTHERWISE SPECIFIED IN THIS PERMIT. CITY MAY RESTRICT WORK ON R.O.W. DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
19. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT OF WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY APPROVAL.
20. SEEDING, SODDING, AND PLANTING SHALL BE AS SPECIFIED OR OTHERWISE APPROVED BY CITY. CONSTRUCTION, MAINTENANCE, AND WATERING REQUIREMENTS SHALL CONFORM WITH THE CITY STANDARD SPECIFICATIONS. WHERE LANDSCAPE RESTORATION MUST BE DELAYED DUE TO SEASONAL REQUIREMENTS, SUCH WORK MAY BE AUTHORIZED BY A SEPARATE PERMIT.

GRADING AND EROSION CONTROL NOTES

1. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF FORT LUPTON'S "SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.
2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.

4. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. (REFER TO SECTION 2.26.00 OF CITY CONSTRUCTION SPECIFICATIONS FOR SEEDING MIX.) PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS SO MERIT.
5. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
6. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT EXCEED 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
7. THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY, SHOULD CONDITIONS MERIT THEM.
8. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE DEVELOPER. IN ADDITION, THE CITY MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.
9. IMPERVIOUS SURFACES WHICH ARE ADJACENT TO OR CONTAINED WITHIN CONSTRUCTION SITES WILL BE SWEEPED ON A DAILY BASIS OR AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
10. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE

WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.

11. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS, IS PROHIBITED AT THE JOB SITE.

Maria Lancto

From: Magaly Morales-Tejada
Sent: Monday, December 20, 2021 4:41 PM
To: Maria Lancto
Subject: FW: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)
Attachments: Sagebrush Apartments Site Plan (LUP2021-0026).pdf

Below is Weld RE-8's response and attached is Procode's

Magaly Morales-Tejada

Planning assistant

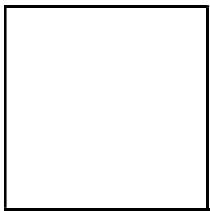
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Alan Kaylor <akaylor@weld8.org>
Sent: Monday, December 20, 2021 4:37 PM
To: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Re: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Thank you for the reminder. We are currently collecting \$1,645 dollars for each roof top as per our agreement on Willow Bend.

Alan



Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

Nondiscrimination/Equal Opportunity Statement In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld Re-8 School District does not discriminate on the basis of disability, race, creed, color, sex,

sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld Re-8 School District: 200 South Fulton, Fort Lupton, CO 80621, [303.857.3200](tel:303.857.3200), superintendent@weld8.org

This communication, along with any attachments, is covered by Federal and State law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you have received this in error, please reply immediately to the sender and delete this message.

On Dec 20, 2021, at 2:29 PM, Magaly Morales-Tejada <MMTejada@fortluptonco.gov> wrote:

Hello,

This is a reminder to please submit any comments pertaining to this referral request as possible to allow for sufficient time for review prior to the first public hearing. Please disregard this email if you do not have any comments.

Thank you and Happy Holidays!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Magaly Morales-Tejada

Sent: Monday, November 29, 2021 2:18 PM

Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>

Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

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

<https://www.fortlupton.org/DocumentCenter/Index/635>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 20, 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, January 13, 2022 at 6:00 PM; and
- City Council: Tuesday, February 1, 2022 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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

December 15, 2021

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

Re: Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

Dear City of Ft. Lupton:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Please provide an 8'-10' wide dry utility easement along the East and West perimeters of the site.
- Please call out our existing underground utility line on the PUD Plan:



- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracks on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.
- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we will need a 10' to 12' wide dry utility easements along the perimeter of all tracts, along perimeter of tracts abutting roads, and through tracts between lots.

- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data 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 instrument. Obtaining easements via a separate instrument 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 would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

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

December 21, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission **on Thursday, February 10, 2022, at 6:00 P.M.**, and before the City Council **on Tuesday, February 15, 2022, at 7:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures due to COVID-19 at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

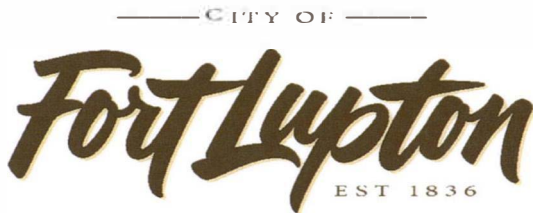
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. NTS503

First Publication: January 20, 2022

Last Publication: January 20, 2022

Publisher: Fort Lupton Press



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Sagebrush Apartments Site Plan

Project No. LUP2021-0026 / Plan Nos. COZ2021-0007; SPR2021-0009 & CPAM2021-0001



Facing Beth Ave.



Facing 2nd St.

I, Kenneth P. Crawford hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 16 day of December, 2021.

Kenneth P. Crawford
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Kenneth P. Crawford this 22nd day of December, 2021. Witness my hand and seal.

My commission expires March 12, 2026.

TARA L. MANCUSO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires March 12, 2026
Comm. No. 50154563

Tara L. Mancuso
Notary Public

An updated sign was posted by the Fort Lupton Public Works Department on January 25, 2022 reflecting the February 10 and February 15 Public Hearing dates.

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 25th day of January, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the Sagebrush Apartments Site Plan, Change of Zone and Comprehensive Plan Amendment was sent via U.S. Mail, postage pre-paid, to the following addresses:

BRADLEY CRAIG
1226 3RD ST
FORT LUPTON, CO 80621

BRADLEY WILLIAM NICK
1306 3RD ST
FORT LUPTON, CO 80621

MARLA R PILKINGTON
1326 3RD ST
FORT LUPTON, CO 80621

ALFONSO FLORES
1356 3RD ST
FORT LUPTON, CO 80621

DENNIS H DAVID
1406 3RD ST
FORT LUPTON, CO 80621

RICHARD R HARLAN
1426 3RD ST
FORT LUPTON, CO 80621

DARNAY P UN
1436 3RD ST
FORT LUPTON, CO 80621

RUSSEL D MALLORY
1456 3RD ST
FORT LUPTON, CO 80621

YOHAIRA CASTEL CARMONA QUETZALLY
212 BETH AVE
FORT LUPTON, CO 80621

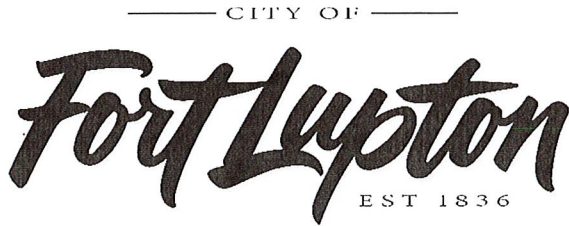
JOSE G DIAZ
208 BETH AVE
FORT LUPTON, CO 80621

AUTOZONE PARTS INC
123 S FRONT ST
FL 3
MEMPHIS, TX 38103

C/O 7-ELEVEN INC
TUMBLEWEED VENTURES LLC
PO BOX 711
DALLAS, TX 75221



CITY OFFICIAL



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. A comprehensive plan amendment is also associated with this property.

The public hearings are to be held before the Planning Commission on Thursday, February 10, 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures due to COVID-19 at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

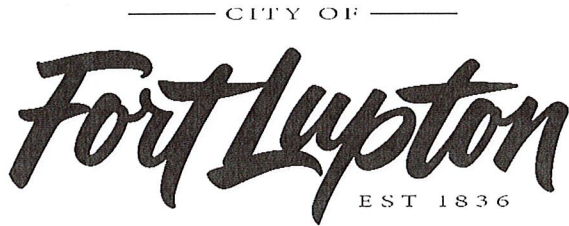
Further information is available through the City Planning and Building Department at (303) 857-6694.

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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

You were previously notified that the City of Fort Lupton is in receipt of an application for a site plan known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The original public hearings for this project have been continued to new dates. As a courtesy, you are being notified of the new public hearing dates for this application. The public hearings are to be held before the Planning Commission on Thursday, February 10 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures due to COVID-19 at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

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LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 202__.

STATE OF COLORADO,)
) SS
 COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

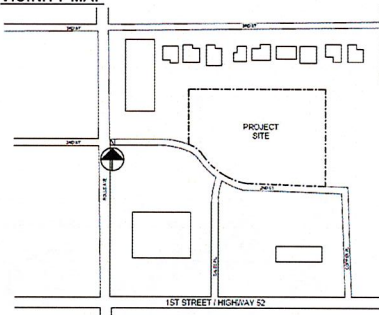
APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MICHAELS DEVELOPMENT RYAN ZENT 6105 S. MAIN STREET, SUITE 200 AURORA, CO 80016 614-241-2070	KEPHART DOUG VAN LERBERGHE 2555 WALNUT ST. DENVER, CO 80205 303-832-4474	WILSON & COMPANY, INC KYLE M. GODWIN 990 S BROADWAY, SUITE 220 DENVER, CO 80209 303-297-2976	BRITINA DESIGN GROUP ROBERT COURI 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 303-456-2887

VICINITY MAP



SITE DATA

ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
- 16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
- 16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
- 16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
 - 1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
 - 1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
 - 2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS - INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
 MICHAELS DEVELOPMENT
 ATTN: RYAN ZENT
 6105 S. MAIN STREET, SUITE 200
 AURORA, CO 80016
 728-845-6500

NOT FOR
CONSTRUCTION

SHEET INDEX

- 01 COVER SHEET
- C1 OVERALL SITE PLAN
- C2 OVERALL UTILITY PLAN
- C3 OVERALL GRADING PLAN
- L1 LANDSCAPE NOTES & LEGEND
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE DETAILS
- A1 CLUBHOUSE
- A2 BUILDING A ELEVATIONS
- A3 BUILDING A ELEVATIONS
- A4 TRASH ENCLOSURE
- A5 MATERIALS BOARD
- P1 PHOTOMETRIC PLAN
- P2 PHOTOMETRIC CUT SHEETS

DATE:
 PUD01 - SEPTEMBER 27, 2021
 PUD02 - NOVEMBER 9, 2021

SHEET TITLE:
 COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



GENERAL NOTES

1. ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCISELY OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS OTHERWISE NOTED.
2. SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS.
3. SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.00 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOW LINE TO FLOW LINE DIMENSIONS FOR A 30' LEG. STRUCTURES OR BEINGS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION, EXCEPT FOR PUBLIC FACILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS: 114
ADA PARKING STALLS: 8
TOTAL PARKING STALLS: 120

LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- △ PARKING COUNT

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

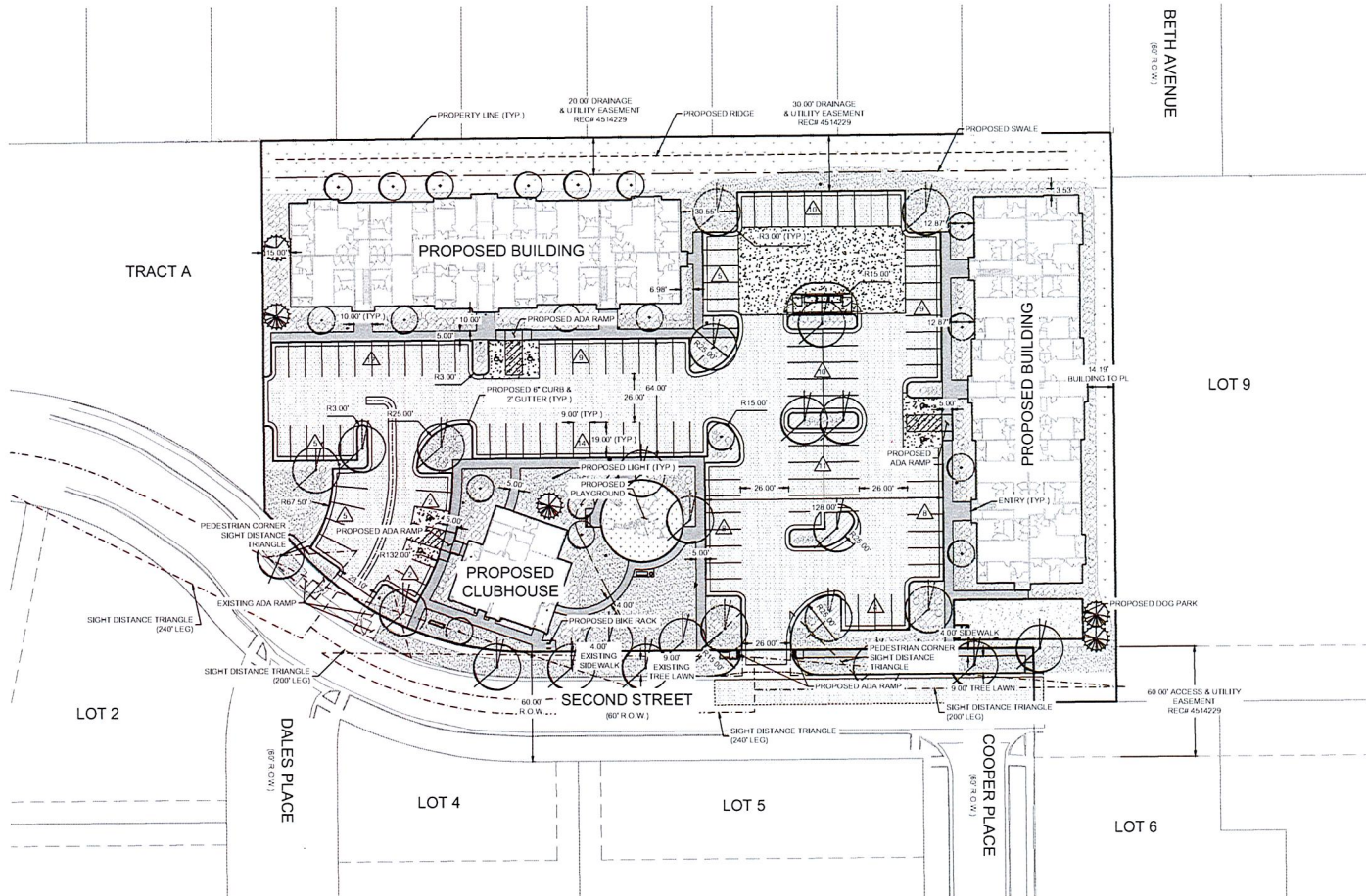
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-445-6500

NOT FOR
CONSTRUCTION

DATE:
PLU01 - SEPTEMBER 25, 2021
PLU02 - NOVEMBER 27, 2021

SHEET TITLE:
OVERALL
SITE PLAN

C1



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP U.S. 146227 IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP U.S. 131107 IN RANGE BOX PER MONUMENT RECORD AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RE-SET, WITH A PUBLISHED ELEVATION OF 4916.9 FEET (RAWDRI), BEING A FOUND STANDARD NGS BM (PICK STAMPED U 260 RE-SET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 18. SEE NGS SHEET FOR MORE INFORMATION. AN ON-SITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W. BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.



WILSON & COMPANY



990 S. BROADWAY, SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2953
www.wilsonco.com

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-034

CONSIDERATION OF A RESOLUTION FOR THE SAGEBRUSH APARTMENTS SITE PLAN AND PUD PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution
- c. Planning Commission Meeting Minutes
- d. Staff Report
- e. Land Use Application
- f. Project Description
- g. Site Plan and PUD Plan
- h. Traffic Memorandum
- i. Drainage memorandum
- j. City Council Resolution 2021R047 PUD Waiver
- k. Referral Responses
- l. Legal Notifications

III. Summary Statement:
Vincent Village Associates, LLC (The Michaels Development Company) has submitted a request for a site plan and PUD plan for a multifamily residential development consisting of two 3-story 36-plex garden style buildings. A clubhouse and dog park will also serve residents of the development. The property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place.

IV. Submitted by: _____
Planner

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval _____

VIII. Certification of Council Approval: _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

Vincent Village Associates, LLC (The Michaels Development Company) has submitted a request for a site plan for a multifamily residential development. The property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place.

The proposal will include two 3-story 36-plex garden style buildings consisting of 1, 2, and 3-bedroom units. There will be a clubhouse for residents to use as well as a dog park on site.

A PUD Plan has been submitted in order to create some flexibility from the current R-3 zoning standards outlined in the Fort Lupton Municipal Code. Changes include number of units per building, height, front setback, and parking space requirements which are outlined in more detail on the first page of the site plan. The changes will allow for a more creative and marketable development.

X. Legal/Political Considerations:

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 December 29, 2021 for the site plan and January 20, 2022 for the PUD Plan.

Notice of the public hearings were posted on December 16, 2021 at the Property and reposted on January 24, 2022, which is at least fifteen (15) days prior to the hearings, as required by the Zoning Regulations.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on December 22, 2021 and January 25, 2022.

XI. Alternatives/Options:

City Council has the following options for this request:

1. Approve the request;
2. Deny the request; or
3. Refer the request back to Planning Commission for further study.

XII. Financial Considerations:

The applicant has paid all applicable land use application fees and is covering ongoing review expenses.

XIII. Staff Recommendation:

Staff recommends approval of the Sagebrush Apartments Site Plan and PUD Plan.

RESOLUTION NO. 2022Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE SAGEBRUSH APARTMENTS SITE PLAN AND PUD PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON A PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on February 10, 2022 for the purpose of reviewing the Sagebrush Apartments Site Plan and PUD Plan for a multifamily residential development; and

WHEREAS, after review of the application for the site plan and PUD plan, and consideration of staff comments, applicant's presentation and any public input, Planning Commission recommended approval with conditions of the site plan and PUD plan; and

WHEREAS, the City Council held a public hearing to consider and review the request for a site plan on February 15, 2022; 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 Fort Lupton City Council has taken into consideration the supporting documentation and staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the City Council hereby approves the Sagebrush Apartment Site Plan and PUD Plan, Colorado, with the following conditions:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2021-0026 & Plan Nos. SPR2021-0009; COZ2021-0007 & PUD2021-0003.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed, including relocating fire hydrants on the site plan per the redlines from the Fire Marshal.
 - D. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
 - E. Applicant shall provide written acknowledgement of the comments from Public Service Company of Colorado dba Xcel Energy.
 - F. Applicant shall provide written acknowledgement of the comments from the Building

Inspector.

G. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

H. The following notes shall be placed on the site plan map:

1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.
2. Dead and dying landscape material shall be replaced at the earliest reasonable date.
3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
4. The property shall be maintained to the curb, or roadway if no curb exists.
5. Any proposed signage shall be submitted to the City for review and permitting.

II. Prior to the release of building permits:

- A. One set of mylars for the Sagebrush Apartments Site Plan shall be submitted for recording.
- B. Applicant shall discuss the lighting plan with the Planning Department and how they will address any lighting spilling onto adjacent properties.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 15TH DAY OF FEBRUARY 2022.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to Form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2022-006

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE SAGEBRUSH APARTMENTS SITE PLAN AND PUD PLAN FOR A 72-UNIT MULTI-FAMILY HOUSING COMMUNITY LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on February 10, 2022, for the purpose of reviewing Vincent Village Associates, LLC's application for a site plan for a 72-unit multi-family housing community comprised of two 3-story 36-plex garden style buildings and corresponding PUD Plan; and

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

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Sagebrush Apartments Site Plan and PUD Plan, conditional upon the following:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2021-0026 & Plan Nos. SPR2021-0009; COZ2021-0007 & PUD2021-0003.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed, including relocating fire hydrants on the site plan per the redlines from the Fire Marshal.
 - D. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
 - E. Applicant shall provide written acknowledgement of the comments from Public Service Company of Colorado dba Xcel Energy.
 - F. Applicant shall provide written acknowledgement of the comments from the Building Inspector.

G. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

H. The following notes shall be placed on the site plan map:

1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.
2. Dead and dying landscape material shall be replaced at the earliest reasonable date.
3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
4. The property shall be maintained to the curb, or roadway if no curb exists.
5. Any proposed signage shall be submitted to the City for review and permitting.

II. Prior to the release of building permits:

- A. One set of mylars for the Sagebrush Apartments Site Plan shall be submitted for recording.
- B. Applicant shall discuss the lighting plan with the Planning Department and how they will address any lighting spilling onto adjacent properties.

DONE THIS 10th DAY OF FEBRUARY, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.


Chairman

ATTEST:


Planning Director

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, February 10, 2022.

Chair Mike Simone called the meeting to order at 6:01 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bush White and members Kathy Kvasnicka, Paul Weber and Thomas Holton.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Planning Technician Magaly Morales-Tejada. Planner Alyssa Knutson participated remotely via GoToMeeting.

Chair Simone gave the following advisement:

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

The intent and purpose of the virtual appearance option 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.

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

Bush White moved to approve the agenda and Paul Weber seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Paul Weber seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2022-003 Hope Grayson Site Plan

Planner Maria Lancto presented this item, the site is located on the northeast corner of Copper Place and Highway 52 and is part of the Vincent Village Subdivision. The proposal includes two general commercial buildings totaling approximately 10,000 square feet. The south building will be used for a dental office, and the north building is planned for a future phase and does not have a specific user at this time. This property is zoned C-1 General Commercial and dental clinics are a use-by-right. All notification requirements have been met.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Chair Simone asked applicant, Denise Ramirez, if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight, if she felt she had a full and fair opportunity to participate in tonight's public hearing

Ms. Ramirez stated yes.

Chair Simone asked the applicant if there was anything else she would have wanted to present in support of her application that she felt she was prevented from doing.

Mr. Ramirez stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Weber asked what type of dental office this will be.

Ms. Ramirez stated it will be a general dental office.

Member Holton asked if the applicant would be building or operating the dental office.

The applicant stated that McCauley constructors will be building the office and the applicant will be operating.

Member Holton asked to see elevations of the buildings.

Staff displayed the building elevations for the board.

Member White asked for clarification on which elevation would be facing highway 52.

The applicant stated that the rear of the building will face highway 52 and the building consists of 360-degree architecture.

Member Holton asked if both buildings would be built at this time.

The applicant stated that only the dental office is being built at this time, the second building will be built once there is a user for that building.

With no further comments or questions, Member Weber motioned to approve P2022-003. Member Kvasnicka seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Planner Maria Lancto presented this item. She stated that the remaining hearings for tonight will be for the same application, however separate public hearings will be held for each item. This item is for a proposed comprehensive plan amendment, specifically amending one parcel on the future land use map. This property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place. The

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

parcel is currently designated for General Commercial uses and the proposal is to change that to Multi-Family Uses. This proposed amendment is in response to the next public hearings which include a change of zone to the 'PUD' Zone District and a site plan for a multi-family development. This proposed amendment would create a better transition between the commercial properties to the south and the residential properties to the north. Additionally, the comprehensive plan identifies a greater need for housing diversity and specifically multi-family housing, therefore this is supported by the text of the comprehensive plan. All notification requirements have been met. The applicant is present but will provide their main presentation during the Change of Zone hearing. Staff is proposing an amendment to the proposed resolution, an addition of a condition of approval which stated that "The Comprehensive Plan Amendment is contingent on the Change of Zone, Plan No. COZ2021-0007."

Chair Simone asked applicant, Ryan Zent, if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight and if he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Zent stated yes.

Chair Simone asked the applicant if there was anything else he would have wanted to present in support of his application that he felt he was prevented from doing.

Mr. Zent stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton stated that although these hearings are separate, this item affects the remaining items, therefore he would like more information prior to voting on this item.

Member Holton motioned to table P2022-004. Member White seconded. Motion passed unanimously.

P2022-005 Sagebrush Apartments Change of Zone

Planner Maria Lancto presented this item. She stated that this application is for a change of zone request from the 'C-1' General Commercial Zone District to the 'PUD' Planned Unit Development Zone District for the property identified on the map above. The 'PUD' zoning would allow for the multi-family development and is based off the R-3 Zoning with a few changes as outlined in the PUD Plan, which is tied to the site plan. All notification requirements have been met, and the applicant is present to provide a presentation on the project as a whole.

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

Mr. Zent stated yes

Applicant, Ryan Zent, provided a brief presentation. He stated that they are proposing a 72 unit workforce housing project that will consist of two, 3-story 36-unit buildings with 24 two-bedroom/two-bath units, and 12 three-bedroom/ two-bath units, ranging from 663 to 1,115 Sq. ft. Additionally the community will feature a 2,300 sq. ft. community center with an on-site leasing office and management, as well as other amenities including a kitchen,

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

business center. This housing is targeted towards workforce families earning up to almost \$65,000. Michaels Development will develop this project and will be the long-term owner and management of this property. Building materials used will be resilient and sustainable and will consist of wood-frame on a post-tensioned foundation system. All units will feature amenities such as in-unit washer/dryers, outdoor patios, secondary bathrooms in all the two-bedroom units, high-quality light fixtures and plumbing fixtures. This development aligns with the existing surrounding community, which include residential properties, public schools, commercial properties and community amenities.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton asked for clarification on the income cap.

Mr. Zent stated that there would be a cap of \$65,00. The target income is between \$35,000 - \$65,000. He pointed out that the average salary for a teacher in Weld County is about \$40,000.

Member Holton asked what the anticipated congestions is.

Mr. Zent stated that a traffic study was completed and worked with the city to design offset entrances from the other entrances off of Highway 52, which is expected to reduce any congestion in the general area.

Member White motioned to table P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Planner Maria Lancto presented this item. She stated that this is the final Planning Commission public hearing for this project this evening. All notification requirements have been met and the proposed resolution for this has several conditions of approval, which the applicants have already been working closely with city staff on.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Mr. Zent stated yes.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Weber asked if there is a buffer between the northern building and the residential properties fence line.

Mr. Zent stated that there will be a landscape buffer along the back border.

Member Weber stated that this questions was brought on in consideration of kids being behind the buildings.

Mr. Zent stated that the community design will hopefully keep children in the central part of the community where a tot-lot is provided near the community center and central to the buildings.

Member Weber asked if there will be a path between the parking lot and Beth Ave.

Mr. Zent stated that the adjacent lot will be different ownership, but as it develops it will most likely be addressed by future developers.

Planning Director Hodges stated that there is a long history in the platting of that road and if development occurs on that adjacent lot this will be discussed.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

Member Holton motioned to table P2022-006. Member White seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Member White moved to re-visit item P2022-004. Member Weber seconded. Motion passed unanimously.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Mr. Zent stated yes.

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

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

Member Holton asked what the direct benefit to the city of having this development on this site are versus it being developed on a different site that's already zoned for this type of development. He expressed concern with removing a commercial area in exchange for residential development.

Chair Simone stated that he likes the buffer between the other residences and the existing commercial uses in that area.

Member Holton stated that there will still be several lots that will not have this development as a buffer.

Chair Simone asked if this development could be built if the zoning stayed commercial.

Planning Director Hodges stated that there is specific zoning for multi-family uses, this specific project is being proposed as a PUD Zoning district due to the changes included in the PUD Plan.

Planner Alyssa Knutson stated that this type of use is not allowed in the current commercial zoning.

Member Holton stated that as a resident he would like to see more businesses in the area and specifically on this piece of property.

Discussion occurred among board members on the purview of the commission in relation to the comprehensive plan and well as procedural clarification.

Planner Knutson stated that a reason staff recommends this amendment because as more people move in to the city, more retail is generated in commercial areas that remain available.

Member Holton stated that he agrees with this statement, however the question is where can more commercial move in. He reiterated that he feels this is one of the best commercial lots in the area and he feels that the comprehensive plan designated this lot as commercial for a reason.

Planning Director Hodges stated that to his knowledge, this property was zoned residential prior to being changed to commercial zoning which is why it remained as commercial when the comprehensive plan was adopted.

Member Holton stated that he does feel that the city has done a great job with new developments, but he feels as though commercial properties are being pushed outside of the residential areas.

Chair Simone stated that no commercial applications had come in for this property, so he feels as though there is not much of a demand for this property to be used commercially.

**RECORD OF PROCEEDINGS
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Member White stated that he likes the proposed change to residential as well as the project as whole as it reminds him of the Belmar area, which looks nice and provides the families that live in this housing access to the surrounding businesses.

Chair Simone stated he also likes the idea of residential use in this area and likes the walkability. He stated that lower income households may not have 2 vehicles but this location would provide walking access to Safeway, the pharmacy and other amenities and businesses. This walkability also generates less vehicle traffic to these businesses than if this development was in a different area.

Member Weber stated that he prefers this usage versus the open space that has existed for a long time on this property.

Member Kvasnicka stated that she does not like the idea of reducing the already limited commercial zoning, however this property has been vacant for many years and has not been proposed for commercial usage. She stated that she likes this area for the proposed development and this addition is good for the community and is centrally located. She stated that the access to the area does not seem to be conducive for most commercial development.

Member Weber stated that there are currently many vacancies for commercial usage along Denver Avenue.

Discussion occurred among commissioners and staff regarding the availability and future plans for parking in the downtown area.

With no further comments, Member White moved to approve P2022-004. It was seconded by Member Weber. Motion passed with 4 yes votes and 1 no vote.

P2022-005 Sagebrush Apartments Change of Zone

Member White moved to re-open item P2022-005. Member Weber seconded.

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

Mr. Zent stated yes

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

Member Holton asked if any part of this development will be subsidized.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

Mr. Zent stated no, he stated that they are working with Housing Authority in other aspects for the rent, however this will not be subsidized housing.

Member Holton asked for clarification on what they are working with the Housing Authority on if not for subsidization.

Mr. Zent stated that they often work with the local Housing Authorities in order to create a strong partnership with a local authority. There will be some tax benefits.

With no further discussion, Member White motioned to approve P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Member White moved to re-open item P2022-006. Member Kvasnicka seconded.

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

Mr. Zent stated yes

Chair Simone opened up the public comment portion of this hearing, hearing none, he closed public comment.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

With no further discussion, Member White motioned to approve P2022-006. Member Weber seconded. Motion passed unanimously.

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.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on February 24, 2022 at 6:00 PM.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 2022**

ADJOURNMENT

Chair Simone adjourned the meeting at 6:56 PM.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chair

DRAFT

**SAGEBRUSH APARTMENTS SITE PLAN AND PUD PLAN STAFF REPORT
PROJECT NO. LUP2021-0026 / PLAN NO. SPR2021-0009 & PUD2022-0003**

PROJECT DESCRIPTION

Project No.: LUP2021-0026 / Plan No. SPR2021-0009 & PUD2021-0003

Project Name: Sagebrush Apartments Site Plan and PUD Plan

Owner: Vincent Village, LLC

Representative: Ryan Zent with Vincent Village Associates, LLC (Michaels Development Company)
("Applicant")

Location of Request:

The site is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place (the Property). The Property is located in the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a site plan application for a multifamily residential development. The project will include two 3-story 36-plex garden style buildings consisting of 1,2, and 3-bedroom units. There will be a clubhouse for residents to use as well as a dog park on site.

Site Size: The Property is 2.891 acre, more or less.

Zone District: The applicant has submitted for concurrent review of a change of zone application to the PUD – Planned Unit Development Zone District. This change of zone will need to be approved for the site plan application to move forward.

Proposed Use: Multifamily residential land use.

Existing Use: Vacant.

Hearing Dates: Planning Commission – February 10, 2022 at 6:00 PM; and
City Council – February 15, 2022 at 7:00 PM.

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

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

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under [Section 16-170](#) of the Fort Lupton Municipal Code (“Code”), which states that site plans are required as follows:

- 1) Site plans are required as a step in the building permit review process for multi-family, commercial or industrial development.
- 2) Site plans are required for development which, in the opinion of the Planning Department, would have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 3) To change an approved site plan when the change involves additional land use, including but not limited to:
 - a. Additional buildings.
 - b. Increase in the size of any building as shown on an approved site plan by more than ten percent (10%) over such approved building size.
 - c. Outside storage and/or display.
 - d. Vacation or dedication of easements or rights-of-way.

After required public notice of the site plan 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 site plan. 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.

The applicant is also applying for approval of a PUD development plan. Generally, PUD plans are run with a subdivision process, however the PUD plan is being tied to the site plan as there is not a subdivision with the project. Under the Fort Lupton Municipal Code, after required public notice of the PUD plan, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the PUD Plan. 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 PUD Plan, 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 for the Site Plan were published in the Fort Lupton press December 29, 2021, and the hearings for the PUD Plan were published in the Fort Lupton Press on January 20, 2022.

Notice of the public hearings were posted on the Property on December 16, 2021 and reposted on January 24, 2022, pursuant to the Zoning Regulations, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on December 22, 2021 and January 25, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

An application for rezoning to the PUD Zone District has been submitted for concurrent review. The PUD will include multifamily land uses. All multifamily developments are required to be reviewed through the site plan land use process. A site plan review requires a public hearing before Planning Commission and City Council. The intent of the site plan review is to promote orderly and sound development standards as they apply to the City and enhance and protect the community's natural as well as man-made environments.

Section 16-45 – PUD Planned Unit Development District

- a) The Planned Unit Development (PUD) Provisions contained herein are intended to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans.

Although this is a smaller piece of land than is typically zoned PUD, City Council did approve a waiver for the zoning on July 20, 2021. The PUD zoning is appropriate in order for the developer to create a more creative and marketable multifamily product that would be permitted by the constraints of the current R-3 zoning.

- b) Development within PUD Districts shall require specific approval of the Planning Commission and the City Council as amendments to the "Official Zoning Map" and approval of PUD plans which comply with the requirements and standards set forth in this Chapter and after the requirements of notice and hearing as set forth in this Chapter.

A concurrent application for a change of zone has been submitted for Planning Commission and City Council approval. PUD plans have been submitted for review and approval.

- c) PUD plan.

- (1) PUD permit requirements. All development within a PUD District must be in accordance with an approved PUD plan. No building or development permits shall be issued within a PUD District unless they are in conformance with an approved PUD plan for that District. Small wind energy systems are permitted uses in PUDs, provided that they meet the qualifications and criteria for a building permit set forth in [Section 18-9](#) of this Code and are approved as part of the PUD approval process.

A PUD plan has been submitted for the proposed development, and is laid out in the Site Plan maps and related submittal documents included with this Planning Commission packet.

- (2) PUD plan format and content, general. In accordance with this Section, PUD plans shall contain unique district regulations that apply to specific parcels of land within a PUD District, including permitted and special uses, lot sizes, bulk, density, general layout, architectural guidelines and location of and standards for public facilities and amenities, and any design standards that vary from the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements. Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts. PUD plans shall be in the same general format as required for subdivision plats.

A PUD plan has been submitted for the proposed development, and is laid out in the Site Plan maps and related submittal documents included with this Planning Commission packet. Unless specifically modified by the PUD plan, the subdivision will adhere to all provisions of the City Code.

- (3) PUD plan process, general. All PUD plan applications shall be submitted and processed simultaneously with the subdivision applications for the property. PUD plan and subdivision applications may also be processed concurrently with the proposed amendment to the Official Zoning Map, creating a PUD District. Except as specifically provided in this Section, PUD plan applications shall be processed in the same manner as set forth in this Code for

major subdivisions, including all pre-application conferences, sketch PUD plan, preliminary PUD plan and final PUD plan applications, public hearings and recording with the County Clerk and Recorder.

These requirements have been met. Because there is not a subdivision tied to this project, the PUD Plan was connected to the Site Plan process. A Preliminary Site Plan was reviewed and approved by City Council on April 21, 2020, which served as an opportunity to review the “sketch PUD plan”. Preliminary and Final PUD Plans and Subdivisions are permitted to be reviewed concurrently, therefore the final site plan submittal served as the preliminary and final phases of the PUD Plan review.

- (4) Maintenance of private facilities. The owner shall establish an organization for the ownership and maintenance of any approved private streets and/or common open space areas unless other adequate arrangements for the ownership and maintenance thereof are provided in a manner acceptable to the City.

All internal drives and amenities will be privately owned and operated by the Sagebrush Apartments.

- (5) PUD size. Unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size.

The development is 2.891 acres in size. A waiver by City Council was approved on July 20, 2021.

- (6) Approval. Approval of a final PUD plan by the City Council shall be by ordinance.

This project will be presented before City Council for approval on February 15, 2022. The change of zone to the PUD Zone District will go separately before the City Council for approval by Ordinance.

- d) Intent. PUD provisions are intended to further the following objectives:

- (1) To permit and encourage innovative design and high quality, master-planned urban developments on large parcels of land.
- (2) To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.
- (3) To preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.
- (4) To provide flexibility in land planning and development, resulting in amenable relationships between buildings and ancillary uses, and permitting more intensive use of land where well-related open space and recreational facilities are integrated into overall design.
- (5) To encourage unity and diversity in land development, resulting in convenient and harmonious groupings of uses, structures and common facilities, varied type design and layout

of housing and other buildings and appropriate relationships of open spaces to intended uses and structures.

(6) To encourage unified and planned development of a site, with or without customary subdivision into single lots, and without specific application of the district regulations as provided for individual lots, subject to the regulations set forth herein.

(7) To provide for and encourage the preservation and enhancement of desirable natural landscape and other features unique to a development site.

(8) To provide reasonable standards and criteria by which the specific proposals for a PUD can be evaluated.

(9) To provide a procedure which can relate the design and layout of unified residential, commercial or industrial developments to the particular site and demand for such development in a manner consistent with the preservation of property values within established residential areas.

With respect to Section 16-45(d)(1)-(9) above, staff finds that the proposed PUD Plan and Site Plan substantively meet the intent of this subsection. The development of a multifamily residential development under PUD zoning allows for a better design that would not be possible under R-3 zoning.

Deviations from the City Code are outlined on the PUD Plan.

REFERRALS

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

Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Golf Course Manager	Fort Lupton Fire Protection District	CDOT
Colorado Parks and Wildlife	United Power	Comcast
Xcel Energy	Postmaster	Weld County School District RE-8
NCWCD	Fulton Ditch Company	

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Vincent Village, LLC
 Company: c/o Robert Leino
 Phone: 303-534-4822 Email: bleino@fullerre.com
 Address: 5300 DTC Parkway, Suite 100, Greenwood Village, CO 80111
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Ryan Zent
 Company: Vincent Village Associates, LLC (The Michaels Development Company)
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (*where invoices should be directed to*): Ryan Zent
 Billing Company: Vincent Village Associates, LLC
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016

B. SITE DESCRIPTION

Site Address: Lot 8, Vincent Village
 Parcel Number: Vincent's East Addition 3rd Filing Seconded Amended, Lot 8
 Existing Zone Classification: C-1 Proposed Zone Classification: PUD
 Water Type: Municipal Name: City of Fort Lupton
 Sewage Type: Municipal District Name or Location Hauled to: City of Fort Lupton

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 | |

D. PROJECT DESCRIPTIONProject Name: Sagebrush Apartments

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

The applicant is proposing to develop a 72 unit workforce housing community. The project will be comprised of two 3-story 36-plex garden style buildings. The community will provide a mix of 1, 2, and 3-bedroom apartments, all of which have been proven to be attractive to residents in our other communities. This addition to the community will not only help diversify the housing options in Fort Lupton, it will help to synergize and solidify the adjacent neighborhoods.

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: Ryan Zent Date: 9/16/21
 Ryan Zent, Vice President of Vincent Village-Michaels, LLC, managing member of Vincent Village Associates, LLC

Owner Certification

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

Owner: Robert R. Leino Date: 9/17/2021
 Robert R. Leino, Managing Member, Vincent Village, LLC

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 <http://www.fortlupton.org/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@fortlupton.org.

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@fortlupton.org.

September 27, 2021

Planning and Building
City of Fort Lupton
130 S. McKinley Avenue

Re: Comprehensive Plan Amendment Request | Sagebrush Apartments

To Whom it May Concern:

On behalf of the Applicant, The Michaels Development Company, we are pleased to submit this Comprehensive Plan Amendment Request for the approximately 3-acre parcel located north of Highway 52 and to the east of Rollie Avenue, as described above and depicted in Attachment A. The Applicant is proposing to develop a 72-unit workforce housing community. The addition of this housing typology to Fort Lupton will not only help diversify the housing options in the city but will also help to strengthen the adjacent neighborhoods.

Summary of Proposed Changes

Parcel:	Lot 8, Vincent's East Addition 3 rd Filing Second Amended Subdivision, as further depicted in Attachment A
Current Land Use:	Commercial – General
Proposed Future Land Use:	Multi-family

Request Narrative

The proposed Sagebrush Apartments will be located on a land parcel at the Northeast Corner of State Highway 52 and Rollie Avenue in Fort Lupton, CO 80621, and will be part of the broader Vincent Village master-planned development. The parcel is currently zoned as C-1, General Commercial District and is classified as Commercial – General according to the Fort Lupton Comprehensive Plan. Concurrently with this Comprehensive Plan Amendment Request, we are also requesting a change of zone to a Planned Unit Development District (PUD) and approval of the final site plan. This change of zone request will allow for multi-family residential development, and the PUD designation will allow for more flexibility and creativity in the development of a high-density residential community. This rezoning process has already received preliminary site plan approval from both the City of Fort Lupton Planning Department and Fort Lupton's City Council in

April of 2020. This entitlement process will allow for the high-density residential use that will provide much-needed workforce housing to the City of Fort Lupton.

The Fort Lupton Comprehensive Plan designates this area for Commercial – General land uses. This designation allows for commercial businesses that offer residents basic goods and services. This supports a range of development styles, including stand-alone businesses on smaller properties as well as commercial shopping centers with multiple tenants. Primarily located along the city's major corridors, the expansion of general commercial uses offers residents greater shopping options within Fort Lupton and contributes to increased local commerce. In addition to commercial retail, these areas can include small office buildings, medical practices, and public and semi-public uses.

Directly to the north of this site, the Fort Lupton Comprehensive Plan designates Single-Family Detached land uses. This designation allows for neighborhoods of predominantly single-family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City's urban core and planned subdivisions within residential growth areas. In addition to single-family units, these neighborhoods may include scattered single-family attached and multi-family housing options, as well as public and semi-public uses. High-density housing is often used to create a smooth transition between commercial and low-density single-family land uses.

The Fort Lupton Comprehensive Plan identifies a lack of both multi-family and renter-occupied housing within the city. To this point, the City wishes to encourage greater diversity of housing options being developed. In addition, staff believes that multi-family development at this location will create a compatible transition between the commercial uses to the south of the property and the single-family housing to the north.

The overarching vision of the City's Comprehensive Plan is for Fort Lupton to be a premier destination of the Front Range which will be achieved through, "Combining quality living with a variety of services and Amenities." This statement stresses the need for additional housing opportunities as the growth of the city and its service sector continues. Further, the Comprehensive Plan specifically targets key areas of the City where residential development should be targeted.

"As residential development continues, the City will guide investment to best meet the needs of a growing community and support diverse, welcoming neighborhoods. New residential construction will be directed to key areas of the community, allowing for appropriate investment while reducing outward sprawl." (Page 24, Fort Lupton Comprehensive Plan)

The proposed Sagebrush Apartments accomplishes this directly by utilizing one of the last remaining developable parcels located along Highway 52 to create a new residential development adjacent to existing neighborhoods and services, which will foster opportunities for a highly walkable, more livable area. This

parcel was specifically identified because of its superior location within downtown Fort Lupton, with excellent access to grocery, retail, healthcare, and additional amenities. As mentioned previously, Sagebrush will be an integral part of a new mixed-use master-planned development, Vincent Village, that upon completion will bring several additional amenities to the doorstep of future residents at the property.

Additionally, the Comprehensive Plan specifically addresses the lack of investment in high-density residential uses on page 34: "Less than 15 percent of the City's housing stock is multi-family units and none have been added since before 2005. This suggests a potential need for more multi-family units and/or updated existing multi-family product. Community outreach suggested that there was a lack of such middle housing..." The plan also states, "For rental housing, the case is similar but with an even greater margin for low-rent units. The number of low-income households is far greater than the available low rent units that they can afford. This suggests the need for more affordable housing." This proposal strives to bring highly desired affordable rental units to the Fort Lupton market.

Project Description

The proposed Sagebrush Apartments will encompass 72 total units of multi-family housing with a mix of 34% 1-bedroom units, 50% 2-bedroom units, and 16% 3-bedroom units. Units range from 663 sf to 1,115 sf. The average unit size within the project is 874 sf. 72 units on 3 acres results in an overall density of 24 du/ac. The units will include outdoor patios, in-unit washer/dryers, and walk-in closets. These units have been efficiently designed specifically for workforce housing and emphasize the importance of eliminating wasted space. The clubhouse consists of approximately 2,312 sq. ft. and has an approximate building height of 24'-8" per the City's defined building height.

The development will include a total of 129 parking spaces, which results in an overall parking ratio of 1.79 spaces per unit. The Fort Lupton Municipal Code requires 174 total spaces or 2.42 sp/du. The Applicant is requesting a parking reduction to meet the market standard parking ratio of 1.75 sp/du for workforce housing. Parking has been evenly distributed throughout the development site to ensure residents have proximate parking options.

The exterior design of the buildings will be cohesive and promote distinctive styling with materials, massing, and details that are compatible with the surrounding residential and commercial neighborhoods. The architectural character of the buildings will emphasize horizontal forms and vary the roof architecture to create visual interest. Building articulation and the use of adhered synthetic stone veneer and cementitious board and batten siding is utilized to signify entry points. Stone veneer at the bottom of the elevation creates the buildings' strong base and visually roots it to the ground. Horizontal lap siding signifies 2- and 3-bedroom units while the cementitious board and batten siding indicates 1-bedroom units. A similar architectural style is used

for the clubhouse. Enhanced doors and gable bracket detailing create a strong entrance experience. Lastly, the use of similar materials in the residential buildings creates one harmonious project.

Landscaping within the project is designed to match the thought and detail of the architecture to create one consistent project. The planting design conveys a strong connection to the native plant life and landscape while complimenting the overarching project theme. The plant palette focuses on native and low-water plants with a mix of canopy and ornamental trees, deciduous and evergreen shrubs, ornamental grasses, and flowering perennials. The height, spacing, and textures of the plantings are designed to frame views, accent areas of interest, and provide for year-round interest. The use of sod is minimal to help create a sustainable, water-wise, and low-maintenance landscape. The project will also include a variety of lighting features to ensure safety and wayfinding throughout the project. Enhanced lighting can be found within the auto courts, building entries, and the clubhouse. Additionally, project entry monument signage will be located near the clubhouse. Signage will match the architectural theme of the project.

We are excited about the prospect of building this creative, high-quality workforce housing development that will provide much-needed housing for the working families of Fort Lupton. We believe that this request meets the goals and objectives laid out by the City of Fort Lupton's Comprehensive Plan by providing a mix of land uses that will lead to the development of a balanced community with resilience for decades to come.

The Michaels Development Company and the design team look forward to working with City staff throughout the review process.

Thank you for your consideration,



Ryan Zent
Regional Vice President
The Michaels Development Company

Attachment A:
Sagebrush Apartments Comprehensive Plan:
Existing & Future Land Use Plan Exhibit

SAGEBRUSH APARTMENTS COMPREHENSIVE PLAN AMENDMENT
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

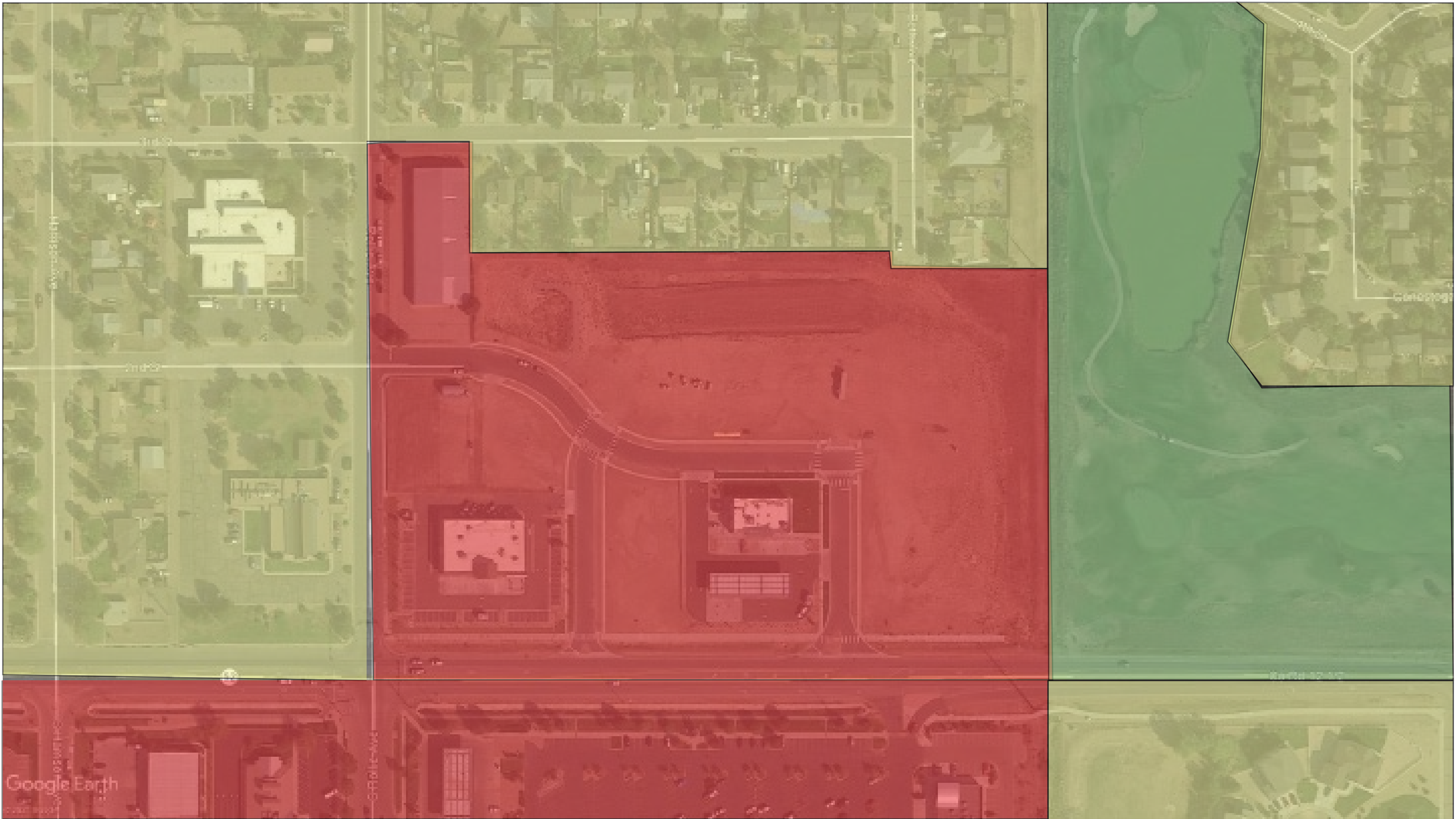
LEGEND

- SINGLE-FAMILY DETACHED

MULTIFAMILY

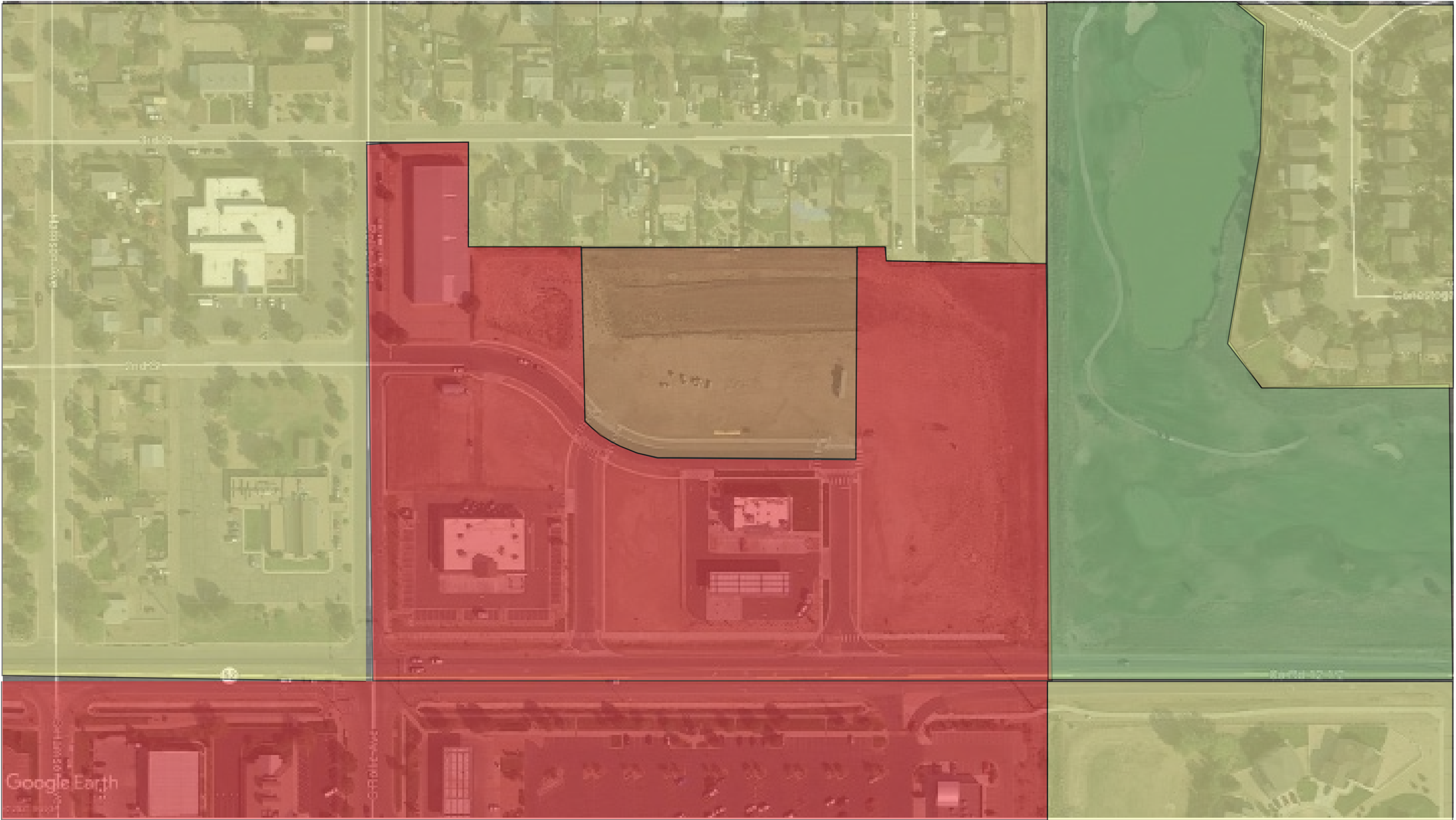
COMMERCIAL GENERAL

PARKS & OPEN SPACE
-



EXISTING FUTURE LAND USE PLAN

NTS



PROPOSED FUTURE LAND USE PLAN

NTS

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 8, VINCENT’S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER’S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 202__.

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER’S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTATOR’S APPROVAL

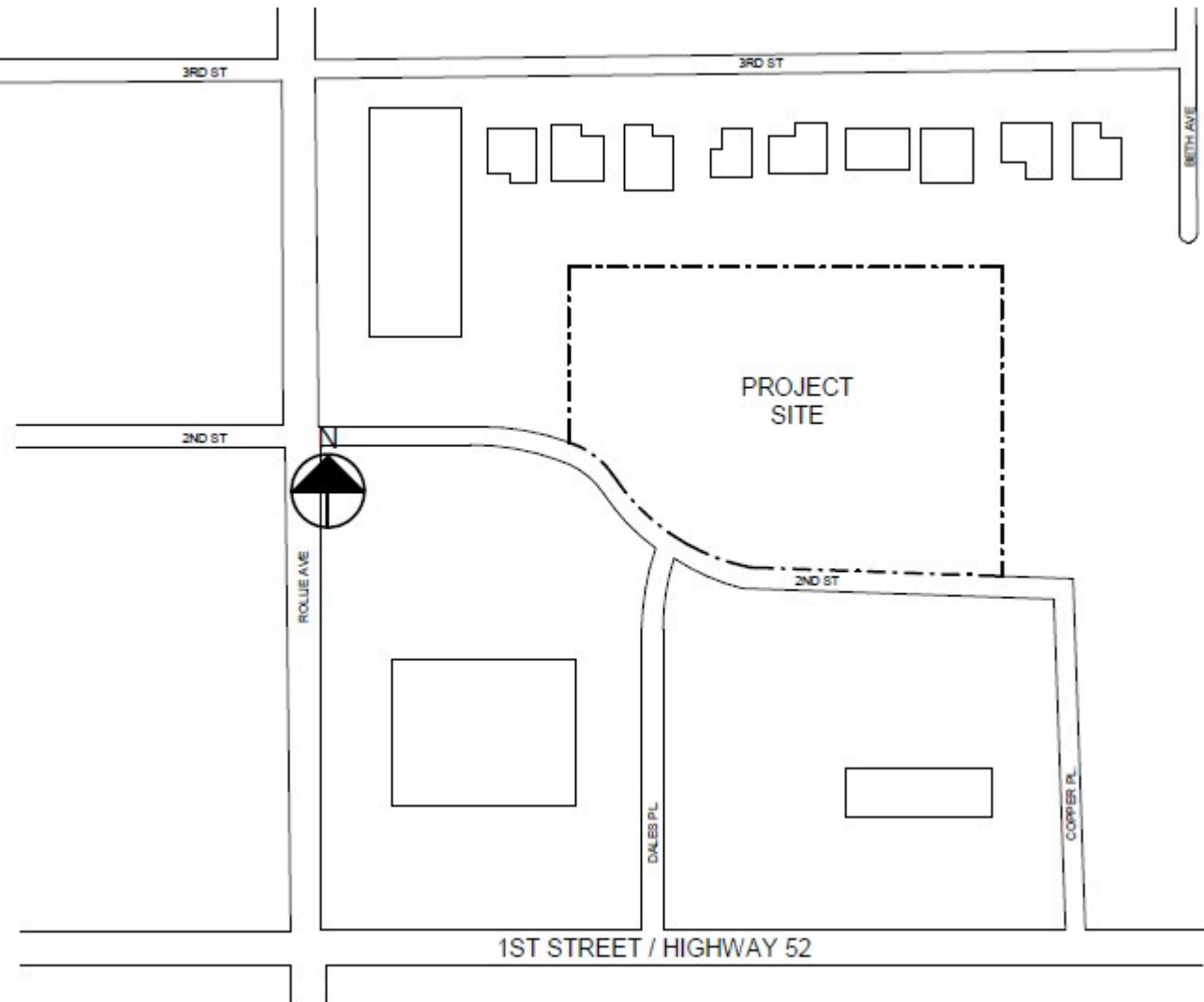
APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MICHAELS DEVELOPMENT RYAN ZENT 6105 S. MAIN STREET, SUITE 200 AURORA, CO 80016 614-241-2070	KEPHART DOUG VAN LERBERGHE 2555 WALNUT ST. DENVER, CO 80205 303-832-4474	WILSON & COMPANY, INC KYLE M. GODWIN 990 S BROADWAY, SUITE 220 DENVER, CO 80209 303-297-2976	BRITINA DESIGN GROUP ROBERT COURI 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 303-456-2887

VICINITY MAP



SITE DATA	
ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS – INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SHEET INDEX

- 01 COVER SHEET
C1 OVERALL SITE PLAN
C2 OVERALL UTILITY PLAN
C3 OVERALL GRADING PLAN
L1 LANDSCAPE NOTES & LEGEND
L2 LANDSCAPE PLAN
L3 LANDSCAPE DETAILS
L4 LANDSCAPE DETAILS
L5 LANDSCAPE DETAILS
A1 CLUBHOUSE
A2 BUILDING A ELEVATIONS
A3 BUILDING A ELEVATIONS
A4 TRASH ENCLOSURE
A5 MATERIALS BOARD
P1 PHOTOMETRIC PLAN
P2 PHOTOMETRIC CUT SHEETS

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 27, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES

- ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS DIMENSIONED.
- SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS
- SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.00 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOWLINE TO FLOWLINE DIMENSIONS FOR A 35' LEGS. STRUCTURES OR BERMS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION EXCEPT FOR PUBLIC FACILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS:	114
ADA PARKING STALLS:	6
TOTAL PARKING STALLS:	120

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

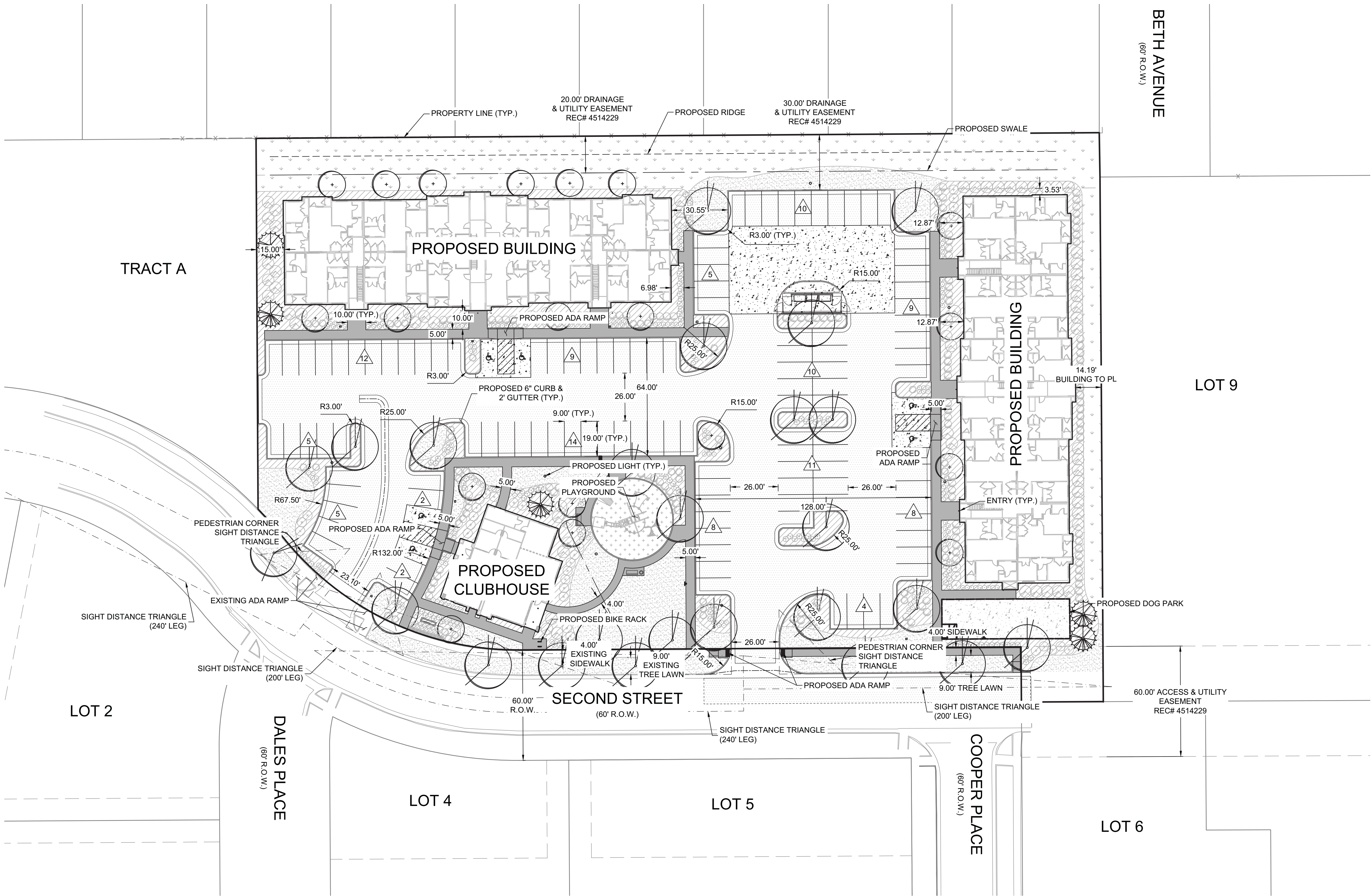
OWNER:
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NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

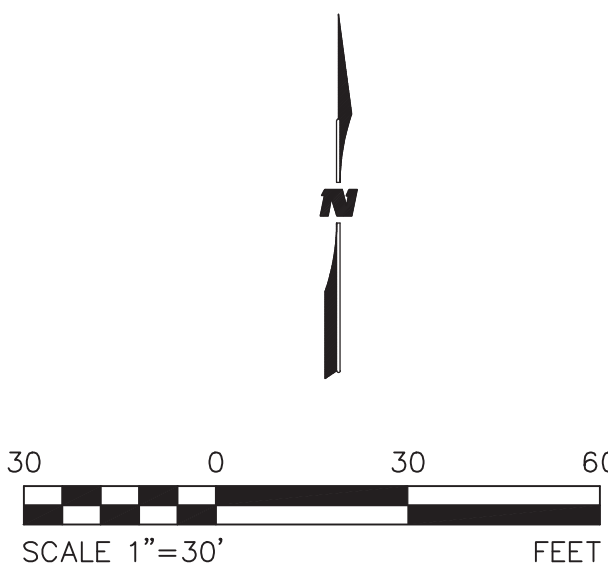
SHEET TITLE:
OVERALL
SITE PLAN

C1



LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PARKING COUNT



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

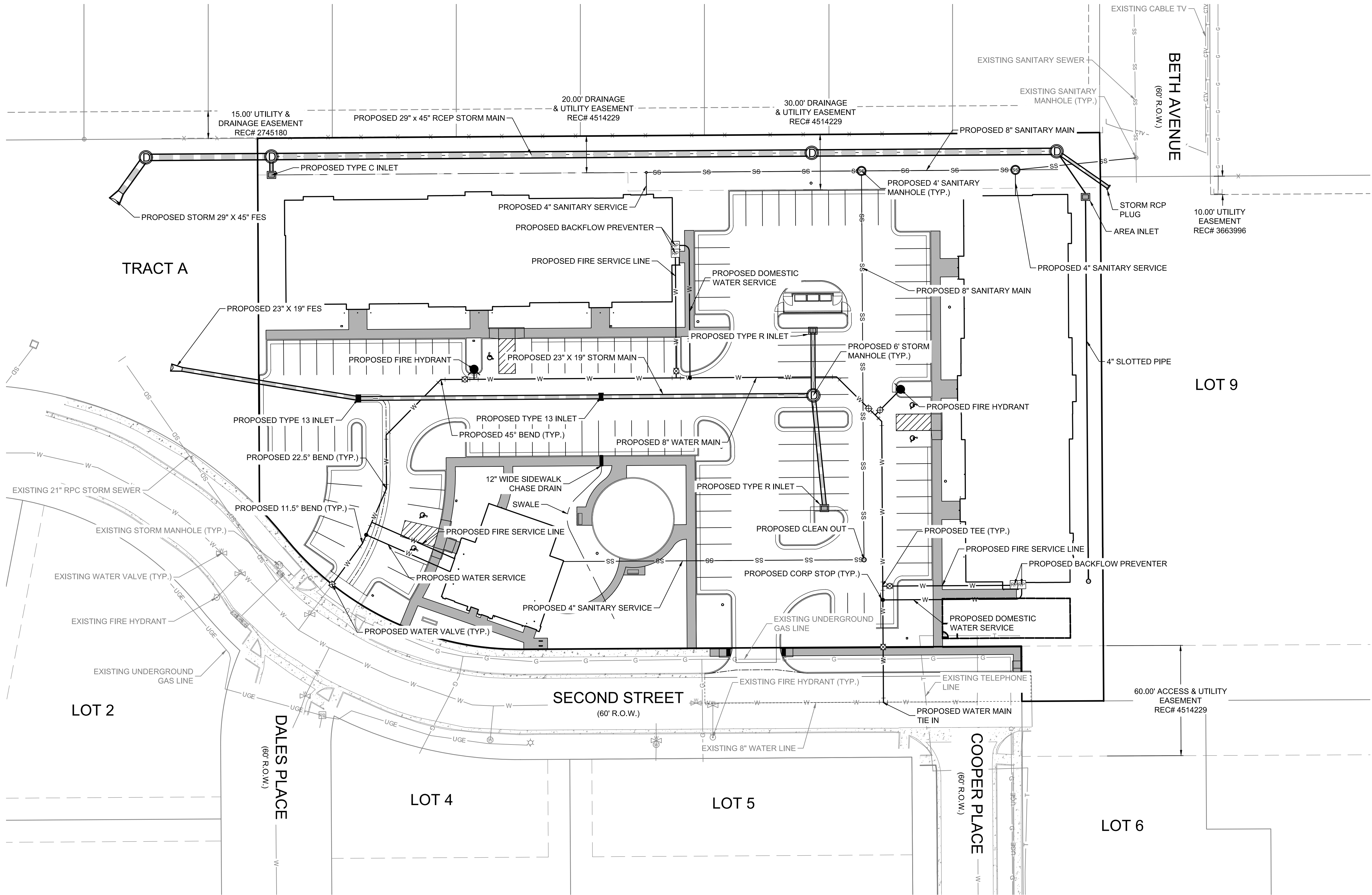
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**WILSON
& COMPANY**

990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



GENERAL NOTE
SAGEBRUSH APARTMENTS SHALL BE SERVED BY A SHALLOW SANITARY SEWER. REFERENCE CONSTRUCTION DOCUMENTS FOR ELEVATION INFORMATION

LEGEND

- PROPOSED CORP STOP
- PROPOSED HORIZONTAL BEND W/ THRUST BLOCK
- ⊕ PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- RP PROPOSED BACKFLOW PREVENTER
- W — PROPOSED WATER LINE
- SAN — PROPOSED SANITARY SEWER
- SS — PROPOSED STORM SEWER
- △ PROPOSED STORM FES
- PROPOSED STORM INLET
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER
- T — EXISTING TELEPHONE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- CTV — EXISTING CABLE
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- OUV — EXISTING OVERHEAD UTILITY
- X — EXISTING FENCE

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
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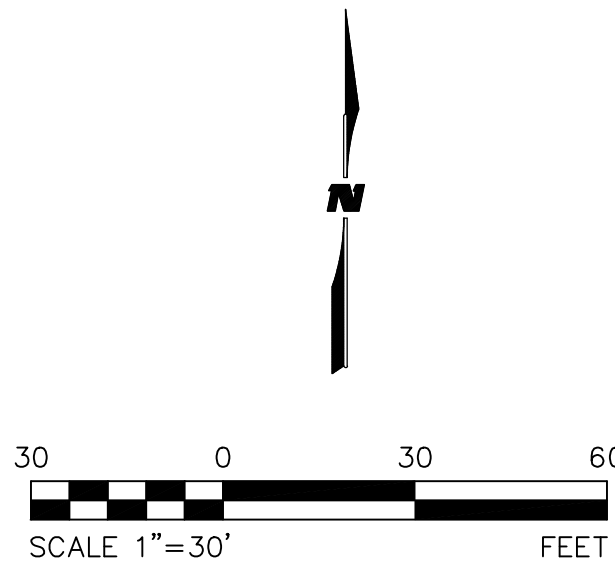
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OVERALL
UTILITY PLAN

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SAGEBRUSH APARTMENTS PUD PLAN
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NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTE
NOT FOR CONSTRUCTION.
REFERENCE CONSTRUCTION
DOCUMENTS FOR SAGEBRUSH
APARTMENTS

FLOOD ZONE
AREA 08123C2110E (NOT PRINTED) IS
LABELED AS AREA OF MINIMAL
FLOOD HAZARD ZONE X

- LEGEND
- CURB AND GUTTER
 - SPILL CURB
 - PROPOSED UTILITY EASEMENTS
 - EXISTING UTILITY EASEMENTS
 - PROPERTY BOUNDARY
 - LOT LINE
 - PROPOSED SWALE
 - EXISTING FENCE
 - PROPOSED SIDEWALK

- ABBREVIATIONS
- | | |
|-----|----------------|
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SW | SIDE WALK |
| EL | ELEVATION |
| ME | MEETS EXISTING |
| EX | EXISTING |
| N | NORTHING |
| E | EASTING |
| TYP | TYPICAL |
| R | RADIUS |

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

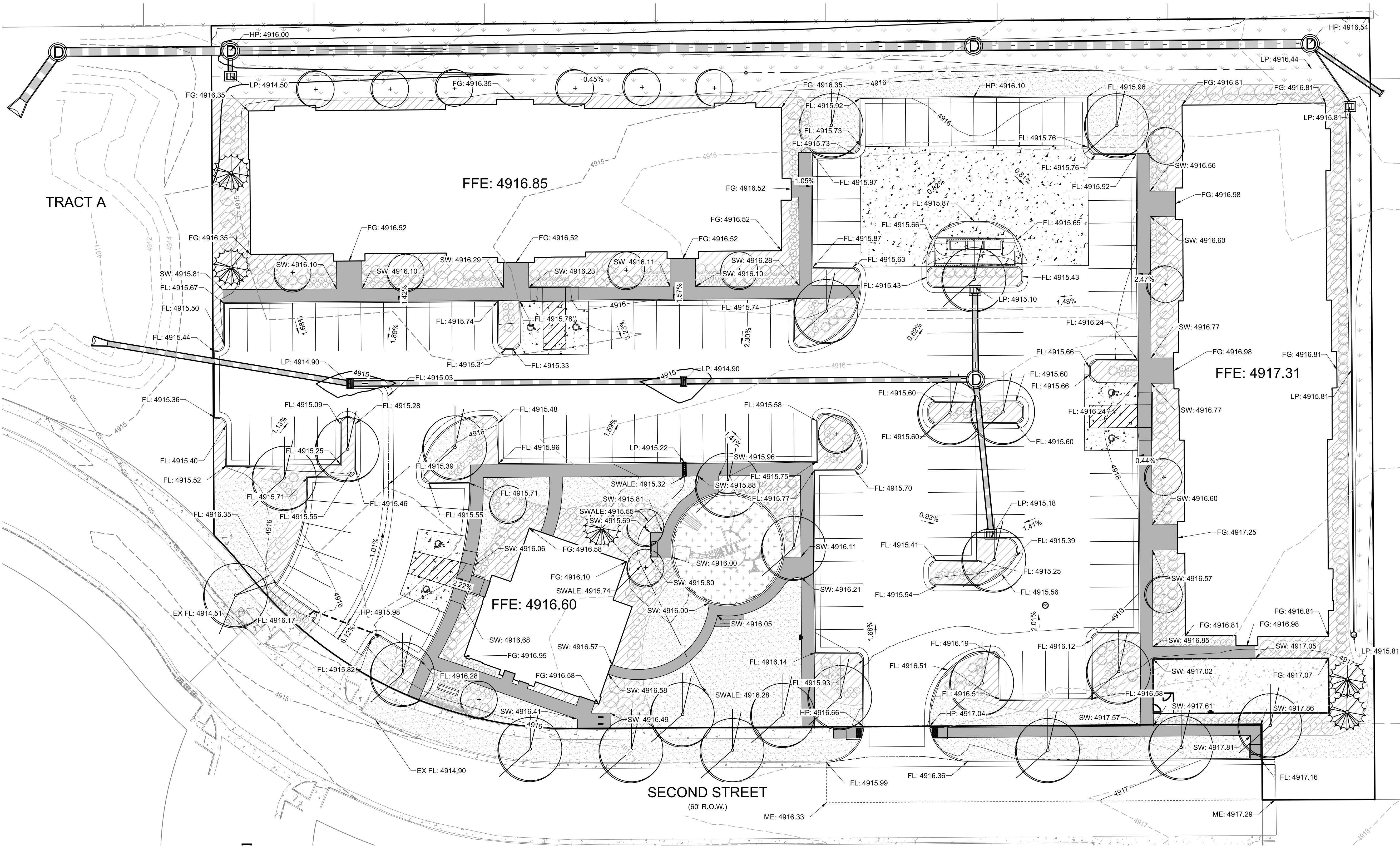
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DATE:
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SHEET TITLE:
OVERALL
GRADING PLAN

**WILSON
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AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4"
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SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,

NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL

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

LANDSCAPE NOTES

1. Landscape Contractor shall be responsible for becoming familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the General Contractor and Owner's Representative. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification
3. If conflicts arise between size of areas and plans, Landscape Contractor to contact the Owner's Representative for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate materials.
4. The Landscape Contractor shall notify the Owner's Representative 72 hours prior to commencement of work to coordinate project inspection schedules.
5. Landscape Contractor shall provide per unit costs for every size of plant material, and by type as called out on Planting Plans. Unit cost to include the plant material itself and installation including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
6. It is the Landscape Contractor's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Landscape Contractor and be certified pest and disease free. It is the Landscape Contractor's obligation to warranty all plant material for one year after final acceptance.
7. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
8. Provide matching sizes and forms for all plants used for hedges. Space equally as called for on plans.
9. All plant material shall be acclimated to nearest conditions for minimum of 8 months before planting.
10. Plant names are abbreviated on drawings. See plant list for key and classification.
11. Obtain an agricultural suitability analysis of the site soil from an accredited soils laboratory at the contractors cost. The analysis shall verify the suitability of the existing soils, analyze the existing soil texture and recommend additional soil amendments beyond those specified. A minimum of two (2) samples shall be taken from the site. Location to be determined by the Owner's Representative. The soil amendments currently specified will be the minimum incorporated. Test Agency: Colorado State University Soil Testing Lab, A319-NESB, Fort Collins, CO 80523-1120 or other reputable lab.
12. Prepare all seeding and sodding areas by ripping and tilling or otherwise scarified to a depth of not less than 12 inches. Apply to all planting and seeded areas at the following rates per 1,000 square feet, incorporating thoroughly with top 6 inches of soil layer:

a. As recommended in the soils analysis, three cubic yards organic amendment minimum.

b. Five pounds preplant fertilizer and granular Diammonium Phosphate (18-46-0) at 150#/acre is recommended.

c. Any chemical additives per soils analysis recommendations.
13. Final location of all plant material shall be subject to the approval of the Owner's Representative.
14. All tree plantings in lawn areas will receive a minimum of 4" depth mulch. The contractor is responsible for weed control on beds and seeded areas until final project acceptance.
15. Tree plantings and planting beds will be treated with Diehard transplant (Trees) and Diehard bed prep (Planting beds). Micorrhiza Innoculants and at the rate recommended by the manufacturer.
16. See details for planting requirements, materials, and execution.
17. Stake/Guy all trees as per detail for a period of one year.
18. If annuals are specified on plans, the landscape contractor is to submit a list of seasonally available annuals to be used to the Owner's Representative for approval.
19. All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.
20. All landscaping shown on this plan shall be planted and maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials. Should any plant material die, it shall be replaced with similar plant material within a timely manner and within one planting season.
21. If any transformers, ground-mounted HVAC units, utility pedestals, and similar features are not shown on the SIP, additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.
22. The irrigation system will be an automatic irrigation system with controller, control valve and all other equipment necessary to irrigate the project. Large sod areas will utilize rotors while medium and smaller sod areas will utilize pop-up sprays with either rotary nozzles or spray nozzles. All shrub beds will utilize drip irrigation and trees/shrubs in native seed will be irrigated on separate drip zones. Native seed will be irrigated for establishment only.
23. In the event of a discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.

PLANT LEGEND

Deciduous Shade Trees						Deciduous Shrubs					
Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use	Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use
GT	Gleditsia triacanthos inermis Imperial® Imperial® Honeylocust	8	2 1/2" cal	As Shown	No	CC	Caryopteris x clandonesis 'Dark Knight' Dark Knight Blue Mist Spirea	53	5 gal.	3' o.c.	No
UG	Ulmus 'Morton Glossy' Triumph Elm	4	2 1/2" cal	As Shown	No	CB	Cornus sericea 'Bailey' Bailey's Redtwig Dogwood	19	5 gal.	5' o.c.	No
QM	Quercus macrocarpa 'JFS-KW3' Urban Pinnacle® Bur Oak	5	2 1/2" cal	As Shown	No	CS	Cornus sericea Arctic Fire™ Arctic Fire™ Dogwood	74	5 gal.	4' o.c.	No
QR	Quercus rubra Northern Red Oak	5	2 1/2" cal	As Shown	No	CL	Cotoneaster lucidus Peking Cotoneaster	19	5 gal.	6' o.c.	No
QW	Quercus x warei 'Long' PP# 12,673 Regal Prince® Columnar Oak	6	2 1/2" cal	As Shown	No	EA	Euonymus alatus 'Compactus' Dwarf Burning Bush	7	5 gal.	5' o.c.	No
TC	Tilia cordata 'Greenspire' Greenspire Linden	4	2 1/2" cal	As Shown	No	HF	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort Hypericum	40	5 gal.	3' o.c.	No
Ornamental Trees						PA	Perovskia atriplicifolia Russian Sage	11	5 gal.	4' o.c.	No
MS	Malus 'Spring Snow' Spring Snow Crabapple	3	2" cal	As Shown	No	PP	Pawnee Buttes Western Sand Cherry Prunus besseyi 'Pawnee Buttes'	15	5 gal.	4' o.c.	No
PC	Pyrus calleryana 'Cleveland Select' Cleveland Select Pear	10	2" cal	As Shown	No	RA	Ribes alpinum 'Green Mound' Green Mound Alpine currant	13	5 gal.	3' o.c.	No
Evergreen Trees						RC	Ribes aureum Golden Currant	40	5 gal.	4' o.c.	No
PB	Picea pungens 'Bacheri' Bacheri Blue Colorado Spruce	3	6'-10' ht.	As Shown	No	SC	Syringa x chinensis 'Saugeana' Saugeana Chinese Lilac	34	5 gal.	6' o.c.	No
PD	Picea glauca 'Densata' Black Hills Spruce	2	6'-10' ht.	As Shown	No	VB	Viburnum x burkwoodii Burkwood Viburnum	16	5 gal.	6' o.c.	No
Evergreen Shrubs						Ornamental Grasses					
JA	Juniperus sabina 'Arcadia' Arcadia Juniper	15	5 gal.	4' o.c.	No	BGB	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	86	1 gal.	24" o.c.	No
JS	Juniperus sabina 'Calgary Carpet' Calgary Carpet Juniper	24	5 gal.	4' o.c.	No	CAK	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	80	1 gal.	24" o.c.	No
JC	Juniperus sabina 'Scandia' Scandia Juniper	10	5 gal.	4' o.c.	No	Perennials					
						ACM	Achillea 'Moonshine' Moonshine Yarrow	25	1 gal.	18" o.c.	No
						GBU	Gaillardia x grandiflora 'Burgundy' Burgundy Blanket Flower	11	1 gal.	24" o.c.	No
						SNM	Salvia nemorosa 'May Night' May Night Purple Salvia	17	1 gal.	18" o.c.	No
						Grasses					
							Turf Sod - RTF® Water Saver Sod				
							Native Grass- Seed Mix:				
						Hachita Blue grama 0.40 PLS lbs. per acre Buffalograss 5.83 PLS lbs. per acre Inlanc saltgrass 0.42 PLS lbs. per acre Slender wheatgrass 1.37 PLS lbs. per acre Sandberg bluegrass 0.82 PLS lbs. per acre Alkaligrass 0.27 PLS lbs. per acre					

OWNER:
MICHAELS DEVELOPMENT
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NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
NOTES & LEGEND



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
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SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

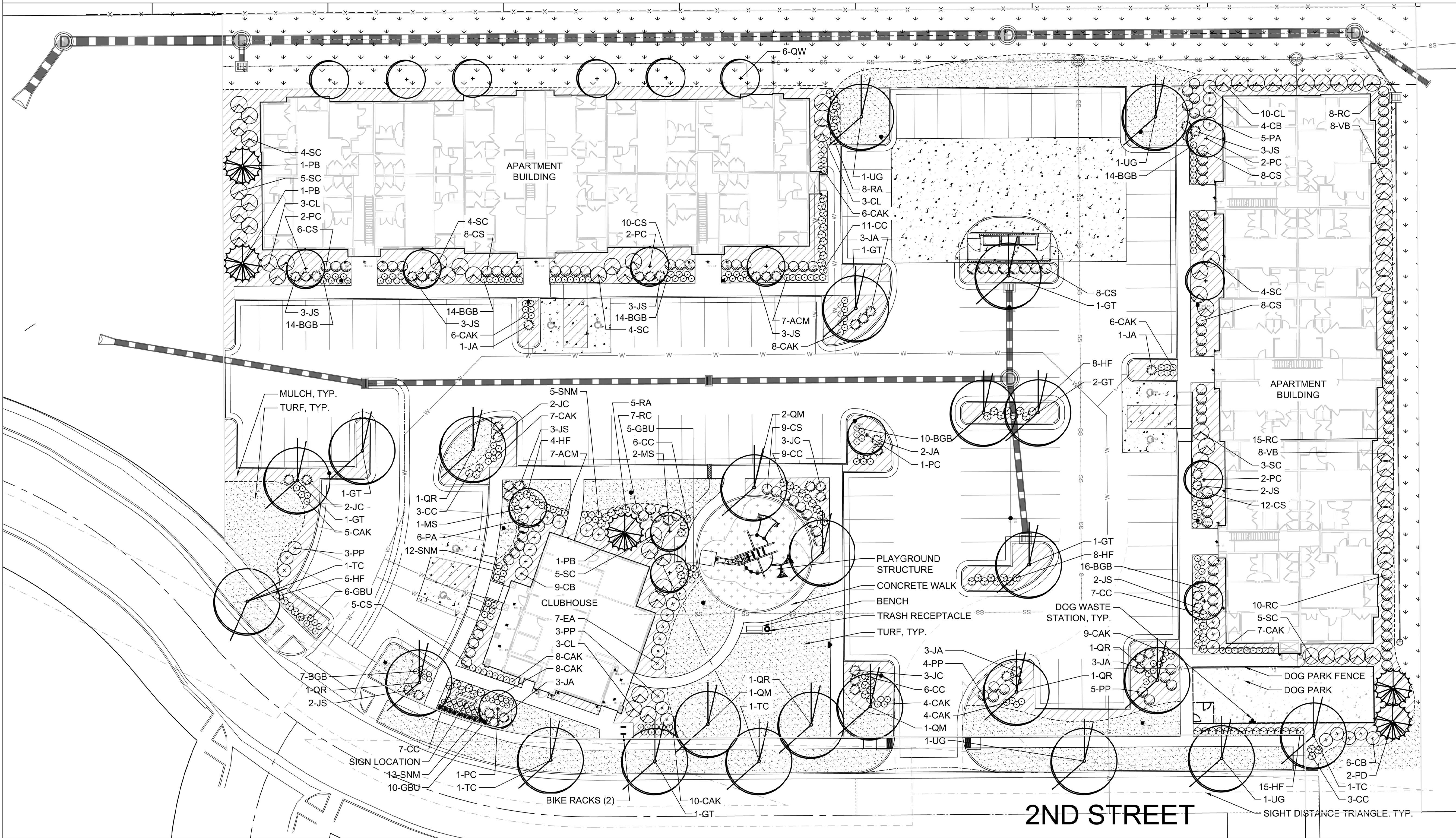
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DATE:
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SHEET TITLE:
LANDSCAPE
PLAN

L-2



MATERIALS

- TURF SOD
SEE SPECS
- ROCK MULCH-
COLOR: BRECKEN GOLD
SUPPLIED BY PIONEER SAND
- DOG PARK SURFACING
SEE DETAIL 8, SHEET L3
- PLAYGROUND SURFACING
SEE DETAIL SHEET L4

- STEEL EDGING
SEE SPECS
- SHRUBS, EVERGREEN SHRUBS,
PERENNIALS,
ORNAMENTAL GRASSES,
- 2" CAL. SHADE TREE
- 2" CAL. ORNAMENTAL TREE
- 6'-8" EVERGREEN TREE

FURNISHINGS

- BENCH
SEE DETAIL 3, SHEET L5
- TRASH RECEPTACLE
SEE DETAIL 1, SHEET L5
- DOG WASTE STATION
SEE DETAIL 2, SHEET L5
- FENCE WITH GATE
SEE DETAIL 7, SHEET L3

Scale: 1" = 20'-0"



SAGEBRUSH APARTMENTS PUD PLAN

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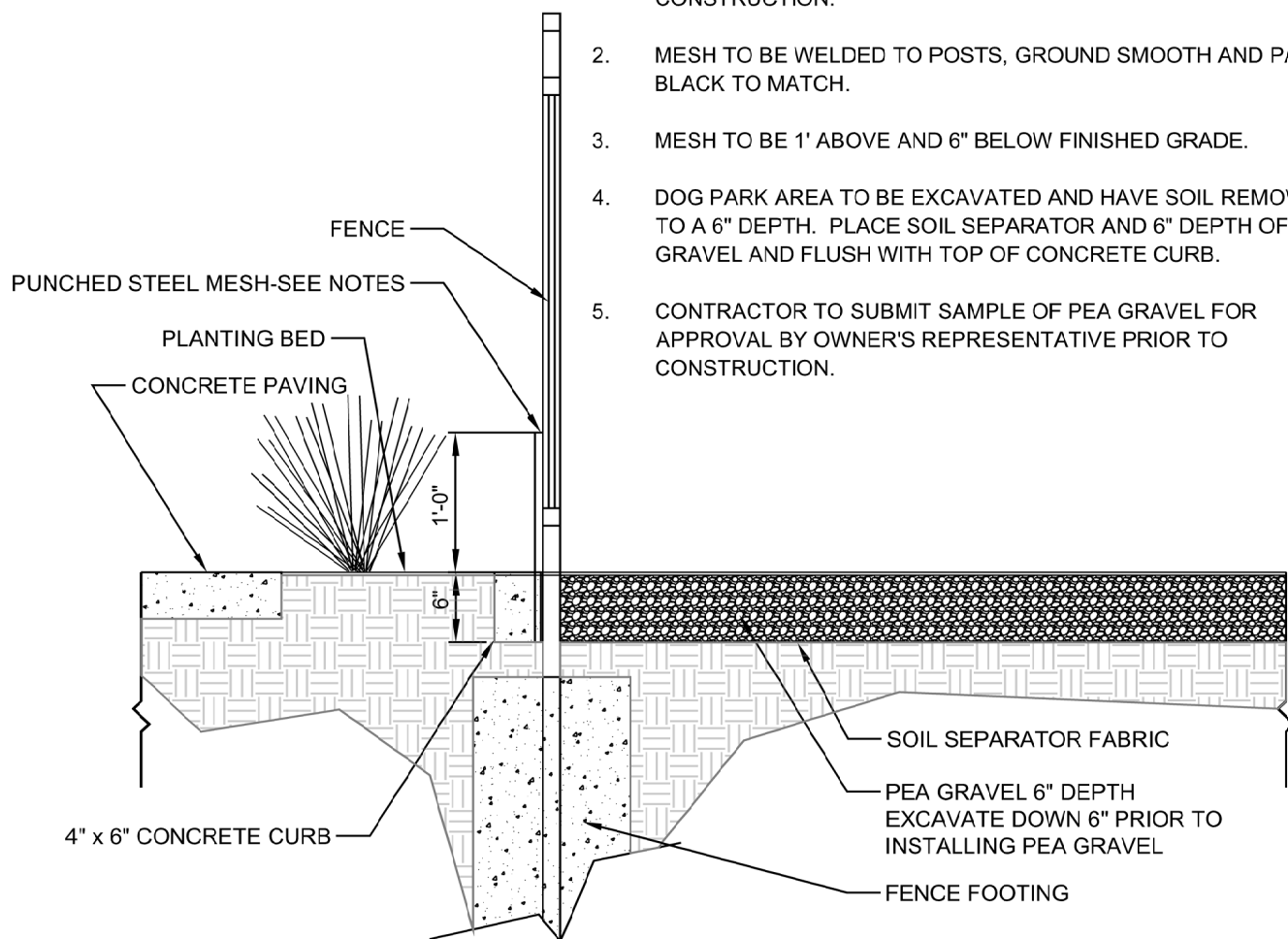
NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
DETAILS

NOTES:

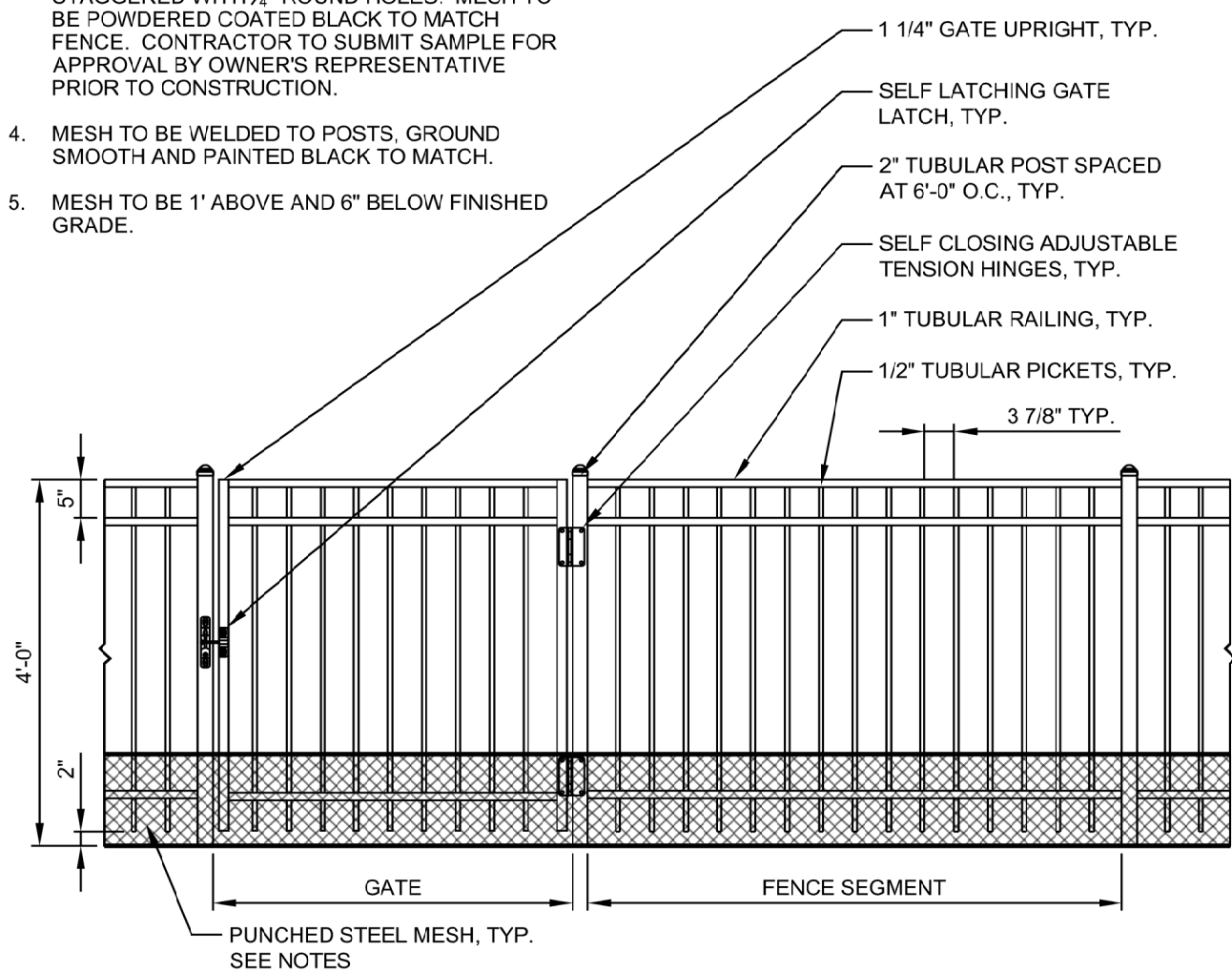
1. PUNCHED STEEL MESH - 20 GAGE, 3/4" STAGGERED WITH 1/2" ROUND HOLES. MESH TO BE POWDERED COATED BLACK TO MATCH FENCE. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. MESH TO BE WELDED TO POSTS, GROUND SMOOTH AND PAINTED BLACK TO MATCH.
3. MESH TO BE 1' ABOVE AND 6" BELOW FINISHED GRADE.
4. DOG PARK AREA TO BE EXCAVATED AND HAVE SOIL REMOVED TO A 6" DEPTH. PLACE SOIL SEPARATOR AND 6" DEPTH OF PEA GRAVEL AND FLUSH WITH TOP OF CONCRETE CURB.
5. CONTRACTOR TO SUBMIT SAMPLE OF PEA GRAVEL FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



8 DOG PARK
SCALE: 3/4"=1'-0"

NOTES:

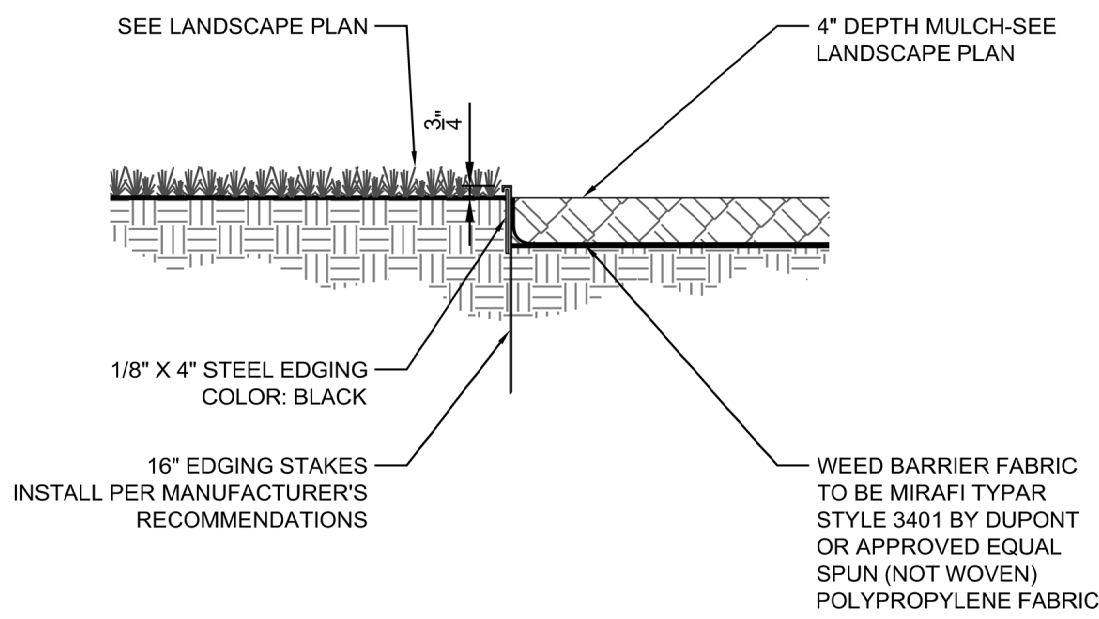
1. ALL FENCE COMPONENTS TO BE ALUMINUM AND POWDERCOATED BLACK.
2. SEE PLANS FOR FENCE AND GATE LOCATIONS.
3. PUNCHED STEEL MESH - 20 GAGE, 3/4" STAGGERED WITH 1/2" ROUND HOLES. MESH TO BE POWDERED COATED BLACK TO MATCH FENCE. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. MESH TO BE WELDED TO POSTS, GROUND SMOOTH AND PAINTED BLACK TO MATCH.
5. MESH TO BE 1' ABOVE AND 6" BELOW FINISHED GRADE.



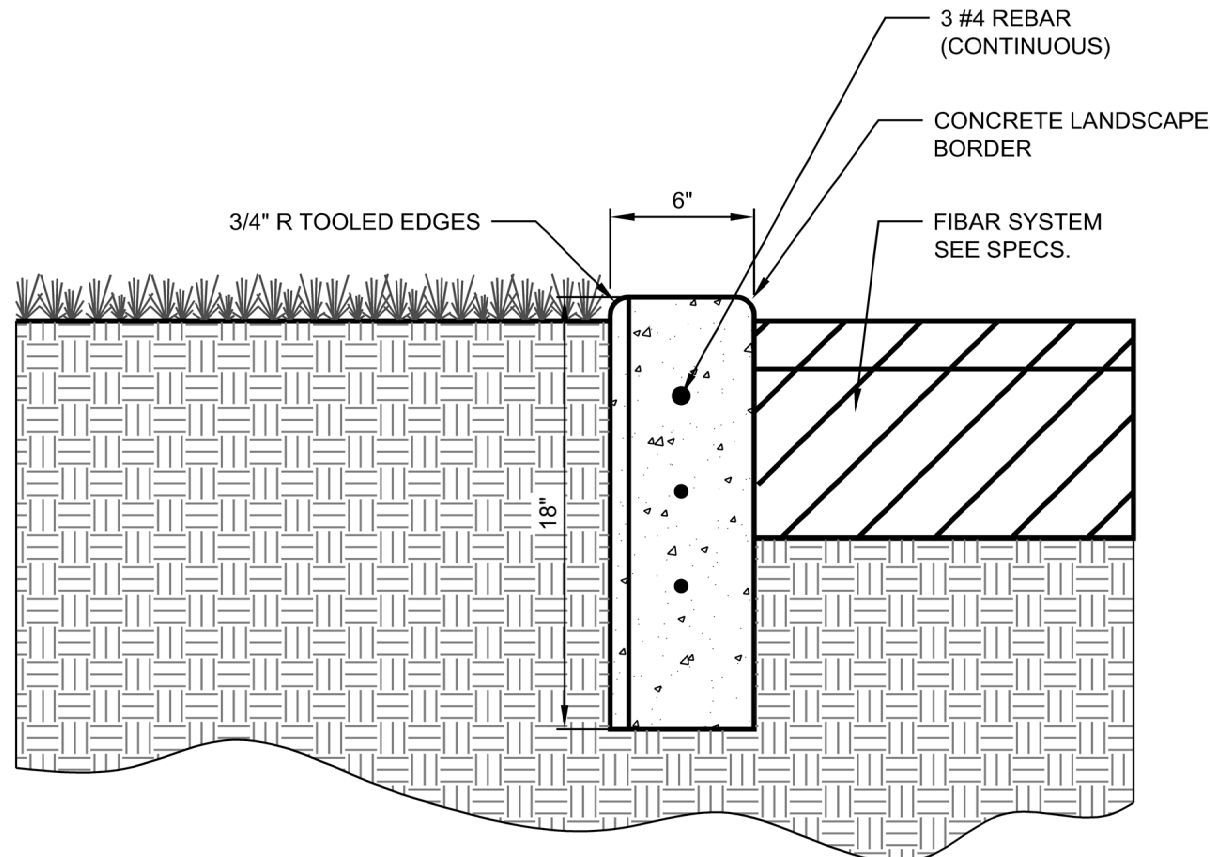
7 DOG PARK FENCE AND GATE
SCALE: 1/2"=1'-0"

NOTES:

1. FINISHED GRADE FOR SOD TO BE 3/4" BELOW TOP OF EDGING.
2. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.



6 STEEL EDGING
SCALE: 1"=1'-0"

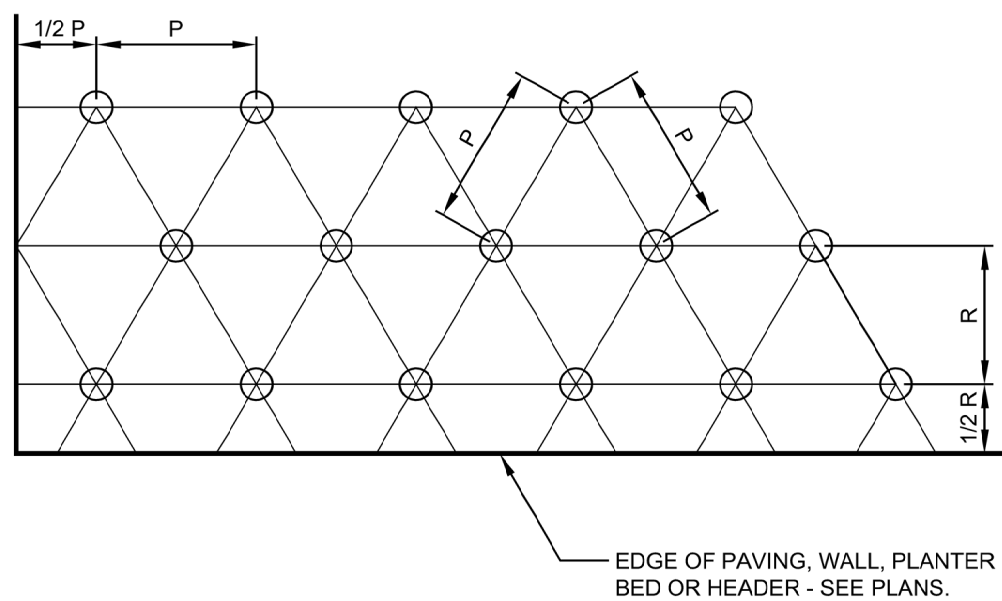


5 CONCRETE EDGING
SCALE: 1 1/2"=1'-0"

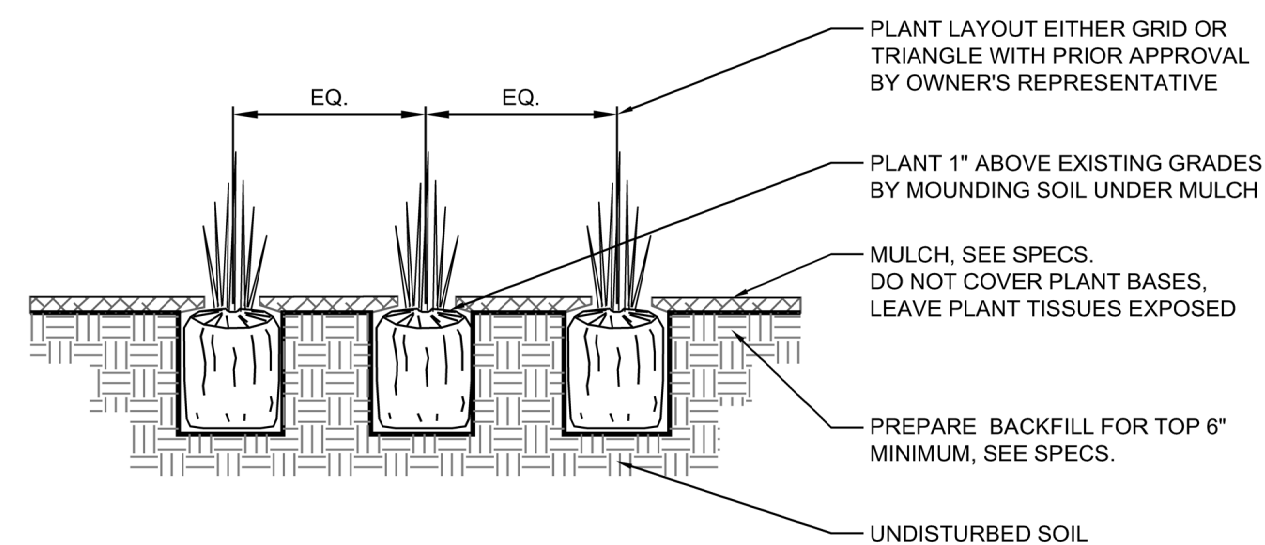
NOTE:

THIS DETAIL ILLUSTRATES TRIANGULAR SPACING FOR PERENNIALS, SHRUBS AND ORNAMENTAL GRASSES, WHERE APPLICABLE.

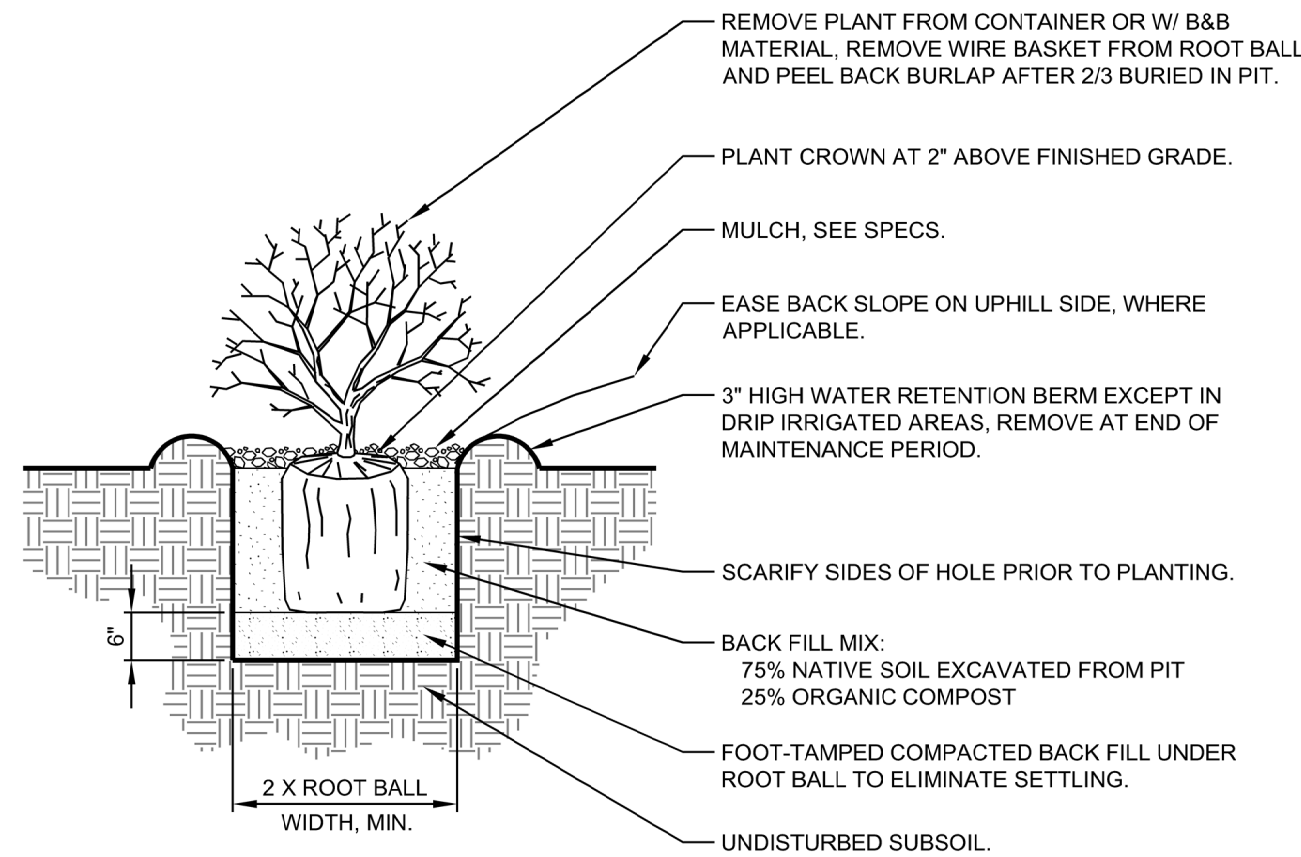
P TRIANGULAR	R ROW	AREA PER PLANT SQUARE FEET
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
3"	2'-7"	7.80
4"	3'-5 1/2"	13.84
5"	4'-4"	21.65
6"	5'-2 3/8"	31.20



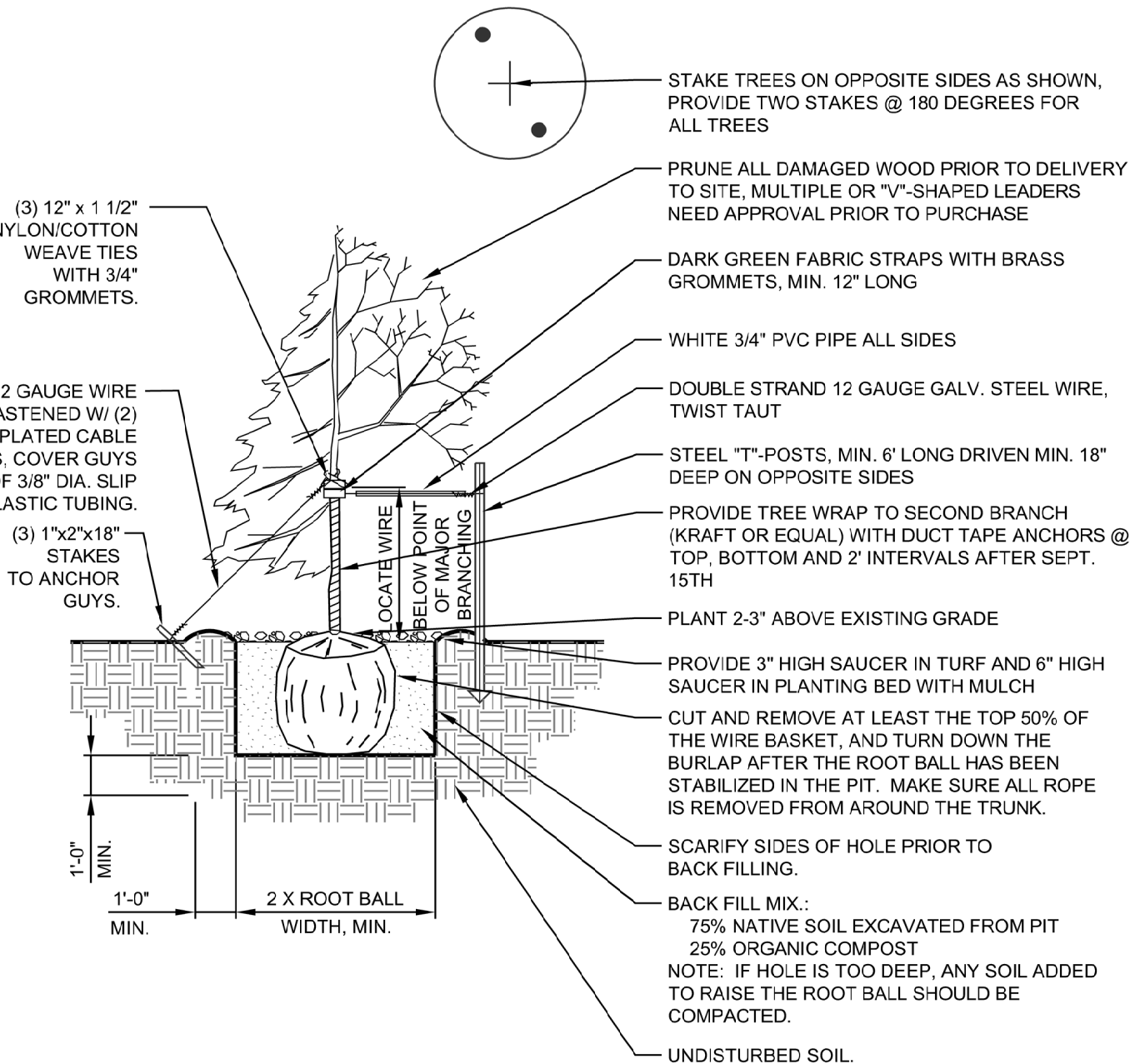
4 TRIANGULAR SPACING
SCALE: N.T.S.



3 TYPICAL PERENNIAL PLANTING DETAIL
SCALE: 1/2"=1'-0"



2 TYPICAL SHRUB PLANTING
SCALE: 1/2"=1'-0"

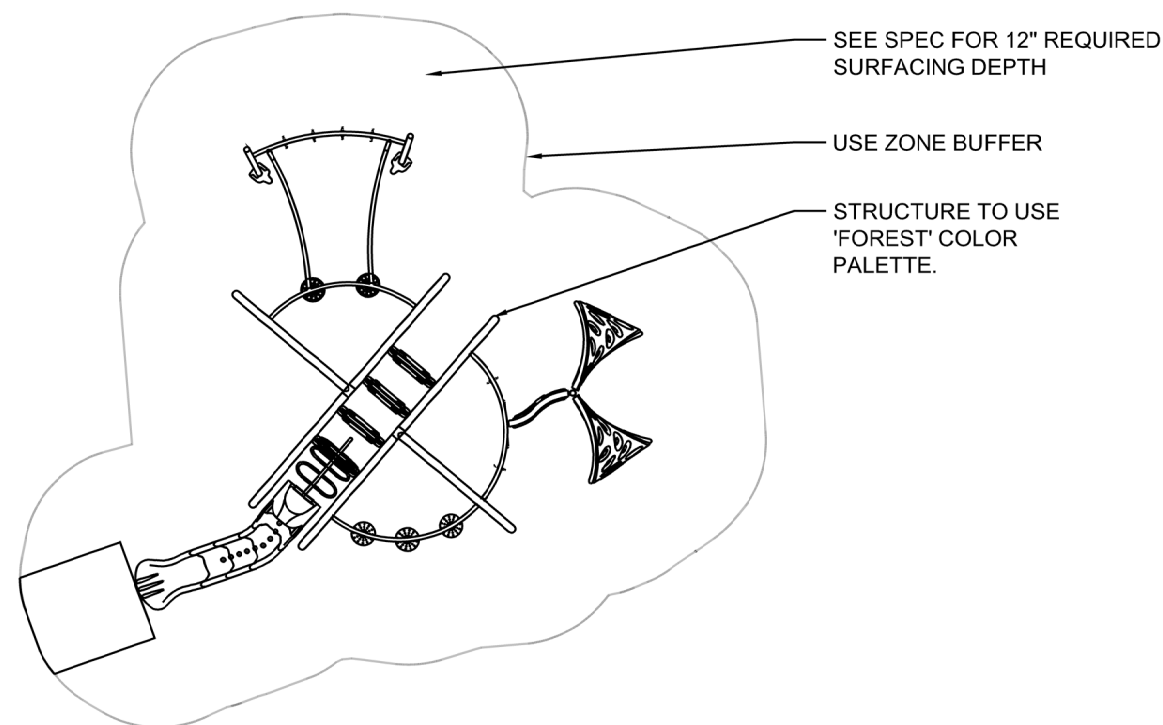


1 DECIDUOUS / EVERGREEN TREE PLANTING & STAKING
SCALE: 1/4"=1'-0"

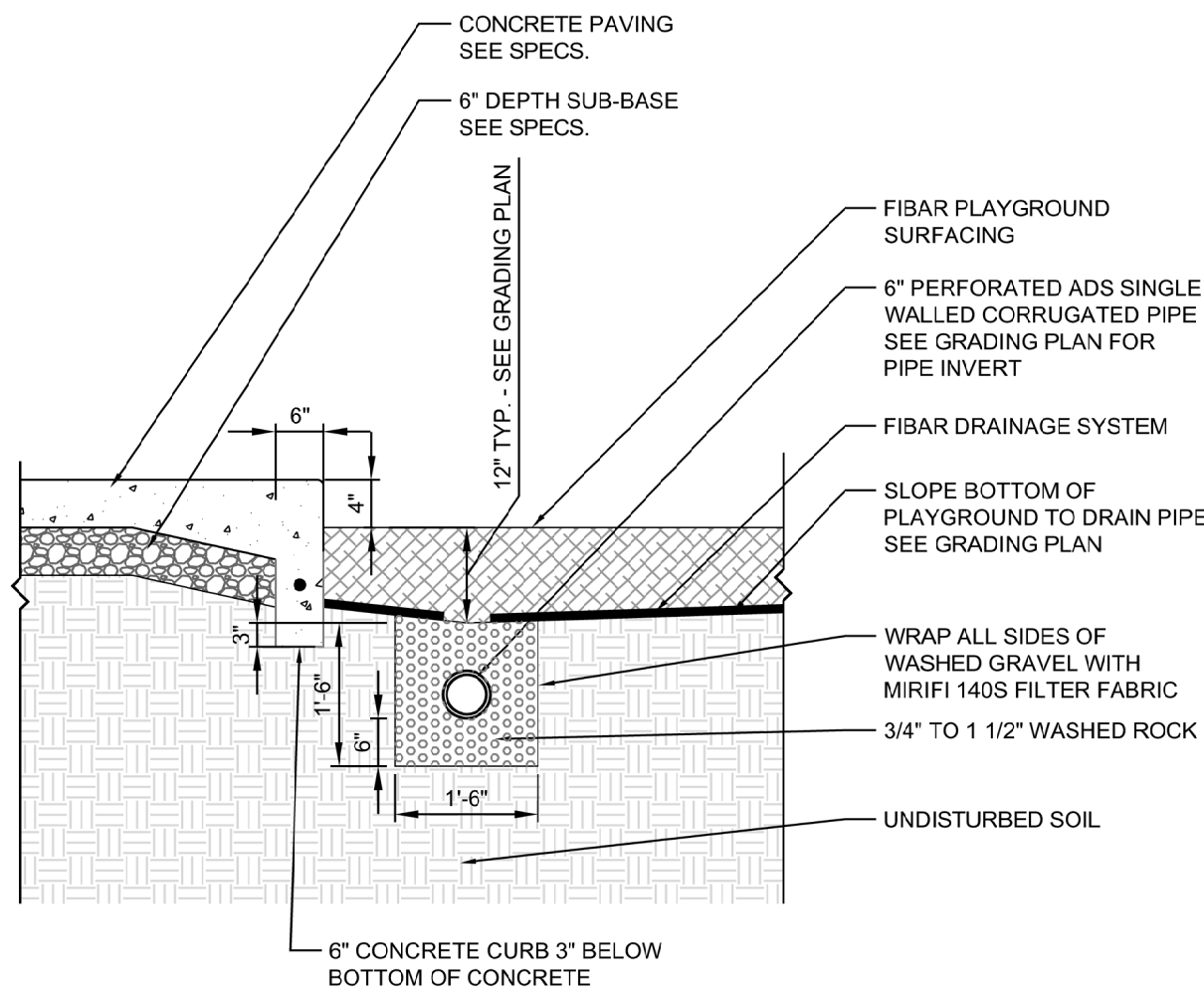
SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

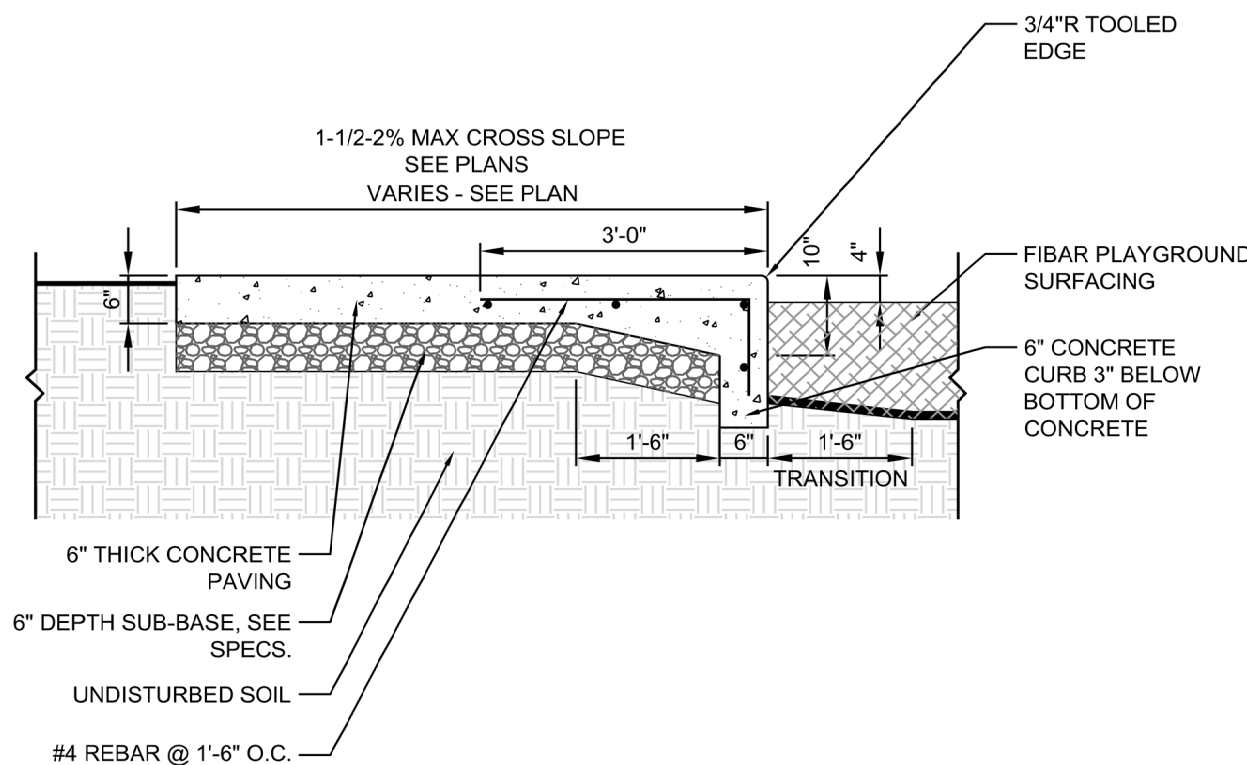
- NOTES:
- PROJECT: R0399_4446622572_02
QUOTE NUMBER: R0339210033
 - SEE COMPONENTS
 - PRODUCT LINE: TRADITIONAL PLAY
AGE GROUP: 5-12
 - INSTALL PER MANUFACTURERS
RECOMMENDATIONS.
PHONE: (303) 278-1455
EMAIL: molly@recreationplus.com
 - COMPLIANT TO ASTM, CPSC, AND ADA
STANDARDS
- COMPONENTS:
- 200201292 - NRG INFINITY FLEX- QTY: 1
 - 200201333 - NRG OVERHEAD IN-LINE GRIP & RINGS- QTY: 1
 - 200201368 - NRG KINETIC AGILITY PODS- QTY: 1
 - 200202861 - KIT MAINTENANCE NRG W/O LIST PRICE- QTY: 1
 - 200202994 - NRG HUB W/HOOP-LA CLIMB & WING NETS- QTY: 1
 - 200203293 - QUANTUM II SLIDE F/ NRG HUB- QTY: 1



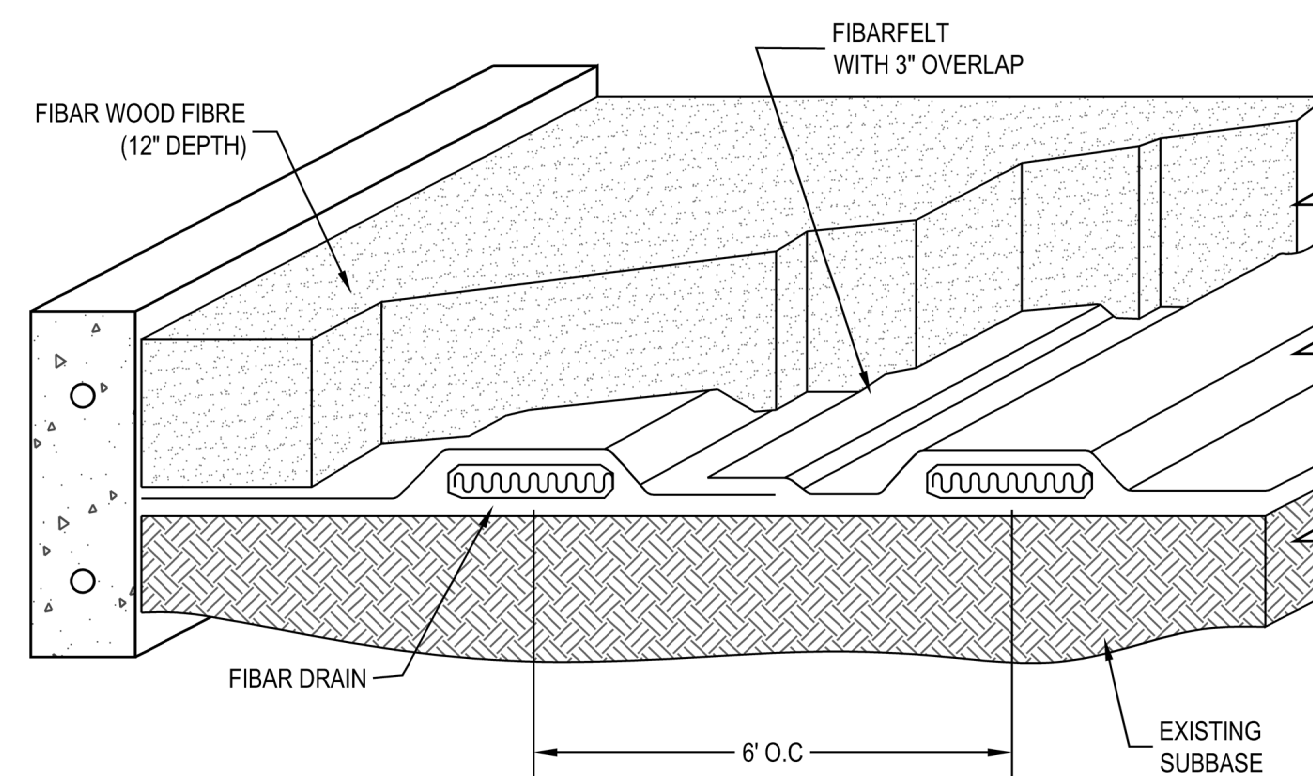
⑧ PLAYGROUND FEATURE
SCALE: NTS



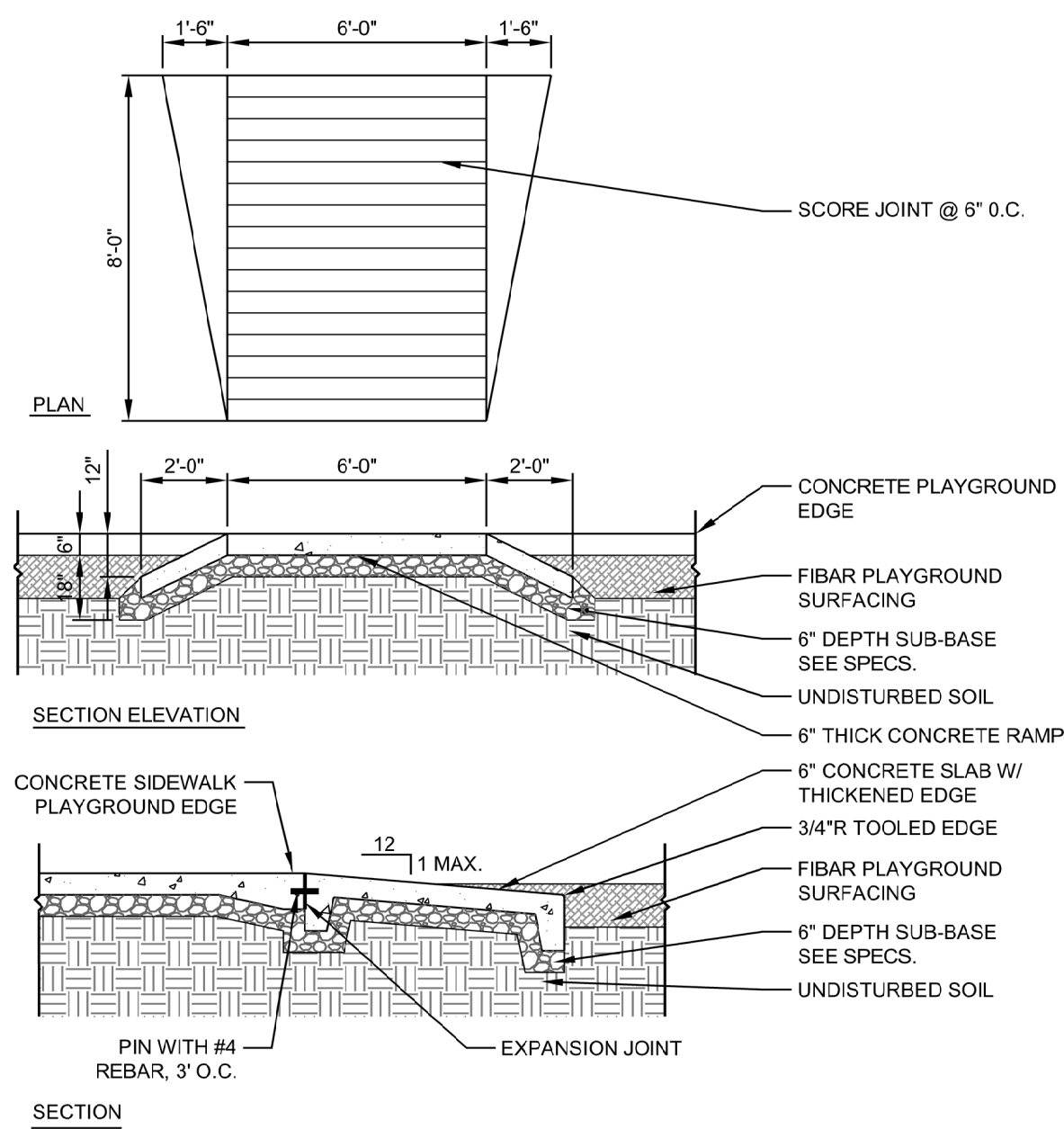
⑥ PERFORATED PLAYGROUND DRAINAGE PIPE
SCALE: 1/2"=1'-0"



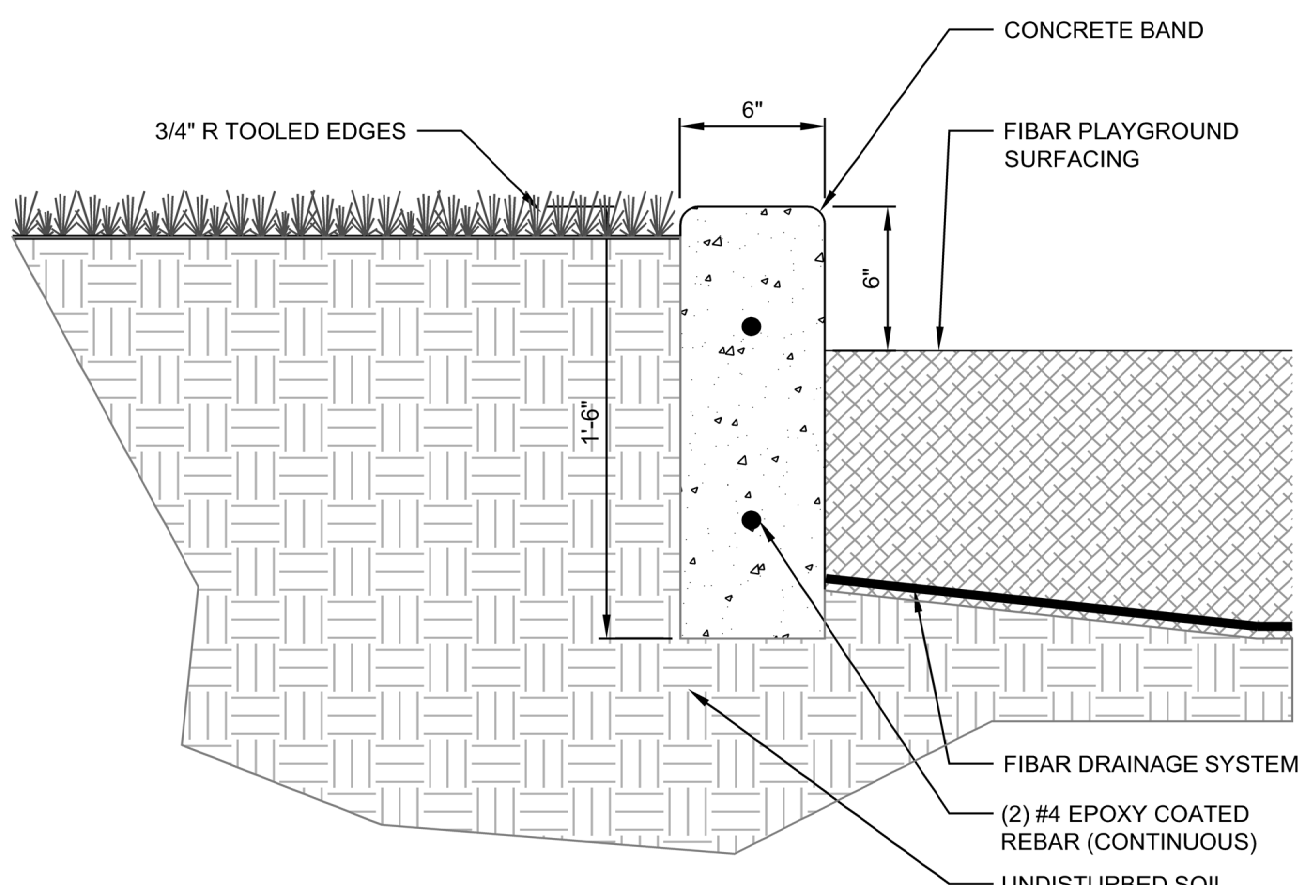
④ CONCRETE SIDEWALK PLAYGROUND EDGE
SCALE: 1/2"=1'-0"



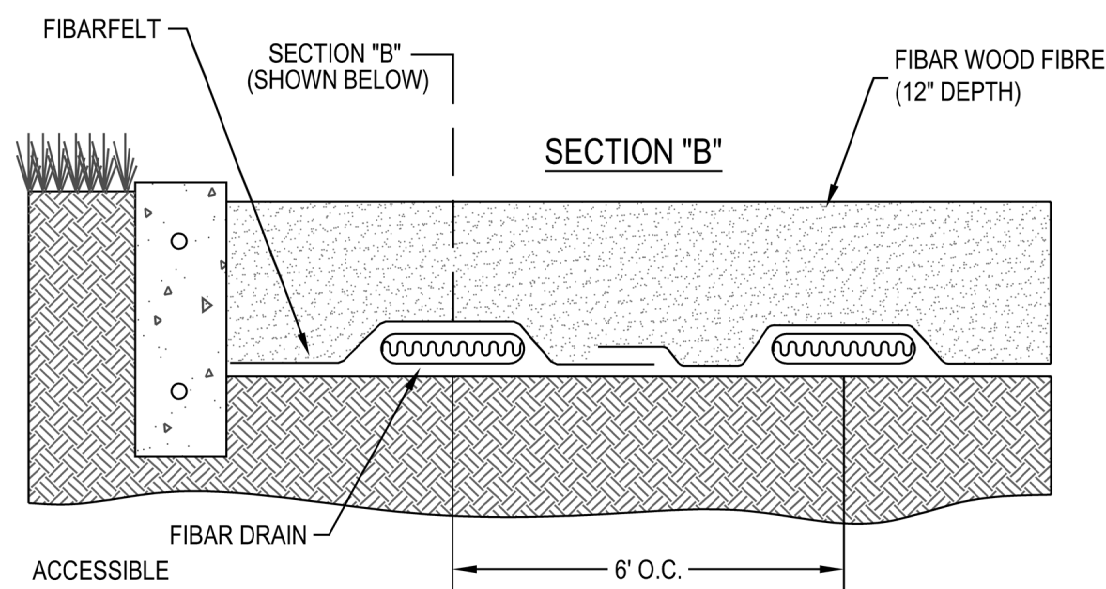
② FIBAR SYSTEM 300 - INSTALLATION DETAIL A
SCALE: NTS



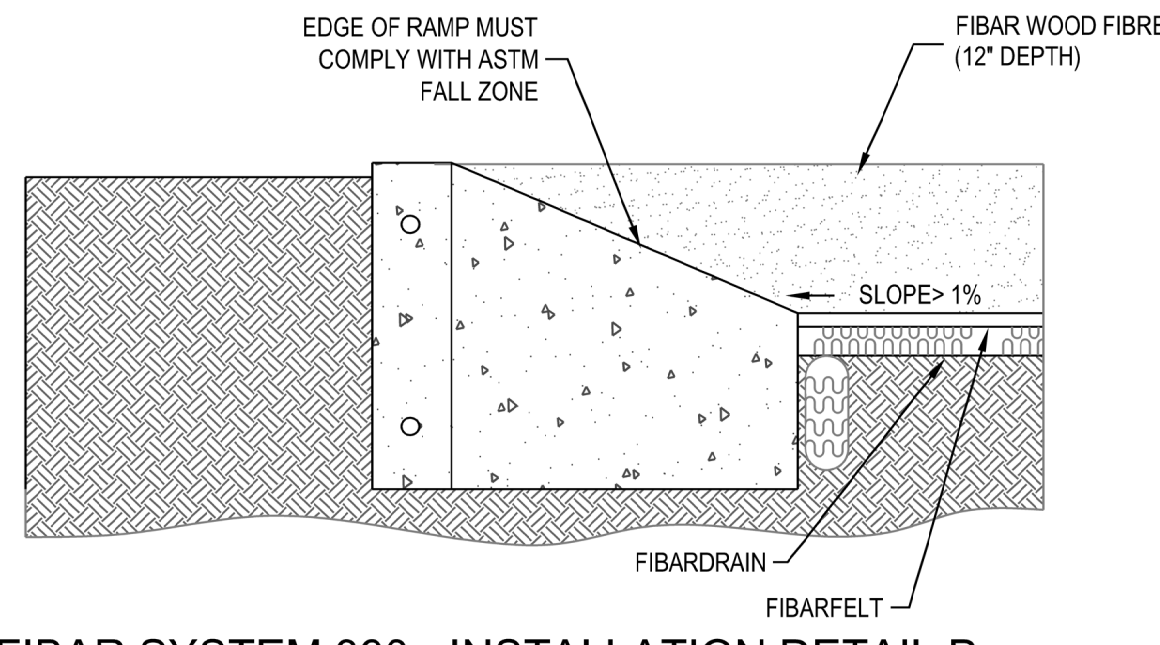
⑦ CONCRETE RAMP AT PLAYGROUND
SCALE: 1/4"=1'-0"



⑤ CONCRETE BAND PLAYGROUND EDGE
SCALE: 1 1/2"=1'-0"



③ FIBAR SYSTEM 300 - INSTALLATION DETAIL B
SCALE: NTS



- MANUFACTURER'S NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THE FIBAR SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
 - AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBAR, INC. PRIOR TO CONSTRUCTION.
 - FIBAR MAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
 - CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 312-005

① FIBAR SYSTEM 300 - NOTES
SCALE: NTS

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



NOTES:

1.

BIKE RACK TO BE MODEL #B3-20/S-2, POWDER COATED BRONZE WITH ROUND SURFACE MOUNT PLATES BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
2.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3.

SEE PLANS FOR BIKE RACK LOCATIONS.



4BIKE RACK

SCALE: NTS

NOTES:

1.

BENCH TO BE MODEL #160-60, 6' CAST BENCH, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
2.

BENCH FRAME TO BE POWDERCOATED BRONZE.
3.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4.

SEE PLANS FOR BENCH LOCATIONS.



3BENCH

SCALE: NTS

NOTES:

1.

DOG WASTE STATION TO BE MODEL DEPOT-006-B WITH ROLL BAG SYSTEM, INCLUDING POST, ROUND WASTE CAN WITH LID, SIGN AND BAG DISPENSER SUPPLIED BY DOG WASTE DEPOT OR APPROVED EQUAL.
2.

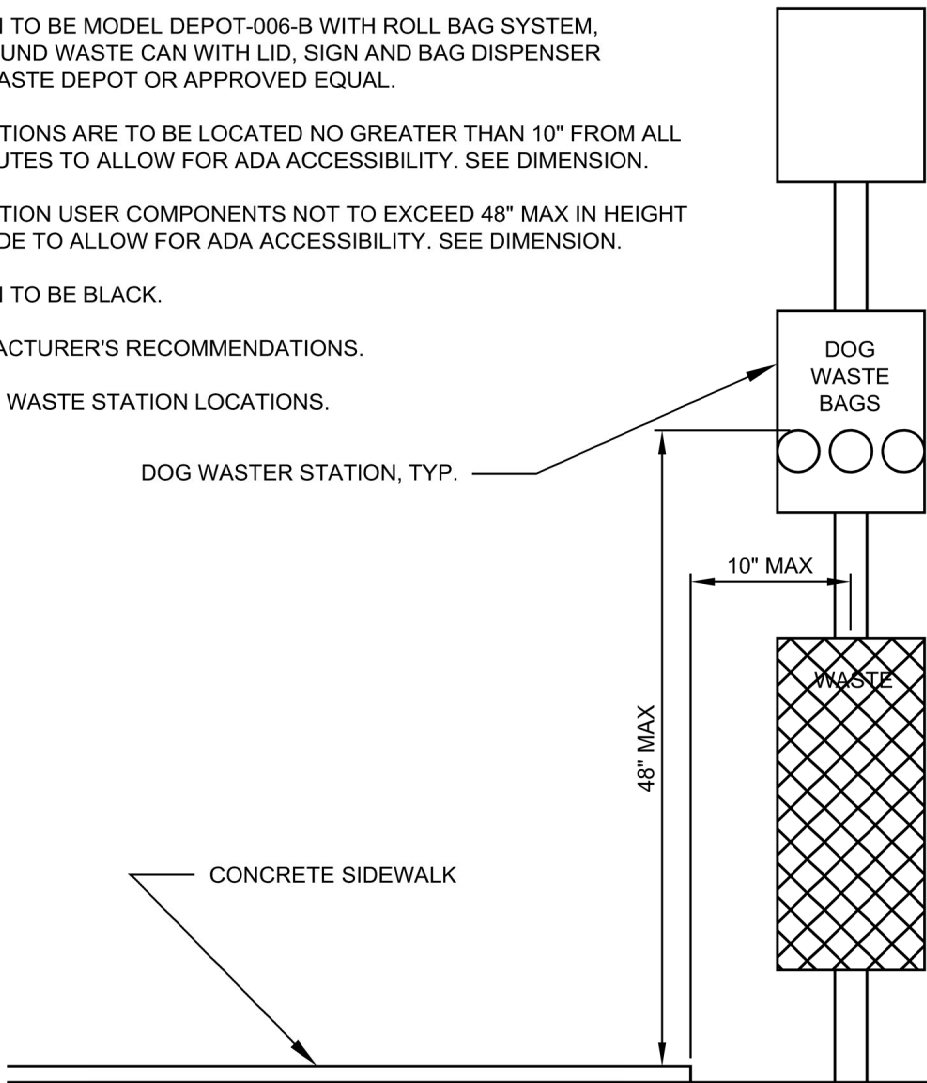
ALL DOG WASTE STATIONS ARE TO BE LOCATED NO GREATER THAN 10" FROM ALL SIDEWALKS/ ADA ROUTES TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
3.

ALL DOG WASTE STATION USER COMPONENTS NOT TO EXCEED 48" MAX IN HEIGHT FROM FINISHED GRADE TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
4.

DOG WASTE STATION TO BE BLACK.
5.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6.

SEE PLANS FOR DOG WASTE STATION LOCATIONS.



2DOG WASTE STATION

SCALE: NTS

NOTES:

1.

TRASH RECEPTACLE TO BE MODEL #157-32SH WITH SHIELD, 32 GALLON CAPACITY WITH SIDE DOOR OPENING, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
2.

TRASH RECEPTACLE TO BE POWDERCOATED BRONZE.
3.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4.

SEE PLANS FOR TRASH RECEPTACLE LOCATIONS.

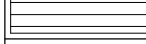


1TRASH RECEPTACLE

SCALE: NTS

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT, MATCH ROOF COLOR
04	5/4" X 6" PAINTED FIBER CEMENT FASCIA
05	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
09	ADHERED STONE VENER SYSTEM
12	VINYL, SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
14	BUILDING MAINTENANCE DOOR
20	STONE SILL CAP
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREPRESSED METAL GUTTER AND DOWNSPOUT
32	VINYL FIXED WINDOW



MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	ADHERED SYNTHETIC STONE VENEER
	ASPHALT ROOF SHINGLES

<u>CLUBHOUSE</u>	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	



SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
CLUBHOUSE



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES
KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT: MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
11	VINYL CASEMENT WINDOW
12	VINYL SINGLE-HUNG WINDOW
15	BUILDING TENANT SIGNAGE
16	BUILDING ADDRESS SIGNAGE
18	STONE SILLCAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL METER
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT

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1 PERSPECTIVE

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

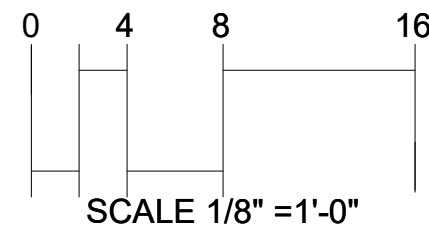
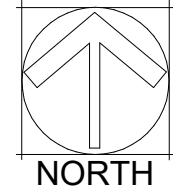


2 FRONT ELEVATION SDP SET
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS



A2

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

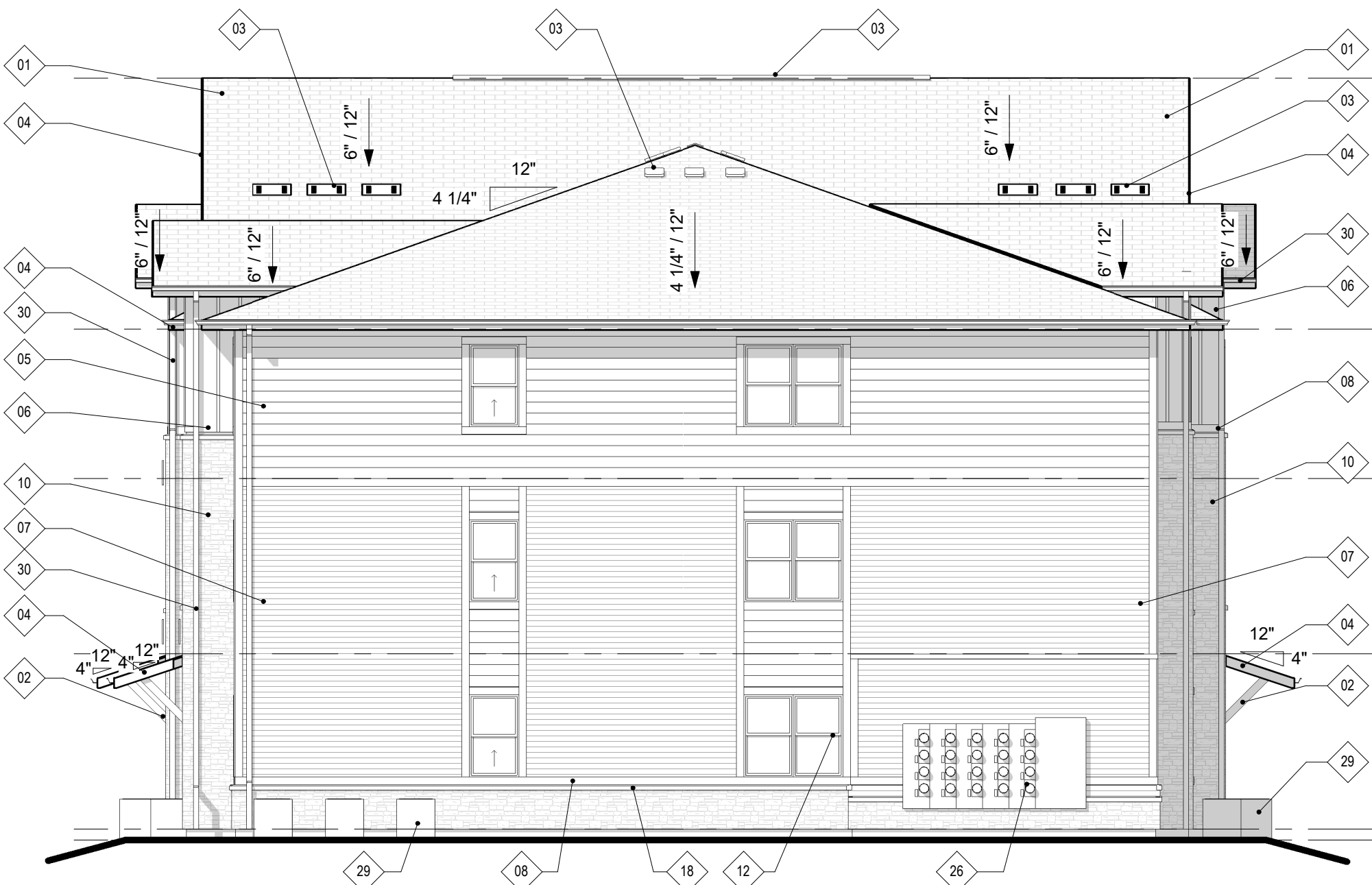
MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

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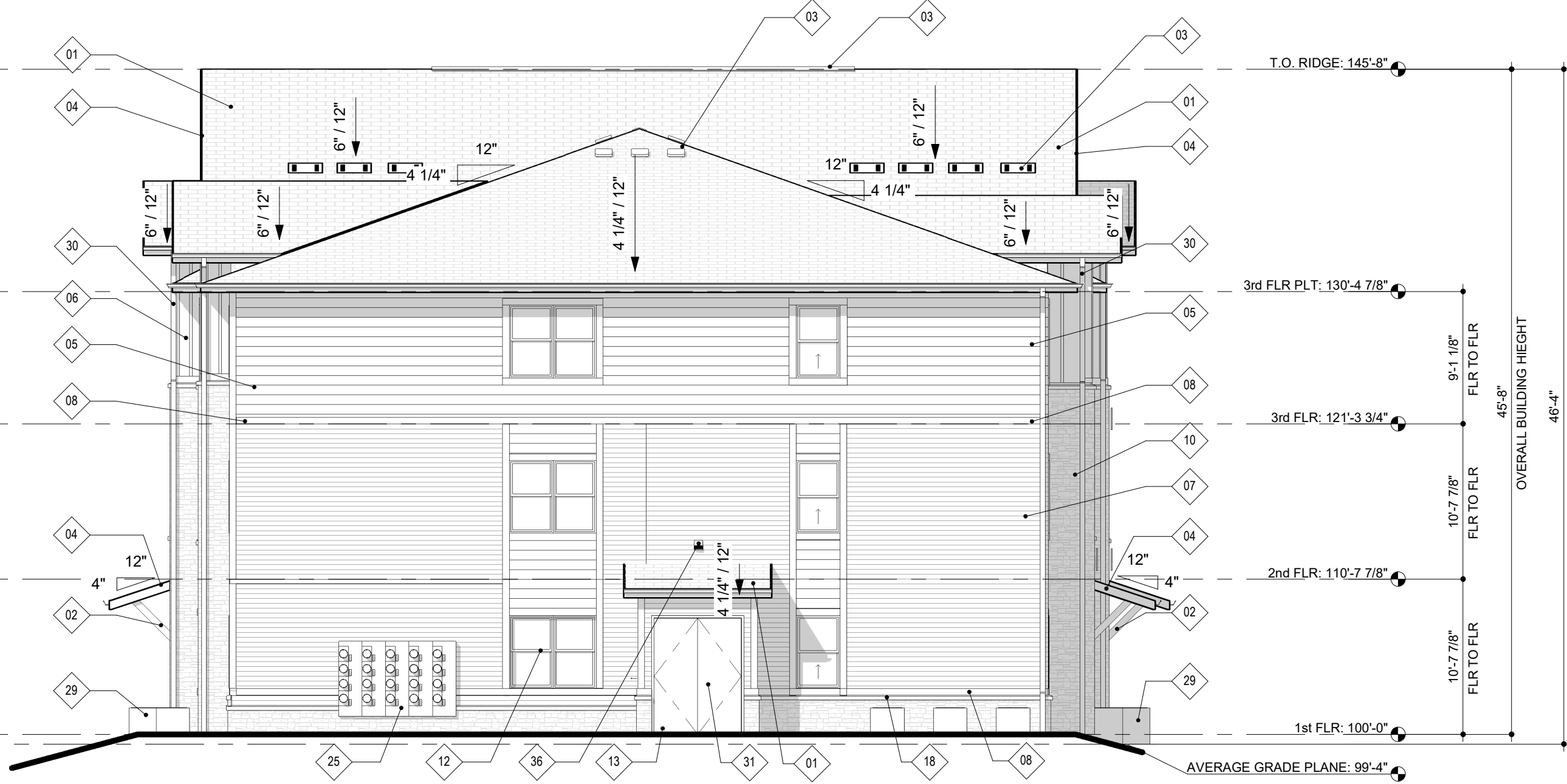
COLOR LEGEND

CLUBHOUSE	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT, MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 8" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
12	VINYL SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
18	STONE SILL/CAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL METER
26	GAS METER
27	FIRE DEPARTMENT CONNECTION
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
31	RISER ROOM DOOR
36	EXTERIOR LIGHTING, RE: PHOTOMETRIC PLAN



1 RIGHT ELEVATION SDP SET
1/8" = 1'-0"



3 LEFT ELEVATION SDP SET
1/8" = 1'-0"



2 REAR ELEVATION SDP SET
1/8" = 1'-0"

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

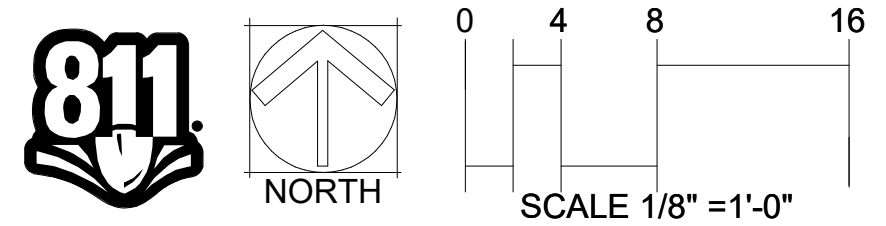
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS

A3



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

KEYNOTES	
NO.	NOTE
10	ADHERED STONE VENEER SYSTEM
18	STONE SILL/CAP
33	METAL TRASH ENCLOSURE GATE
34	CMU BLOCK WALL

MATERIAL LEGEND	
	ADHEARED SYNTHETIC STONE VENEER

COLOR LEGEND	
TRASH ENCLOSURE	
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK

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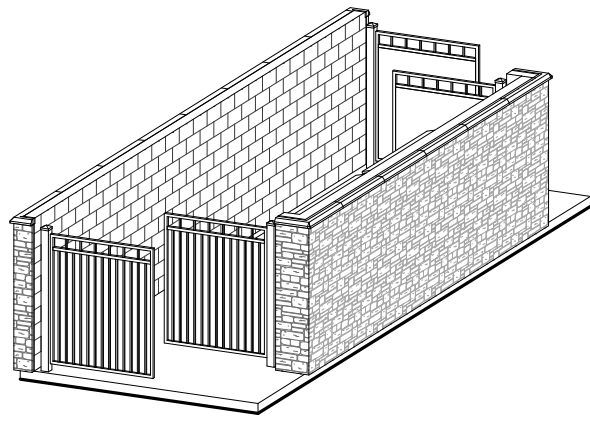
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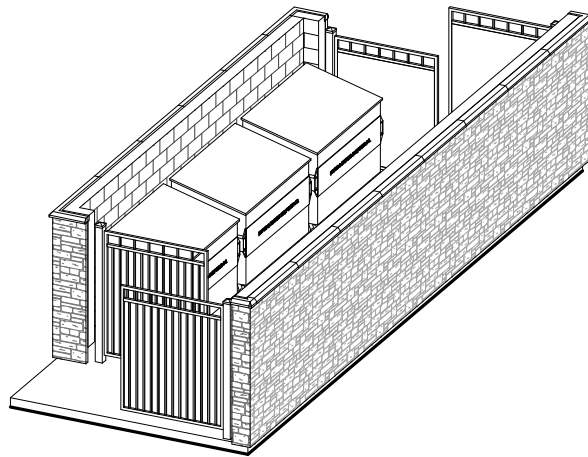
DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
TRASH
ENCLOSURE

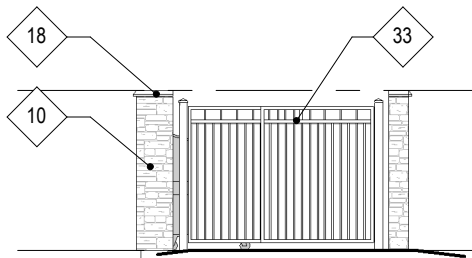
A4



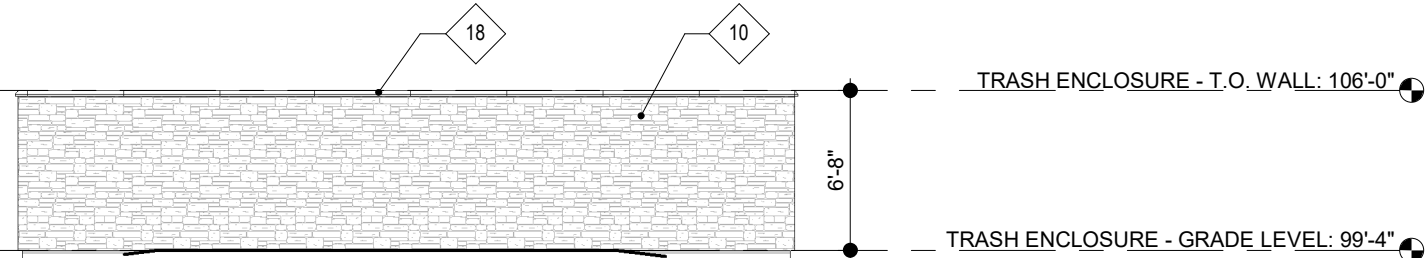
6 TRASH ENCLOSURE 3D VIEW 2



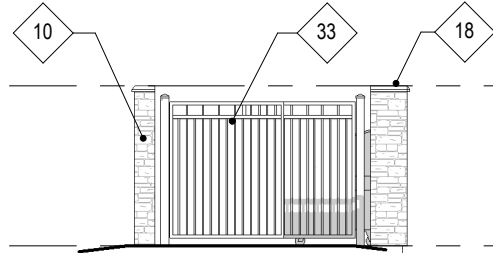
5 TRASH ENCLOSURE 3D VIEW 1



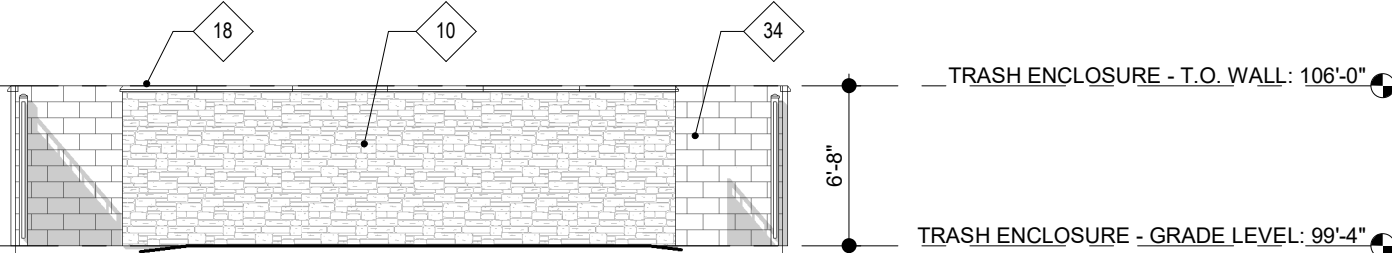
4 TRASH ENCLOSURE - RIGHT ELEVATION
1/8" = 1'-0"



2 TRASH ENCLOSURE - REAR ELEVATION
1/8" = 1'-0"



3 TRASH ELEVATION - LEFT ELEVATION
1/8" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
1/8" = 1'-0"

SCALE 1/8" = 1'-0"

SAGEBRUSH APARTMENTS PUD PLAN
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SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

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SHEET TITLE:
MATERIAL BOARD

A5



CEMENTITIOUS BOARD AND BATTEN
(CLUBHOUSE) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(CLUBHOUSE) - SW 7015 REPOSE GRAY



CEMENTITIOUS TRIM & ACCENTS
(CLUBHOUSE) - SW 6258 TRICORN BLACK



COMPOSITE SHINGLE -
TAMKO - HERITAGE SERIES SLATESTONE GREY



MANUFACTURED STONE VENEER -
SUNSET STONE - BEAVER CREEK LEDGE



CEMENTITIOUS SIDING
(APTS) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(APTS) - SW 7662 EVENING SHADOW



CEMENTITIOUS SIDING
(APTS) - SW 7624 SLATE TILE

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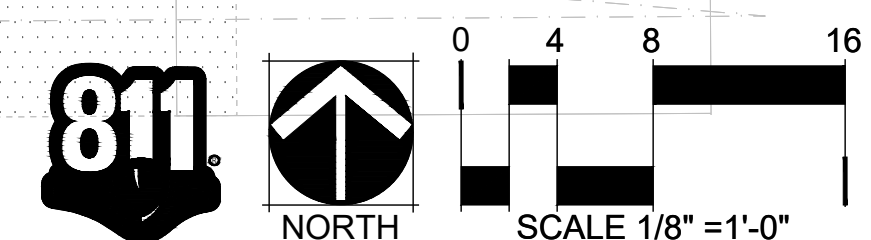


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PUD02 - NOVEMBER 22, 2021

P-1

Luminaire Schedule				Lum. Watts	Lum. Lumen
Symbol	Qty	Label	Description		
□	2	P-T3	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 3, 3000K CCT, ON A 20 FT POLE	111	10368
□	3	P-T3-BC	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 3 WITH BACK SHIELD, 3000K CCT, ON A 20 FT POLE	111	7833
□	3	P-T4	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 4, 3000K CCT, ON A 20 FT POLE	111	10368
□	1	P-T4W	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 4 WIDE, 3000K CCT, ON A 20 FT POLE	111	9873
□	3	P-T4W-BC	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 4 WIDE WITH BACK SHIELD, 3000K CCT, ON A 20 FT POLE	111	10434
□	2	P-T5SQ	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 5 SQUARE, 3000K CCT, ON A 20 FT POLE	111	10933
RP	3		PROGRESS LIGHTING, WALLPACK LIGHT, DOWN LIGHT, 3000K CCT	13	618
⊙	5		PROGRESS LIGHTING, CANOPY LIGHT, DOWN LIGHT, 3000K CCT	13	1049

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	1.94	4.3	0.5	3.88	8.60
EASTERN PEDESTRIAN PATH	1.92	3.4	0.5	3.84	6.80
NORTHWESTERN PEDESTRIAN PATH	1.78	4.3	0.5	3.56	8.60
SOUTHWESTERN PEDESTRIAN PATH	1.80	4.2	0.5	3.60	8.40



CHECKED BY:
DRAWN BY:

KEPHART
community ■ planning ■ architecture

2555 WALNUT STREET
DENVER, COLORADO 80205
303.832.4474 Fax: 303.832.4476
www.kephart.com

Technical Memorandum

Sagebrush Apartments

To: City of Fort Lupton

From: Amy Moran/Jim Godwin

Date: September 17, 2021

Re: TIS Memorandum for Sagebrush Apartments

This memo documents the preliminary review of the potential development of eighty (80) residential units in the Sagebrush Apartments in Fort Lupton, Colorado. The proposed apartments are a portion of the planned development in Vincent Village. A previous study, the Fort Lupton Commercial Site Traffic Impact Study (TIS), was conducted by Wilson & Company in December 2018. This 2018 TIS documented the impacts and necessary improvements to the surrounding roadway system that would be required to support the full Vincent Village development. The site plan and associated uses contained in the 2018 TIS are depicted in Figure 1.

At the time of conduct of the 2018 TIS, Vincent Village was envisioned as being developed completely with retail uses. The current proposal would replace approximately 22,130 square feet of retail development previously assumed to be constructed in Lots 8 and 9 to residential use. This change in land use, replacing retail with the Sagebrush Apartments, would ultimately result in a change in the overall level of trip activity associated with buildout of Vincent Village. Table 1 provides a comparison of the estimate of trips previously associated with retail development in Lots 8 & 9 and the new trip activity associated with development of residential units on Lots 8 & 9.

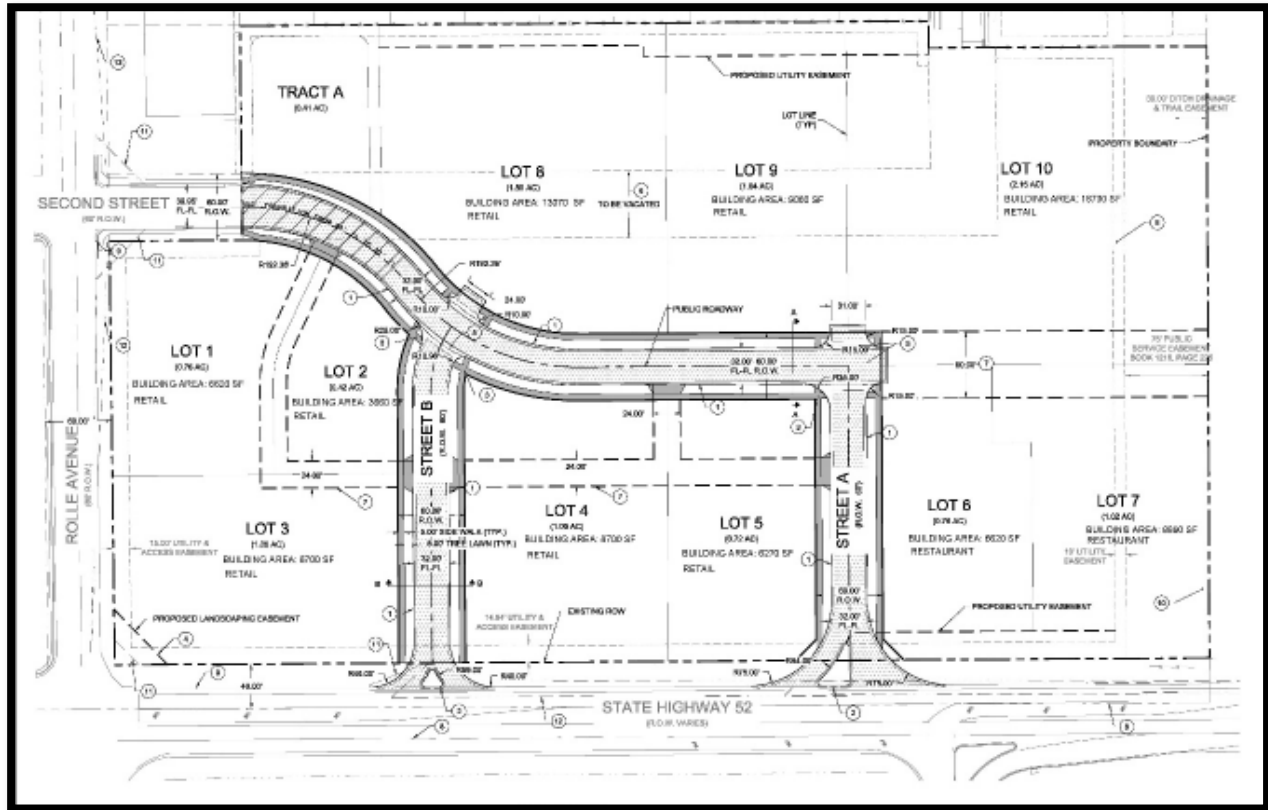
Table 1 – Trip Generation Comparison of Retail versus Residential

Land Use	Size	AM			PM		
		Total	Enter	Exit	Total	Enter	Exit
Specialty Retail	22,130 SF	0	0	0	60	26	34
Residential	80 units	37	9	28	45	28	17
Difference		+37	+9	+28	-15	+2	-17

Table one indicates that the proposed construction of residential units in lieu of specialty retail results in a negligible increase in trips during the AM peak (37 total, 28 exiting) and an actual decrease in trips during the PM peak period.

Figure 2 illustrates the summary of intersection performance contained in the 2018 TIS. As evident in the figure, each of the study area intersections was forecast to operate at level of service C or better during the AM peak with the previously assumed level of development in the 2018 TIS. A net increase of 37 total trips associated with the change to residential development is not anticipated to result in an increase in delay that would cause any intersection to decrease to an overall unacceptable level of service. Since PM peak development traffic will negligibly decrease, no change in level of service is expected. Therefore, findings and recommendations contained in the 2018 TIS remain relevant, and no additional analysis should be required.

Figure 1 – Site Plan from 2018 TIS



Source: Fort Lupton Commercial Site Traffic Impact Study, Wilson & Company, 2018

Figure 2 – Level of Service from 2018 TIS

Intersection Level of Service (LOS) Summary Table - AM (PM)									
Intersection		2019 Total Traffic				2039 Total Traffic			
		NB	SB	EB	WB	NB	SB	EB	WB
2nd Street & Rollie Avenue	Delay	0.3 (0.3)	0.2 (0.5)	10.4 (10.1)	11.3 (14.1)	0.3 (0.3)	0.1 (0.3)	15.2 (16.1)	18.9 (45.6)
	LOS	A (A)	A (A)	B (B)	B (B)	A (A)	A (A)	C (C)	C (E)
	Delay	1.4 (2.8)				1.1 (4.3)			
	LOS	A (A)				A (A)			
1st Street/Hwy 52 & Rollie Avenue	Delay	10.5 (12.7)	9.2 (17.2)	25.1 (43.2)	28.8 (71.4)	20.6 (126.4)	19.1 (76.8)	24.5 (53.8)	23.2 (52.3)
	LOS	B (B)	A (B)	C (D)	C (E)	C (F)	B (E)	C (D)	C (D)
	Delay	22.1 (42.5)				22.8 (70.2)			
	LOS	C (D)				C (E)			
1st Street/Hwy 52 & Existing South Driveway	Delay	10.6 (11.7)	-- (--)	0 (0)	0.4 (0.3)	11.9 (13)	-- (--)	0 (0)	0.6 (0.5)
	LOS	B (B)	-- (--)	A (A)	A (A)	B (B)	-- (--)	A (A)	A (A)
	Delay	0.4 (0.3)				0.5 (0.4)			
	LOS	A (A)				A (A)			
1st Street/Hwy 52 & Driveway 1 (Future)	Delay	-- (--)	0 (12.2)	0 (0)	0 (0)	-- (--)	0 (22.4)	0 (0)	0 (0)
	LOS	-- (--)	A (B)	A (A)	A (A)	-- (--)	A (C)	A (A)	A (A)
	Delay	0 (0.4)				0 (0.3)			
	LOS	A (A)				A (A)			
1st Street/Hwy 52 & Driveway 2 (Future)	Delay	-- (--)	10.7 (12.1)	1 (1.5)	0 (0)	-- (--)	11.7 (13.8)	0.6 (1)	0 (0)
	LOS	-- (--)	B (B)	A (A)	A (A)	-- (--)	B (B)	A (A)	A (A)
	Delay	1.2 (1.6)				0.7 (1)			
	LOS	A (A)				A (A)			

Source: Fort Lupton Commercial Site Traffic Impact Study, Wilson & Company, 2018

Technical Memorandum

Sagebrush Apartments

To: City of Fort Lupton Public Works Department
From: Edgar Robles, EIT (Reviewed by Kyle Godwin, PE)
CC: Ryan Zent, Adam Kantor
Date: September 17, 2021
Re: Drainage Analysis for Sagebrush Apartments

Introduction

This technical memorandum is intended to support the Vincent Village – Phase III Drainage Report for the proposed Sagebrush Apartments that is situated in Lot 8 of the Vincent Village in the City of Fort Lupton, County of Weld. The proposed site consists of 2 multi-family residential buildings in addition to a playground and a community club house on a 2.89 acre site.

This memorandum will analyze the existing and proposed imperviousness to determine the effects of the proposed project.

Vincent Village – Phase III Drainage Report

The existing Vincent Village development project is located northeast of the intersection between State Highway 52 (1st Street) and Rollie Ave, in Fort Lupton Colorado. Vincent Village consists of 12.35 acres and is subdivided into 8 lots which are currently being supported by a detention pond aimed to collect, store, and regulate storm runoff. All onsite basins discharge into the existing pond, which is located at the northwest corner of the Vincent Village development, otherwise known as Tract A. Basin E was assumed to represent Lot 8. The summary of basins for the Vincent Village project are as follows;

Table 1. Summary of Existing On-Site Basins for Vincent Village

Basin ID	Area (ac)	Imperviousness (%)
A	1.95	80
B	0.40	80
C	3.49	80
D	1.62	80
E	2.56	80
F	0.45	80
G	0.10	80
H	0.57	61

Sagebrush Apartments

To better understand the overall drainage from the proposed Sagebrush Apartments to the Vincent Village project, the overall site was treated as a single basin. Using Fort Lupton's Storm Drainage Design and Technical Criteria the proposed site was analyzed using Table 602 to determine the imperviousness coefficient of the proposed site;

Table 1: Percent Impervious

Land Use	Percent Impervious
Playgrounds	13
Drives & Walks	96
Roof	90
Lawn	7
Gravel	40
Paved Street	100

After evaluating the site, the overall imperviousness was determined to be 65%, which is less than the 80% impervious as originally anticipated from the Vincent Village – Phase III Drainage Report.

It is intended that the detention basin will treat all on site basins from the Vincent Village project. Although Lot 8 lies between Tract A (detention pond) and Lot 9, a 24" x 38" RCEP is being proposed with the Sagebrush Apartments to carry all flows from Lot 9 into the detention pond having no adverse effects on Lot 8.

Conclusions

This technical memorandum has been prepared in accordance with the City of Fort Lupton's Storm Drainage Design and Technical Criteria to support the Vincent Village – Phase III Drainage Report for the Vincent Village project. Based on the final drainage report, Basin E was assumed to have an 80% impervious, meanwhile Sagebrush Apartments has an overall 65% imperviousness. Since the proposed development is less than was originally anticipated, Sagebrush Apartments complies with the Vincent Village – Phase III Drainage report dated July 2019. The proposed development has no adverse drainage impact to the project site.

Attachments:

- Vincent Village Phase III Drainage Report – Drainage Map
- Vincent Village Phase III Drainage Report – Impervious Calculations
- Sagebrush Apartments – Drainage Map

Additional Resources:

- Vincent Village Phase III Drainage Report, dated July 3rd, 2019, prepared by Wilson & Co.
- City of Fort Lupton – Storm Drainage Design and Technical Criteria



Know what's below.
Call before you dig.

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 & OUTLOT A, VINCENT'S EAST ADDITION THIRD FILING,
COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'1 0" EAST ALONG THE
EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6
REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD
AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4"
ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER
QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL
BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

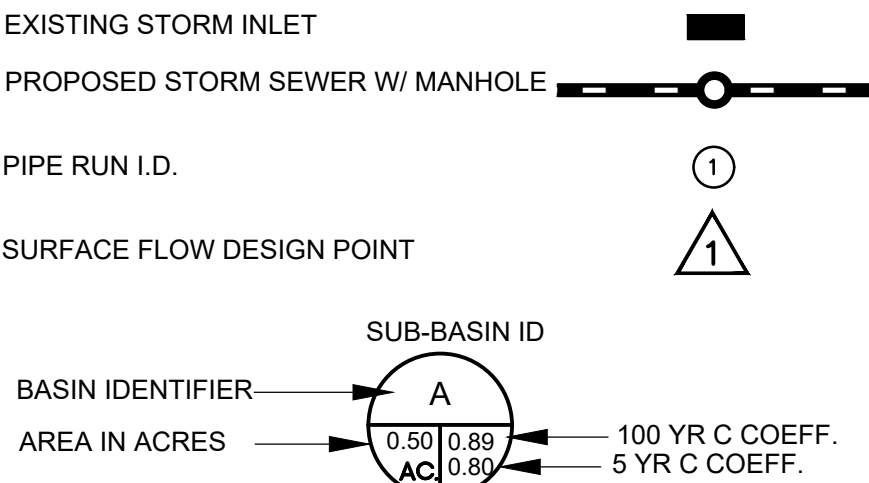
BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED
ELEVATION OF 4893.9 FEET (NAVD88), BEING A FOUND STANDARD NGS BM DISK
STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX
LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN
ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE
R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF
4916.30 FEET.



LEGEND

- 4915 EXISTING CONTOUR MAJOR
- 4914 EXISTING CONTOUR MINOR
- 4915 PROPOSED CONTOUR MAJOR
- 4917 PROPOSED CONTOUR MINOR
- BASIN BOUNDARY
- CURB AND GUTTER
- SPILL CURB
- PROPERTY BOUNDARY
- EXISTING SWALE
- EXISTING FENCE
- EXISTING STORM SEWER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- ROAD FLOWLINE TRANSITION
- DIRECTION OF DRAINAGE



BASIN SUMMARY TABLE

Basin Designation	Area (ac)	Q2 (cfs)	Q5 (cfs)	Q100 (cfs)
A	1.95	3.57	5.21	11.29
B	0.40	0.68	1.00	2.16
C	3.49	5.28	7.72	16.71
D	1.62	2.97	4.35	9.41
E	2.56	4.69	6.85	14.84
F	0.45	0.72	1.05	2.28
G	0.10	0.20	0.30	0.65
H	0.57	0.74	1.09	2.65
OF-1	0.16	0.32	0.46	0.99
OF-2	0.08	0.00	0.00	0.09
OF-3	0.23	0.17	0.25	0.80
OF-4	0.81	1.18	1.74	4.29
OF-5	0.47	0.42	0.63	1.86
OF-6	0.25	0.00	0.00	0.13

PEAK FLOW SUMMARY TABLE

Design Point	Contributing Basin(s) (ac)	Contributing Area (ac)	Q2 (cfs)	Q5 (cfs)	Q100 (cfs)
1	A-H	11.13	18.85	27.57	60.00
2	D, E	4.18	7.66	11.20	24.25
3	D	1.62	2.97	4.35	9.41
4	A-C, F, G	6.38	10.45	15.28	33.09
5	A, B, C	5.84	9.53	13.93	30.16
6	A	1.95	3.57	5.21	11.29
7	F, G	0.54	0.92	1.35	2.93
8	C, F	3.93	6.00	8.77	18.99

CIVIL ENGINEER:
WILSON & COMPANY
1675 BROADWAY, SUITE 200
DENVER, COLORADO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
VINCENT VILLAGE, LLC (BOB LEINO)
5300 DTC PKWY STE 100
GREENWOOD VILLAGE, CO
PHONE: 720-339-8841

PROJECT NAME:
VINCENT VILLAGE, LLC
FORT LUPTON, COLORADO

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 18-600-421-00
DESIGNED BY: EMR
DRAWN BY: EMR/TGW
CHECKED BY: JMG/KMG
DATE: JULY 3, 2019

SHEET TITLE:
DRAINAGE MAP

SHEET NO:
C3.07

Project: Vincent Village
 Location: Fort Lupton, CO
 Designer: RAK
 Date: 11/16/2018
 Latest Revision: 6/14/2019

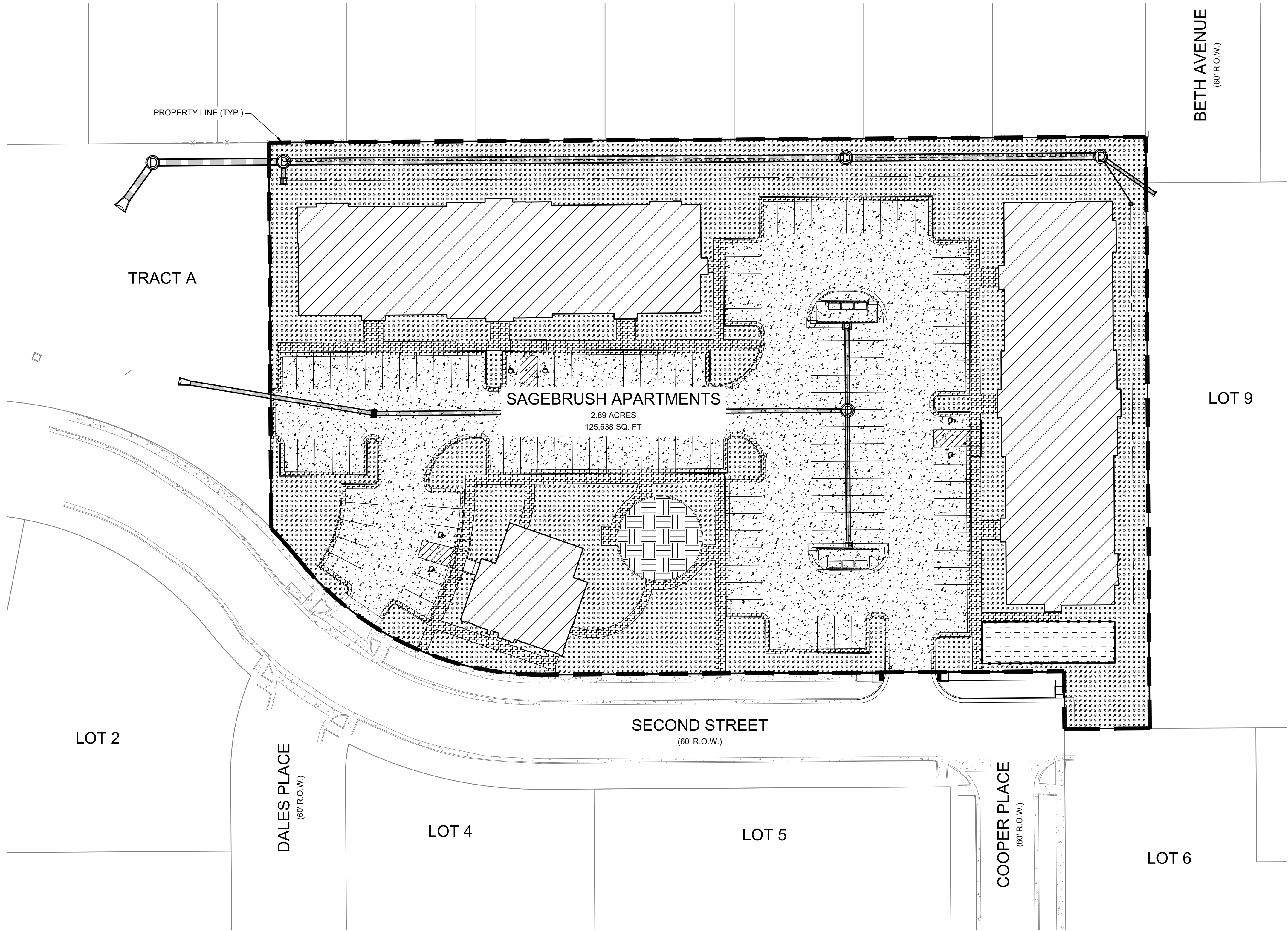
¹From Table 6-3 in UDFCD Volume 1

²From Table 6-4 in UDFCD Volume 1

IMPERVIOUSNESS AND RUNOFF COEFFICIENT CALCULATIONS

Basin Designation	NRCS Hydrologic Soil Group	Total Area (ac)	Total Area (sf)	Impervious % ¹					Percent Impervious	Runoff Coefficients, C ²			
				Roofs	Lawn	Pavement	Sidewalk	Pond HWL		C ₂	C ₅	C ₁₀	C ₁₀₀
				90%	2%	100%	90%	100%					
A	A	1.95	84,783	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
B	A	0.40	17,584	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
C	A	3.49	151,881	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
D	A	1.62	70,690	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
E	A	2.56	111,444	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
F	A	0.45	19,421	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
G	A	0.10	4,230	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
H	A	0.57	24,826	0	8,170	0	0	15,074	61.38%	0.44	0.46	0.48	0.59
Overall Onsite		11.13	484,859	0	8,170	0	0	15,074	79.05%	0.62	0.64	0.65	0.73
OF-1	A	0.16	7,143	0	1,254	4,518	1,371	0	80.88%	0.64	0.66	0.67	0.74
OF-2	A	0.08	3,580	0	3,580	0	0	0	2.00%	0.01	0.01	0.01	0.13
OF-3	A	0.23	9,889	0	6,183	1,844	1,862	0	36.84%	0.23	0.24	0.25	0.40
OF-4	A	0.81	35,329	0	14,291	18,594	2,444	0	59.67%	0.43	0.44	0.46	0.58
OF-5	A	0.47	20,476	0	12,157	6,848	1,471	0	41.10%	0.26	0.28	0.29	0.43
OF-6	A	0.25	10,863	0	10,863	0	0	0	2.00%	0.01	0.01	0.01	0.13
Overall Offsite		2.00	87,280	0	48,328	31,804	7,148	0	44.92%	0.25	0.26	0.27	0.36

M:\MSD\21-600-195-0011_Project_Info\Reports\Drainage\Working\Sagebrush\Imperviousness Drainage Map.dwg

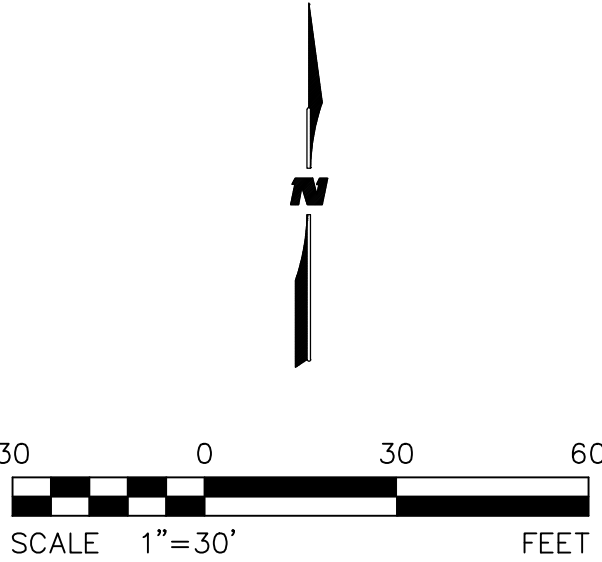


LEGEND

- PROPOSED ROOF AREA
- PROPOSED LAWN AREA
- PROPOSED PAVEMENT AREA
- PROPOSED CONCRETE AREA
- PROPOSED PLAYGROUND AREA
- PROPOSED DOG RUN (GRAVEL) AREA

PROPOSED SITE LAND USE BREAKDOWN			
LAND USE	IMPERVIOUSNESS* (%)	AREA (SQ. FT.)	AREA (ACRES)
ROOFS	90%	27,638.5	0.63
LAWN	7%	41,346.3	0.95
PAVEMENT	100%	43,200.8	1.00
SIDEWALK	96%	10,431	0.24
PLAYGROUND	13%	1520.5	0.04
GRAVEL	40%	1501.4	0.03
	TOTAL:	125,638	2.89
COMPOSITE IMPERVIOUSNESS	65%		

*IMPERVIOUSNESS VALUES ARE TAKEN FROM SECTION 6 OF THE CITY OF FORT LUTPON'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA



SAGEBRUSH
APARTMENTS

PROPOSED SITE
IMPERVIOUSNESS
DRAINAGE MAP

SEPTEMBER 16, 2021

**WILSON
& COMPANY**

1675 BROADWAY SUITE 200
DENVER, CO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

RESOLUTION NO. 2021R047

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE WAIVER OF MUNICIPAL CODE SECTION 16-45(C)(5) PUD PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR A PROJECT KNOWN AS THE VINCENT VILLAGE APARTMENTS

WHEREAS, the Developer, Vincent Village Associates, LLC (The Michaels Development Company) has requested that the requirement for a minimum ten (10) acres of land for a Planned Unit Development (PUD) rezoning of land be waived; and

WHEREAS, the site is 2.891 acres in size and based on the proposed development will need to go through the PUD process to allow flexibility in more restrictive standards in straight zoning of the property; and

WHEREAS, Section 16-45(c)(5) of the City of Fort Lupton Municipal Code requires that a PUD size unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the request with supporting documentation. Based upon review of the applicable policies and goals in the Fort Lupton Land Use Plan, the City hereby approves the waiver of the minimum requirement for a PUD Plan on the project knowns as "Vincent Village Apartments".

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 20th DAY OF JULY 2021.



City of Fort Lupton, Colorado

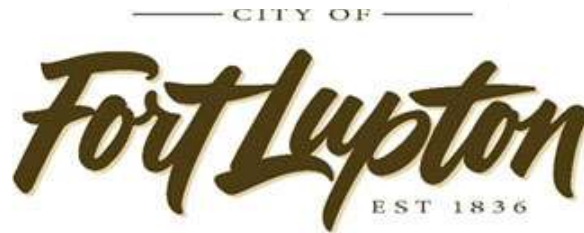

Zo Stieber, Mayor

Attest:


Maricela Peña, City Clerk

Approved as to form:


Andy Ausmus, City Attorney



FROM: Maria Lancto
 DATE: 11/29/21
 PROJECT: Sagebrush Apartments Site Plan
 Project No. LUP2021-0026;
 Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

INTERNAL DISTRIBUTION:

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

OUTSIDE DISTRIBUTION:

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

If you have comments, please respond by: **12/20/21**

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

COMMENTS: Building Ins

Building Permit will be required. A complete Code Analysis designed and stamped by a Colorado licensed Architect must be provided, along with complete construction details showing compliance with currently adopted building codes.

A site-specific soils report is required, along with foundation and structural plans



Right of Way & Permits

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

December 21, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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



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: 12/22/2021

Project name: Sagebrush Apartments

Project address: Lot 8, Vincent's East Addition 3rd Filing, Fort Lupton, Co 80621

FLFPD Project # R2021-0042

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Sagebrush Apartments**, located at **Lot 8, Vincent's East Addition 3rd Filing**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and the current National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and the Weld County Commissioners. The following specific and general requirements and conditions shall be met.

Starting January 2022, the Fort Lupton Fire Protection District will have adopted the 2018 International Fire Code. All submittals will be reviewed under the 2018 IFC.

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 permits.
2. 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.
3. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders and parking areas.
4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
 - a. See attached document showing the minimum turning radius needed.

6. Automatic sprinkler Systems shall be installed throughout all buildings in accordance with NFPA 13.
 - a. *Sprinkler and alarm plans shall be submitted electronically along with a Plan Review application.*
7. Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the fire code official.
 - a. *Assuming the FDC will remain in this area, the highlighted parking area shown on C2 shall be dedicated to the access to the fire dept. connection. No Parking*
8. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.
 - a. *Assuming the FDC will remain in the proposed areas, the two proposed fire hydrants shown shall be relocated as shown and a third fire hydrant shall be added as shown on page C2.*
9. 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.
 - a. *Provide examples for address signage for the buildings for approval.*
10. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

All plans shall be submitted electronically with an application. Application for Plan review and Fee schedule can be found at <https://fortluptonfire.org/contractors/>

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

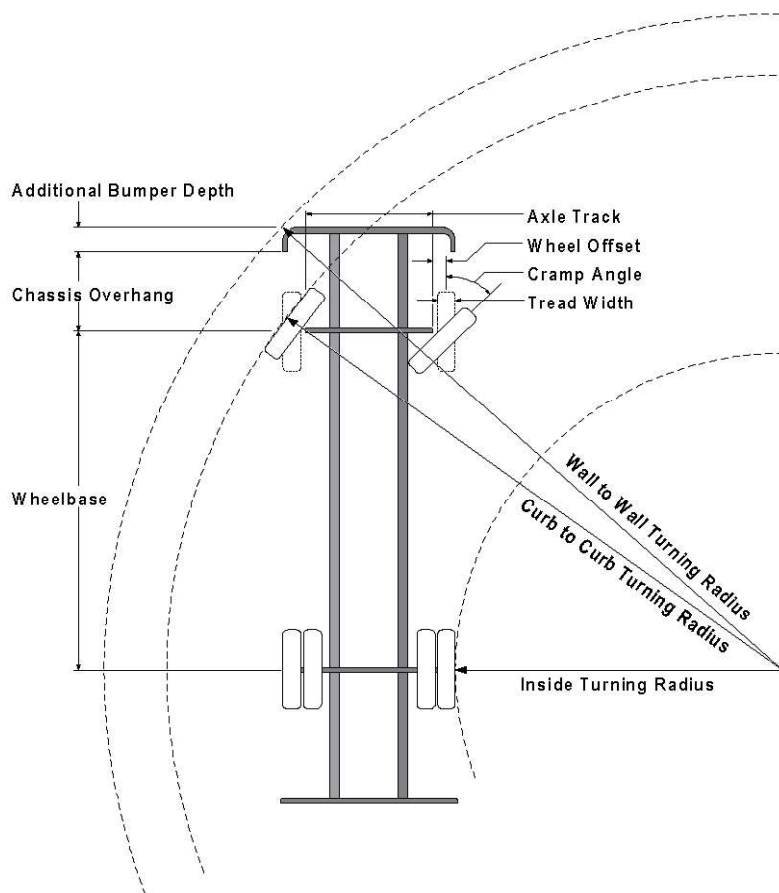


Turning Performance Analysis

12/6/2012

Bid Number: 299
Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

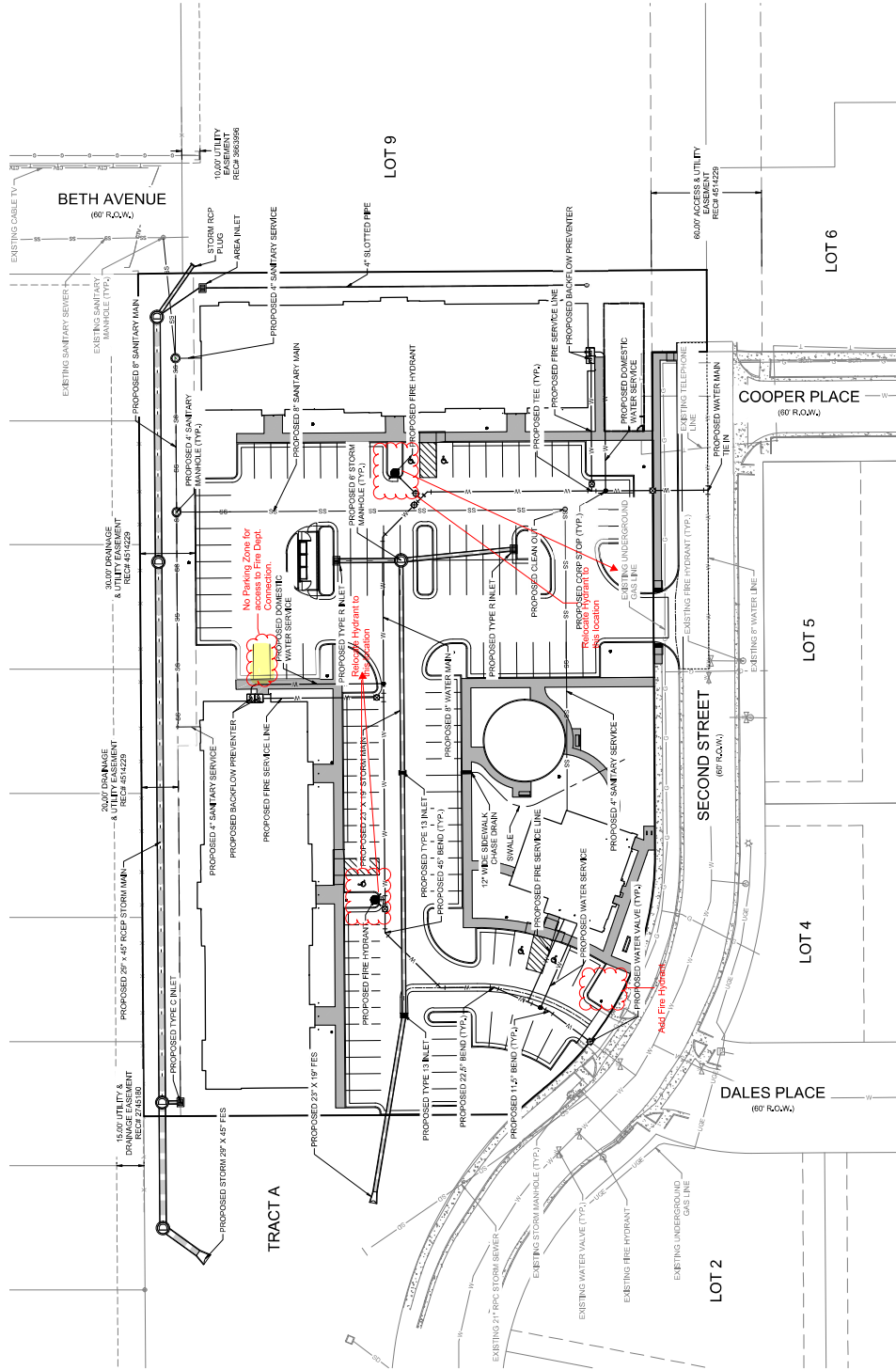
Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



GENERAL NOTE

SAGEBRUSH APARTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FORT LUPTON, COLORADO, UTILITIES DEPARTMENT, STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND ANY AMENDMENTS THERE TO.

LEGEND

- PROPOSED CORNER STOP
- PROPOSED 90° BEND
- PROPOSED 45° BEND
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER
- EXISTING TELEPHONE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CABLE
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE

NOT FOR CONSTRUCTION

DATE: 10/11/2021
EVALUATION: 10/11/2021
EVALUATION: 10/11/2021



WILSON & COMPANY
390 S. BRADSHAW SUITE 200
DENVER, CO 80209
PHONE: 303.733.0276
WWW.WILSONCO.COM



BENCHMARK
COORDINATE BENCHMARKS BASED ON NAD83 POINT 1, 200 FEET NORTH OF THE BENCHMARK ELEVATION OF 4893.5 FEET (NAD83) BEING A FOUND STANDARD BENCHMARK. STATIONED ON THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO. THE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE AT THE INTERSECTION OF BETH AVENUE AND SECOND STREET. THE BENCHMARK IS SET 1 1/2" ALUMINUM CAP 5" DIA. WITH AN ELEVATION OF 4893.5 FEET.

BASIS OF BEARING
THE BENCHMARK BEARING IS ON A BEARING OF SOUTH 89° 10' 10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND BENCHMARK AND THE BENCHMARK. THE BENCHMARK IS SET 1 1/2" ALUMINUM CAP 5" DIA. WITH AN ELEVATION OF 4893.5 FEET. THE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE AT THE INTERSECTION OF BETH AVENUE AND SECOND STREET. THE BENCHMARK IS SET 1 1/2" ALUMINUM CAP 5" DIA. WITH AN ELEVATION OF 4893.5 FEET.

FORT LUPTON, COLORADO
SAGEBRUSH APARTMENTS

OWNER:
MICHAEL S. WILSON
SAGEBRUSH APARTMENTS
8105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
724.646.4500

Magaly Morales-Tejada

From: John Fryar
Sent: Monday, November 29, 2021 2:23 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

I don't see any law enforcement concerns.



Chief John Fryar

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 29, 2021 2:18 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/635>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 20, 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, January 13, 2021 at 6:00 PM; and
- City Council: Tuesday, February 1, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada
Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694

Fax: 303.857.0351

www.fortlupton.org

MEMO

To: Matthew Pepin (Galloway)
Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: November 17, 2021

Subject: Vincent Village– Construction Drawings
Short Line Ditch Piped
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments:

1. Construction Drawings
 - a. C1.0 Cover – Add attached City General Notes
 - b. C2.0 Profile – CMP will not be allowed. Must be RCP.
 - i. I need an inlet structure at the existing connection.
 - ii. Maximum distance between manholes can be 500-ft
 - iii. I don't need a headwall for the outfall. A FES will be adequate with riprap outlet protection.
 - c. C3.0 Details - Std ST2 manhole is not appropriate for this large of a pipe. See Note #5.

FORT LUPTON STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEBRIS DROPPED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS IN AFFECTED STRUCTURES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS TO AND FROM ALL PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
4. "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SUBMITTED TO CITY ENGINEER AT COMPLETION OF THE PROJECT. "AS-BUILT" DRAWINGS ARE TO BE REPRODUCIBLE COPIES (OR ORIGINALS) OF THE APPROVED CONSTRUCTION DRAWINGS. ANY FIELD CHANGES ARE TO BE NOTED. THE DRAWINGS WILL STATE "AS-BUILT" IN LARGE BLOCK LETTERS. THE "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SIGNED, DATED AND STAMPED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
5. NO WATER VALVE OR OTHER CONTROL DEVICE ON THE EXISTING PUBLIC SYSTEM WILL BE OPERATED FOR ANY PURPOSE BY ANYONE OTHER THAN THE CITY WITHOUT PRIOR WRITTEN AUTHORIZATION.
6. TO SCHEDULE AN INSPECTION DURING REGULAR BUSINESS HOURS, CONTACT PUBLIC WORKS DEPARTMENT AT 303-857-6694. FOR AFTER HOURS EMERGENCIES CALL POLICE DISPATCH AT 720-652-4222.
7. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF FORT LUPTON 48 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT HIS EXPENSE.
8. PERMITTEE SHALL NOTIFY THE CITY INSPECTOR:
 - TWO WORKING DAYS BEFORE COMMENCING WORK ON R.O.W.;

- WHEN SUSPENDING OPERATIONS FOR 5 OR MORE WORKING DAYS;
 - TWO WORKING DAYS BEFORE RESUMING SUSPENDED WORK;
 - UPON COMPLETION OF WORK.
9. CONTRACTOR SHALL MAINTAIN AT LEAST ONE COPY OF THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS ON THE JOB SITE AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
11. ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY OF FORT LUPTON AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.
13. ALL WORK WILL BE PROPERLY BACKFILLED PRIOR TO THE END OF WORKDAY, NO OPEN HOLES ARE ALLOWED OVERNIGHT. ALL WORK IS TO BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND APPLICABLE STANDARDS.
14. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BEFORE ANY CUTS ARE MADE, PATCHING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
15. PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST CITY OF FORT LUPTON STANDARDS AND DETAILS.
16. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES.

17. PERMITTEE SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY R.O.W. AT THE CLOSE OF DAILY OPERATIONS. THE TCP MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED ON R.O.W, BUT ENSURE FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS.
18. NO WORK SHALL BE PERMITTED AT NIGHT OR ON SATURDAYS, SUNDAYS, AND HOLIDAYS WITHOUT PRIOR AUTHORIZATIONS OR UNLESS OTHERWISE SPECIFIED IN THIS PERMIT. CITY MAY RESTRICT WORK ON R.O.W. DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
19. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT OF WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY APPROVAL.
20. SEEDING, SODDING, AND PLANTING SHALL BE AS SPECIFIED OR OTHERWISE APPROVED BY CITY. CONSTRUCTION, MAINTENANCE, AND WATERING REQUIREMENTS SHALL CONFORM WITH THE CITY STANDARD SPECIFICATIONS. WHERE LANDSCAPE RESTORATION MUST BE DELAYED DUE TO SEASONAL REQUIREMENTS, SUCH WORK MAY BE AUTHORIZED BY A SEPARATE PERMIT.

GRADING AND EROSION CONTROL NOTES

1. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF FORT LUPTON'S "SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.
2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.

4. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. (REFER TO SECTION 2.26.00 OF CITY CONSTRUCTION SPECIFICATIONS FOR SEEDING MIX.) PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS SO MERIT.
5. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
6. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT EXCEED 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
7. THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY, SHOULD CONDITIONS MERIT THEM.
8. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE DEVELOPER. IN ADDITION, THE CITY MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.
9. IMPERVIOUS SURFACES WHICH ARE ADJACENT TO OR CONTAINED WITHIN CONSTRUCTION SITES WILL BE SWEEPED ON A DAILY BASIS OR AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
10. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE

WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.

11. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS, IS PROHIBITED AT THE JOB SITE.

Maria Lancto

From: Magaly Morales-Tejada
Sent: Monday, December 20, 2021 4:41 PM
To: Maria Lancto
Subject: FW: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)
Attachments: Sagebrush Apartments Site Plan (LUP2021-0026).pdf

Below is Weld RE-8's response and attached is Procode's

Magaly Morales-Tejada

Planning assistant

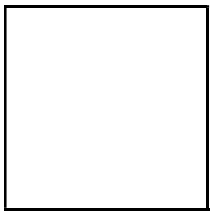
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Alan Kaylor <akaylor@weld8.org>
Sent: Monday, December 20, 2021 4:37 PM
To: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Re: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Thank you for the reminder. We are currently collecting \$1,645 dollars for each roof top as per our agreement on Willow Bend.

Alan



Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

Nondiscrimination/Equal Opportunity Statement In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld Re-8 School District does not discriminate on the basis of disability, race, creed, color, sex,

sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld Re-8 School District: 200 South Fulton, Fort Lupton, CO 80621, [303.857.3200](tel:303.857.3200), superintendent@weld8.org

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On Dec 20, 2021, at 2:29 PM, Magaly Morales-Tejada <MMTejada@fortluptonco.gov> wrote:

Hello,

This is a reminder to please submit any comments pertaining to this referral request as possible to allow for sufficient time for review prior to the first public hearing. Please disregard this email if you do not have any comments.

Thank you and Happy Holidays!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Magaly Morales-Tejada

Sent: Monday, November 29, 2021 2:18 PM

Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>

Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

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

<https://www.fortlupton.org/DocumentCenter/Index/635>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 20, 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, January 13, 2022 at 6:00 PM; and
- City Council: Tuesday, February 1, 2022 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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

December 15, 2021

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

Re: Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

Dear City of Ft. Lupton:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Please provide an 8'-10' wide dry utility easement along the East and West perimeters of the site.
- Please call out our existing underground utility line on the PUD Plan:



- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracks on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.
- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we will need a 10' to 12' wide dry utility easements along the perimeter of all tracts, along perimeter of tracts abutting roads, and through tracts between lots.

- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data 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 instrument. Obtaining easements via a separate instrument 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 would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

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

December 21, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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

Sign Posting Affidavit

Sagebrush Apartments Site Plan

Project No. LUP2021-0026 / Plan Nos. COZ2021-0007; SPR2021-0009 & CPAM2021-0001



Facing Beth Ave.



Facing 2nd St.

I, Kenneth P. Crawford hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 16 day of December, 2021.

Kenneth P. Crawford
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Kenneth P. Crawford this 22nd day of December, 2021. Witness my hand and seal.

My commission expires March 12, 2026.

TARA L. MANCUSO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires March 12, 2026
Comm. No. 50154563

Tara L. Mancuso
Notary Public

An updated sign was posted by the Fort Lupton Public Works Department on January 25, 2022 reflecting the February 10 and February 15 Public Hearing dates.

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

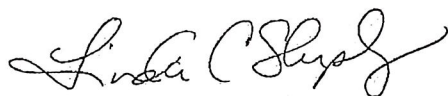
City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP490 Public Hearing Notice - Sagebrush

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 12/29/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



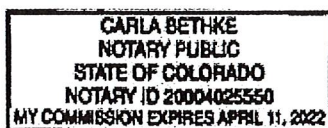
For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 12/29/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-304084

Carla Bethke
Notary Public
My commission ends April 11, 2022



Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, January 13, 2022, at 6:00 P.M., and before the City Council on Tuesday, February 1, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures due to COVID-19 at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP490
First Publication: December 29, 2021
Last Publication: December 29, 2021
Publisher: Fort Lupton Press

December 17, 2021

Fort Lupton Press
Attention: Legal Publications

Please publish the following Notice in the December 29, 2021 issue of the Fort Lupton Press.

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

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RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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Legal Notice No. NTS503

First Publication: January 20, 2022

Last Publication: January 20, 2022

Publisher: Fort Lupton Press

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 22nd day of December 2021, a true and correct copy of the foregoing Notice of Public Hearings and Map for the Sagebrush Apartments Site Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

BRADLEY CRAIG
1226 3RD ST
FORT LUPTON, CO 80621

BRADLEY WILLIAM NICK
1306 3RD ST
FORT LUPTON, CO 80621

GERARDO MILLAN
1326 3RD ST
FORT LUPTON, CO 80621

MARLA R PILKINGTON
1336 3RD ST
FORT LUPTON, CO 80621

ALFONSO FLORES
1356 3RD ST
FORT LUPTON, CO 80621

DENNIS H DAVID
1406 3RD ST
FORT LUPTON, CO 80621

RICHARD R HARLAN
1426 3RD ST
FORT LUPTON, CO 80621

DARNAY P UN
1436 3RD ST
FORT LUPTON, CO 80621

RUSSEL D MALLORY
1456 3RD ST
FORT LUPTON, CO 80621

YOHAIRA CASTEL CARMONA QUETZALLY
212 BETH AVE
FORT LUPTON, CO 80621

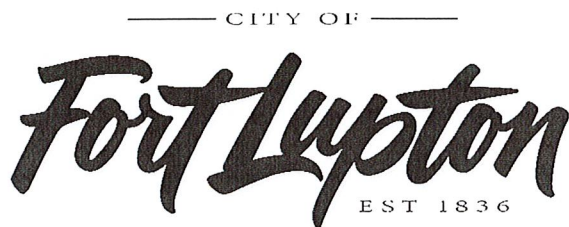
JOSE G DIAZ
208 BETH AVE
FORT LUPTON, CO 80621

AUTOZONE PARTS INC
123 S FRONT ST
FL 3
MEMPHIS, TX 38103

C/O 7-ELEVEN INC
TUMBLEWEED VENTURES LLC
PO BOX 711
DALLAS, TX 75221



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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Further information is available through the City Planning and Building Department at (303) 857-6694.

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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



GENERAL NOTES

1. ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB.
CONCRETE OR PROPERTY LINE, LINE LESSOR OTHERWISE NOTED.
ALL FLOW LINE CURVE RADII ARE 3' UNLESS OTHERWISE NOTED.
2. SITE CONDITIONS BASED ON SURVEY PREPARED BY WELSON CONSULTING ENGINEERS ON MAY 30TH, 2017. FIELD VISUAL EXISTING CONDITIONS.
3. SIGHT TRIANGLES: TRIANGLES ARE BASED ON FORT LUPKIN COUNTY STANDARD SECTION 6.38.00 (SEE DISTANCE SIGNAGE). DISTANCE SIGNAGE IS TO BE PLACED AT THE APPROXIMATE TRIANGLE LOCATIONS. TRIANGLES ARE BASED ON FLOW LINE TO FLOW LINE DIMENSIONS FOR 30 LEGS. STRUCTURES OR BARRIERS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE. ALL DISTANCE SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE TEXAS TRAVEL GUIDE, EXCEPT FOR PUBLIC FACILITIES, SUCH AS FIRE HYDRANTS, UTILITY POLES AND 11A1C CONTROL DEVICES.

PARKING COUNT

PARKING STALLS:	114
ADA PARKING STALLS:	6
TOTAL PARKING STALLS:	120

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

LEGEND

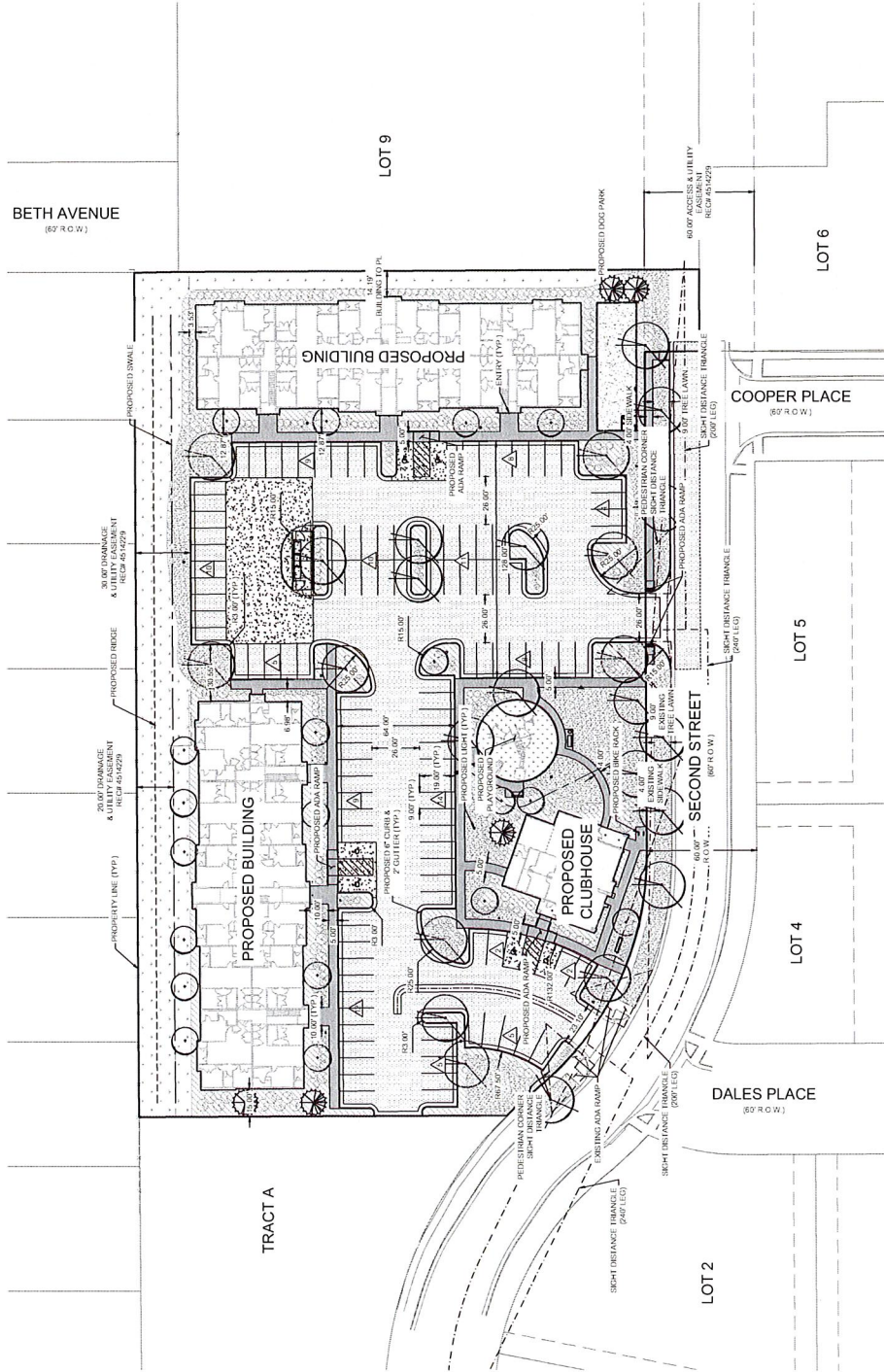
- | | |
|---|----------------------------|
| ===== | CURB AND GUTTER |
| ===== | SHALL CURB |
| ===== | PROPOSED UTILITY EASEMENTS |
| ----- | EXISTING UTILITY EASEMENTS |
| ===== | PRIORITY BOUNDARY |
| ----- | LOT LINE |
| ===== | DOG PARK FENCE |
| ----- | SHORT DISTANCE FENCE |
| ----- | PROPOSED SIGNAL |
| ----- | EXISTING FENCE |
|  | PROPOSED ASPHALT |
|  | PROPOSED SIDE WALK |
|  | PARKING COUNT |

NOT FOR
CONSTRUCTION

DATE: PAJ001 - SEPTEMBER 20, 2021

SHEET TITLE:
OVERALL

5



Basis of bearing

BASES OF BEARINGS

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERN Y LINE OF THE ALUMINUM CASP. IN SECTION 35, BETWEEN A FOUND REIGAR WITH A 3" 16" ALUMINUM CASP. T.S. 146207 IN HANCE BOX PIER MOUNTAIN RECORD 46 AT THE NORTH QUARTER CORNER OF SECTION 35 AND A FOUND REIGAR WITH A 3" 16" ALUMINUM CASP. T.S. 146208 IN HANCE BOX PIER MOUNTAIN RECORD 46 AT THE NORTH QUARTER CORNER OF SECTION 35 SHOWN HEREON. CALO CHAYO STATE PLANE COORDINATE SYSTEM, NORTH ZONE. NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.

BENCHMARK

BENCHMARK
GPS DERIVED ELEVATIONS BASED ON NGPS POINT U 260 (R) SET 1, WITH A PUBLISHED ELEVATION OF 4909.9 FEET (NAVY), BEING A FOUND SURROUNDINGS IM DISK
STAMPED U 260 (R) SET 1, 1993 SET 1 IN A DRILL HOLE IN A CONCRETE JUNCTION BOX
LOCATED ON COUNTY ROAD 76. SEE NGPS SHEET FOR MORE INFORMATION. AN
ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BE-1 IN AVENUE
R.O.W. BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CH-1" WITH AN ELEVATION OF
4910.36 FEET.



**WILSON
& COMPANY**

S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
WWW.WISOTCO.COM

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 25th day of January, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the Sagebrush Apartments Site Plan, Change of Zone and Comprehensive Plan Amendment was sent via U.S. Mail, postage pre-paid, to the following addresses:

BRADLEY CRAIG
1226 3RD ST
FORT LUPTON, CO 80621

BRADLEY WILLIAM NICK
1306 3RD ST
FORT LUPTON, CO 80621

MARLA R PILKINGTON
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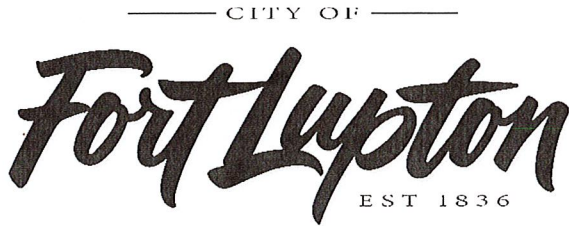
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AUTOZONE PARTS INC
123 S FRONT ST
FL 3
MEMPHIS, TX 38103

C/O 7-ELEVEN INC
TUMBLEWEED VENTURES LLC
PO BOX 711
DALLAS, TX 75221



CITY OFFICIAL



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. A comprehensive plan amendment is also associated with this property.

The public hearings are to be held before the Planning Commission on Thursday, February 10, 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures due to COVID-19 at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

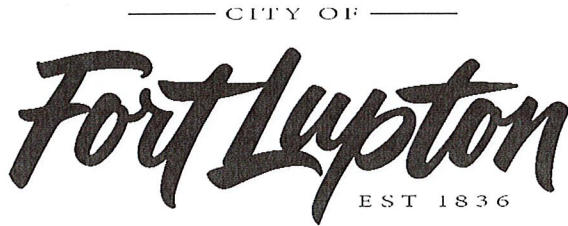
Further information is available through the City Planning and Building Department at (303) 857-6694.

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ALL INTERESTED PERSONS MAY ATTEND

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Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

You were previously notified that the City of Fort Lupton is in receipt of an application for a site plan known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The original public hearings for this project have been continued to new dates. As a courtesy, you are being notified of the new public hearing dates for this application. The public hearings are to be held before the Planning Commission on Thursday, February 10 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

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LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 202__.

STATE OF COLORADO,)
) SS
 COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

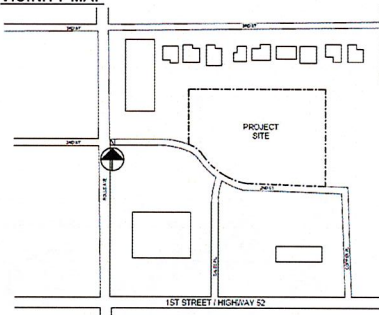
APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MICHAELS DEVELOPMENT RYAN ZENT 6105 S. MAIN STREET, SUITE 200 AURORA, CO 80016 614-241-2070	KEPHART DOUG VAN LERBERGHE 2555 WALNUT ST. DENVER, CO 80205 303-832-4474	WILSON & COMPANY, INC KYLE M. GODWIN 990 S BROADWAY, SUITE 220 DENVER, CO 80209 303-297-2976	BRITINA DESIGN GROUP ROBERT COURI 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 303-456-2887

VICINITY MAP



SITE DATA

ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
- 16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
- 16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
- 16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
 - 1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
 - 1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
 - 2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS - INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
 MICHAELS DEVELOPMENT
 ATTN: RYAN ZENT
 6105 S. MAIN STREET, SUITE 200
 AURORA, CO 80016
 728-845-6500

NOT FOR
CONSTRUCTION

SHEET INDEX

- 01 COVER SHEET
- C1 OVERALL SITE PLAN
- C2 OVERALL UTILITY PLAN
- C3 OVERALL GRADING PLAN
- L1 LANDSCAPE NOTES & LEGEND
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE DETAILS
- A1 CLUBHOUSE
- A2 BUILDING A ELEVATIONS
- A3 BUILDING A ELEVATIONS
- A4 TRASH ENCLOSURE
- A5 MATERIALS BOARD
- P1 PHOTOMETRIC PLAN
- P2 PHOTOMETRIC CUT SHEETS

DATE:
 PUD01 - SEPTEMBER 27, 2021
 PUD02 - NOVEMBER 9, 2021

SHEET TITLE:
 COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



GENERAL NOTES

1. ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCERNING OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS OTHERWISE NOTED.
2. SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS.
3. SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.06 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOW LINE TO FLOW LINE DIMENSIONS FOR A 30' LEG. STRUCTURES OR BEINGS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION, EXCEPT FOR PUBLIC UTILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS: 114
ADA PARKING STALLS: 8
TOTAL PARKING STALLS: 120

LEGEND

- CURB AND GUTTER
- SPL. CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- △ PARKING COUNT

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

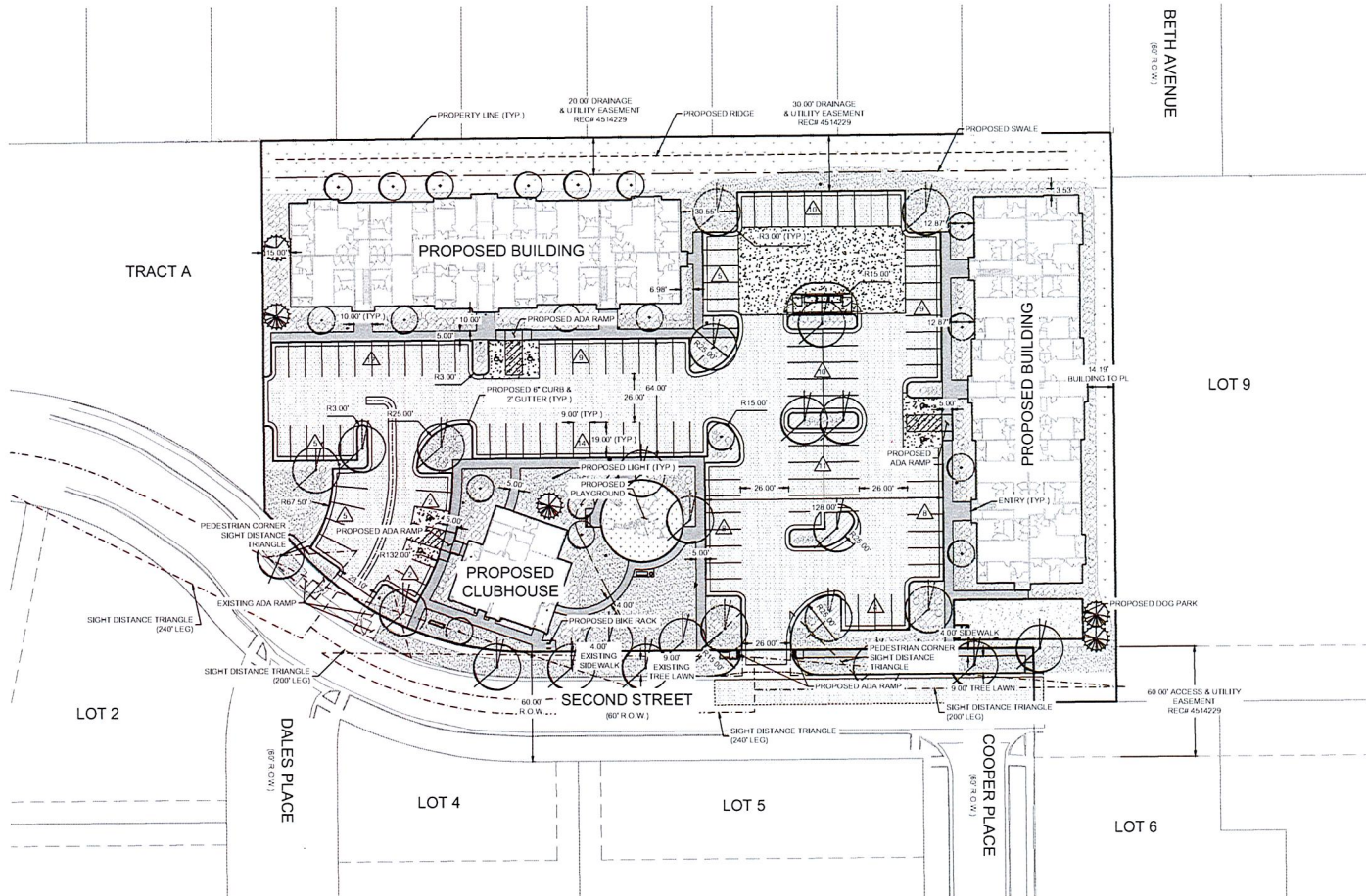
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PLU01 - SEPTEMBER 25, 2021
PLU02 - NOVEMBER 27, 2021

SHEET TITLE:
OVERALL
SITE PLAN

C1



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP U.S. 146227 IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP U.S. 131107 IN RANGE BOX PER MONUMENT RECORD AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RE-SET, WITH A PUBLISHED ELEVATION OF 4916.9 FEET (RAWDRI), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RE-SET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 18. SEE NGS SHEET FOR WORK INFORMATION. AN ON-SITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W. BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.



WILSON & COMPANY



990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2953
www.wilsonco.com

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-035

ADOPTING AN ORDINANCE AMENDING CHAPTER 6 BUSINESS LICENSES AND REGULATIONS, ARTICLE II ALCOHOLIC BEVERAGES OF THE FORT LUPTON MUNICIPAL CODE TO CONFORM WITH STATE STATUTES

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. Amendments to Ordinance
- b. Proposed Ordinance

III. Summary Statement:

In 2018 the State of Colorado recodified Title 12 Alcohol and Tobacco Regulations to Title 44. The Ordinances is for the City's Code to conform to those changes.

IV. Submitted by: _____
Mari Peña, City Clerk

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval: _____
City Clerk Date

IX. Detail of Issue/Request:

In 2018 the State of Colorado recodified Title 12 Alcohol and Tobacco Regulations to Title 44. The Ordinances is for the City's Code to conform to those changes.

The changes include:

- All references to title 12 are being amended to title 44.
- All references to "3.2% alcohol" are being amended to "fermented malt beverages".
- New definitions
- Section 6-39 (3) (a) Renewals - Addition of "The complete license renewal application shall include an affidavit from the Licensee of an on premises establishment affirming there will be a person on duty during regular business hours that has completed a City approved liquor serving training program." And under (3)(d) Special Event Permits - Addition of "Issuance of Special Events Permits shall require an affidavit from the Event Manager affirming there will be a person on duty during the scheduled event hours that has completed a City approved liquor serving training program."
- Consolidation of repetitive phrases
- Days the tastings may occur.

No changes:

- Number of tasting per year. City allows for 25 tastings per year. The statute 156 days per year.
- Hours for Tastings. City allows 11:00 a.m. – 7:00 p.m. The statute 11 a.m. – 9 p.m.

X. Legal/Political Considerations:

XI. Alternatives/Options:

XII. Financial Considerations:

XIII. Staff Recommendation:

Staff is requesting approval of amendments to conform to Title 44 C.R.S.

Sec. 6-31. - Definitions.

As used in this Article, the following words or phrases shall have the following meanings, respectively:

Fermented malt beverage means malt liquors, when purchased by a fermented malt beverage retailer from a wholesaler licensed pursuant to article 3 of title 44 C.R.S.; or when sold by a fermented malt beverage retailer to consumers or to persons licensed under article 3 of title 44 C.R.S. Fermented malt beverage does not include confectionery containing alcohol within the limits prescribed by section 25-5-410(1)(i)(II).

Licensed Premises means the premises specified in an application for a license that are owned or in possession of the licensee and within which the licensee is authorized to sell, dispense, or serve alcohol beverages in accordance with the provisions of title 44 C.R.S.

Licensee shall mean any person or entity licensed by law to sell Alcoholic Beverages for beverage purposes at retail and who is engaged at any time during the calendar year in such operation within the City.

Local Licensing Authority shall mean the City of Fort Lupton City Council ("Council"). As such, the City Council shall be known as the "Liquor Licensing Authority" or, in this Chapter, as the "Authority".

Malt liquors shall include beer and shall be construed to mean any beverage obtained by the alcoholic fermentation of any infusion or decoction of barley, malt, hops or any other combination thereof in water containing more than 3.2% alcohol by weight. similar product, or any combination thereof, in water containing not less than one-half of one percent alcohol by volume.

Operator shall be construed to mean a person licensed by law to sell ~~3.2% beer~~ fermented malt beverages, malt, vinous or spirituous liquors, other than medicinal liquors, for beverage purposes at retail, and who is engaged at any time during the calendar year in such operation within the City.

Spirituous liquors shall be construed to mean any alcoholic beverage obtained by distillation and mixed with water and other substances in solution, and includes among other things: brandy, rum, whiskey, gin powdered alcohol and every liquid or solid, patented or not, containing at least one-half of one percent alcohol by volume and which is fit for use for beverage purposes. Any liquid or solid containing beer or wine in combination with any other liquor, except as above provided, shall not be construed to be fermented malt or malt vinous liquors but shall be construed to be spirituous liquors.

3.2% beer shall be construed to mean fermented malt beverage, containing not more than 3.2% alcohol by weight, as defined by Section 12-46-103(1.5), C.R.S.

Vinous liquors shall include wines and fortified wines contain not less than one-half of one percent and not exceeding more than twenty-one percent (21%) alcohol by volume and shall be construed to mean alcoholic beverage obtained produced by the fermentation of the natural sugar contents of fruits or other agricultural produce products containing sugar.

(Prior code 5-356-1; Ord. 645 §1, 1993)

Sec. 6-32. - Classification.

The business of selling at retail any ~~3.2% beer~~ fermented malt beverages, malt, vinous or spirituous liquors for beverage purposes within the City is hereby defined and separately classified as such occupation for the purposes of this Article, as follows:

- (1) Class "A" Operators: All operators who are licensed to sell malt, vinous and spirituous liquors for consumption on the premises, either at hotels or restaurant.

- (2) Class "B" Operators: All operators licensed as retail liquor stores to sell in sealed containers fermented malt beverages, malt, vinous or spirituous liquors for consumption off premises.
- (3) Class "D" Operators: All operators licensed to sell only ~~3.2% beer~~ fermented malt beverages and who sell the same solely in the original package or container for consumption off the premises.
- (4) Class "E" Operators: All operators licensed to sell fermented malt beverages, malt, vinous or spirituous liquors by the drink only to members of clubs and their guests within the premises of said club.

(Prior code 5-356-2; Ord. 645 §1, 1993)

Sec. 6-33. - Fee correlation to cost.

The City hereby finds, determines and declares that, considering the nature of the business of selling, at retail, ~~3.2% beer~~ fermented malt beverages, malt, vinous and spirituous liquors for beverage purposes and the relation of such business to the municipal welfare, as well as the relation thereof to the expenditures required by the City and that a proper, just and equitable distribution of cost burdens within the City and all other matters proper to be considered in relation thereto, the classification of said business as a separate occupation is reasonable, proper, uniform and nondiscriminatory and the amount of the fee hereby imposed by this Article is reasonable, proper, uniform and nondiscriminatory and necessary for a just and proper distribution of cost burdens of the City.

(Prior code 5-356-3; Ord. 938 §1, 2011)

Sec. 6-39. - Administrative approvals for liquor licenses.

- (1) ~~The liquor and beer licensing authority for the City of Fort Lupton shall be the City Council ("Council"). As such, the City Council shall be known as the "Liquor Licensing Authority" or, in this Chapter, as the "Authority."~~
- (2) The City Clerk shall assist the aAuthority by receiving all applications; coordinating with other City departments when relevant; scheduling required public hearings; and exercising the Clerk's discretion in forwarding applications for renewals, transfer of ownership, change of manager of a licensee, temporary permits and special event permits.
- (3) As set forth below, the Mayor and City Clerk are hereby vested with authority to administratively review and approve applications for liquor license renewals; transfer of ownership including corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships, change of manager of a licensee, temporary permits and special events permits.
 - a. Renewals. The Mayor and City Clerk is authorized to administratively review and approve an application for the renewal of any previously approved liquor license where, after reasonable investigation by the City Clerk and consultation by the City Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - i. The applicant has timely and properly submitted a complete license renewal application and tendered all required fees in accordance with this Chapter and the provisions of Title ~~12~~ 44 C.R.S.;
 - ii. The complete license renewal application shall include an affidavit from the Licensee of an on premises establishment affirming there will be a person on duty during regular business hours that has completed a City approved liquor server training program.

- iii. The applicant's license is in good standing with the City and the State, and no violation of law has occurred during the previous year;
 - iiiv. To the knowledge of the City Clerk, there is no pending or proposed criminal or legal investigation or charges against the applicant or the licensed premises; and
 - iiiv. There is no other information known by the City Clerk that would cause the City Clerk, in her reasonable belief, to believe that some violation of applicable law has occurred or that the license should not be renewed.
- b. Transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships. The Mayor and City Clerk is authorized to administratively review and approve an application for the transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships, of any previously approved liquor license where, after reasonable investigation by the City Clerk and consultation by the City Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - i. The applicant has timely and properly submitted a complete application for transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships and tendered all required fees in accordance with this Chapter and the provisions of Title ~~12 44~~ C.R.S.; and
 - ii. The applicant satisfies the eligibility criteria set forth in Section ~~12-47-307, 44-3-307~~ C.R.S.
- c. Change of manager of a licensee. The Mayor and City Clerk is authorized to administratively review and approve an application for the change of manager for a licensed establishment where, after reasonable investigation by the City Clerk and consultation by the City Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - i. The applicant has timely and properly submitted a complete application for change of manager and tendered all required fees in accordance with this Chapter and the provisions of Title ~~12 44~~ C.R.S. and the new manager has presented himself to the Police Department for fingerprinting and background investigation; and
 - ii. There is no information known by the City Clerk that could support denial of the application for change in manager under applicable law.
- d. Temporary permits. The Mayor and City Clerk is authorized to administratively review and approve an application for a temporary permit where, after reasonable investigation by the City Clerk and consultation by the City Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - i. The applicant has timely and properly submitted a complete application for a temporary permit and tendered all required fees in accordance with this Chapter and the provisions of Section ~~12-47-303 44-3-303~~, C.R.S.; and
 - ii. There is pending an application for the transfer of the liquor license corresponding to the application for a temporary permit; and
 - iii. The premises subject to the proposed temporary permit is currently subject to a valid liquor license; and
 - iv. There is no information known by the City Clerk that could support denial of the application for change in ownership under applicable law.
- e. Special events permits. The Mayor and City Clerk is authorized to process and issue special events permits pursuant to Article ~~48 5~~ of Title ~~12 44~~, C.R.S., provided that there are no parties filing a written objection to said permit.

i. Issuance of Special Events Permits shall require an affidavit from the Event Manager affirming there will be a person on duty during the scheduled event hours that has completed a City approved liquor server training program.

- (4) Notwithstanding any authority delegated to the Mayor and City Clerk for the administrative approval of applications under this Section, the Mayor and City Clerk may, at their discretion, refer any licensing decision authorized to them under this Section to the Authority if, in the Mayor and City Clerk's opinion, the matter should be presented to the Authority. In the event the Mayor or City Clerk cannot or will not approve a transfer or renewal of a license, or the approval of a change in manager of a licensee, or the approval of a temporary permit or a special events permit, then the Mayor and City Clerk shall refer the application to the Authority for consideration in accordance with applicable law. Written notice of the time and place of such consideration shall be mailed to the applicant by regular mail at least ten (10) days in advance thereof and shall contain such facts or reasons relied upon by the Mayor and City Clerk in declining to issue the license or permit or approval. Notice of the proceedings shall also be timely published and posted on the subject premises in accordance with the requirements set forth in Section ~~12-47-311~~ 44-3-311, C.R.S., and timely provided to any person who may have filed a protest against the issuance of the license with the City Clerk. Additionally, any license or permit applicant, or any party in interest (as defined in Section ~~12-47-311~~, 44-3-311 C.R.S.), who is dissatisfied with a decision of the Mayor and City Clerk under this Section may appeal same to the Authority by filing a written protest with the City Clerk not more than ten (10) days after the date of the decision appealed from. The City Clerk shall promptly set the appeal for hearing before the Authority in accordance with the notice and hearing procedures described above.
- (5) The Mayor and City Clerk shall not approve an application for the renewal, transfer or permit of a license where the Police Department has timely submitted written objections to the City Clerk concerning such action. Whenever such an objection is received, the City Clerk shall set the application for hearing before the Authority in accordance with the procedures set forth in Subsection (4) above.
- (6) The City Clerk shall regularly report to the Authority in a timely manner all licensing actions taken by the City Clerk under the provisions of this Section.

(Ord. [2015-988](#) §1)

Sec. 6-40. - Gambling prohibited.

No owner, operator or other person who shall have control over the operation of any pool or billiard hall or any premises licensed to sell or dispense fermented malt beverages, ~~containing not more than 3.2% alcohol or~~ malt, vinous or spirituous liquors, shall permit any card table or gambling devices to be kept or used upon said premises; nor shall said owner, operator or other person in control of the operation of a pool or billiard hall or premises licensed to sell or dispense fermented malt beverages, ~~containing not more than 3.2% alcohol or~~ malt, vinous or spirituous liquors, permit any person to play any game of cards upon any of the aforementioned premises within the City.

(Prior code 5-236-1)

Sec. 6-41. - Standards adopted for optional premises licenses.

The following standards for the issuance of optional premises licenses or for optional premises for a hotel and restaurant license are hereby adopted pursuant to the provisions of Section ~~44-3-310~~ 44-3-311, C.R.S.:

- (1) Standards. These standards adopted herein shall be considered in addition to all other standards applicable to the issuance of licenses under the Colorado Liquor Code for optional premises licenses or for optional premises for a hotel and restaurant license. These two (2)

types of licenses for optional premises will collectively be referred to as "optional premises" in these standards unless otherwise provided.

(2) Eligible facilities.

- a. Optional premises licenses may only be approved when premises are located on or are a part of an outdoor sports and recreational facility as defined by ~~title 44 state statute (now Section 12-47-103(22)(ii)(b), C.R.S.)~~. The types of outdoor sports and recreational facilities which may be considered for an optional premises license include a golf course clubhouse and adjacent golf course, driving range and facilities, even if divided by one (1) or more public streets.
- b. There are no restrictions on the minimum or maximum size of the outdoor sports and recreational facilities which may be eligible for the approval of an optional premises license.
- c. The restrictions in Section ~~12-47-313~~, 44-3-313 C.R.S., relating to distances from schools or colleges are eliminated for this class of license (optional premises).

(3) Number of optional premises. The local liquor licensing authority, in its discretion, may restrict the number of optional premises which any one (1) licensee may have.

(4) Submittal requirements. When submitting a request for the approval of an optional premises license, an applicant shall also submit the following:

- a. All local and state license fees;
- b. A map or other drawing illustrating the outdoor sports or recreational facility boundaries, and the approximate location of each optional premises requested;
- c. A description of the provisions which have been made for storing vinous and spirituous liquors in a secured area on or off the optional premises for the future use of the optional premises; and
- d. An applicant for a hotel and restaurant license who desires to sell or serve alcoholic beverages on optional premises shall file with the optional premises permit application a list of the optional premises locations. Such application and list shall be filed with the state and local licensing authorities upon initial application, and each license year thereafter. Approval of the areas must be obtained from the state licensing authority and the local licensing authority. The decision of each authority shall be discretionary.

(Ord. 99-735, Part 1)

Sec. 6-42. - Advance notification.

Pursuant to Section ~~44-3-310(3)~~ ~~12-47-310(3)~~, C.R.S., no alcoholic beverages may be served on optional premises without the licensee having provided written notice to the state and local liquor licensing authorities forty-eight (48) hours prior to serving alcoholic beverages on the optional premises. The notice shall contain the specific days and hours during which the optional premises is to be used. In this regard, there is no limitation on the number of days which a licensee may specify in each notice. The notice may specify three hundred sixty-five (365) days a year and the maximum number of hours allowed for service of beverages as otherwise provided in the Colorado Liquor Code.

(Ord. 99-735, Part 1)

Sec. 6-43. - Notice and hearing procedures.

An application for an optional premises license, or an application for optional premises for a new hotel and restaurant license, shall be scheduled in the same manner as any other new liquor license

application, and the posting, publication and hearing requirements of the Colorado Liquor Code shall apply. An application for an optional premises for an existing hotel and restaurant license shall be scheduled for public hearing not less than thirty days from the date of the application and shall post and publish the public notice thereof not less than ten (10) days prior to the hearing from the date of the application, and public notice shall be given by posting and publishing in accordance with the Colorado Liquor Code. At the public hearing on any optional premises application, the Board will consider the criteria of the Colorado Liquor Code and the ~~within~~ standards, and make findings as to whether the applicant has complied with said criteria and these standards.

(Ord. 99-735, Part 1)

Sec. 6-44. - Tastings.

Tasting permit required.

- (1) Tastings on the licensed premises of a retail liquor store licensee or of the liquor-licensed drugstore licensee are authorized to be conducted within the City in accordance with Section 12-47-301 44-3-301 (10), C.R.S. and are subject to the provisions of this Chapter.
- (2) The local ~~liquor~~ licensing authority is authorized to issue tasting permits in accordance with the requirements of this Chapter.
- (3) It shall be unlawful for any person to conduct tastings within the City without having first received a tasting permit issued in accordance with this Section.
- (4) Retail liquor store licensees and liquor-licensed drugstore licensees desiring to conduct tastings shall submit a tasting permit application to the City Clerk accompanied by the fee stated in Section 6-47 below.
- (5) Submittal requirements. Annually, the licensee shall submit a tasting permit application provided by the City Clerk's office, complete and including the following:
 - a. Licensee information, including but not limited to name, address, contact information and state liquor license number;
 - b. Verification that the licensee and employees who will be conducting the tastings have completed a seller/server training program that meets the standards established by the Liquor Enforcement Division in the Department of Revenue and are qualified to conduct an alcohol beverage tasting.
- (6) ~~Advance notification. No malt, vinous or spirituous liquors and fermented malt beverages can be provided as samples during a tasting until the licensee has provided written notice to the City Clerk's office at least five (5) working days prior to conducting said tasting.~~
- (7) Renewal of tasting permits shall be concurrent with the renewal of licenses for retail liquor stores and liquor-licensed drugstores. A licensee's initial tasting permit shall expire on the same date as the date the licensee's retail liquor store or liquor-licensed drugstore license expires. The initial tasting permit application fee shall not be prorated if the permit expires in less than a year.
- (8) Tasting permits shall be conspicuously and prominently posted by the licensee on the licensed premises at all times during business hours. The tasting permit shall be subject to inspection by City and state officials authorized to enforce the Colorado liquor code and/or this Code upon request.
- (9) Tasting permits shall only be issued to a retail liquor store or a liquor-licensed drugstore licensee whose license is valid, not subject to a current or pending enforcement action by the City or the State and in full force and effect.

(Ord. 939, 2011)

Sec. 6-45. - Limitation on tastings.

Tastings within the City shall be subject to the following limitations:

- (1) Tastings shall be conducted only by a person who has completed a server training program that meets the standards established by the Liquor Enforcement Division of the Department of Revenue, and who is either a retail liquor store licensee or a liquor-licensed drugstore licensee or an employee of a licensee, and only on a licensee's licensed premises.
- (2) The alcohol used in tastings shall be purchased through a licensed wholesaler, licensed brew pub licensed distillery pub, or winery, licensed pursuant to Section ~~12-47-403~~ 44-3-403, C.R.S., at a cost that is not less than the laid-in cost ~~for such alcohol of the alcohol beverage~~.
- (3) The size of an individual sample shall not exceed one (1) ounce for malt or vinous liquor or one-half (½) of one ounce of spirituous liquor.
- (4) The licensee shall not serve more than four (4) individual samples to a patron during a tasting.
- (5) Tastings shall not exceed a total of five (5) hours in duration per day, which need not be consecutive.
- (6) Tastings shall be conducted only during the operating hours in which the licensee, on whose premises the tastings occur, is permitted to sell alcoholic beverages, and in no case earlier than 11:00 a.m. or later than 7:00 p.m.
- (7) The licensee shall prohibit patrons from leaving the licensed premises with an unconsumed sample;
- (8) The licensee shall promptly remove all open and unconsumed beverage samples from licensed premises, ~~or shall~~ destroy the samples immediately following the completion of the tastings, or store any open containers of unconsumed alcohol beverages in a secure area outside the sales area of the licensed premises for use at a tasting conducted at a later time or date.
- (9) The licensee shall not serve a person who is under twenty-one (21) years of age or who is visibly intoxicated.
- (10) The tasting samples used in the tastings shall be served in ~~clear~~, open containers and shall be provided to a patron free of charge.
- (11) ~~Tastings may occur on no more than four (4) of the six (6) days from a Monday to the following Saturday, not to exceed twenty-five (25) per year. A licensee may conduct tastings on no more than 25 days per year.~~
- (12) No manufacturer of spirituous or vinous liquor shall induce a licensee through free goods or financial or in-kind assistance to favor the manufacturer's products being sampled at an alcohol tasting, and the licensee shall bear the financial and all other responsibility for an alcohol tasting.
- (13) ~~The licensee shall maintain on the licensed premises a log of all tastings, on provided forms, to be submitted to the City Clerk each year with the tasting permit renewal application; and during all business hours, the log shall be subject to inspection by City and state officials authorized to enforce the Colorado Liquor Code and/or this Code upon request.~~

(Ord. 939, 2011)

Sec. 6-46. - Violations.

- (a) A violation of law or regulation by a retail liquor store or a liquor-licensed drugstore licensee, whether by the licensee's employees, agents or otherwise, shall be the responsibility of the retail liquor store or liquor-licensed drugstore licensee who is conducting the alcohol tasting.

- (b) Retail liquor stores and liquor-licensed drugstore licensees conducting tastings, shall be subject to the same revocation, suspension and enforcement provisions as otherwise apply to those licenses. The local liquor licensing authority shall conduct a hearing with regard to any violation of this Article in accordance with this Chapter of this Code, its rules and regulations and Section ~~44-3-601-12-47-601~~, C.R.S.

(Ord. 939, 2011)

Sec. 6-47. - Tasting permit fees.

Permit fees shall be set by resolution of the local ~~liquor~~-licensing authority.

(Ord. 939, 2011)

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-036

APPROVAL OF A RESOLUTION FOR THE ACCEPTANCE OF SUBDIVISION IMPROVEMENTS AGREEMENT WITH CW--BRIGGS, LLC, FOR THE MURATA FARMS - FILING NO. 1

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. Proposed Resolution
- b. Subdivision Improvement Agreement (SIA)

III. Summary Statement:

Approval of the revised Subdivision Improvements Agreement between the City of Fort Lupton and CW-Briggs, LLC, for the Murata Farms, Filing No. 1 Final Plat.

IV. Submitted by: _____
Public Works Director

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval:

_____	_____
City Clerk	Date

IX. Detail of Issue/Request:

This Subdivision Improvement Agreement was drafted for the Murata Farms - Filing No. 1 (LUP2021-0028) approved by City Council on November 16, 2021, which is located south of Highway 52, immediately west of S College Avenue.

Improvements are for the construction of water, nonpotable water and sanitary sewer main extensions, roadway construction, landscape and storm drainage system improvements. Approximate cost of this agreement for construction is \$9,082,958.00 in two phases of development.

This agreement includes payments for the reimbursement agreement with Mountain Sky for extension of the water mains and S College Avenue roadway improvements.

Resolution 2021R070, approved by Council on November 16, 2021 requires the applicant to enter into a Subdivision Improvements Agreement. The previously approved agreement under Resolution 2022R017 contained an older version of the agreement by mistake. This version of the agreement has been coordinated between the developer and City staff.

X. Legal/Political Considerations:

Not Applicable

XI. Alternatives/Options:

- A) Approve Resolution
- B) Do not approve Resolution

XII. Financial Considerations:

None

XIII. Staff Recommendation:

Staff recommends approval of this revised Subdivision Improvement Agreement between the City of Fort Lupton and CW-Briggs, LLC to replace the previously approved agreement.

RESOLUTION NO. 2022R017

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE CORONADO WEST, LLC SUBDIVISION IMPROVEMENT AGREEMENT OF THE MURATA FARMS FILING NO. 1 FINAL PLAT LOCATED IN FORT LUPTON, WELD COUNTY, COLORADO.

WHEREAS, the City Council Resolution No. 2021R070 approved the Murata Farms - Filing No. 1 Final Plat with conditions November 16, 2021; and

WHEREAS, Developer is required to construct certain public improvements as a condition of subdivision approval for the Development; and

WHEREAS, the City Council finds that the Subdivision Improvement Agreement is in conformance with the Fort Lupton Land Use Plan, zoning code and is consistent with the goals and policies therein; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the Subdivision Improvement Agreement with supporting documentation. Based upon review of the applicable policies and goals in the Fort Lupton Land Use Plan, review of the Zoning Regulations, and analysis of staff comments, the City hereby approves the Coronado West, LLC Subdivision Improvement Agreement and authorizes the Mayor to sign.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 15th DAY OF FEBRUARY 2022.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Pena, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

SUBDIVISION IMPROVEMENTS AGREEMENT FOR MURATA FARMS (Residential)

THIS AGREEMENT is made and entered into this _____ day of _____, 2022, by and between the **CITY OF FORT LUPTON**, a municipal corporation, in the County of Weld, State of Colorado, hereinafter referred to as the “City,” and **CW-Briggs**, a Texas limited liability company hereinafter referred to as “Developer”, together referred to as the “Parties”.

WHEREAS, the Developer submitted a Final Plat entitled “Murata Farms Filing No. 1, Project No. LUP2021-0028” (the “Plat”), which depicts the proposed project (the “Development”) to be constructed by Developer on the property depicted on the Plat, which is the “Subject Property”; and

WHEREAS the Final PUD Plat was approved by the City of Fort Lupton City Council on November 16, 2021, by Resolution No. 2022R070 with a condition of approval requiring a Subdivision Improvements Agreement; and

WHEREAS the Developer is required to submit Construction Drawings for the Development to be approved by the City Engineer; and

WHEREAS, Developer is required to construct certain public improvements (the “Improvements”) as a condition of Final Plat and subdivision approval for the Development; and

WHEREAS, Section 17-23(c) of the City of Fort Lupton Municipal Code requires that a subdivision agreement for public improvements be executed by the Developer and the City and recorded in the office of the Weld County Clerk and Recorder; and

WHEREAS, Section 17-23(f)(7) of the City of Fort Lupton Municipal Code requires that the installation of the required public improvements be guaranteed in the form of letter of credit, cash, or other suitable means, which have been approved by the City Attorney.

NOW, THEREFORE, in consideration of the foregoing, the Parties promise, covenant and agree as follows:

1.0 GENERAL CONDITIONS

1.1 Development Obligation. Developer shall be responsible for performance of the covenants set forth herein. Unless as otherwise amended within this Agreement, the Developer shall be responsible for performance of all requirements in this Agreement.

1.2 Engineering and Surveying Services. Developer agrees to furnish, at its expense, all necessary engineering and surveying services relating to the design layout and construction of the Improvements depicted on Exhibit "A" attached hereto and fully incorporated herein by this reference. Said engineering services shall be performed by or under the supervision of a Registered Professional Engineer or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law, and shall conform to the standards and criteria for public improvements as established and approved by the City as of the date of submittal to the City.

1.3 Construction Standards. Developer shall construct all Improvements required by this Agreement, in accordance with plans and specifications approved in writing by the City, in conformance with all applicable codes and ordinances as adopted by the City, and in full conformity with the City's construction and specifications applicable at the time of actual construction.

1.4 Development Coordination. Unless specifically provided in this Agreement to the contrary, all submittals to the City or approvals required of the City in connection with this Agreement shall be submitted to or rendered by the City Administrator, or his designee, who shall have general responsibility for coordinating development with Developer.

1.5 Construction Acceptance and Warranty. No later than ten (10) days after the Improvements are completed, Developer shall request and the City shall provide inspection by the City. If Developer does not request this inspection within ten (10) days of completion of the Improvements, the City may conduct the inspection without the request of Developer. Developer shall provide "as-built" drawings no later than thirty (30) days after the Improvements are completed. If the Improvements completed by Developer are satisfactory, the City shall grant construction acceptance ("Construction Acceptance") within ten (10) days of the Developer's submission of "as-built" drawings, which shall be subject to final acceptance ("Final Acceptance") as set forth herein. If the Improvements completed by Developer do not satisfy the conditions of this Agreement, the City shall provide written notice to Developer of the repairs, replacements, construction or other work required to receive Construction Acceptance within ten (10) days from the date of City inspection. Developer shall complete all needed repairs, replacements, construction or other work within thirty (30) days of said notice, weather permitting. After Developer does complete the repairs, replacements, construction or other work required, Developer shall request a re-inspection of such work within ten (10) days to determine if Construction Acceptance can be granted. The City shall provide either Construction Acceptance or written notice of additional repairs, replacements, construction or other work required to receive Construction Acceptance within ten (10) days of the re-inspection date. The City shall issue no certificate of occupancy until the City has granted the Construction Acceptance.

1.6 Final Acceptance. At least thirty (30) days before two (2) years has elapsed from the issuance of Construction Acceptance, or as soon thereafter as weather permits, Developer shall request a Final Acceptance inspection. The City shall inspect the Improvements and shall notify the Developer in writing of all deficiencies and necessary repairs. After Developer has corrected all deficiencies and made all necessary repairs identified in said written notice, the City shall issue to Developer a letter of Final Acceptance.

1.7 Testing and Inspection.
(a) At all times during construction of the public improvements, the City shall have access to inspect materials and workmanship, and all materials and work not conforming to the approved plans and specifications shall be repaired or removed and replaced at Developer's expense so as to conform to the approved plans and specifications.

(b) The Developer will be responsible for oversight of the construction of the public improvements. The Developer shall solicit and retain a third-party engineer or inspector, solely at Developer's cost, to perform oversight, provided the engineer/inspector's qualifications are approved by the City prior to commencement of construction of the public improvements. The Developer will provide the resume of the third-party engineer, or other qualified inspector(s), of the construction and installation of such improvements before construction may begin. The City Engineer or the City's designee shall determine the amount of oversight required, after consultation with the Developer. The third party engineer engaged for oversight and inspection pursuant to this paragraph may be the same engineer engaged for inspection of improvements to be dedicated to the metropolitan district for the Subject Property.

(c) All testing required by the City's "*Standards and Specifications for the Design and Construction of Public Improvements*" shall be the responsibility of the Developer. All test reports shall be provided to the City Engineer.

(d) All work shown on the Improvements plans requires inspection by the City. Inspection services are provided Monday through Friday, except legal holidays, from 8:00 a.m. to 4:00 p.m. During the hours listed above and except as otherwise provided for in advance, inspections shall be scheduled a minimum of three (3) business days in advance.

1.8 Indemnification and Release of Liability. Developer agrees to defend, indemnify and hold harmless the City, its officers, employees, agents or servants, and to pay any and all judgments rendered against said persons on account of any suit, actions or claim caused by, arising from, or on account of acts or omissions by the Developer, its officers, employees, agents, consultants, contractors and subcontractors; provided, however, that Developer's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the City. Said obligation of Developer shall be limited to suits, actions or claims based upon conduct prior to Final Acceptance by the City of the construction work. Developer acknowledges that the City's review and approval of plans for development of the Subject Property is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and no specific relationship with, or duty of care to, the Developer or third parties is assumed by such review approval.

1.9 Insurance OSHA. Developer shall furnish to the City upon request proof thereof that all employees and contractors engaged in the construction of Improvements are covered by adequate Worker's Compensation Insurance and Public Liability Insurance and shall require faithful compliance with all provisions of the Federal Occupational Safety and Health Act (OSHA).

(a). **OSHA Requirements.** Developer agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Developer's Contractor shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. Developer acknowledges and agrees that with respect to the scope of work under this contract, Developer's Contractor shall comply with all obligations and assume all responsibilities for its actions as required by all OSHA rules and regulations. The Contractor shall adhere to all federal, state and local safety and health regulations, laws and ordinances and shall comply with all obligations and assume all responsibilities imposed upon the "controlling contractor" as such term is defined and construed under all OSHA rules and regulations.

2.0 CONSTRUCTION OF IMPROVEMENTS

2.1 Rights-of-Way, Easements and Permits. Before the City may approve construction plans for any Improvements herein agreed upon, Developer shall acquire or dedicate, at its own expense, all rights-of-way and easements depicted on the Plat, as required by the City for the construction of the Improvements. All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by the Plat or deed, easement, license, agreement in form and substance acceptable to the City Administrator or the Administrator's designee. All title documents shall be recorded at the Developer's expense.

3.0 INFRASTRUCTURE IMPROVEMENTS

3.1 Public Improvements. The Developer agrees to construct phased public improvements (the "Improvements"), within the Subdivision, depicted on **Exhibit "A"** attached hereto and fully incorporated herein by this reference. The Developer shall be responsible for providing the City with a Security Bond, Letter of Credit, or cash deposit with the City (the "Security") guaranteeing installation of the Improvements that are not completed prior to issuance of the first building permit for each Phase. The amount shall be one hundred twenty-five percent (125%) of the applicable phased estimated cost of the required Improvements per **Exhibit "B"** (updated with current construction costs at time of Phase construction) attached hereto and fully incorporated herein by this reference. Phasing of improvements shall be in accordance with the Phasing Map attached hereto as **Exhibit "D"**, provided that the City and Developer acknowledge that this Agreement shall cover the residential Phases 1-4 shown on **Exhibit "D"** and the improvements within the commercial Phase 5 shown on **Exhibit "D"** shall be governed by the terms of a separate subdivision improvements agreement to be entered into between the City and the developer of such commercial Phase 5 prior to the development thereof, and which commercial subdivision improvements agreement shall be in substantially the same form as this agreement. The City may accept portions of the Improvements, reducing the Security for each portion completed and accepted by the City, to no less than twenty-five percent (25%) of the actual or estimated construction costs, whichever is greater, for each completed system. Each Improvement phase shall define a system, i.e. roadways system, sewer system, water system. The remaining twenty-five percent (25%) percent for each system shall be retained to secure the Developer's warranty during the designated warranty period. A warranty period of two (2) years as set forth in Section 1.6 hereof shall apply to all public improvements. The City shall release or return the Security to the Developer within Thirty (30) days of receipt of the Conditional Acceptance as provided in paragraph 1.5 herein, less the twenty-five percent (25%) of construction costs to be retained during the warranty period. Upon Final Acceptance of the Improvements as provided in paragraph 1.6 herein, the twenty-five percent (25%) Security retained during the warranty period shall be released or returned to the Developer within Thirty (30) days of issuance of the Final Acceptance.

3.2 Non-Potable Water Public Improvements. The Developer will construct non-potable water main improvements (the "NPW") for the purposes of providing raw water to the Development for landscape irrigation. Construction and probationary acceptance of the NPW shall entitle the Developer to the Raw Water Equivalents per Paragraph 6.4 of this Agreement. No tap fees shall be incurred for the NPW on any lot in the Development; however, applicable meter costs shall be apply per the current meter fee schedule at the time of building permit application for each individual lot.

4.0 LANDSCAPE, PARK AND TRAIL IMPROVEMENTS

The Developer agrees to construct certain Landscape, Park and Trail improvements located within the Subdivision (the "Landscape, Park and Trail Improvements") per the approved P.U.D. referenced as **Exhibit "C"** attached hereto and fully incorporated herein by this reference, as part of the Phase Improvements. The surety shall be in the amount of one hundred twenty-five percent (125%) of the estimated cost of the Landscape, Park and Trail Improvements as shown on **Exhibit "C"**. The Landscape, Park and Trail Improvements are depicted on the Murata Farms Preliminary Plat/PUD submittal of Landscape Plans submitted by henry design group dated May 6, 2021, incorporated herein by reference.

5.0 SPECIFICATIONS.

All street improvements, curb, gutter and sidewalks and appurtenances thereto, water mains, sewer mains and stormwater improvements shall be constructed and installed so as to meet or exceed City-approved plans, specifications and the Improvements described on **Exhibit "B"** Public Improvements and **Exhibit "C"** Landscape and Park Improvements. All streets within the Subdivision shall be constructed to City Standards and Specifications per the approved Construction Plans and based upon a site-specific geotechnical study and pavement design. All streetscaping will meet the requirements of the Fort Lupton Subdivision Regulations. Detention pond improvements will be required at the time of construction on the site as determined by the Phase III Drainage Study submitted.

6.0 OTHER REQUIREMENTS

6.1 Trash, Debris, Mud. Developer agrees that, during construction of the Development and Improvements described herein, Developer shall take any and all steps necessary to control trash, debris and wind or water erosion in the Development. Developer agrees to take any and all steps necessary to prevent the transfer of mud or debris from the construction site into public rights-of-way and to immediately remove such mud and debris from public rights-of-way after notification by the City. If these requirements are not met, the developer will be responsible for reimbursing the City for any costs incurred by the City in mitigating impacts of trash, debris, and mud.

6.2 Erosion Control and Sedimentation Plan. Developer agrees to submit an erosion control and sedimentation plan for review and approval by the City Engineer prior to commencement of construction on the site. Each individual lot will require erosion control measures be taken. Colorado State permits required shall be the responsibility of the Developer.

6.3 Colorado Big Thompson (CBT) Water Shares or equivalent. Developer agrees to dedicate to the City the appropriate water required by the applicable City Codes and regulations and deliverable to the City Water Treatment Plant at the time of development. The City will not receive dedication or supply water service to the project until and unless the subject property is included within the Northern Colorado Water Conservancy District and Municipal Sub-District. The Developer may, at its discretion, elect to pay cash-in-lieu to the City to satisfy the CBT water dedication requirement in accordance with City Council Resolution 2020R060. Said cash-in-lieu payments will be made on a per-lot basis at the time of Final Plat recordation. Dedicated CBT water shares shall remain attached to platted lots.

6.4 Equivalent Shares. The City herein agrees that the Developer may satisfy the CBT Water Shares or equivalent requirement of Paragraph 6.3 by purchasing equivalents via cash-in-lieu at a cost of 25% of current market price or \$15,000 (whichever is more) per platted

lot, in accordance with Resolution No. 2020R060. The development must include extension and installation of a dual water system and provide irrigation water from the City's well system.

6.5 Off-Site Public Improvements Cost Shares. The City executed a Cost Recovery Agreement with the Mountain Sky Metropolitan District for public improvements that benefit this development. Reimbursement payment to the City will be required pursuant to the Cost Recovery Agreement following issuance of District bonds based on the following:

Water Main Extension	\$563.17 per ¾" service tap
Non-potable Water Main Extension	\$214.12 per ¾" service connection
S College Avenue Paving	\$277,273.79 (half of paved section along frontage)
Highway 52 Deceleration Lane	To Be Determined based on proportionate share of Traffic Study traffic count

7.0 MISCELLANEOUS TERMS

7.1 Local Codes and Ordinances. In addition to any of the items listed in this Agreement, all construction in the Development is subject to all local Codes and Ordinances as adopted by the City subject to exceptions agreed or granted.

7.2 Recording of Agreement. The City shall record this Agreement at Developer's expense in the office of the Clerk and Recorder, County of Weld, State of Colorado, and the City shall retain the recorded Agreement.

7.3 Binding Effect of Agreement/Assignment. This Agreement shall run with the land included within the Development and shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto. Developer shall have the right by written instrument to assign its rights and obligations hereunder to any successor owner of the Subject Property, which assignment and assumption may be accomplished on a Phase by Phase basis. Developer shall provide written notice to the City of any such assignment and assumption, along with a copy of the executed assignment and assumption instrument.

7.4 Modification and Waiver. No modification of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections which are contained herein.

7.5 Notices. Any notice or communication required or permitted hereunder shall be given in writing and shall be personally delivered or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

CITY: City of Fort Lupton
Attention: City Administrator
130 South McKinley Avenue
Fort Lupton, Colorado 80621

DEVELOPER: c/o Coronado West, LLC
8655 S. Priest St.
Tempe, AZ 85285
Attention: John Cork

or to such other address or the attention of such other person(s) as hereafter designated in writing by the applicable parties in conformance with this procedure. Notices shall be effective upon mailing or personal delivery in compliance with this paragraph.

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

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

7.8 Approvals. Whenever approval or acceptance of a matter is required or requested of the City pursuant to any provisions of this Agreement, the City shall act reasonably in responding to such matter, and no such approval or acceptance shall be unreasonably withheld or delayed.

7.9 Title and Authority. Developer warrants to the City that it is the record owner of the Subject Property upon which the Development shall be constructed or is acting in accordance with the authority of the owner. The undersigned further warrants to have full power and authority to enter into this Agreement.

7.10 Severability. This Agreement is to be governed and construed according to the laws of the State of Colorado. In the event that any provision of this Agreement is held to be violative of city, state or federal laws and hereby rendered unenforceable, either party, in its sole discretion, may determine whether the remaining provisions will or will not remain in force.

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



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

Exhibit "A" to Murata Farms SIA

Improvements by Phase

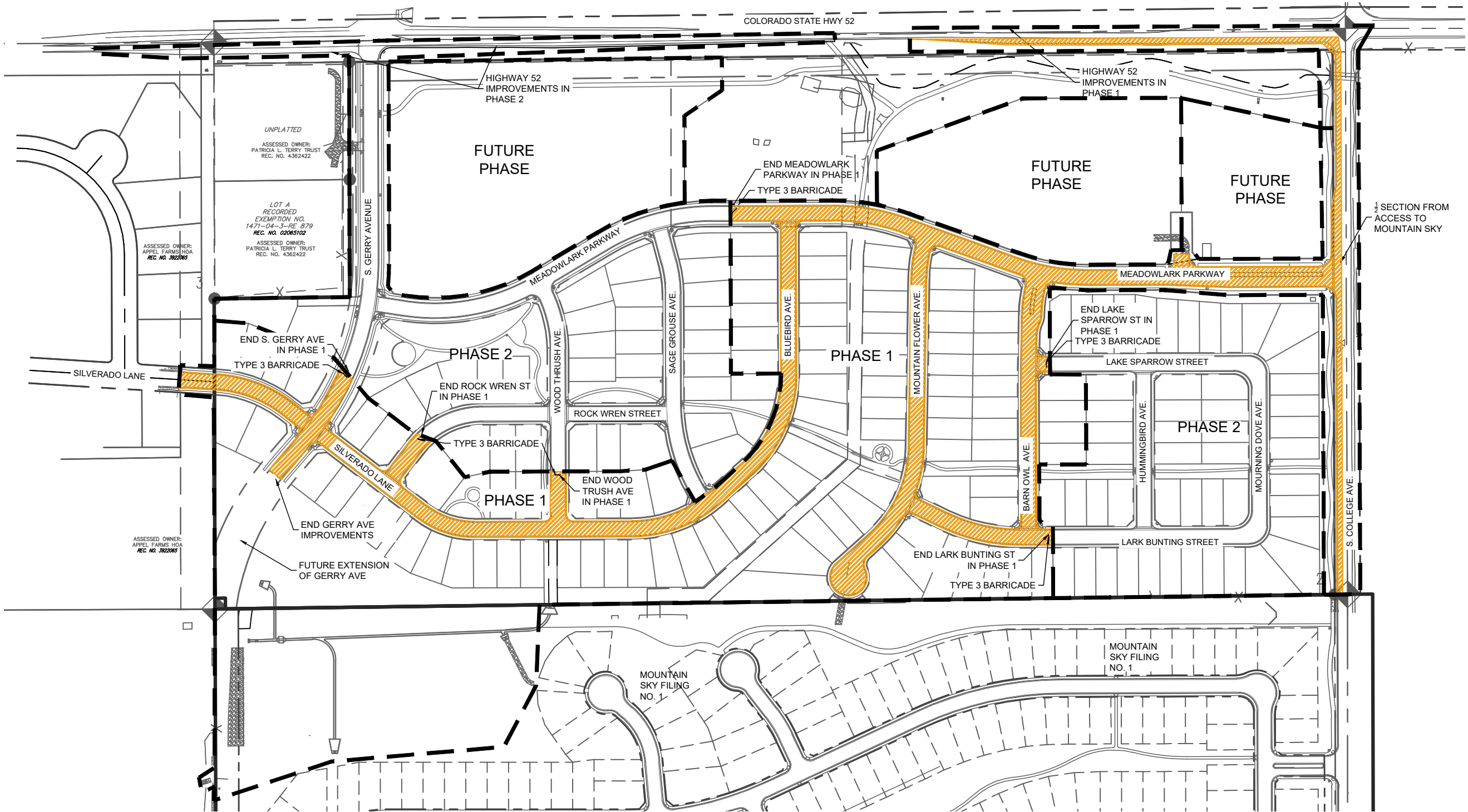
I:\2019\19032 - Murata Farms\CADD\Exhibits\SIA\SIA EXH - ST.dwg tab: A1 PHASE 1 STREET IMPROVEMENTS Jan 18, 2022 - 2:56pm tfrazier

LEGEND

----- PHASE LINE

PHASE 1 STREET IMPROVEMENTS

0
SCALE: 1" = 250'



PHASE 1 STREET IMPROVEMENTS

MURATA FARMS FILING NO. 1

FT LUPTON

SIA

CO

SHEET

A1

8/20/21

DATE

BRC

DRAWN

TJF

CHECKED

TJF

APPROVED

19032

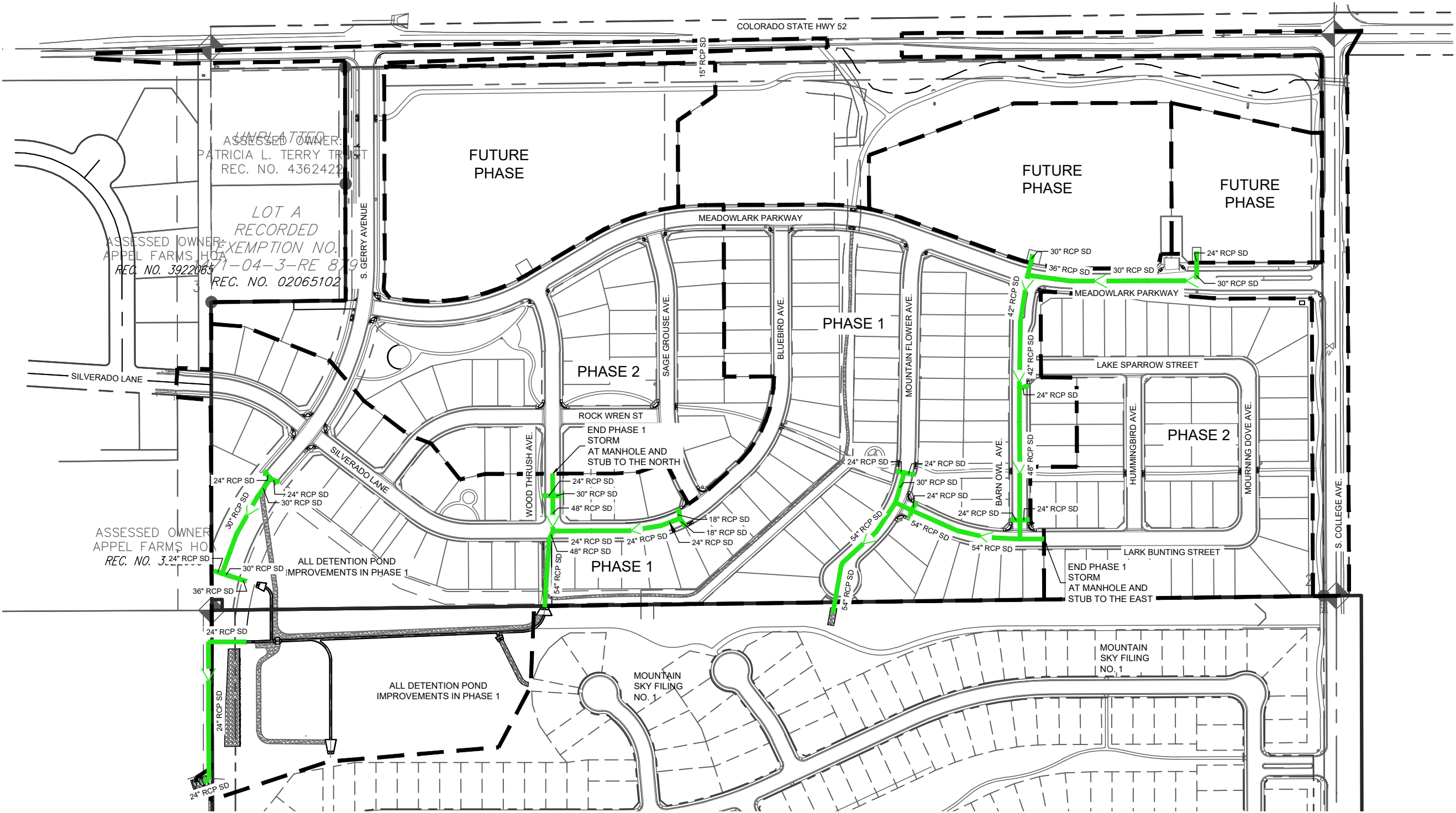
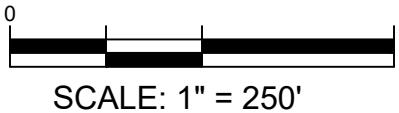
PROJECT NO.



I:\2019\19032 - Murata Farms\CADD\Exhibits\SIA\SIA EXH - STM.dwg tab: A2 PHASE 1 STORM IMPROVEMENTS Jan 14, 2022 - 5:22pm tfrazier

LEGEND

- PHASE LINE
- PHASE 1 STORM LINE



DATE	8/20/21
DRAWN	BRC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

PHASE 1 STORM IMPROVEMENTS

MURATA FARMS FILING NO. 1

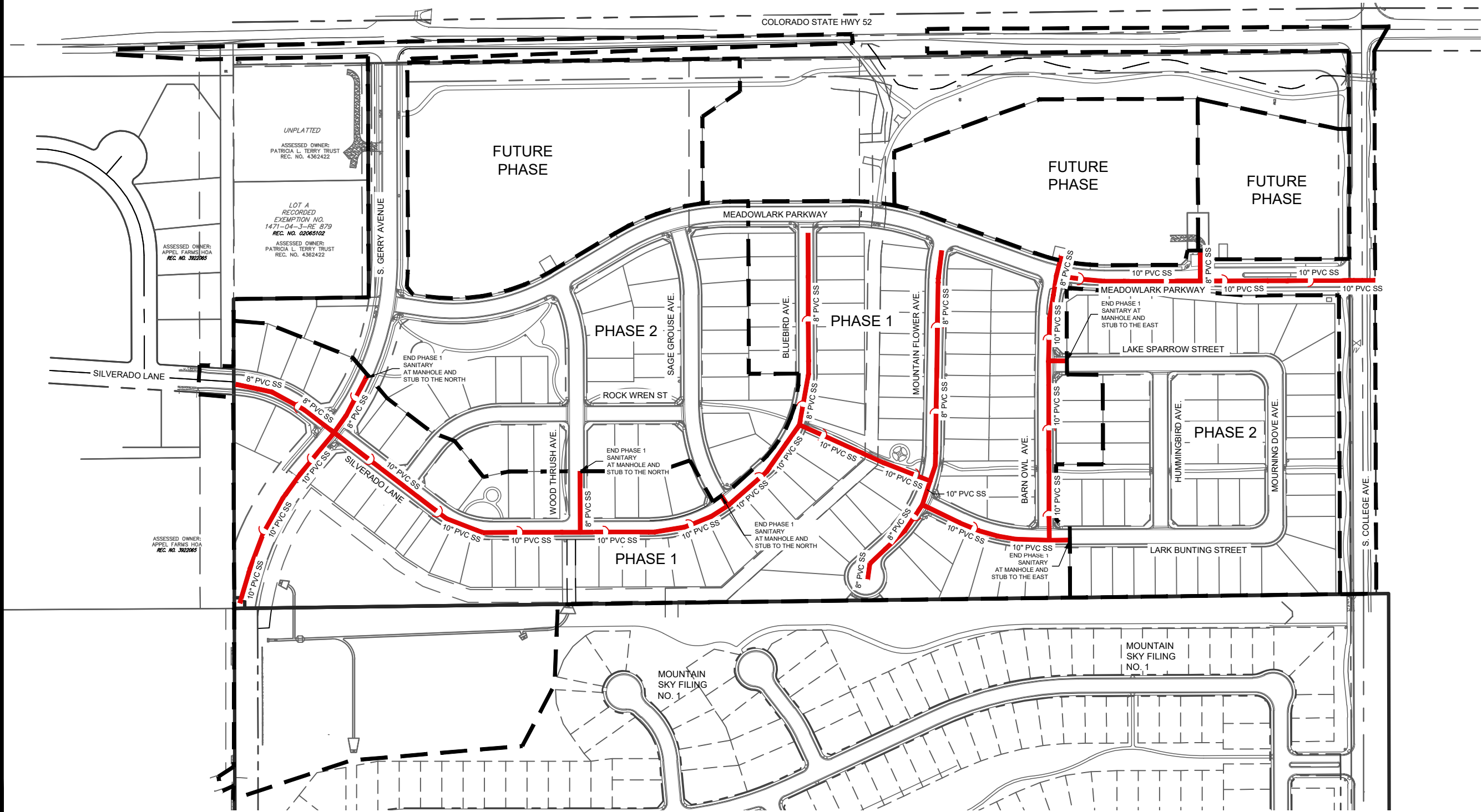
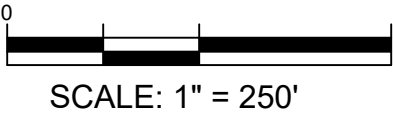
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SHEET
A2

I:\2019\19032 - Murata Farms\CADD\Exhibits\SIA\SIA EXH - SAN.dwg tab: A3 PHASE 1 SANITARY IMPROVEMENTS Jan 14, 2022 - 5:23pm tfrazier

LEGEND

- PHASE LINE
- PHASE 1 SANITARY LINE





Redland
WHERE GREAT PLACES BEGIN
7500 W. 10th Avenue, Suite 100
Littleton, Colorado 80120
REDLAND.COM

DATE	8/20/21
DRAWN	BRC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

PHASE 1 SANITARY IMPROVEMENTS

MURATA FARMS FILING NO. 1

FT LUPTON SIA CO

SHEET

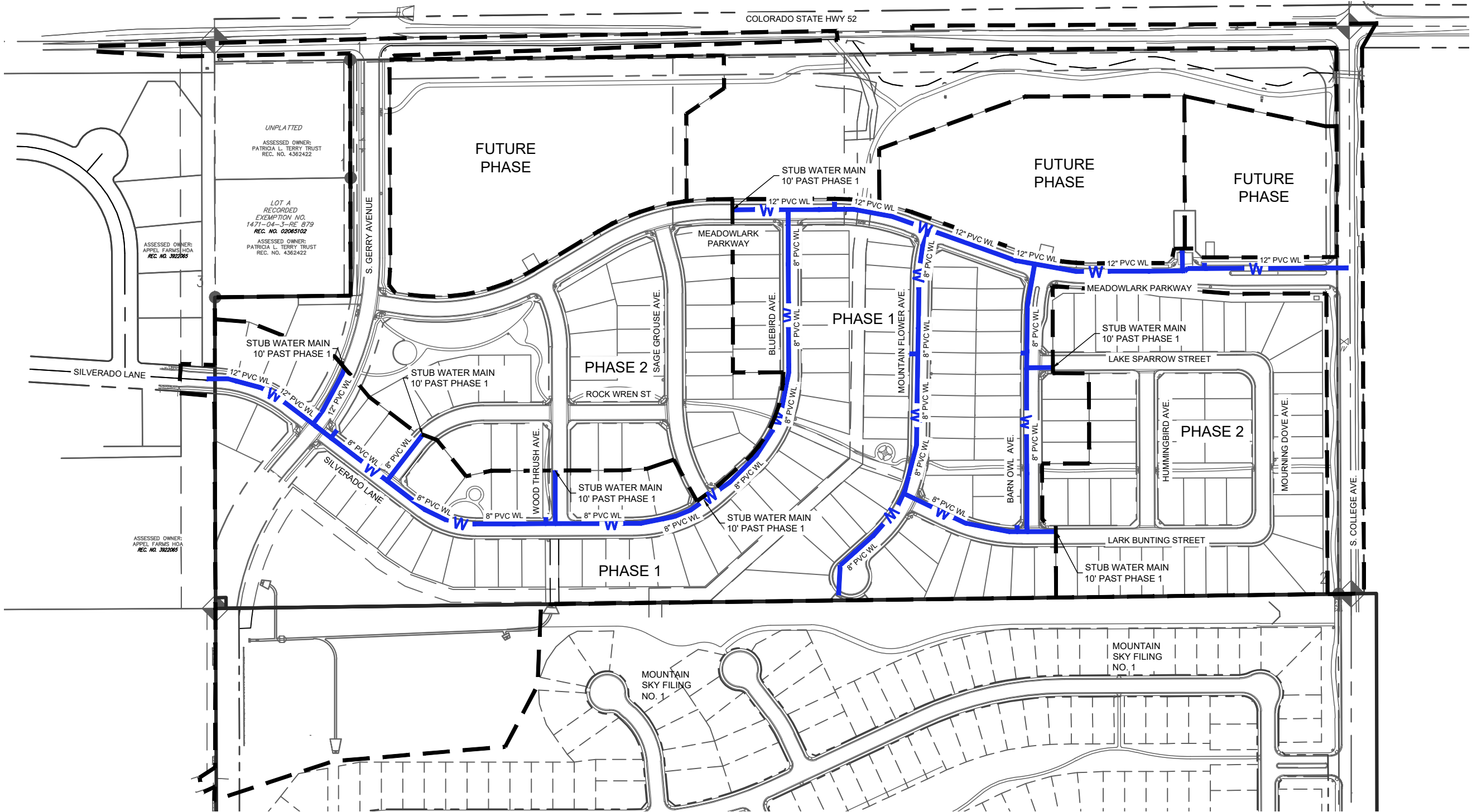
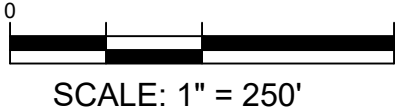
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I:\2019\19032 - Murata Farms\CADD\Exhibits\SIA\SIA EXH - WATER.dwg tab: A4 PHASE 1 WATER IMPROVEMENTS Jan 14, 2022 - 5:23pm tfrazier

LEGEND

- PHASE LINE
- W

PHASE 1 WATER LINE



DATE	8/20/21
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CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

PHASE 1 WATER IMPROVEMENTS

MURATA FARMS FILING NO. 1

FT LUPTON SIA CO

SHEET

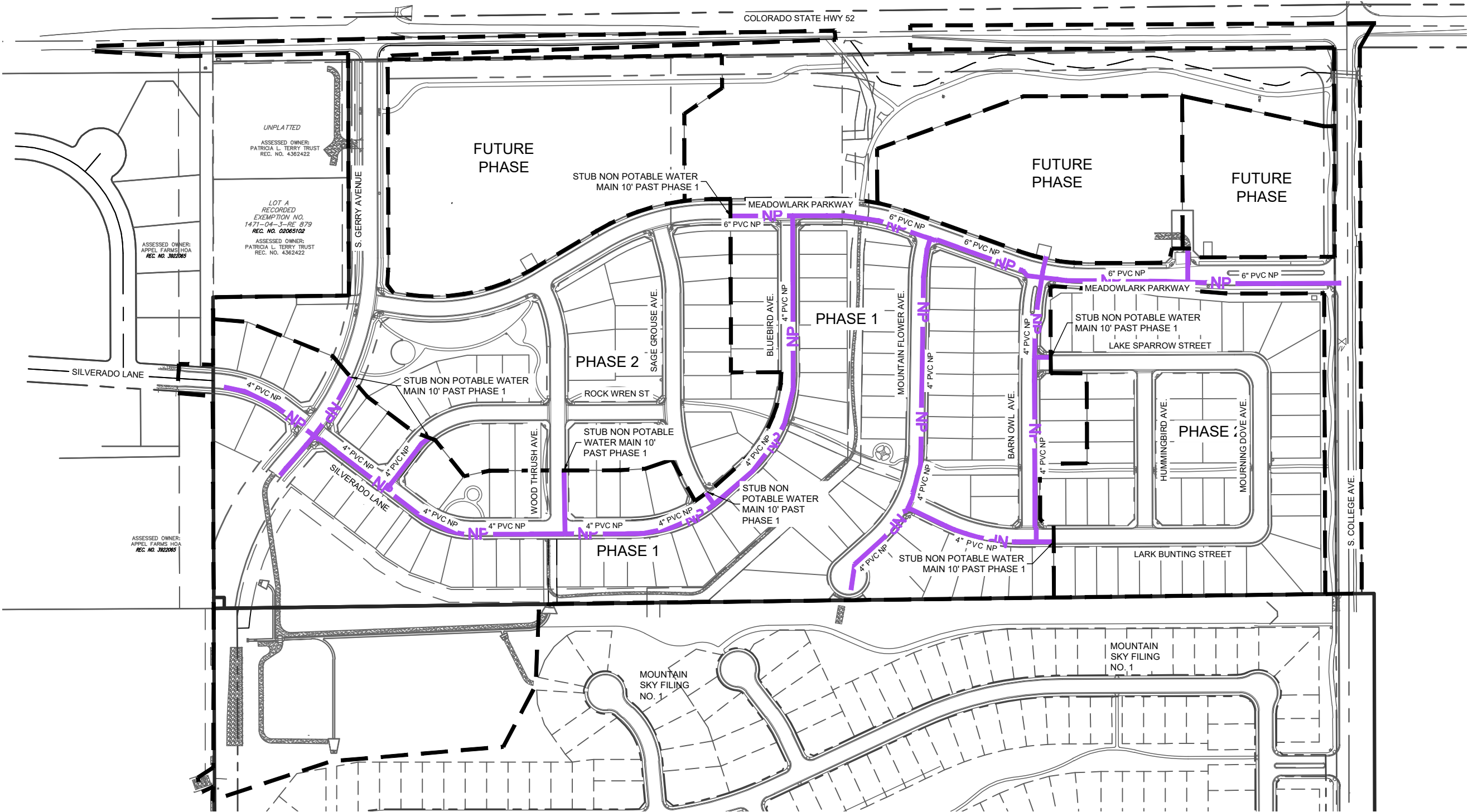
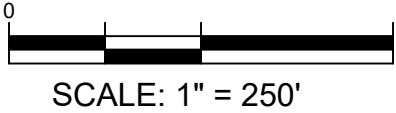
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I:\2019\19032 - Murata Farms\CADD\Exhibits\SIA\SIA EXH - NP.dwg tab: A5 PHASE 1 NON-POTABLE WATER IMPROVEMENTS Jan 14, 2022 - 5:24pm tfrazier

LEGEND

- PHASE LINE
- NP

PHASE 1 NON-POTABLE WATER LINE



**Redland**
WHERE GREAT PLACES BEGIN
7500 West 10th Avenue, Suite 100
Littleton, Colorado 80120
REDLAND.COM

DATE	8/20/21
DRAWN	BRC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

PHASE 1 NON-POTABLE WATER IMPROVEMENTS

MURATA FARMS FILING NO. 1

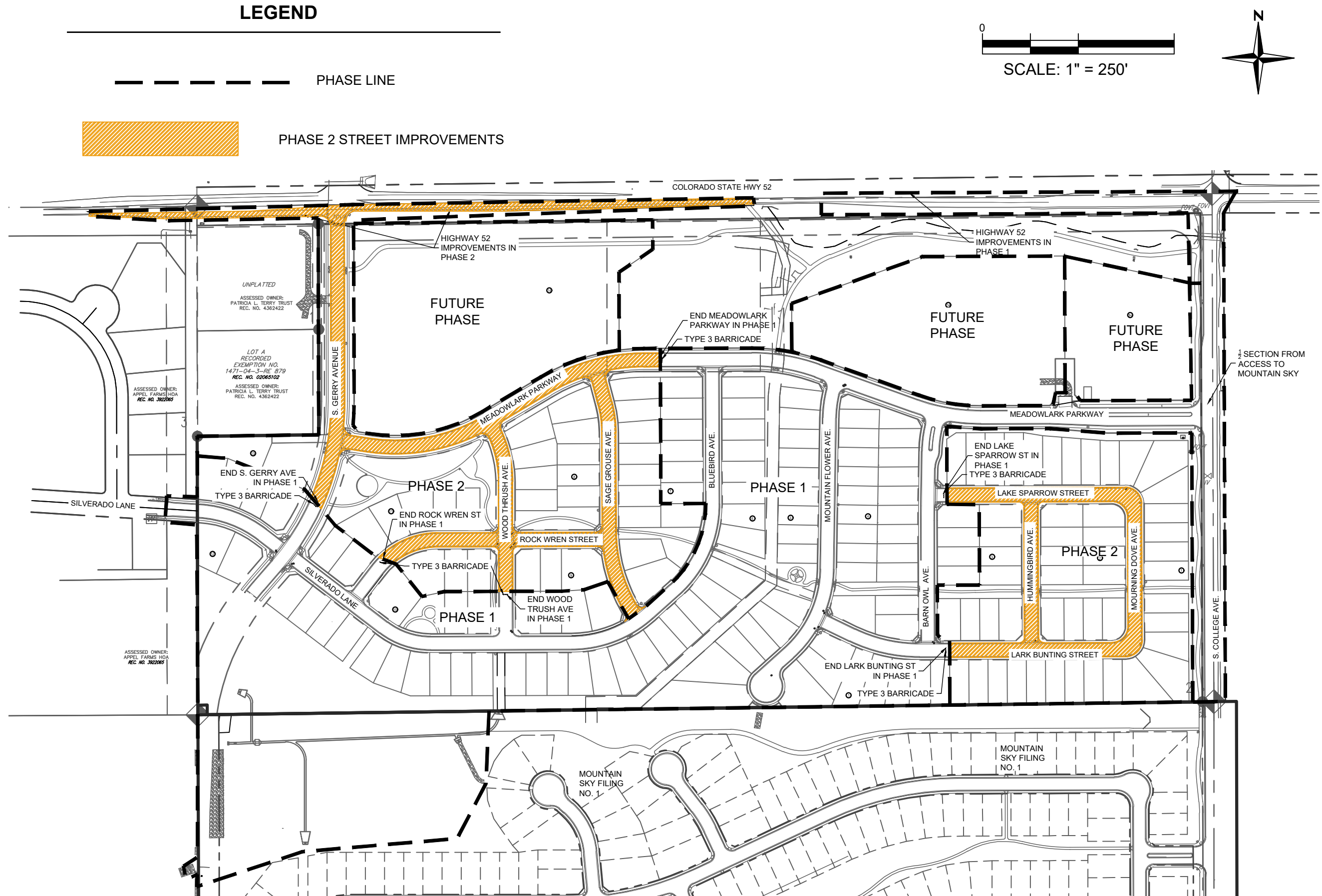
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SIA

CO

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APPROVED	TJF
PROJECT NO.	19032

PHASE 2 STREET IMPROVEMENTS

MURATA FARMS FILING NO. 1

FT LUPTON	SIA	CO
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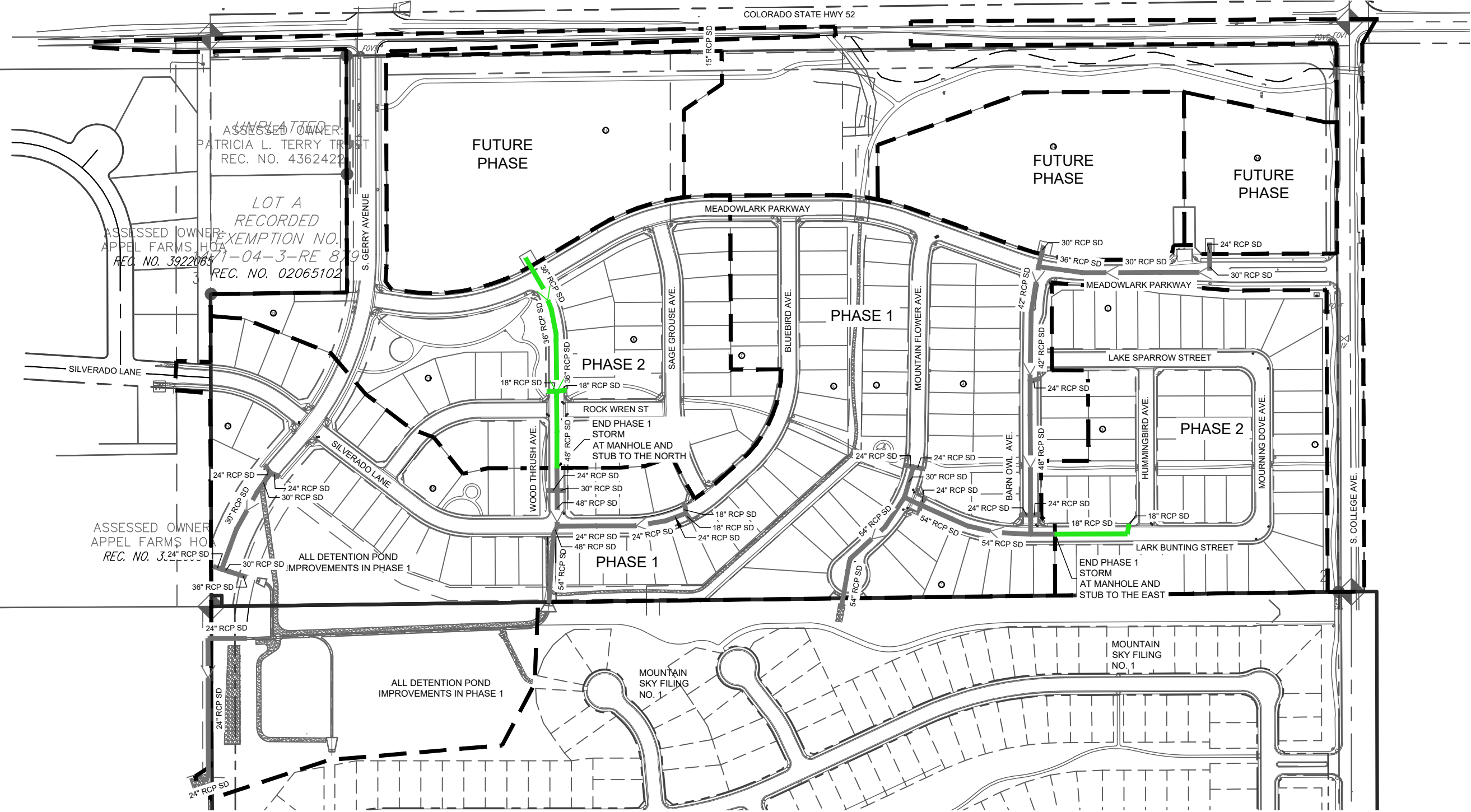
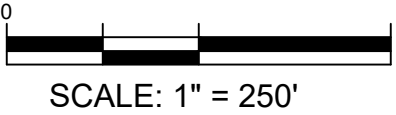
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A6

I:\2019\19032 - Murata Farms\CADD\Exhibits\SIA\SIA EXH - STM.dwg tab: A7 PHASE 2 STORM IMPROVEMENTS Jan 14, 2022 - 5:25pm tfrazier

LEGEND

- PHASE LINE
- > PHASE 1 STORM LINE
- > PHASE 2 STORM LINE



DATE	8/20/21
DRAWN	BRC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

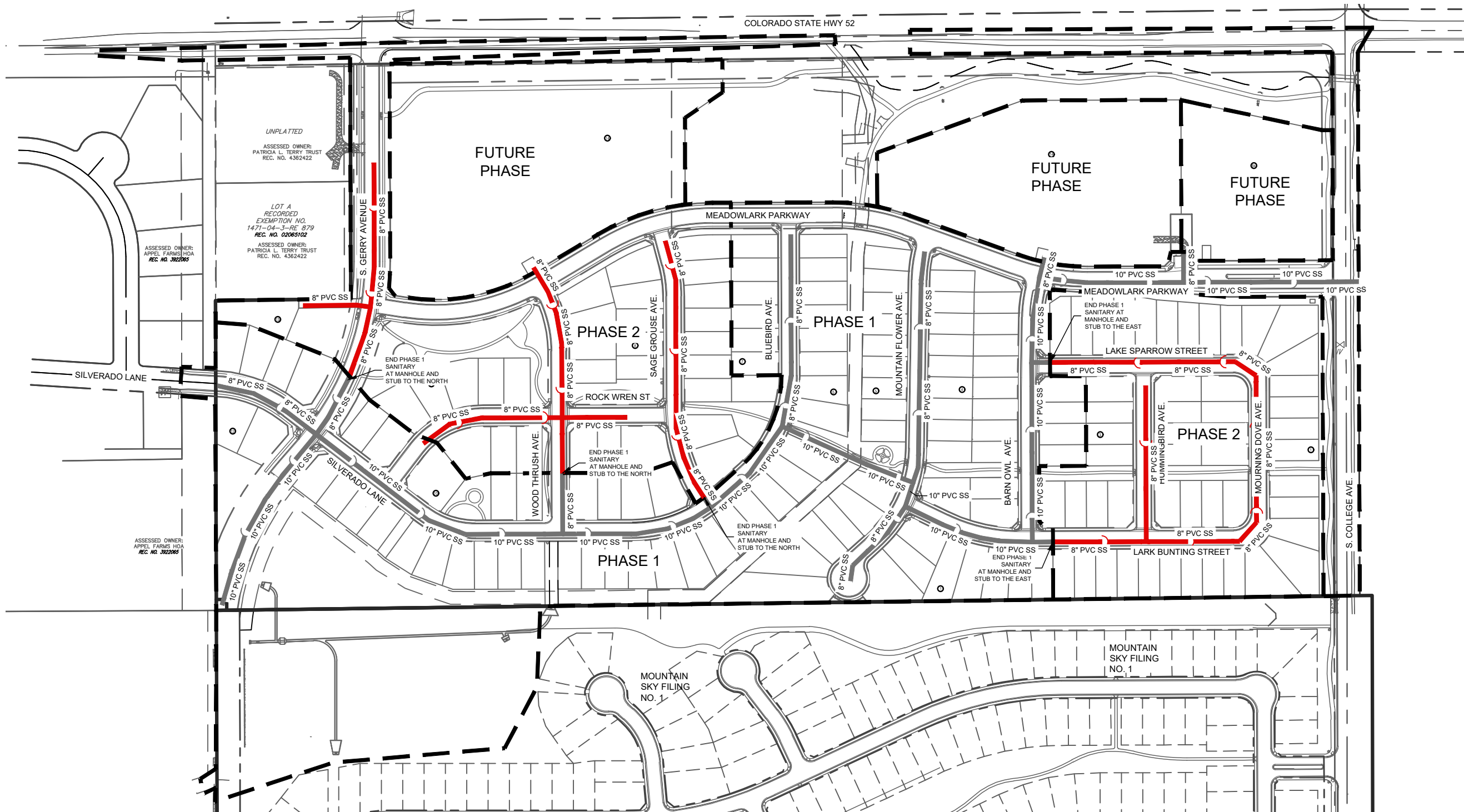
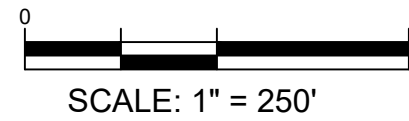
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MURATA FARMS FILING NO. 1
SIA
FT LUPTON CO

SHEET
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I:\2019\19032 - Murata Farms\CADD\Exhibits\A\A\A\A EXH - SAN.dwg tab: A8 PHASE 2 SANITARY IMPROVEMENTS Jan 14, 2022 - 5:25pm tfrazier

LEGEND

- PHASE LINE
- PHASE 1 SANITARY LINE
- PHASE 2 SANITARY LINE



DATE	8/20/21
DRAWN	BRC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

PHASE 2 SANITARY IMPROVEMENTS

MURATA FARMS FILING NO. 1

FT LUPTON SIA CO

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A8

I:\2019\19032 - Murata Farms\CADD\Exhibits\SIA\SIA EXH - NP.dwg tab: A10 PHASE 2 NON-POTABLE WATER IMPROVEMENTS Jan 14, 2022 - 5:27pm tfrazier

LEGEND

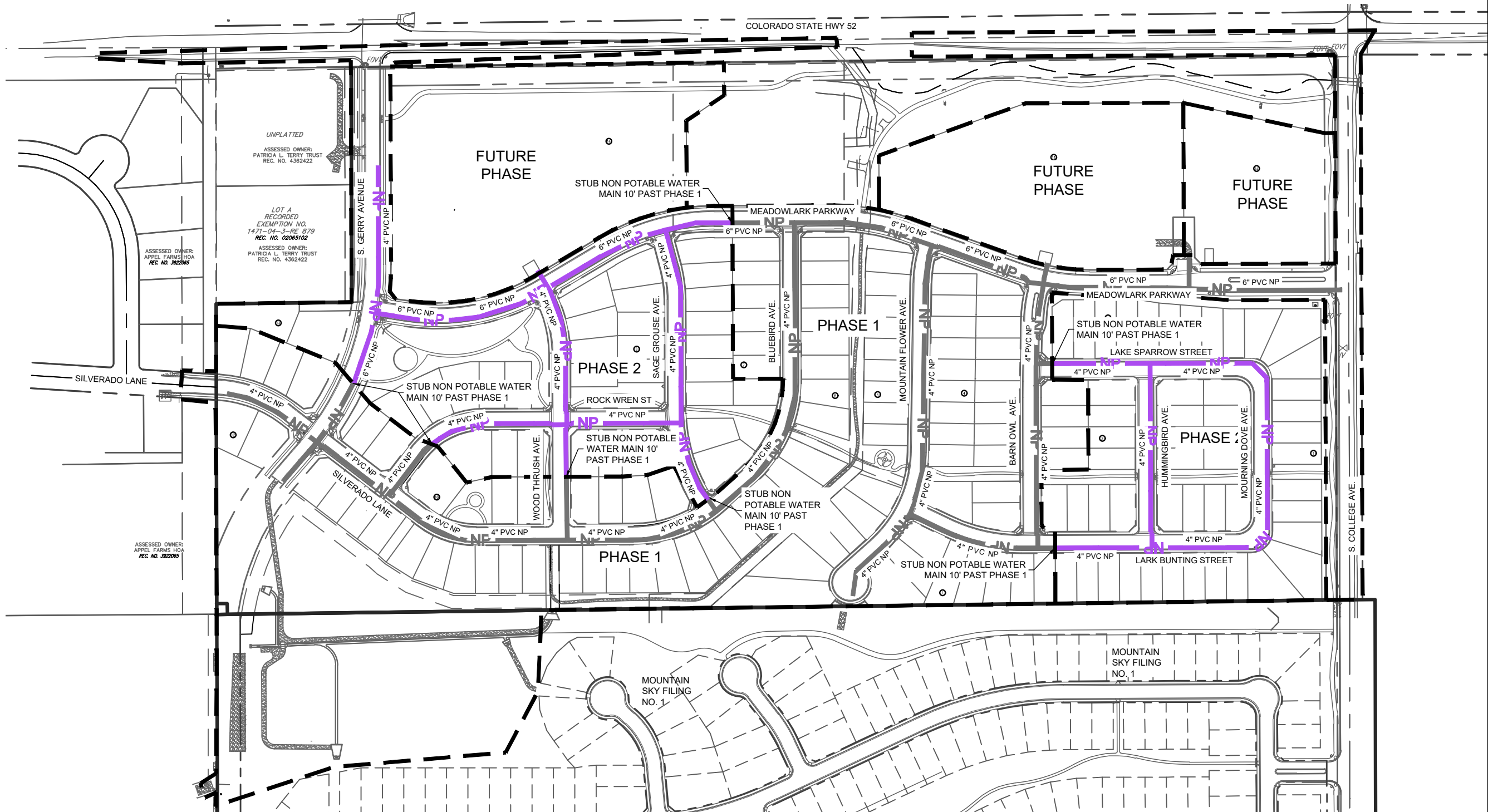
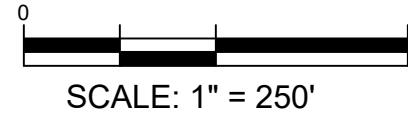
- PHASE LINE

NP

PHASE 1 NON-POTABLE WATER LINE

NP

PHASE 2 NON-POTABLE WATER LINE



**Redland**
WHERE GREAT PLACES BEGIN
7500 W. 10th Avenue, Suite 100
Littleton, Colorado 80120
REDLAND.COM

DATE	8/20/21
DRAWN	BRC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

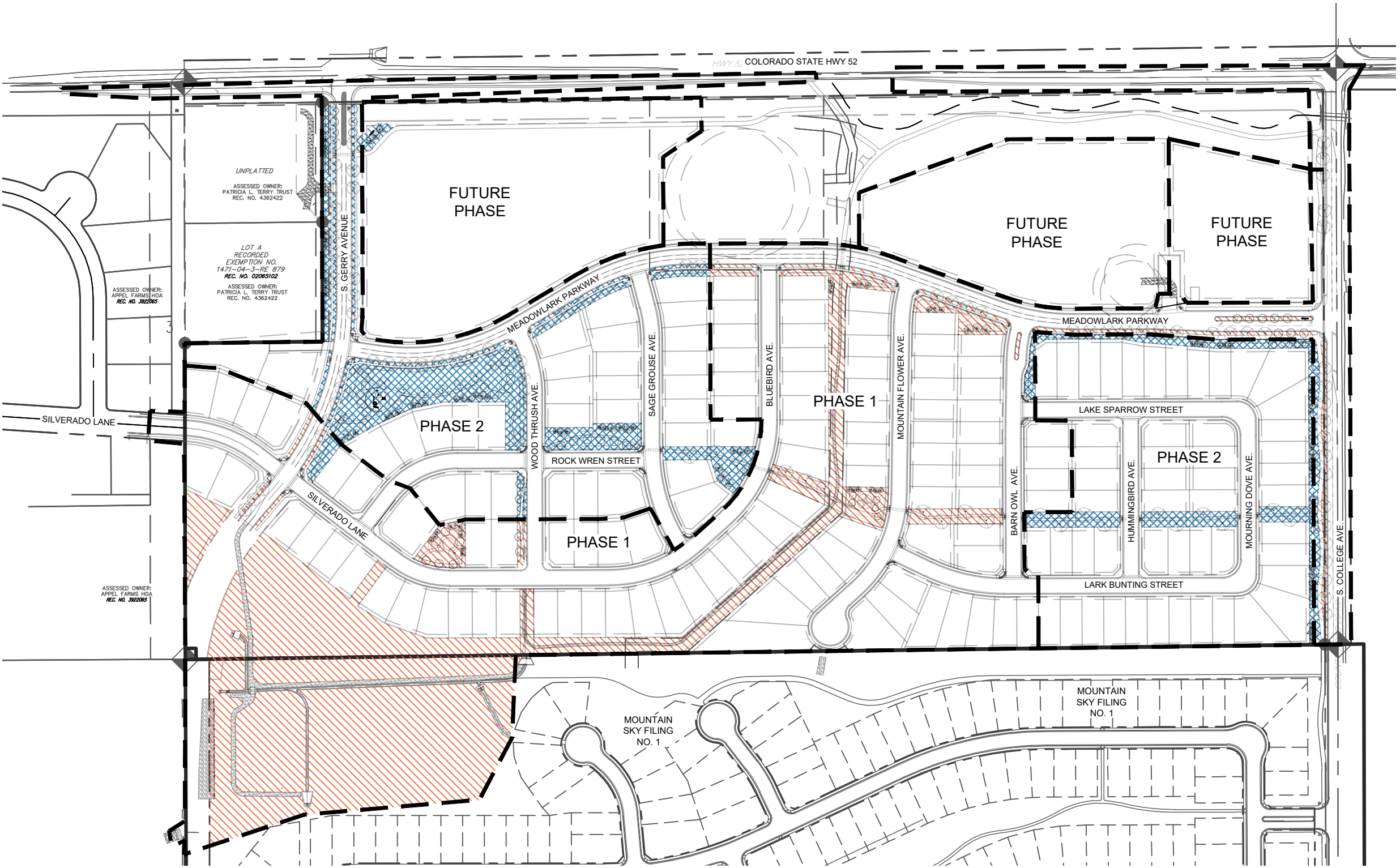
PHASE 2 NON-POTABLE WATER IMPROVEMENTS

MURATA FARMS FILING NO. 1

FT LUPTON SIA CO

SHEET

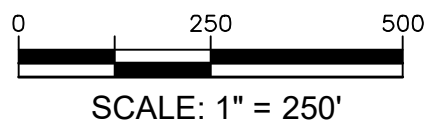
A10



LEGEND

 PHASE 1 LANDSCAPE IMPROVEMENTS

 PHASE 2 LANDSCAPE IMPROVEMENTS



LANDSCAPE IMPROVEMENTS

MURATA FARMS FILING NO. 1

FT LUPTON SIA CO

SHEET

A11

DATE	01/18/2022
DRAWN	BB
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

**Redland**

WHERE GREAT PLACES BEGIN

720.283.8783 Office
720.283.8783 Cell
Littleton, Colorado 80120
REDLAND.COM



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

Exhibit "B" to Murata Farms SIA

Cost of Improvements by Phase

Murata Farms Filing No. 1

Exhibit B - SIA Phase I Public Improvements

Opinion of Probable Cost Estimate

Date: January 14, 2022

JN: 19032

		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Storm Sewer					
401	18" RCP (0-8' depth)	250	LF	\$90.00	\$22,500
402	24" RCP (0-8' depth)	900	LF	\$110.00	\$99,000
403	30" RCP (0-8' depth)	690	LF	\$130.00	\$89,700
404	36" RCP (0-8' depth)	170	LF	\$175.00	\$29,750
405	42" RCP (0-8' depth)	260	LF	\$200.00	\$52,000
406	48" RCP (0-8' depth)	810	LF	\$250.00	\$202,500
434	54" RCP (0-8' depth)	740	LF	\$300.00	\$222,000
410	5' Dia. Manhole	9	EA	\$6,500.00	\$58,500
411	6' Dia. Manhole	4	EA	\$7,200.00	\$28,800
439	7' Manhole	4	EA	\$7,500.00	\$30,000
440	8' Manhole	2	EA	\$8,500.00	\$17,000
412	Box Base Manhole	2	EA	\$25,000.00	\$50,000
441	T Base Manhole	4	EA	\$6,000.00	\$24,000
413	5' Type 'R' Inlet	2	EA	\$10,000.00	\$20,000
414	10' Type 'R' Inlet	10	EA	\$13,000.00	\$130,000
415	15' Type 'R' Inlet	4	EA	\$15,000.00	\$60,000
430	Type 'D' Inlet	1	EA	\$9,000.00	\$9,000
423	24" Flared End Section	1	EA	\$3,500.00	\$3,500
427	54" Flared End Section	1	EA	\$6,800.00	\$6,800
431	Pond Outlet Structure	1	EA	\$35,000.00	\$35,000
432	Type 'L' Rip Rap	650	CY	\$125.00	\$81,250
435	Concrete Cutoff Wall	230	LF	\$80.00	\$18,400
436	Trickle Channel	1,250	LF	\$125.00	\$156,250
437	Gravel Access Road	15,000	SF	\$1.50	\$22,500
438	Concrete Forebay	4	EA	\$25,000.00	\$100,000
Storm Sewer Subtotal					\$1,568,450

Murata Farms Filing No. 1

Exhibit B - SIA Phase I Public Improvements

Opinion of Probable Cost Estimate

Date: January 14, 2022

JN: 19032

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Water				
501 Connect to Existing Main	2	EA	\$2,500.00	\$5,000
504 8" C-900 CL 150	3,960	LF	\$52.00	\$205,920
505 12" C-900 CL 150	1,840	LF	\$75.00	\$138,000
503 6" CL-52 DIP	210	LF	\$50.00	\$10,500
502 Fire Hydrant Assembly	13	EA	\$7,000.00	\$91,000
506 8" - 11 ¼° Bend w/ Kick Block	21	EA	\$600.00	\$12,600
508 8" - 45° Bend w/ Kick Block	1	EA	\$600.00	\$600
514 8" Gate Valve	24	EA	\$2,600.00	\$62,400
510 8" x 8" Tee Fitting	6	EA	\$600.00	\$3,600
511 8" x 6" Tee Fitting	8	EA	\$600.00	\$4,800
530 8" x 6" Reducer	1	EA	\$600.00	\$600
512 12" - 11 ¼° Bend w/ Kick Block	9	EA	\$1,050.00	\$9,450
508A 12" - 45° Bend w/ Kick Block	2	EA	\$600.00	\$1,200
515 12" Gate Valve	12	EA	\$3,500.00	\$42,000
529 12" x 6" Tee Fitting	4	EA	\$950.00	\$3,800
531 12" x 8" Reducer	1	EA	\$950.00	\$950
532 12" x 8" Tee Fitting	4	EA	\$1,100.00	\$4,400
533 12" x 12" Cross Fitting	1	EA	\$1,100.00	\$1,100
528 12" x 12" Tee Fitting	2	EA	\$1,100.00	\$2,200
534 8" Plug w/ Kick Block	1	EA	\$400.00	\$400
			Water Subtotal	\$600,520

Murata Farms Filing No. 1

Exhibit B - SIA Phase I Public Improvements

Opinion of Probable Cost Estimate

Date: January 14, 2022

JN: 19032

		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Sanitary Sewer					
601	Connect to Existing Main	1	EA	\$3,500.00	\$3,500
604	4' Dia. Manhole (0-12' Depth)	48	EA	\$8,000.00	\$384,000
602	8" SDR-35 PVC (0-12' depth)	1,800	LF	\$80.00	\$144,000
612	10" SDR-35 PVC (0-12' depth)	3,700	LF	\$90.00	\$333,000
603	4" Solid Underdrain - Same Trench	5,500	LF	\$18.00	\$99,000
609	4" Cleanout Assembly	48	EA	\$550.00	\$26,400
Sanitary Sewer Subtotal					\$989,900
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Street Improvements					
701	Subgrade Prep	36,300	SY	\$3.00	\$108,900
721	Lane Striping	9,720	LF	\$1.00	\$9,720
702	Asphalt (Full depth - 6" section)	90,540	SY-IN	\$4.75	\$430,065
702A	Asphalt (Full depth - 8" section)	53,020	SY-IN	\$4.75	\$251,845
702B	Asphalt (CO Highway - 8" section)	53,740	SY-IN	\$4.75	\$255,265
702C	Asphalt (College Ave 8" section)	62,880	SY-IM	\$4.75	\$298,680
719	4" Mountable Curb	7,760	LF	\$22.00	\$170,720
720	6" Vertical Curb	4,790	LF	\$22.00	\$105,380
709	8' Concrete Crossspan	7	EA	\$2,000.00	\$14,000
710	Subgrade Prep - Concrete Walk	49,910	SF	\$1.75	\$87,343
711	5' Concrete Walk	49,910	SF	\$6.00	\$299,460
712	Handicap Ramp	25	EA	\$2,200.00	\$55,000
713	Mid-Block Ramp	11	EA	\$2,200.00	\$24,200
715	Signage	61	EA	\$500.00	\$30,500
716	Street Light (Local)	17	EA	\$7,500.00	\$127,500
717	Gravel Access	20,710	SF	\$2.00	\$41,420
718	Thermoplastic Crosswalk Striping (2'x8')	80	LF	\$5.50	\$440
Street Subtotal					\$2,310,438

Murata Farms Filing No. 1

Exhibit B - SIA Phase I Public Improvements

Opinion of Probable Cost Estimate

Date: January 14, 2022

JN: 19032

Non-Potable	QUANTITY	UNIT	PRICE	COST
802 6" CL-52 DIP	1,720	LF	\$50.00	\$86,000
820 4" C-900 CL 150	4,280	LF	\$40.00	\$171,200
817 2" Blow off	4	EA	\$3,500.00	\$14,000
822 4" - 11 ¼° Bend w/ Kick Block	21	EA	\$500.00	\$10,500
824 4" - 45° Bend w/ Kick Block	13	EA	\$500.00	\$6,500
827 4" Gate Valve	17	EA	\$1,750.00	\$29,750
826 12" x 4" Tee Fitting	1	EA	\$650.00	\$650
815 12" Gate Valve	1	EA	\$3,500.00	\$3,500
834 6" x 4" Tee	3	EA	\$550.00	\$1,650
821 4" x 4" Tee Fitting	6	EA	\$500.00	\$3,000
828 6" - 11 ¼° Bend w/ Kick Block	4	EA	\$550.00	\$2,200
829 6" - 22 ½° Bend w/ Kick Block	1	EA	\$550.00	\$550
830 6" - 45° Bend w/ Kick Block	5	EA	\$550.00	\$2,750
831 6" Gate Valve	7	EA	\$1,850.00	\$12,950
832 6" x 4" Cross Fitting	2	EA	\$550.00	\$1,100
833 6" Irrigation Vault	1	EA	\$5,500.00	\$5,500
Non Potable Subtotal				\$351,800
Subtotal Cost				\$5,821,108
15% Contingency				\$873,166
Total Cost				\$6,694,274

Notes:

- 1) This estimate is prepared based on the plans dated January 18, 2022, prepared by Redland.
- 2) Soft costs are not included.
- 3) Refer to Exhibit A for Phasing
- 4) Grading and Erosion Control are excluded
- 5) Dry Utilities are Excluded
- 6) This estimate is for public improvements only

Murata Farms Filing No. 1

Exhibit B - SIA Phase II Public Improvements

Opinion of Probable Cost Estimate

Date: January 14, 2022

JN: 19032

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Storm Sewer				
401 18" RCP (0-8' depth)	210	LF	\$90.00	\$18,900
404 36" RCP (0-8' depth)	310	LF	\$175.00	\$54,250
406 48" RCP (0-8' depth)	180	LF	\$250.00	\$45,000
409 4' Dia. Manhole	1	EA	\$5,000.00	\$5,000
410 5' Dia. Manhole	3	EA	\$6,500.00	\$19,500
411 6' Dia. Manhole	1	EA	\$7,200.00	\$7,200
413 5' Type 'R' Inlet	1	EA	\$10,000.00	\$10,000
414 10' Type 'R' Inlet	3	EA	\$13,000.00	\$39,000
425 36" Flared End Section	1	EA	\$5,000.00	\$5,000
Storm Sewer Subtotal				\$203,850

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Water				
501 Connect to Existing Main	2	EA	\$2,500.00	\$5,000
504 8" C-900 CL 150	3,520	LF	\$52.00	\$183,040
505 12" C-900 CL 150	1,450	LF	\$75.00	\$108,750
503 6" CL-52 DIP	200	LF	\$50.00	\$10,000
502 Fire Hydrant Assembly	11	EA	\$7,000.00	\$77,000
506 8" - 11 1/4° Bend w/ Kick Block	12	EA	\$600.00	\$7,200
508 8" - 45° Bend w/ Kick Block	4	EA	\$600.00	\$2,400
528 12" x 12" Tee Fitting	1	EA	\$1,100.00	\$1,100
530 8" x 6" Reducer	1	EA	\$600.00	\$600
520 10" C-900 CL 150	7	LF	\$52.00	\$364
510 8" x 8" Tee Fitting	4	EA	\$600.00	\$2,400
511 8" x 6" Tee Fitting	7	EA	\$600.00	\$4,200
525 10" - 45° Bend w/ Kick Block	1	EA	\$750.00	\$750
515 12" Gate Valve	9	EA	\$3,500.00	\$31,500
522 10" x 10" Cross Fitting	1	EA	\$750.00	\$750
514 8" Gate Valve	18	EA	\$2,600.00	\$46,800
524 10" x 12" Cross Fitting	4	EA	\$750.00	\$3,000
529 12" x 6" Tee Fitting	1	EA	\$950.00	\$950
Water Subtotal				\$485,804

Murata Farms Filing No. 1

Exhibit B - SIA Phase II Public Improvements

Opinion of Probable Cost Estimate

Date: January 14, 2022

JN: 19032

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Sanitary Sewer				
601 Connect to Existing Main	1	EA	\$3,500.00	\$3,500
604 4' Dia. Manhole (0-12' Depth)	26	EA	\$8,000.00	\$208,000
602 8" SDR-35 PVC (0-12' depth)	3,910	LF	\$80.00	\$312,800
603 4" Solid Underdrain - Same Trench	3,910	LF	\$18.00	\$70,380
609 4" Cleanout Assembly	26	EA	\$550.00	\$14,300
Sanitary Sewer Subtotal				\$608,980
Street Improvements				
701 Subgrade Prep	24,560	SY	\$3.00	\$73,680
702 Asphalt (Full depth - 6" section)	71,040	SY-IN	\$4.75	\$337,440
702A Asphalt (Full depth - 8" section)	45,730	SY-IN	\$4.75	\$217,218
702B Asphalt (CO Highway - 8" section)	56,000	SY-IN	\$4.75	\$266,000
719 4" Mountable Curb	6,010	LF	\$22.00	\$132,220
720 6" Vertical Curb	3,030	LF	\$22.00	\$66,660
709 8' Concrete Crossspan	7	EA	\$2,000.00	\$14,000
710 Subgrade Prep - Concrete Walk	52,040	SF	\$1.75	\$91,070
711 5' Concrete Walk	52,040	SF	\$6.00	\$312,240
712 Handicap Ramp	17	EA	\$2,200.00	\$37,400
713 Mid-Block Ramp	11	EA	\$2,200.00	\$24,200
715 Signage	25	EA	\$500.00	\$12,500
716 Street Light (Local)	13	EA	\$7,500.00	\$97,500
718 Thermoplastic Crosswalk Striping (2'x8')	105	LF	\$5.50	\$578
721 Lane Striping	810	LF	\$1.00	\$810
Street Subtotal				\$1,683,516

Murata Farms Filing No. 1

Exhibit B - SIA Phase II Public Improvements

Opinion of Probable Cost Estimate

Date: January 14, 2022

JN: 19032

Non-Potable	QUANTITY	UNIT	PRICE	COST
820 4" C-900 CL 150	3,920	LF	\$40.00	\$156,800
802 6" CL-52 DIP	1,060	LF	\$50.00	\$53,000
817 2" Blow off	2	EA	\$3,500.00	\$7,000
822 4" - 11 ¼° Bend w/ Kick Block	11	EA	\$500.00	\$5,500
824 4" - 45° Bend w/ Kick Block	14	EA	\$500.00	\$7,000
827 4" Gate Valve	15	EA	\$1,750.00	\$26,250
825 4" Cross Fitting	1	EA	\$500.00	\$500
821 4" x 4" Tee Fitting	3	EA	\$500.00	\$1,500
828 6" - 11 ¼° Bend w/ Kick Block	8	EA	\$550.00	\$4,400
831 6" Gate Valve	9	EA	\$1,850.00	\$16,650
834 6" x 4" Tee	2	EA	\$550.00	\$1,100
Non Potable Subtotal				\$279,700
Subtotal Cost				\$3,261,850
15% Contingency				\$489,278
Total Cost				\$3,751,128

Notes:

- 1) This estimate is prepared based on the plans dated January 18, 2022, prepared by Redland.
- 2) Soft costs are not included.
- 3) Refer to Exhibit A for Phasing
- 4) Grading and Erosion Control are excluded
- 5) Dry Utilities are Excluded
- 6) This estimate is for public improvements only



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

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Exhibit "C" to Murata Farms SIA

Cost of Landscape, Park and Trail Improvements by Phase

Murata Farms Filing No. 1

Exhibit C - SIA Phase I Landscape, Park and Trail Improvements

Opinion of Probable Cost Estimate

Date: January 18, 2022

JN: 19032

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Mobilization				
Mobilization (grading, utilities, streets)	1	LS	\$30,000.00	\$30,000
			Mobilization Subtotal	\$30,000
Landscape				
Soil Amendments	46,957	SF	\$0.25	\$11,739
Turf Sod	18,143	SF	\$0.60	\$10,886
Native Seed	400,563	SF	\$0.20	\$80,113
Wood Mulch	28,814	SF	\$1.25	\$36,018
Deciduous Trees - 2" Cal	50	EA	\$560.00	\$28,000
Ornamental Trees	27	EA	\$360.00	\$9,720
Evergreen Trees - 6' Ht	41	EA	\$500.00	\$20,500
Deciduous Shrubs - #5	473	EA	\$38.00	\$17,974
Evergreen Shrubs - #5	188	EA	\$45.00	\$8,460
Perennials - #1	146	EA	\$16.00	\$2,336
Ornamental Grasses - #1	565	EA	\$20.00	\$11,300
Steel Landscape Edger	929	LF	\$8.00	\$7,432
Irrigation	46,957	SF	\$2.00	\$93,914
Temporary Irrigation	400,563	SF	\$0.90	\$360,507
Bench	4	EA	\$2,400.00	\$9,600
Dog Waste Station	2	EA	\$800.00	\$1,600
Entry Monument	1	EA	\$15,000.00	\$15,000
6' Concrete Walk	6,302	SF	\$5.50	\$34,661
6" Crusher Fines w/ Weed Barrier Fabric	8,925	SF	\$3.50	\$31,238
			Landscape Subtotal	\$790,998
			Subtotal Cost	\$820,998
			15% Contingency	\$123,150
			Total Cost	\$944,148

Notes:

1. Estimate prepared using Henry Design Group's final landscape plan set dated 12-15-2021
2. All sidewalks and trails located in landscape tracts are included in the landscape cost estimate.
3. Temporary irrigation is proposed for all native seed areas through establishment.
4. Fencing is excluded from the landscape cost estimate.

Murata Farms Filing No. 1

Exhibit C - SIA Phase II Landscape, Park and Trail Improvements

Opinion of Probable Cost Estimate

Date: January 18, 2022

JN: 19032

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Mobilization				
Mobilization (grading, utilities, streets)	1	LS	\$30,000.00	\$30,000
			Mobilization Subtotal	\$30,000
Landscape				
Soil Amendments	91,179	SF	\$0.25	\$22,795
Turf Sod	51,136	SF	\$0.60	\$30,682
Native Seed	43,195	SF	\$0.20	\$8,639
Wood Mulch	40,043	SF	\$1.25	\$50,054
Deciduous Trees - 2" Cal	57	EA	\$560.00	\$31,920
Ornamental Trees	35	EA	\$360.00	\$12,600
Evergreen Trees - 6' Ht	48	EA	\$500.00	\$24,000
Deciduous Shrubs - #5	668	EA	\$38.00	\$25,384
Evergreen Shrubs - #5	219	EA	\$45.00	\$9,855
Perennials - #1	36	EA	\$16.00	\$576
Ornamental Grasses - #1	632	EA	\$20.00	\$12,640
Steel Landscape Edger	1,393	LF	\$8.00	\$11,144
Irrigation	91,179	SF	\$2.00	\$182,358
Temporary Irrigation	43,195	SF	\$0.90	\$38,876
Picnic Table	4	EA	\$1,700.00	\$6,800
Bench	6	EA	\$2,400.00	\$14,400
Trash Receptacle	2	EA	\$2,400.00	\$4,800
Dog Waste Station	3	EA	\$800.00	\$2,400
Charcoal BBQ Grill	2	EA	\$600.00	\$1,200
Bicycle Rack	4	EA	\$650.00	\$2,600
Entry Monument	1	EA	\$15,000.00	\$15,000
Park Pedestrian Bollard Light	2	EA	\$1,800.00	\$3,600
Shelter - 20'x24'	1	LS	\$88,825.00	\$88,825
Play Structure, Swing Set, and Spring Riders	1	LS	\$77,100.00	\$77,100
Playground Drainage	2,375	SF	\$2.25	\$5,344
Playground Surfacing with Landscape Fabric	2,375	SF	\$3.50	\$8,313
Playground Curb	85	LF	\$50.00	\$4,250
Thickened Concrete Edge at Playground Curb	90	LF	\$45.00	\$4,050
ADA Playground Ramp	1	EA	\$1,800.00	\$1,800
6' Concrete Walk	14,060	SF	\$5.50	\$77,330
			Landscape Subtotal	\$779,335
			Subtotal Cost	\$809,335
			15% Contingency	\$121,400
			Total Cost	\$930,735

Notes:

1. Estimate prepared using Henry Design Group's final landscape plan set dated 12-15-2021
2. All sidewalks located in landscape tracts are included in the landscape cost estimate.
3. Temporary irrigation is proposed for all native seed areas through establishment.
4. Fencing is excluded from the landscape cost estimate.



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

Exhibit "D" to Murata Farms SIA

Phasing Map

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-037

APPROVAL OF A RESOLUTION ACCEPTING THE SUBDIVISION IMPROVEMENTS AGREEMENT WITH LUPTON LAND, LLC, FOR THE COYOTE CREEK PUD FILING NO. 4

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. Proposed Resolution
- b. Subdivision Improvements Agreement

III. Summary Statement:

Approval of the Subdivision Improvements Agreement between the City of Fort Lupton and Lupton Land, LLC, for the Coyote Creek PUD, Filing No. 4 Final Plat.

IV. Submitted by: _____
Public Works Director

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval: _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

This Subdivision Improvement Agreement was drafted for the Coyote Creek - Filing No. 4 (LUP2021-0032) approved by City Council on February 1, 2022, which is located north of 4th Street, immediately east of the Short Line Ditch.

Improvements are for the construction of water, nonpotable water and sanitary sewer main extensions, roadway construction, landscape and storm drainage system improvements. Approximate cost of this agreement for construction is \$2,623,509.00.

Resolution 2022R015, approved by Council on February 1, 2022 requires the applicant to enter into a Subdivision Improvements Agreement.

X. Legal/Political Considerations:

Not Applicable

XI. Alternatives/Options:

- A) Approve Resolution
- B) Do not approve Resolution

XII. Financial Considerations:

None

XIII. Staff Recommendation:

Staff recommends approval of this Subdivision Improvement Agreement between the City of Fort Lupton and Lupton Land, LLC.

RESOLUTION NO. 2022Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE LUPTON LAND, LLC SUBDIVISION IMPROVEMENT AGREEMENT OF THE COYOTE CREEK PUD FILING NO. 4 FINAL PLAT LOCATED IN FORT LUPTON, WELD COUNTY, COLORADO.

WHEREAS, the City Council Resolution No. 2022R015 approved the Coyote Creek PUD Filing No. 4 Final Plat with conditions February 1, 2022; and

WHEREAS, Developer is required to construct certain public improvements as a condition of subdivision approval for the Development; and

WHEREAS, the City Council finds that the Subdivision Improvement Agreement is in conformance with the Fort Lupton Land Use Plan, zoning code and is consistent with the goals and policies therein; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the Subdivision Improvement Agreement with supporting documentation. Based upon review of the applicable policies and goals in the Fort Lupton Land Use Plan, review of the Zoning Regulations, and analysis of staff comments, the City hereby approves the Lupton Land, LLC Subdivision Improvement Agreement and authorizes the Mayor to sign.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 15th DAY OF FEBRUARY 2022.

City of Fort Lupton, Colorado

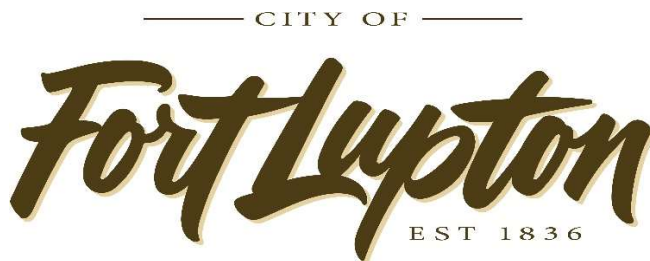
Zo Stieber, Mayor

Attest:

Maricela Pena, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

SUBDIVISION IMPROVEMENTS AGREEMENT FOR COYOTE CREEK FILING 4

THIS AGREEMENT is made and entered into this _____ day of _____, by and between the **CITY OF FORT LUPTON**, a municipal corporation, in the County of Weld, State of Colorado, hereinafter referred to as the "City," and **Lupton Land, LLC**, hereinafter referred to as "Developer", together referred to as the "Parties".

WHEREAS, the Developer submitted a Planned Unit Development for the Subdivision entitled "Coyote Creek Filing No. 4 Final Plat, Case No. LUP2021-0032; (the "Plat"), which Plat depicts the proposed project (the "Development") to be constructed by Developer on the property depicted on the Plat, which is the "Subject Property"; and

WHEREAS the Plat was approved by the City of Fort Lupton City Council on February 1, 2022 by Resolution No. 2022R015 with a condition of approval requiring a Subdivision Improvements Agreement; and

WHEREAS, Developer is required to construct certain public improvements (the "Improvements") as a condition of Plat and subdivision approval for the Development; and

WHEREAS the Developer is required to submit Construction Drawings for the Development to be approved by the City Engineer; and

WHEREAS, Section 17-23(c) of the City of Fort Lupton Municipal Code requires that a subdivision agreement for public improvements be executed by the Developer and the City and recorded in the office of the Weld County Clerk and Recorder; and

WHEREAS, Section 17-23(f)(7) of the City of Fort Lupton Municipal Code requires that the installation of the required public improvements be guaranteed in the form of letter of credit, cash, or other suitable means, which have been approved by the City Attorney.

NOW, THEREFORE, in consideration of the foregoing, the Parties promise, covenant and agree as follows:

1.0 GENERAL CONDITIONS

1.1 Development Obligation. Developer shall be responsible for performance of the covenants set forth herein. Unless as otherwise amended within this agreement, the Developer shall be responsible for performance of all requirements in this agreement.

1.2 Engineering and Surveying Services. Developer agrees to furnish, at its expense, all necessary engineering and surveying services relating to the design layout and

construction of the improvements (the "Improvements") depicted on **Exhibit "A"** and **Exhibit "B"** attached hereto and fully incorporated herein by this reference. Said engineering services shall be performed by or under the supervision of a Registered Professional Engineer or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law, and shall conform to the standards and criteria for public improvements as established and approved by the City as of the date of submittal to the City.

1.3 Construction Standards. Developer shall construct all Improvements required by this Agreement, in accordance with plans and specifications approved in writing by the City, in conformance with all applicable codes and ordinances as adopted by the City, and in full conformity with the City's construction specifications applicable at the time of actual construction.

1.4 Development Coordination. Unless specifically provided in this Agreement to the contrary, all submittals to the City or approvals required of the City in connection with this Agreement shall be submitted to or rendered by the City Administrator, or his designee, who shall have general responsibility for coordinating development with Developer.

1.5 Construction Acceptance and Warranty. No later than ten (10) days after the Improvements are completed, Developer shall request and the City shall provide inspection by the City. If Developer does not request this inspection within ten (10) days of completion of the Improvements, the City may conduct the inspection without the approval of Developer. Developer shall provide "as-built" drawings no later than thirty (30) days after the Improvements are completed, weather permitting. If the Improvements completed by Developer are satisfactory, the City shall grant construction acceptance ("Construction Acceptance") within ten (10) days of the Developer's submission of "as-built" drawings, which shall be subject to final acceptance ("Final Acceptance") as set forth herein. If the Improvements completed by Developer are unsatisfactory, the City shall provide written notice to Developer of the repairs, replacements, construction or other work required to receive Construction Acceptance within ten (10) days from the date of City inspection. Developer shall complete all needed repairs, replacements, construction or other work within thirty (30) days of said notice, weather permitting. After Developer does complete the repairs, replacements, construction or other work required, Developer shall request a re-inspection of such work within ten (10) days to determine if Construction Acceptance can be granted. The City shall provide either Construction Acceptance or written notice of additional repairs, replacements, construction or other work required to receive Construction Acceptance within ten (10) days of the re-inspection date. The City shall issue no certificate of occupancy until the City has granted the Construction Acceptance.

1.6 Final Acceptance. At least thirty (30) days before two (2) years have elapsed from the issuance of Construction Acceptance, or as soon thereafter as weather permits, Developer shall request a Final Acceptance inspection. The City shall inspect the Improvements and shall notify the Developer in writing of all deficiencies and necessary repairs. After Developer has corrected all deficiencies and made all necessary repairs identified in said written notice, the City shall issue to Developer a letter of Final Acceptance.

1.7 Testing and Inspection.

(a) At all times during construction of the public improvements, the City shall have access to inspect materials and workmanship, and all materials and work not conforming to the approved plans and specifications shall be repaired or removed and replaced at Developer's expense so as to conform to the approved plans and specifications.

(b) The Developer will be responsible for oversight of the construction of the public improvements. The Developer shall solicit and retain a third-party engineer or inspector, solely at

Developer's cost, to perform oversight, provided the engineer/inspector's qualifications are approved by the City prior to commencement of construction of the public improvements. The Developer will provide the resume of a Civil Engineer, or other qualified inspector(s), of the construction and installation of such improvements before construction may begin. The City Engineer or the City's designee shall determine the amount of oversight required, after consultation with the Developer.

(c) All testing required by the City's "*Standards and Specifications for the Design and Construction of Public Improvements*" shall be the responsibility of the Developer. All test reports shall be provided to the City Engineer.

(d) All work shown on the Improvements plans requires inspection by the City. Inspection services are provided Monday through Friday, except legal holidays, from 8:00 a.m. to 4:00 p.m. During the hours listed above and except as otherwise provided for in advance, inspections shall be scheduled a minimum of three (3) business days in advance.

1.8 Indemnification and Release of Liability. Developer agrees to defend, indemnify and hold harmless the City, its officers, employees, agents or servants, and to pay any and all judgments rendered against said persons on account of any suit, actions or claim caused by, arising from, or on account of acts or omissions by the Developer, its officers, employees, agents, consultants, contractors and subcontractors; provided, however, that Developer's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the City. Said obligation of Developer shall be limited to suits, actions or claims based upon conduct prior to Final Acceptance by the City of the construction work. Developer acknowledges that the City's review and approval of plans for development of the Subject Property is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and no specific relationship with, or duty of care to, the Developer or third parties is assumed by such review approval.

1.9 Insurance OSHA. Developer shall furnish to the City upon request proof thereof that all employees and contractors engaged in the construction of Improvements are covered by adequate Worker's Compensation Insurance and Public Liability Insurance and shall require faithful compliance with all provisions of the Federal Occupational Safety and Health Act (OSHA).

(a). **OSHA Requirements.** Developer agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Developer's Contractor shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. Developer acknowledges and agrees that with respect to the scope of work under this contract, Developer's Contractor shall comply with all obligations and assume all responsibilities for its actions as required by all OSHA rules and regulations. The Contractor shall adhere to all federal, state and local safety and health regulations, laws and ordinances and shall comply with all obligations and assume all responsibilities imposed upon the "controlling contractor" as such term is defined and construed under all OSHA rules and regulations.

2.0 CONSTRUCTION OF IMPROVEMENTS

2.1 Rights-of-Way, Easements and Permits. Before the City may approve construction plans for any Improvements herein agreed upon, Developer shall acquire, at its own expense, all rights-of-way and easements depicted on the Plat, as required by the City for the construction of the Improvements. All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by deed, easement, license, agreement in form and substance acceptable to the City Administrator or the Administrator's designee. All title documents shall be recorded at the Developer's expense.

3.0 INFRASTRUCTURE IMPROVEMENTS

3.1 Public Improvements

The Developer agrees to construct phased public improvements (the "Improvements"), within the Subdivision, as itemized in Exhibit A and depicted on **Exhibit "B"** attached hereto and fully incorporated herein by this reference. The Developer shall be responsible for providing the City with a Security Bond, Letter of Credit, or cash deposit with the City (the "Security") guaranteeing installation of the Improvements that are not completed prior to issuance of the first building permit for each Filing. The amount shall be one hundred twenty-five percent (125%) of the applicable phased estimated cost of the required Improvements per approved Construction Drawings. The City may accept portions of the Improvements, reducing the Security for each portion completed and accepted by the City, to no less than twenty-five percent (25%) of the actual or estimated construction costs, whichever is greater, for each completed system. Each Improvement phase shall define a system, i.e. roadways system, sewer system, water system. The remaining twenty-five percent (25%) for each system shall be retained to secure the Developer's warranty during the designated warranty period. A warranty period of two (2) years shall apply to all public improvements. The City shall release or return the Security to the Developer within Thirty (30) days of receipt of the Conditional Acceptance as provided in paragraph 1.5 herein, less the twenty-five percent (25%) of construction costs to be retained during the warranty period. Upon Final Acceptance of the Improvements as provided in paragraph 1.6 herein, the twenty-five percent (25%) Security retained during the warranty period shall be released or returned to the Developer within Thirty (30) days of issuance of the Final Acceptance.

3.2 Non-Potable Water Public Improvements

The Developer will construct non-potable water main improvements (the "NPW") for the purposes of providing raw water to the Development for landscape irrigation. Construction and probationary acceptance of the NPW shall entitle the Developer to the Raw Water Equivalents per Paragraph 5.4 of this Agreement. No tap fees shall be incurred for the NPW on any lot in the Development; however, applicable meter costs shall be applied per the current meter fee schedule at the time of building permit application for each individual lot.

3.3 Offsite Infrastructure Improvements

The Developer agrees to provide construction of certain improvements located outside of the Subdivision (the "Offsite Improvements") depicted on Exhibit "B" attached hereto and fully incorporated herein by this reference. Certificate of Occupancy for lots within the subdivision shall not be issued until offsite improvements are complete or surety is provided. The surety shall be in the amount of one hundred twenty-five percent (125%) of the estimated cost of the Offsite Improvements, or portion thereof, for improvements that do not have construction acceptance at the time of recording. Surety in the amount of 25% shall be provided, at the time of recording, for

improvements that have received construction acceptance under the terms of this agreement. The Offsite Improvements shall be constructed so as to coincide with installation of the onsite infrastructure improvements for the Subdivision. The Offsite Improvements are summarized as follows:

Water connections to 4th Street and 9th Street
Roadway connection to 4th Street

4.0 LANDSCAPE, PARK AND TRAIL IMPROVEMENTS

The Developer agrees to construct certain Landscape, Park and Trail improvements located within the Subdivision (the “Landscape, Park and Trail Improvements”) per the approved Plat referenced as **Exhibit “C”** attached hereto and fully incorporated herein by this reference, as part of the Improvements. No more than thirty-five (35) building permits for lots within the development shall be issued until the Landscape, Park and Trail improvements for the development are complete or surety is provided. The surety shall be in the amount of one hundred twenty-five percent (125%) of the estimated cost of the Landscape, Park and Trail Improvements as shown on **Exhibit “C”** for improvements that do not have construction acceptance at the time of application for the thirty-sixth(36th) building permit. It is understood by the City that Developer may, at its sole discretion, chose to provide Landscape, Park and Trail Improvements beyond those committed to in this Agreement and depicted on **Exhibit “C”**. City agrees that should Developer chose to provide additional improvements, said improvements shall be reviewed and approved by City staff and not subject to further approval by City Plan Commission or City Council.

5.0 SPECIFICATIONS.

All street improvements, curb, gutter and sidewalks and appurtenances thereto, water mains, sewer mains and stormwater improvements shall be constructed and installed so as to meet or exceed City-approved plans and specifications. All streets within the Subdivision shall be constructed to City Standards and Specifications per the approved Construction Plans and in conformance with the approved site-specific geotechnical study and pavement design. All streetscaping will meet the requirements of the Fort Lupton Subdivision Regulations. Detention pond improvements will be required to be constructed along with all other Improvements and in conformance with the approved drainage study for the Project.

6.0 OTHER REQUIREMENTS

6.1 Trash, Debris, Mud. Developer agrees that during construction of the Development and Improvements described herein, Developer shall take any and all reasonable steps necessary to control trash, debris and wind or water erosion in the Development. Developer agrees to take any and all reasonable steps necessary to prevent the transfer of mud or debris from the construction site into public rights-of-way and to immediately remove such mud and debris from public rights-of-way after notification by the City. If these requirements are not met, the developer will be responsible for reimbursing the City for any costs incurred by the City in mitigating impacts of trash, debris, and mud.

6.2 Erosion Control and Sedimentation Plan. Developer agrees to submit an erosion control and sedimentation plan for review and approval by the City Engineer prior to commencement of construction on the site. Additionally, each individual lot will require erosion control measures be taken. Colorado State permits required shall be the responsibility of the Developer.

6.3 Colorado Big Thompson (CBT) Water Shares or Equivalent. Developer agrees to dedicate to the City the appropriate water required by the applicable City Codes and regulations and deliverable to the City Water Treatment Plant at the time of development. The City has verified that the property is included within the Northern Colorado Water Conservancy District and Municipal Sub-District. The Developer may, at its discretion, elect to pay cash-in-lieu to the City to satisfy the CBT water dedication requirement. Said cash-in-lieu payments will be made in two (2) separate payments after Final Plat recordation and based upon the number of phased lots. The first payment will be delivered to the City prior to the issuance of the first (1st) building permit for the initial thirty (30) lots. The second payment will be made to the City prior to the issuance of the thirty-first (31st) building permit for the remaining number of lots on the Final Plat. Dedicated CBT water shares shall remain attached to platted lots.

6.4 Equivalent Shares. The City herein agrees that the Developer may satisfy the CBT Water Shares or equivalent requirement of Paragraph 6.3 by purchasing equivalents via cash-in-lieu at a cost of 25% of current market price per platted lot, in accordance with Resolution No. 2022R060. The current market price per CBT water share is \$60,000. For the purpose of this agreement, the cash-in-lieu price per platted lot shall be \$15,000 (25% of \$60,000) under the condition that Developer constructs a non-potable water system pursuant to paragraph 3.2 of this agreement. This cash-in-lieu price shall apply to all phases within the subdivision so long as purchase of all phases occurs prior to March 1, 2024. The term of expiry for purchase of the Equivalent Shares Offer per this Paragraph shall be March 1, 2024. Any remaining lots to be constructed after the expiration of the term shall be subject to the requirements of Paragraph 6.3 for satisfaction of CBT water dedication requirements at then current share price.

7.0 MISCELLANEOUS TERMS

7.1 Local Codes and Ordinances. In addition to any of the items listed in this Agreement, all construction in the Development is subject to all local Codes and Ordinances as adopted by the City subject to exceptions agreed or granted.

7.2 Recording of Agreement. The City shall record this Agreement at Developer's expense in the office of the Clerk and Recorder, County of Weld, State of Colorado, and the City shall retain the recorded Agreement.

7.3 Binding Effect of Agreement. This Agreement shall run with the land included within the Development and shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

7.4 Modification and Waiver. No modification of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections which are contained herein.

7.5 Notices. Any notice or communication required or permitted hereunder shall be given in writing and shall be personally delivered or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

CITY: City of Fort Lupton
Attention: City Administrator
130 South McKinley Avenue
Fort Lupton, Colorado 80621

DEVELOPER: Lupton Land, LLC
Attention: Bob Quinette, Manager
10221 Prestwick Trail
Lone Tree, CO 80124

or to such other address or the attention of such other person(s) as hereafter designated in writing by the applicable parties in conformance with this procedure. Notices shall be effective upon mailing or personal delivery in compliance with this paragraph.

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

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

7.8 Approvals. Whenever approval or acceptance of a matter is required or requested of the City pursuant to any provisions of this Agreement, the City shall act reasonably in responding to such matter, and no such approval or acceptance shall be unreasonably withheld or delayed.

7.9 Title and Authority. Developer warrants to the City that it is the record owner of the Subject Property upon which the Development shall be constructed or is acting in accordance with the authority of the owner. The undersigned further warrants to have full power and authority to enter into this Agreement.

7.10 Severability. This Agreement is to be governed and construed according to the laws of the State of Colorado. In the event that any provision of this Agreement is held to be

violative of city, state or federal laws and hereby rendered unenforceable, either party, in its sole discretion, may determine whether the remaining provisions will or will not remain in force.

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

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized officials to place their hands and seals upon this Agreement the day and year first above written.

CITY OF FORT LUPTON, a Colorado municipal corporation

By: _____
Zo Stieber
Mayor

STATE OF COLORADO)
)
COUNTY OF WELD) ss.

SUBSCRIBED AND SWORN to before me this _____ day of _____ 2022, by Zo Stieber as Mayor of the City of Fort Lupton, Colorado.

WITNESS my hand and official seal.

MY COMMISSION EXPIRES:

Notary Public

Lupton Land, LLC , a Colorado Limited Liability Company

By: _____
Bob Quinette, Manager

STATE OF COLORADO)
)
COUNTY OF WELD) ss.

SUBSCRIBED AND SWORN to before me this _____ day of _____ 2022, by
Bob Quinette, Managing Partner of Lupton Land, LLC.

WITNESS my hand and official seal.

MY COMMISSION EXPIRES: _____

Notary Public

EXHIBIT A

GLH Construction, LLC.

780 East Garden Drive, Windsor, CO 80550
Phone: (970) 674-0440 Fax: (970) 674-0443

QUOTATION

FOR CITY NOT CONSTRUCTION

To: Challenger Homes
Attn: Lee Eisenheim

From: Greg Hughes; GLH Construction, LLC.
Jared Lopez; GLH Construction, LLC.

Date: 01/26/2022

Re: Coyote Creek Filing No. 4

PLAN SHEET DATED 01/04/2022 - NOT SIGNED

ITEM	UNIT	QUANTITY	UNIT COST	EXTENDED
1) GENERAL SITEWORK AND MISC.				
Mobilization	EACH	1.0	\$17,046.00	\$17,046.00
Potholing Existing Utilities	EACH	5.0	\$520.80	\$2,604.00
Construction Survey	EACH	1.0	\$70,847.84	\$70,847.84
Construction Materials Testing	EACH	1.0	\$65,423.68	\$65,423.68
Street Pavement Design - BUDGET NUMBER	EACH	1.0	\$5,040.00	\$5,040.00
Construction Water - BUDGET NUMBER	LUMP SUM	1.0	\$41,746.00	\$41,746.00
Conduits - BUDGET NUMBER	LUMP SUM	1.0	\$21,084.00	\$21,084.00
Street Signs / Striping - BUDGET NUMBER	LUMP SUM	1.0	\$11,282.64	\$11,282.64
Potholing for irrigation line done before project including survey	LUMP SUM	1.0	\$9,916.48	\$9,916.48
General Sitework Total:				\$244,990.64

2) EARTH WORK				
Mobilization	LUMP SUM	1.0	\$14,398.72	\$14,398.72
Strip Topsoil 3"	CY	5,573.0	\$2.13	\$11,870.49
Cut To Fill Excavation	CY	17,484.0	\$3.20	\$55,948.80
Scarification MDC 10"	SY	60,000.0	\$0.54	\$32,400.00
Over Ex 15' (Estimating 20% Shrink)	CY	22,014.0	\$4.22	\$92,899.08
Earthwork Total:				\$207,517.09

3) EROSION CONTROL				
Mobilization	EACH	1.0	\$1,680.00	\$1,680.00
VTC	EACH	2.0	\$2,687.57	\$5,375.14
Concrete Washout	EACH	1.0	\$2,807.00	\$2,807.00
Ditch & Berm - Replacing Silt Fence	LF	850.0	\$1.51	\$1,283.50
Staging / Stabilization Area	EACH	1.0	\$4,185.95	\$4,185.95
SWMP Permit	EACH	1.0	\$1,064.00	\$1,064.00
Bi-Weekly Inspection	EACH	6.0	\$1,260.00	\$7,560.00
Erosion Control Maintenance - Determined by Storm Evens	EACH	6.0	\$1,344.00	\$8,064.00
Erosion Control Total:				\$32,019.59

4) SEWER				
Tie Into Existing Sewer - Pour New MH over existing Main	EACH	2.0	\$8,088.54	\$16,177.08
8" DR35 Sewer Main	LF	2,240.0	\$66.74	\$149,497.60
4.0' ID Sewer Manholes	EACH	13.0	\$3,848.14	\$50,025.82
4" Sewer Services Off 8"	EACH	57.0	\$1,758.81	\$100,252.17
Sewer Total:				\$315,952.67

5) WATER				
Tie Into Existing 12" Water main (4th St)	EACH	1.0	\$4,432.95	\$4,432.95
Tie Into Existing 18" Water Main (High Pressure)	EACH	1.0	\$13,340.44	\$13,340.44
8" C900 PVC Water Main	LF	2,000.0	\$66.46	\$132,920.00
12" C900 PVC Water Main	LF	1,260.0	\$115.07	\$144,988.20
8" Bends & Fittings	EACH	8.0	\$554.15	\$4,433.20
8" Gate Valves	EACH	7.0	\$2,555.81	\$17,890.67
12" Bends & Fittings	EACH	15.0	\$1,215.58	\$18,233.70
12" Gate Valves	EACH	4.0	\$4,413.58	\$17,654.32
Fire Hydrant	EACH	3.0	\$10,041.08	\$30,123.24
3/4" Water Services	EACH	57.0	\$1,995.27	\$113,730.39
Water Total:				\$497,747.11

6) Irrigation				
Tie Into Existing Non-pot Line	EACH	1.0	\$6,407.40	\$6,407.40
4" C900 PVC Water Main	LF	2,620.0	\$30.24	\$79,228.80
4" Bends & Fittings	EACH	13.0	\$928.31	\$12,068.03
4" Gate Valves	EACH	8.0	\$1,589.97	\$12,719.76
2" Temp Blow Off	EACH	3.0	\$2,737.01	\$8,211.03
3/4" Water Services	EACH	57.0	\$2,421.32	\$138,015.24
Water Total:				\$256,650.26

7) STORM LINES				
DP01				
24" RCP	LF	96.0	\$160.86	\$15,442.56
10' Type R Inlet	EACH	2.0	\$10,984.50	\$21,969.00
24" FES	EACH	1.0	\$1,760.76	\$1,760.76
DP02				
18" RCP	LF	416.0	\$80.03	\$33,292.48
10' Type R Inlet	EACH	2.0	\$10,984.50	\$21,969.00
5' ID Storm Manhole	EACH	3.0	\$3,279.50	\$9,838.50
18" FES	EACH	2.0	\$1,488.75	\$2,977.50
DP03				
18" RCP	LF	16.0	\$162.12	\$2,593.92
10' Type R Inlet	EACH	1.0	\$11,386.50	\$11,386.50
DP04				
18" RCP	LF	24.0	\$139.75	\$3,354.00
10' Type R Inlet	EACH	1.0	\$10,984.50	\$10,984.50
Storm Lines Total:				\$135,568.72

8) CONCRETE				
Prep				
2'11" Curb and Gutter	LF	500.0	\$2.96	\$1,480.00
7'-611 Rollover Curb	LF	4,126.0	\$3.08	\$12,708.08
6' Wide Detached Walk	LF	1,181.0	\$2.87	\$3,389.47
5' Detached Walk	LF	110.0	\$3.85	\$423.50
8' Trail - Tie into Golf Course	LF	31.0	\$13.63	\$422.53
20' Square Radi	EACH	10.0	\$502.50	\$5,025.00
Single/Midblock Ramp	EACH	16.0	\$502.50	\$8,040.00
Crosspan	LF	5.0	\$556.50	\$2,782.50
Park Slabs	SF	886.0	\$2.87	\$2,542.82
Thickened Edge @ Park	LF	250.0	\$3.38	\$845.00
Barrier Curb @ Park	LF	80.0	\$5.29	\$423.20
Prep Subtotal:				\$38,082.10

Concrete Placement				
2'11" Curb and Gutter	LF	500.0	\$29.12	\$14,560.00
7'-611 Rollover Curb	LF	4,126.0	\$40.88	\$168,670.88
6' Wide Detached Walk	LF	1,181.0	\$38.64	\$45,633.84
5' Detached Walk	LF	110.0	\$31.36	\$3,449.60
8' Trail - Tie into Golf Course	LF	31.0	\$56.00	\$1,736.00
20' Square Radi	EACH	10.0	\$1,792.00	\$17,920.00
Single/Midblock Ramp	EACH	16.0	\$1,680.00	\$26,880.00
Crosspan	SF	1,305.0	\$7.84	\$10,231.20
Park Slabs	SF	886.0	\$6.72	\$5,953.92
Thickened Edge @ Park	LF	250.0	\$5.29	\$1,322.50
Barrier Curb @ Park	LF	80.0	\$3.38	\$270.40
Mobilization	EACH	1.0	\$3,920.00	\$3,920.00
Concrete Placement Subtotal:				\$300,548.34
Concrete Total:				\$338,630.44

9) ASPHALT				
Prep				
Subgrade Prep Streets	SY	9,210.0	\$2.99	\$27,537.90
Subtotal:				\$27,537.90
Asphalt Placement				
Asphalt Mob	EACH	1.0	\$2,240.00	\$2,240.00
8' Roadbase	SY	9,210.0	\$11.20	\$103,152.00
4" Asphalt Paving	SY	9,210.0	\$27.16	\$250,143.60
Fly-Ash Stabilization @ 12%	SY	13,114.0	\$15.07	\$197,627.98
Raise Manholes	EACH	13.0	\$616.00	\$8,008.00
Raise Valve Boxes	EACH	14.0	\$408.80	\$5,723.20
Subtotal:				\$566,894.78
Total:				\$594,432.68

*****Pricing Only Good For Two Weeks Due to Raising Material Costs*****

*****EXCLUDES DEMO, PERMITS, REPLACEMNT OF DEMO, PERMITS, DEWATERING/TRENCH STABILIZATION*****

Construction Total:	\$2,623,509.20
Construction Total per 57 LOTS:	\$44,466.26



EXHIBIT B

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

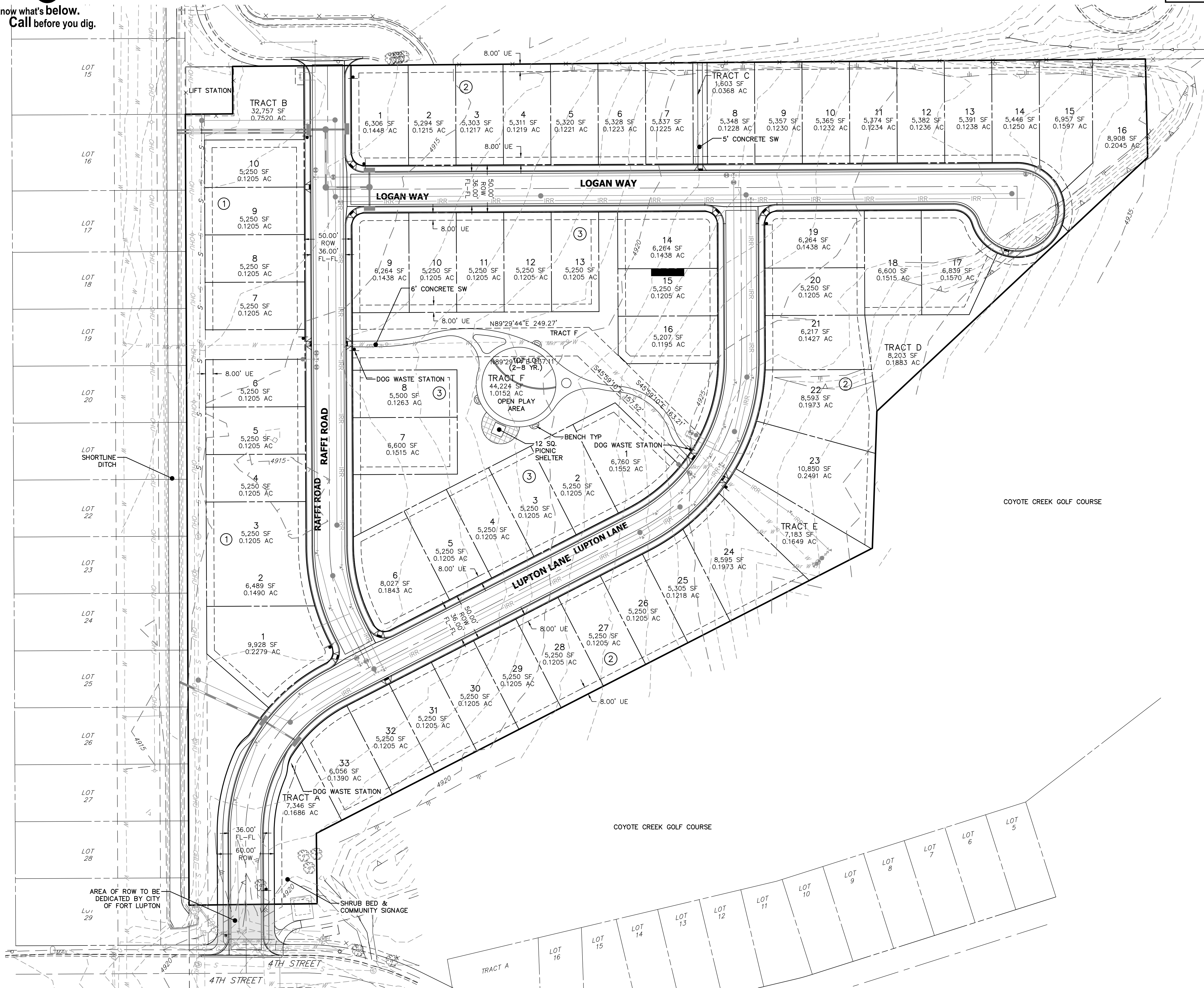
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J·R ENGINEERING
A Westrian Company

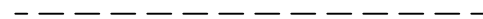
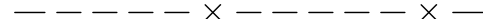
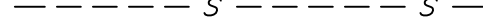
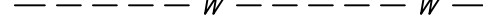


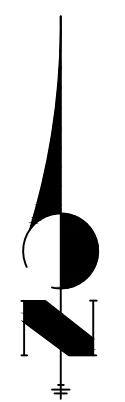
Fort Collins 970-491-9888 • www.jrengineering.com

	SHEET	COYOTE CREEK FILING NO. 4	No.	REVISION	BY	DATE
			H-SCALE	1"=50'		
			V-SCALE	1"=X'		
			DATE	DESIGNED BY	AJH	
			DRAWN BY	CHECKED BY	XXX	
JOB NO.	OF	FINAL SITE PLAN				
16093.00	5 OF 46					



SITE LEGEND

BOUNDARY LINE	
PROPERTY LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
RIGHT OF WAY	
EXISTING WOODEN FENCE	
EXISTING GAS MAIN	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING WATER MAIN	
PROPOSED WATER MAIN	
PROPOSED ELECTRIC	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING CURB AND GUTTER	
PROPOSED SIGN	
PROPOSED CURB AND GUTTER	
EXISTING STREET LIGHTS	
PROPOSED STREET LIGHT	
3/4" METER VAULTS	
FIRE HYDRANT	

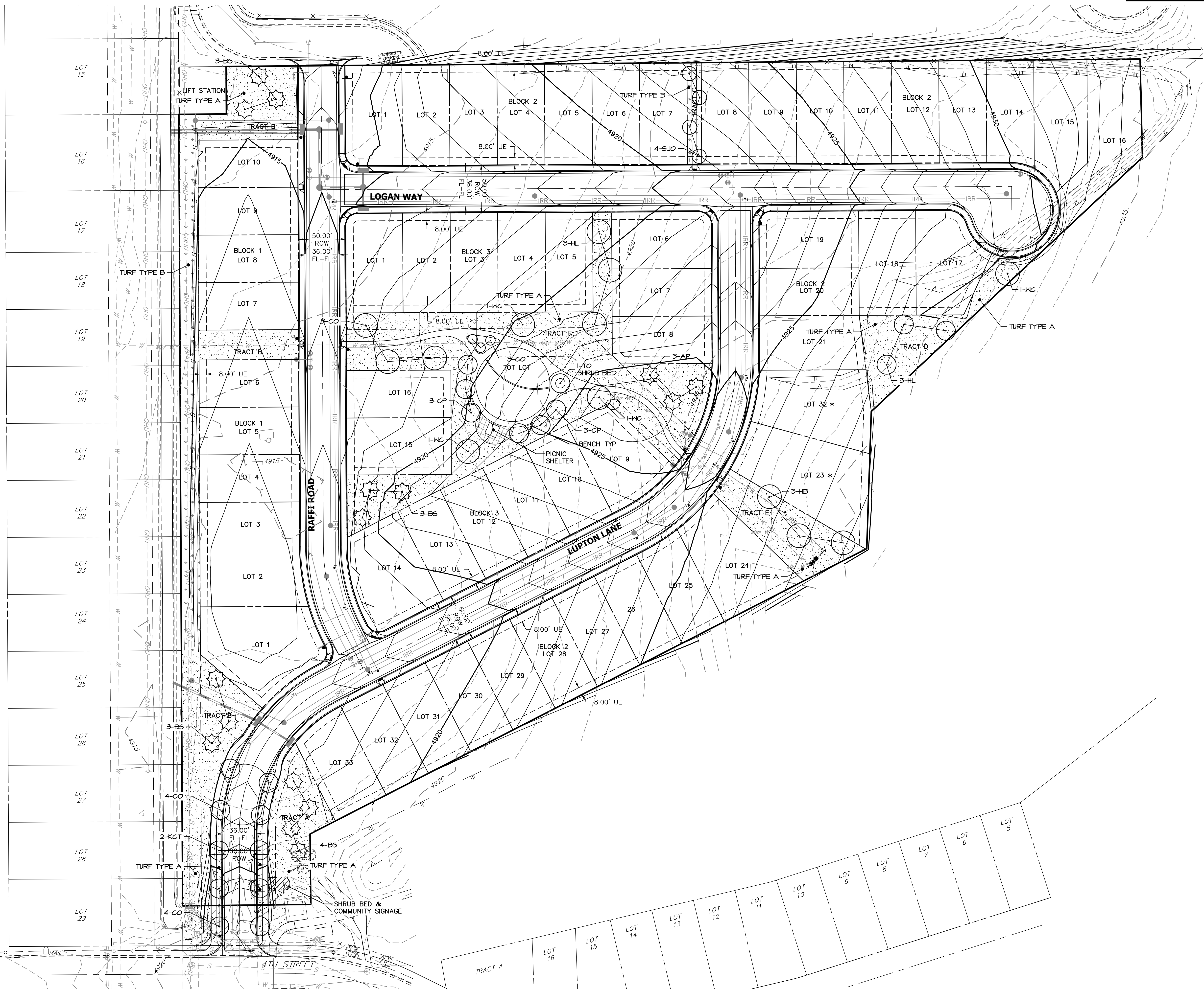


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ORIGINAL SCALE: 1" = 50'

COYOTE CREEK FILING NO. 4

EXHIBIT C

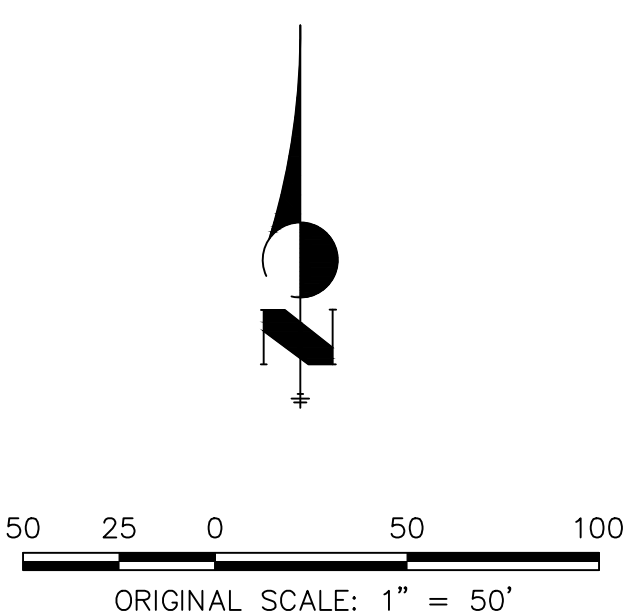


LANDSCAPE LEGEND

- EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- STEEL HEADER
- TURF TYPE A: IRRIGATED HYBRID KENTUCKY X TEXAS BLUE GRASS SOD, TURF MASTER ENVIROTURF OR APPROVED EQUAL
- TURF TYPE B: DROUGHT TOLERANT IRRIGATED TURF SEED MIX
- CONIFEROUS TREE 6' HGT
- DECIDUOUS STREET/ SHADE TREE, 2" CALIPER
- ORNAMENTAL TREE, 1 1/2" CALIPER SIZE
- STOP SIGN OR PARKING SIGN
- FIRE HYDRANT

SITE LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY
- EXISTING WOODEN FENCE
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING CURB AND GUTTER
- PROPOSED SIGN
- PROPOSED CURB AND GUTTER
- EXISTING STREET LIGHTS
- PROPOSED STREET LIGHT
- 3/4" METER VAULTS
- FIRE HYDRANT



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LUPTON LAND, LLC
10221 PRESTWICK TRAIL
LOVE TREE, CO 80124
BOB QUINETTE
P-303.587.1966

J.R. ENGINEERING
A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	1"=50'		1"=X'		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE	12/13/21	A/JH				
COYOTE CREEK FILING NO. 4				LANDSCAPE PLAN							
SHEET 23 OF 46				JOB NO. 16093.00							

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-40

AWARD CONTRACT TO BURNS & MCDONNELL ENGINEERING COMPANY, INC., FOR AN AMOUNT NOT TO EXCEED \$119,428.00 FOR ENGINEERING SERVICES TO UPDATE THE WASTEWATER UTILITY PLAN ALLOCATED FROM THE UTILITY FUND

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. Public Works Agreement - Burns and McDonnell.
- b. CH2M Work Order June 2021

III. Summary Statement:

Award contract for the update of the City's Wastewater Utility Plan for submittal to the North Front Range Water Quality Planning Association (NFRWQPA) prior to submitting Site Plan and Design Reports to the Colorado Department of Public Health and Environment (CDPH&E).

IV. Submitted by: _____
Public Works Director

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval:

_____	_____
City Clerk	Date

IX. Detail of Issue/Request:

The existing Wastewater Utility Plan (WUP) for Fort Lupton is required to be updated per North Front Range Water Quality Planning Association (NFRWQPA) guidelines. While the WUP will be rewritten into a new document, Burns and McDonnell plans to incorporate existing information from the outdated plan where applicable. This is to be completed before the City sends the Application for Site Approval for the Force Main and Lift Station Project to CDPHE and is pivotal in the city maintaining their compliance schedule. Please note that Burns & McDonnell's ability to meet the proposed Schedule (attached) will rely on the City's prompt delivery of requested information and materials.

City staff received a work order proposal from CH2M for \$112,500 in June 2021 that provided for approval of the Utility Plan by NFRWQAP in 400 days. Council elected not to contract the study in July 2021.

Burns and McDonnell has prepared a scope of work with a schedule completing the Utility plan and approval by NFRWQPA in June 2022.

X. Legal/Political Considerations:

Regulation 22 and the City's current WWTP Discharge Permit compliance schedule requires the City WWTP to meet discharge limits on Total Inorganic Nitrogen and Total Phosphorous by June 30, 2024.

XI. Alternatives/Options:

- A) Approve Contract Agreement with Burns & McDonnell
- B) Do not approve the Contract Start over
- C) Award contract to CH2M

XII. Financial Considerations:

The 2022 Utility Fund budget has \$2,500,000 budgeted in the wastewater treatment plant for engineering services. The design contract for the WWTP is \$1,897,540.00, leaving \$602,460.00 available for this contract.

XIII. Staff Recommendation:

Staff recommends awarding the Wastewater Utility Plan Update engineering services contract to Burns & McDonnell for not to exceed \$119,428.00.



City of Fort Lupton, Colorado
Public Works Department

Consultant Agreement

This Agreement is entered into by and between the **City of Fort Lupton**, Colorado (hereinafter "City") and **Burns & McDonnell Engineering Company, Inc.** (hereinafter "CONSULTANT").

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

1. **SCOPE OF WORK.** Consultant shall perform the services included in the scope of work set forth and incorporated herein as **Exhibit A.** Consultant confirms it possesses all necessary professional licenses and is in good standing with the State of Colorado. Further, Consultant states it possesses professional liability insurance.
2. **CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the Consultant's Scope of Work attached hereto as **Exhibit A.** In the event of any conflict between any of these documents, this document shall control.
3. **PERIOD OF SERVICE AND SCHEDULE.** The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal. Consultant's obligation to render services hereunder will extend for a period that may reasonably be required for the completion of said services. Consultant shall make reasonable efforts to comply with deliverable schedules and consistent with Consultant's professional responsibility.
4. **CONTRACT SUM.** The City shall pay to the Consultant for performance and completion of the work encompassed by this Agreement, and the Consultant will accept as full compensation therefore the sum of not to exceed **One Hundred Nineteen Thousand, Four Hundred Twenty-Eight Dollars \$ 119,428.00**, as set forth in the Work Breakdown Structure and Fee Schedule included in **Exhibit A,** and subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon review and acceptance of the work by the City, in its sole discretion, including completion by the Consultant of any review corrections as determined by the City.
5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Consultant in writing, that lawful appropriations to cover the costs of

this additional work has been made and the change order is approved by the City in its sole discretion in writing.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement.
7. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.
8. **COMPUTER PROGRAMS OR MODELS.** Any use, development, modification, or integration by Consultant of computer software modeling programs does not constitute ownership or a license to City to use or modify such computer software modeling programs.
9. **ELECTRONIC MEDIA AND DATA TRANSMISSIONS.**
 - A. Any electronic media (computer disks, tapes, etc.) or data transmissions furnished (including Project Web Sites or CAD file transmissions) are for City information and convenience only. Such media or transmissions are not to be considered part of Consultant's instruments of service. Consultant, at its option, may remove all indicia of its ownership and involvement from each electronic display.
 - B. Consultant shall not be liable for loss or damage directly or indirectly, arising out of City's use of electronic media or data transmissions.
10. **DOCUMENTS.** All documents prepared by Consultant pursuant to this Agreement are instruments of service in respect of the Project specified herein. They are not intended or represented to be suitable for reuse by City or others in extensions of the Project beyond that now contemplated or on any other Project. Any reuse, extension, or completion by City or others without written verification, adaptation, and permission by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant.

In the event that Consultant is to reuse, copy or adapt all or portions of reports, plans, or specifications prepared by others, City represents that City either possesses or will obtain permission and necessary rights in copyright, patents, or other proprietary rights and will be responsible for any infringement claims by others. Consultant will use professional judgement and analysis related to any documents produce by others for the City, for which Consultant shall rely on to perform and complete its services.

11. **TERMINATION.** Services may be terminated by City or Consultant by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, City shall pay Consultant all amounts due for all services properly rendered and accepted by the City.

12. **SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.
13. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.
14. **OSHA REQUIREMENTS.** Consultant agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Consultant shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. Consultant acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions regarding all OSHA rules and regulations.
15. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.
16. **INDEPENDENT CONTRACTOR.** Contractor is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that Contractor at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by Contractor to perform services pursuant to this Agreement shall be employees or independent contractors of Contractor and are not employees, contractors or agents of the City. Contractor does not have the authority to bind the City by contract or otherwise
17. **FORCE MAJEURE.** Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or

acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

18. **INDEMNIFICATION BY CONSULTANT.** Consultant shall defend, indemnify and hold the City harmless from any damages, including but not limited to any loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of Consultant or its subconsultants pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.
19. **APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS _____ DAY OF **FEBRUARY 15, 2022.**

CITY OF FORT LUPTON, COLORADO

BY: Zo Stieber

TITLE: Mayor

BURNS & McDonnell ENGINEERING COMPANY, INC.:

BY: _____

TITLE: _____

EXHIBIT A

BURNS **MCDONNELL**

January 21, 2022

Mr. Roy Vestal
Public Works Director
City of Fort Lupton
Department of Public Works and Utilities
130 S. McKinley Ave
Fort Lupton, CO 80621

Re: Fort Lupton Wastewater Utility Plan Update

Dear Mr. Vestal

As requested by the City of Fort Lupton, Burns & McDonnell has developed a written scope of services and provided man-hour and labor costs for services associated with the rewriting of Fort Lupton's Wastewater Utility Plan. This scoping package includes:

- 1) Scope of Services
- 2) Fee Sheet
- 3) Anticipated Schedule

We are requesting that a contract in the amount of \$119,428 be approved for services associated with the Fort Lupton Wastewater Utility Plan Update.

It is our great privilege to continue to serve the City of Fort Lupton. As always, if you should have any questions, comments, or concerns please do not hesitate to call me at (303) 474-2265.

Sincerely,



Jason Schaefer, P.E.
Department Manager

JJS/jjs

Enclosure Attachment

cc: Mike Lehrburger - BMcD

Scope of Services

01/21/2022

PROJECT NAME:

Fort Lupton - Update to Wastewater Utility Plan

Project Understanding

The existing Wastewater Utility Plan (WUP) for Fort Lupton is required to be updated per North Front Range Water Quality Planning Association (NFRWQPA) guidelines. While the WUP will be rewritten into a new document, Burns and McDonnell plans to incorporate existing information from the outdated plan where applicable. This is to be completed before the City sends the Application for Site Approval for the Force Main and Lift Station Project to CDPHE and is pivotal in the city maintaining their compliance schedule. Please note that Burns & McDonnell's ability to meet the proposed Schedule (attached) will rely on the City's prompt delivery of requested information and materials.

Scope of Services

Burns and McDonnell will update the information in the existing Wastewater Utility Plan (WUP) as outlined by the North Front Range Water Quality Planning Association (NFRWQPA). The checklist document from NFRWQPA containing required sections and information is provided as an attachment to this scope of services. Burns and McDonnell will meet with city staff and obtain relevant studies and data relating to required sections of the WUP. Burns and McDonnell does not intend to utilize or install any devices to acquire hydraulic, water quality, or related data; all needed data for analyses is expected to be provided by the City or otherwise found within publicly available databases.

To meet the Utility Plan Guidance document's minimum requirements, all checklist items are required and must be included for a Utility Plan to be accepted for review and considered for approval.

Utility Plan Outline Checklist		
Date:	Agency:	Page No.
I.	EXECUTIVE SUMMARY.	
	1. Purpose.	
	2. Scope.	
	3. Planning Period.	
	4. Project Recommendations.	
	5. Project(s) Financial Summary	
	6. Implementation Schedule.	
II.	INTRODUCTION.	
	1. General Background of Entity/Agency.	
	2. Facilities Planning Summary.	
	3. General Format of Report & Supporting information.	
III.	EXISTING CONDITIONS.	
	1. Current Planning Service Area.	
	a. Land Use Management.	
	b. Zoning.	
	c. Current Wastewater WUSA & GMA.	
	d. 1-mile radius map identifying public and private potable drinking water well sites.	
	e. 5-mile radius map identifying all WWTPs	
	f. Current Service Area Population (WUSA)	
	g. Current Single-Family Equivalents (SFEs), SFE factor	
	2. Current Wastewater Flows and Loads.	
	a. Historical Influent Flow Data (3-years).	
	i. Averages, Peaks, & Unit Volumes, SFEs, (gpcd), etc.	
	ii. Assessment of Infiltration & Inflow (I&I).	
	b. Historical Wastewater Loadings Data (3-years).	
	i. Biochemical Oxygen Demand (BOD).	
	ii. Total Suspended Solids (TSS).	
	iii. Ammonia (NH3).	
	iv. Total Nitrogen (TIN).	
	v. Total Phosphorus (TP).	
	vi. Temperature	
	vii. Other Constituents of Concern (Metals, PFAS, NOV's, etc.).	
	c. Current Effluent Limitations (PELs or NOA).	
	d. TMDL(s) Load	
	3. Existing Wastewater Treatment and Collection System.	
	a. Description of Existing Treatment System.	
	i. Site Map, System Schematic, Flow Diagram, showing inputs, and waste streams.	
	b. Effluent Performance of Existing System (3-years).	
	i. Constituents of Concern; BOD, TSS, NH3, TIN, TP, other- (e. Coli, Metals, etc.).	
	c. Existing Air Quality Permit.	

	d. Existing Stormwater Management Plan.	
	e. Existing Site Characterization.	
	f. Existing Facility Emergency Response Protocols.	
	g. Existing Biosolids Management Program and TENORM data.	
	h. Condition Assessment of Existing Treatment System.	
	i. Recommendations for Improvements for Treatment System and Biosolids Program.	
	4. Existing Collection System.	
	a. Existing Layout of Collection System Map for WUSA, Description, I&I, and Condition.	
	b. Existing Lift Stations.	
	i. Mapped locations of sewer lines, interceptors, lift stations.	
	ii. Capacities and percent (%) utilization of lift stations vs. WWTF capacity.	
	iii. Emergency Response Protocols (Telemetry).	
	iv. Emergency Power Management.	
	c. Existing Condition Assessment of collection system and lift stations.	
	d. Entity Pretreatment Program Discussion.	
	e. Recommendations for Collection System & Lift Stations Improvements.	
	5. Existing Nonpoint Source Contributions (1-3-years min.) Stormwater sewer map.	
	a. Describe the Existing Nonpoint Source and Stormwater sewer systems (maps).	
	b. Existing Nonpoint source contribution loads.	
	i. Irrigated Agriculture.	
	ii. Livestock operations excluding CAFOs.	
	iii. Urban Stormwater excluding permitted MS4s.	
	iv. Mining related activities (abandoned mines, legacy effects, etc.).	
	v. Possible Saltwater intrusions.	
	vi. Other.	
	vii. Cumulative runoff effects (lbs./yr.)	
	c. Recommendations for Existing Nonpoint Source Improvements.	
IV.	FUTURE CONDITIONS.	
	1. Population, SFEs, and Land Use and Zoning Projections.	
	a. WUSA Population Projections	
	b. Single-Family Equivalents (SFEs), SFE factor, Projections	
	2. Land Use and Zoning Projections	
	3. Flow and load Forecasts or Projections.	
	4. Projected Wastewater Flow Characterization.	
	a. Wastewater Flow Projections for 208 AWQMP.	
	b. Projected I&I Analysis.	
	c. Typical Wastewater Flow Contributions for Planning Projections.	
	d. Future Design Loading for Constituents of Concern.	
	5. Future Collection System Interceptor Alignments & Lift Stations.	
	a. Future Interceptor Layout and Sizing for WUSA Changes and GMA area. (Mapped)	
	b. Location and Size of future Lift Stations. (Mapped)	
	c. Timeline for Staging future Collection system improvements.	
	d. Excessive I&I Plan of Correction	
	6. Future Service Area Nonpoint Sources Contributions (20-year Horizon Period).	
	a. Describe future stormwater collection outfalls, BMPs, extensions, etc. (Mapped)	
	b. Irrigated Agriculture.	
	c. Livestock Operations excluding permitted CAFOs.	

	d. Urban Stormwater excluding permitted MS4s.	
	e. Mining related activities (abandoned mines, legacy effects, etc.).	
	f. Possible Saltwater Intrusions.	
	g. Other.	
	h. Cumulative runoff effects (lbs./yr.).	
V.	RECEIVING STREAM WATER QUALITY.	
	1. Watershed Identifications.	
	a. Ambient Water Quality; Segment & EPA protected use categories and the resulting assessment from the 305(b) report, TMDLs	
	b. Wastewater Issues: 303d and or M&E Listings.	
	c. Watershed Basin Map (showing WWTF & discharge locations in/on the segment.)	
	2. TMDLs and or Wasteload Allocations or Reductions.	
	a. What parameters are listed impairments?	
	b. Why? Naturally occurring or human activity?	
	c. What are the effects on the EPA protective use categories and assessments?	
	d. What are the contributing factors?	
	e. Treatment Technologies or BMPs of correction	
	3. Future Level of Treatment Required.	
	a. Division issued PELs	
	b. Division issued NOA	
	c. Water quality planning targets discussion.	
	4. Point and Nonpoint Contributions on the River Basin.	
	a. WWTF Point Source Contributions (lbs./yr.) (3-yrs.).	
	i. Flow (mgd).	
	ii. BOD	
	iii. TSS	
	iv. NH3	
	v. TIN	
	vi. TP	
	vii. Other – (TMDLs, e. Coli, Metals).	
	viii. Cumulative Contribution (lbs./yr.).	
	b. Service Area Nonpoint Source Contributions (lbs./yr.) (1-3yrs.).	
	i. Irrigated Agriculture.	
	ii. Livestock operations excluding permitted CAFOs.	
	iii. Urban Stormwater excluding permitted MS4s.	
	iv. Mining related Activities (abandoned mines, legacy effects, etc.).	
	v. Possible Saltwater intrusions.	
	vi. Other (TMDLs).	
	vii. Cumulative Contributions (lbs./yr.).	
	c. MS4 Permits.	
	5. Consideration for 208 AWQMP TMDL recommendations.	
VI.	WASTEWATER TREATMENT & COLLECTION SYSTEM IMPROVEMENTS.	
	1. Development and Screening of Treatment and Collection System Alternatives.	
	a. Feasibility of Optimizing Existing Facilities - To meet Limits-TMDLs	
	b. Regional Consolidation as an Alternative.	
	c. Alternatives for Wastewater Re-use Opportunities (Flows & Load Reductions).	
	d. Treatment or collection system alternatives (New or Upgrading).	
	2. Treatment or collection System Evaluation Matrix.	

	a. Monetary Costs.	
	i. Capital Cost.	
	ii. Annual Operation & Maintenance Costs.	
	iii. 20-year Present Worth Valuation.	
	b. Energy Cost Comparisons.	
	c. Performance concerning PELs & NOA compliance.	
	d. Performance concerning EPA's protective use categories and assessments.	
	e. Ease of Implementation - (Constructability).	
	f. Environmental Issues – wetlands, flood plain, nonpoint, etc.	
	3. Treatment or Collection Improvement Alternative Selection.	
	a. Alternative Plan Selection Matrix Process.	
	i. Monetary and Non-monetary Evaluations.	
	b. The Selected Treatment or Collection System Plan Description.	
	i. Treatment Capabilities – Current & Future.	
	ii. Biosolids Treatment and Disposal Process.	
	iii. Green Elements to be incorporated.	
	c. Emergency Standby Power System of the Alternative Plan Selected.	
	d. Odor Control Considerations of the Alternative Plan Selected.	
	e. Air Quality Requirements of the Alternative Plan Selected.	
	f. Site Stormwater Management Plan of the Alternative Plan Selected.	
	g. Site Layout Map & Flow Schematic highlighting the Alternative Plan Selected.	
	h. Site Characteristics of the Alternative Plan Selected.	
	i. NEPA Components of the Alternative Plan Selected.	
	j. Record of Public Participation in Alternative Plan Selection.	
VII.	SERVICE AREA NONPOINT SOURCE IMPROVEMENTS.	
	1. Development and Screening of nonpoint source BMPs (20-year Horizon period).	
	2. Service Area Nonpoint Source Alternatives Evaluation of BMPs.	
	a. Monetary Costs.	
	i. Capital Cost.	
	ii. Annual Operation & Maintenance Costs.	
	iii. 20-year Present Worth Valuation.	
	b. Energy Cost Comparisons.	
	c. Performance with respect to current/future nonpoint source water quality standards	
	d. Performance with respect to EPA's protective use categories and assessments.	
	e. Ease of implementation (Constructability).	
	f. Environmental Issues – wetlands, flood plain, nonpoint, etc.	
	3. Service Area Nonpoint Source Alternatives Plan Selection.	
	a. Plan Selection Process.	
	b. Selected Plan Description.	
	i. Current and Future BMP treatment capabilities.	
	ii. BMP projected percent (%) reductions or load increase over the 20-yr. horizon.	
	iii. Green Elements to be incorporated into the project.	
	c. Record of Public Participation in Alternative Plan Selection.	
VIII.	SYSTEM MANAGEMENT AND FINANCIAL PLAN.	
	1. Wastewater Management Plan.	
	a. Management Structure of the Entity or Agency.	
	b. Provisions for Operation and Maintenance.	

	c. Proposed Implementation Schedule.	
	i. Utility Plan Approval.	
	ii. Site Application Approval.	
	iii. Design Approval.	
	iv. Bidding Date.	
	v. Construction Completion Date.	
	vi. Project Startup Date.	
	2. Arrangements for Plan Implementation.	
	a. Control of Site-Ownership Documentation (Deed or Title).	
	b. Intergovernmental Agreements – If Applicable.	
	3. Financial Management Plan.	
	a. Financing for Proposed Project(s).	
	b. User Charge Rate Studies.	
	i. Residential User Charge Studies; Current & Long-term.	
	c. Sewer Tap (PIFs) Rate Studies.	
	i. Residential Sewer Taps (PIFs); Current & Long-term.	
	d. State Revolving Loan Fund (SRF), if Applicable.	
	i. State intentions to seek SRF Funding.	
	ii. Formal Public Hearing Record and Minutes; & referenced in Appendix	
	e. 20-year Financial Graph.	
IX.	NFRWQPA REGIONAL 208 AWQMP DATA SUMMARY.	
	1. Agency Point Source Data Inventory Summary.	
	2. Provide CSU's eRAMS CLEAN Report Discussion.	
	3. Provide CSU's eRAMS WRAP Report Discussion.	

APPENDICES.	Page No.
A. Utility Plan Check List-Completed.	
B. Reports and Special Studies.	
C. Legal Description of Site and Deed (or Tax Payment Record for Site).	
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E. Special Surveys (Environmental or Endangered Species).	
F. Site Characterization: Wetlands, Flood Plain, Soils Reports, Geology.	
G. Copy of Preliminary Effluent Limits (PELs) or NOA Report.	
H. Copy of Current Effluent Permit Requirements, NOA standards, or MS4.	
I. Planning and Zoning Information.	
J. Copies of Intergovernmental Agreements (IGAs).	
K. User Charge Studies.	
L. Air Quality Permit.	
M. Odor Control Studies or Plans.	
N. Site Storm Water Management Plan – Permit.	
O. Minutes of Public Hearing or Record of Public Meetings.	
P. Infiltration / Inflow Studies.	
Q. Copy of Pretreatment Program.	

R.	CLEAN Report	
S.	WRAP Report	
T.	Provide a three (3) year history of all Division Notice of Violation(s) / Cease & Desist Orders	

Activity	Report Writers		QAQC		CADD/GIS		BMcD Total Labor		Expenses	Total Cost
	Ryan Brong, PE Andrew Toth, PE		Mike Lehrburger, PE Andrew Waddoups, PE		Victor Ponce					
	Rate	\$209	Rate	\$265	Rate	\$232	Hours	Cost	Direct	
	Hours	Cost	Hours	Cost	Hours	Cost				
EXECUTIVE SUMMARY	8	\$1,672	1	\$318	0	\$0	9.2	\$1,990	\$80	\$2,070
INTRODUCTION	4	\$836	1	\$175	0	\$0	4.66	\$1,011	\$40	\$1,051
EXISTING CONDITIONS	92	\$19,228	4	\$1,060	30	\$6,960	126	\$27,248	\$1,090	\$28,338
FUTURE CONDITIONS	80	\$16,720	2	\$530	30	\$6,960	112	\$24,210	\$968	\$25,178
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SYSTEM MANAGEMENT AND FINANCIAL PLAN	50	\$10,450	2	\$530	0	\$0	52	\$10,980	\$439	\$11,419
NFRWQPA REGIONAL 208 AWQMP DATA SUMMARY	8	\$1,672	2	\$530	0	\$0	10	\$2,202	\$88	\$2,290
Project Total	438	\$91,542	18	\$4,733	80	\$18,560	536	\$114,835	\$4,593	\$119,428

Schedule to maintain 2023 construction Date			
	Kickoff	Duration (Working days)	Completed
Contract Executed	1/25/2022	0	1/25/2022
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BMcD writes BoD Report	3/1/2022	60	5/17/2022
NFRWQPA Review Completed (Utility Plan, Site App, AWQMP 208 app)	4/1/2022	56	6/12/2022
CDPHE Review of Site App	6/12/2022	60	8/28/2022
CDPHE Review of BoD Report	8/28/2022	60	11/13/2022

EXHIBIT A

BURNS **MCDONNELL**

January 21, 2022

Mr. Roy Vestal
Public Works Director
City of Fort Lupton
Department of Public Works and Utilities
130 S. McKinley Ave
Fort Lupton, CO 80621

Re: Fort Lupton Wastewater Utility Plan Update

Dear Mr. Vestal

As requested by the City of Fort Lupton, Burns & McDonnell has developed a written scope of services and provided man-hour and labor costs for services associated with the rewriting of Fort Lupton's Wastewater Utility Plan. This scoping package includes:

- 1) Scope of Services
- 2) Fee Sheet
- 3) Anticipated Schedule

We are requesting that a contract in the amount of \$119,428 be approved for services associated with the Fort Lupton Wastewater Utility Plan Update.

It is our great privilege to continue to serve the City of Fort Lupton. As always, if you should have any questions, comments, or concerns please do not hesitate to call me at (303) 474-2265.

Sincerely,



Jason Schaefer, P.E.
Department Manager

JJS/jjs

Enclosure Attachment
cc: Mike Lehrburger - BMcD

Scope of Services

01/21/2022

PROJECT NAME:

Fort Lupton - Update to Wastewater Utility Plan

Project Understanding

The existing Wastewater Utility Plan (WUP) for Fort Lupton is required to be updated per North Front Range Water Quality Planning Association (NFRWQPA) guidelines. While the WUP will be rewritten into a new document, Burns and McDonnell plans to incorporate existing information from the outdated plan where applicable. This is to be completed before the City sends the Application for Site Approval for the Force Main and Lift Station Project to CDPHE and is pivotal in the city maintaining their compliance schedule. Please note that Burns & McDonnell's ability to meet the proposed Schedule (attached) will rely on the City's prompt delivery of requested information and materials.

Scope of Services

Burns and McDonnell will update the information in the existing Wastewater Utility Plan (WUP) as outlined by the North Front Range Water Quality Planning Association (NFRWQPA). The checklist document from NFRWQPA containing required sections and information is provided as an attachment to this scope of services. Burns and McDonnell will meet with city staff and obtain relevant studies and data relating to required sections of the WUP. Burns and McDonnell does not intend to utilize or install any devices to acquire hydraulic, water quality, or related data; all needed data for analyses is expected to be provided by the City or otherwise found within publicly available databases.

To meet the Utility Plan Guidance document's minimum requirements, all checklist items are required and must be included for a Utility Plan to be accepted for review and considered for approval.

Utility Plan Outline Checklist		
Date:	Agency:	Page No.
I.	EXECUTIVE SUMMARY.	
	1. Purpose.	
	2. Scope.	
	3. Planning Period.	
	4. Project Recommendations.	
	5. Project(s) Financial Summary	
	6. Implementation Schedule.	
II.	INTRODUCTION.	
	1. General Background of Entity/Agency.	
	2. Facilities Planning Summary.	
	3. General Format of Report & Supporting information.	
III.	EXISTING CONDITIONS.	
	1. Current Planning Service Area.	
	a. Land Use Management.	
	b. Zoning.	
	c. Current Wastewater WUSA & GMA.	
	d. 1-mile radius map identifying public and private potable drinking water well sites.	
	e. 5-mile radius map identifying all WWTPs	
	f. Current Service Area Population (WUSA)	
	g. Current Single-Family Equivalents (SFEs), SFE factor	
	2. Current Wastewater Flows and Loads.	
	a. Historical Influent Flow Data (3-years).	
	i. Averages, Peaks, & Unit Volumes, SFEs, (gpcd), etc.	
	ii. Assessment of Infiltration & Inflow (I&I).	
	b. Historical Wastewater Loadings Data (3-years).	
	i. Biochemical Oxygen Demand (BOD).	
	ii. Total Suspended Solids (TSS).	
	iii. Ammonia (NH3).	
	iv. Total Nitrogen (TIN).	
	v. Total Phosphorus (TP).	
	vi. Temperature	
	vii. Other Constituents of Concern (Metals, PFAS, NOVs, etc.).	
	c. Current Effluent Limitations (PELs or NOA).	
	d. TMDL(s) Load	
	3. Existing Wastewater Treatment and Collection System.	
	a. Description of Existing Treatment System.	
	i. Site Map, System Schematic, Flow Diagram, showing inputs, and waste streams.	
	b. Effluent Performance of Existing System (3-years).	
	i. Constituents of Concern; BOD, TSS, NH3, TIN, TP, other- (e. Coli, Metals, etc.).	
	c. Existing Air Quality Permit.	

	d. Existing Stormwater Management Plan.	
	e. Existing Site Characterization.	
	f. Existing Facility Emergency Response Protocols.	
	g. Existing Biosolids Management Program and TENORM data.	
	h. Condition Assessment of Existing Treatment System.	
	i. Recommendations for Improvements for Treatment System and Biosolids Program.	
	4. Existing Collection System.	
	a. Existing Layout of Collection System Map for WUSA, Description, I&I, and Condition.	
	b. Existing Lift Stations.	
	i. Mapped locations of sewer lines, interceptors, lift stations.	
	ii. Capacities and percent (%) utilization of lift stations vs. WWTF capacity.	
	iii. Emergency Response Protocols (Telemetry).	
	iv. Emergency Power Management.	
	c. Existing Condition Assessment of collection system and lift stations.	
	d. Entity Pretreatment Program Discussion.	
	e. Recommendations for Collection System & Lift Stations Improvements.	
	5. Existing Nonpoint Source Contributions (1-3-years min.) Stormwater sewer map.	
	a. Describe the Existing Nonpoint Source and Stormwater sewer systems (maps).	
	b. Existing Nonpoint source contribution loads.	
	i. Irrigated Agriculture.	
	ii. Livestock operations excluding CAFOs.	
	iii. Urban Stormwater excluding permitted MS4s.	
	iv. Mining related activities (abandoned mines, legacy effects, etc.).	
	v. Possible Saltwater intrusions.	
	vi. Other.	
	vii. Cumulative runoff effects (lbs./yr.)	
	c. Recommendations for Existing Nonpoint Source Improvements.	
IV.	FUTURE CONDITIONS.	
	1. Population, SFEs, and Land Use and Zoning Projections.	
	a. WUSA Population Projections	
	b. Single-Family Equivalents (SFEs), SFE factor, Projections	
	2. Land Use and Zoning Projections	
	3. Flow and load Forecasts or Projections.	
	4. Projected Wastewater Flow Characterization.	
	a. Wastewater Flow Projections for 208 AWQMP.	
	b. Projected I&I Analysis.	
	c. Typical Wastewater Flow Contributions for Planning Projections.	
	d. Future Design Loading for Constituents of Concern.	
	5. Future Collection System Interceptor Alignments & Lift Stations.	
	a. Future Interceptor Layout and Sizing for WUSA Changes and GMA area. (Mapped)	
	b. Location and Size of future Lift Stations. (Mapped)	
	c. Timeline for Staging future Collection system improvements.	
	d. Excessive I&I Plan of Correction	
	6. Future Service Area Nonpoint Sources Contributions (20-year Horizon Period).	
	a. Describe future stormwater collection outfalls, BMPs, extensions, etc. (Mapped)	
	b. Irrigated Agriculture.	
	c. Livestock Operations excluding permitted CAFOs.	

	d. Urban Stormwater excluding permitted MS4s.	
	e. Mining related activities (abandoned mines, legacy effects, etc.).	
	f. Possible Saltwater Intrusions.	
	g. Other.	
	h. Cumulative runoff effects (lbs./yr.).	
V.	RECEIVING STREAM WATER QUALITY.	
	1. Watershed Identifications.	
	a. Ambient Water Quality; Segment & EPA protected use categories and the resulting assessment from the 305(b) report, TMDLs	
	b. Wastewater Issues: 303d and or M&E Listings.	
	c. Watershed Basin Map (showing WWTF & discharge locations in/on the segment.)	
	2. TMDLs and or Wasteload Allocations or Reductions.	
	a. What parameters are listed impairments?	
	b. Why? Naturally occurring or human activity?	
	c. What are the effects on the EPA protective use categories and assessments?	
	d. What are the contributing factors?	
	e. Treatment Technologies or BMPs of correction	
	3. Future Level of Treatment Required.	
	a. Division issued PELs	
	b. Division issued NOA	
	c. Water quality planning targets discussion.	
	4. Point and Nonpoint Contributions on the River Basin.	
	a. WWTF Point Source Contributions (lbs./yr.) (3-yrs.).	
	i. Flow (mgd).	
	ii. BOD	
	iii. TSS	
	iv. NH3	
	v. TIN	
	vi. TP	
	vii. Other – (TMDLs, e. Coli, Metals).	
	viii. Cumulative Contribution (lbs./yr.).	
	b. Service Area Nonpoint Source Contributions (lbs./yr.) (1-3yrs.).	
	i. Irrigated Agriculture.	
	ii. Livestock operations excluding permitted CAFOs.	
	iii. Urban Stormwater excluding permitted MS4s.	
	iv. Mining related Activities (abandoned mines, legacy effects, etc.).	
	v. Possible Saltwater intrusions.	
	vi. Other (TMDLs).	
	vii. Cumulative Contributions (lbs./yr.).	
	c. MS4 Permits.	
	5. Consideration for 208 AWQMP TMDL recommendations.	
VI.	WASTEWATER TREATMENT & COLLECTION SYSTEM IMPROVEMENTS.	
	1. Development and Screening of Treatment and Collection System Alternatives.	
	a. Feasibility of Optimizing Existing Facilities - To meet Limits-TMDLs	
	b. Regional Consolidation as an Alternative.	
	c. Alternatives for Wastewater Re-use Opportunities (Flows & Load Reductions).	
	d. Treatment or collection system alternatives (New or Upgrading).	
	2. Treatment or collection System Evaluation Matrix.	

	a. Monetary Costs.	
	i. Capital Cost.	
	ii. Annual Operation & Maintenance Costs.	
	iii. 20-year Present Worth Valuation.	
	b. Energy Cost Comparisons.	
	c. Performance concerning PELs & NOA compliance.	
	d. Performance concerning EPA's protective use categories and assessments.	
	e. Ease of Implementation - (Constructability).	
	f. Environmental Issues – wetlands, flood plain, nonpoint, etc.	
	3. Treatment or Collection Improvement Alternative Selection.	
	a. Alternative Plan Selection Matrix Process.	
	i. Monetary and Non-monetary Evaluations.	
	b. The Selected Treatment or Collection System Plan Description.	
	i. Treatment Capabilities – Current & Future.	
	ii. Biosolids Treatment and Disposal Process.	
	iii. Green Elements to be incorporated.	
	c. Emergency Standby Power System of the Alternative Plan Selected.	
	d. Odor Control Considerations of the Alternative Plan Selected.	
	e. Air Quality Requirements of the Alternative Plan Selected.	
	f. Site Stormwater Management Plan of the Alternative Plan Selected.	
	g. Site Layout Map & Flow Schematic highlighting the Alternative Plan Selected.	
	h. Site Characteristics of the Alternative Plan Selected.	
	i. NEPA Components of the Alternative Plan Selected.	
	j. Record of Public Participation in Alternative Plan Selection.	
VII.	SERVICE AREA NONPOINT SOURCE IMPROVEMENTS.	
	1. Development and Screening of nonpoint source BMPs (20-year Horizon period).	
	2. Service Area Nonpoint Source Alternatives Evaluation of BMPs.	
	a. Monetary Costs.	
	i. Capital Cost.	
	ii. Annual Operation & Maintenance Costs.	
	iii. 20-year Present Worth Valuation.	
	b. Energy Cost Comparisons.	
	c. Performance with respect to current/future nonpoint source water quality standards	
	d. Performance with respect to EPA's protective use categories and assessments.	
	e. Ease of implementation (Constructability).	
	f. Environmental Issues – wetlands, flood plain, nonpoint, etc.	
	3. Service Area Nonpoint Source Alternatives Plan Selection.	
	a. Plan Selection Process.	
	b. Selected Plan Description.	
	i. Current and Future BMP treatment capabilities.	
	ii. BMP projected percent (%) reductions or load increase over the 20-yr. horizon.	
	iii. Green Elements to be incorporated into the project.	
	c. Record of Public Participation in Alternative Plan Selection.	
VIII.	SYSTEM MANAGEMENT AND FINANCIAL PLAN.	
	1. Wastewater Management Plan.	
	a. Management Structure of the Entity or Agency.	
	b. Provisions for Operation and Maintenance.	

	c. Proposed Implementation Schedule.	
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CDPHE Review of Site App	6/12/2022	60	8/28/2022
CDPHE Review of BoD Report	8/28/2022	60	11/13/2022

WORK ORDER

PURSUANT TO A MASTER AGREEMENT BETWEEN
THE CITY OF FORT LUPTON
AND
OPERATIONS MANAGEMENT INTERNATIONAL, INC
CH2M HILL Engineers, Inc.

WORK ORDER NUMBER: CH-2020-5
PROJECT TITLE: Work Order #5
MASTER AGREEMENT EFFECTIVE DATE: August 5, 2019
OWNER'S REPRESENTATIVE: Roy Vestal
WORK ORDER COMMENCEMENT DATE: June 18, 2021
WORK ORDER COMPLETION DATE: June 17, 2022

MAXIMUM FEE: (time and reimbursable direct costs): \$ 112,500 Not to exceed without City approval.

PROJECT DESCRIPTION/SCOPE OF SERVICES: Services shall include design and consulting input on Water Treatment Plant, Distribution, Wastewater Treatment Plant, Collection System repairs, maintenance, and operational projects located in Fort Lupton. Refer to Attachment A – Scope of Services and Attachment B-Fee Sheet.

CH2M HILL Engineers, Inc. (ENGINEER) agrees to perform the services identified above and on the attached forms in accordance with the terms and conditions contained herein and in the Master Agreement, Appendix J, between the parties. In the event of a conflict between or ambiguity in the terms of the Master Agreement and this Work Order (including the attached forms) the Master Agreement, Appendix J, shall control.

The attached forms consisting of (11) pages are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

ENGINEER: CH2M HILL Engineers, Inc.

By: _____ Date: _____
Name: _____ Title: _____

OWNER'S ACCEPTANCE & EXECUTION:

This Work Order and the attached Contract Documents are hereby accepted and incorporated herein by this reference.

ACCEPTANCE: _____ Date: _____
Name, Project Manager

ATTACHMENT A
WORK ORDER SCOPE OF SERVICES

Work Order # CH-2020-5 Design and Repair –Scope of Services

Engineer will provide services as detailed hereinafter.

CH2M HILL Engineers, Inc. (ENGINEER), a wholly owned subsidiary of Jacobs Engineering Group Inc., agrees to furnish City of Fort Lupton (CITY) engineering services for amending of the Utility Plan which will be based upon the outcome of development of a Request for Proposal (RFP) for Engineering Services for the planning, permitting and design of a force main and lift station to convey wastewater to the Metro Wastewater Reclamation District's regional Northern Treatment Plant and ENGINEER will amend the Utility Plan based upon the study (by others) results. The work is based on the following task descriptions. ENGINEER's basis for estimating engineering costs for the project is based on the elements included in the task descriptions.

It is understood that the CITY will designate Glenda McCarroll as the primary point of contact with respect to the work performed under this agreement, with authority to transmit instructions, receive information, interpret and define CITY policies and decisions relative to elements pertinent to the work covered by this Agreement.

Objective

Provide update to the CITY's Utility Plan consistent with the selected alternative for treatment based upon the outcome of a lift station and routing study to be completed by others.

Background

The Fort Lupton Wastewater Treatment Plant operates under the Colorado discharge permit system Permit number CO0021440. The City received a compliance schedule from Colorado Department of Public Health and Environment (CDPHE) in its most recent permit renewal effective July 1, 2018. The compliance schedule is to:

- Achieve the total inorganic nitrogen and total phosphorous final limits,
- Achieve the recoverable Arsenic final limits.

The compliance schedule is provided below:

Compliance Schedule(s)

- a. Total Inorganic Nitrogen and Total Phosphorous Final Limits - In order to meet Total Inorganic Nitrogen and Total Phosphorous final limits, the following schedule for compliance is included in the permit.

Code	Event	Description	Due Date
06599	Hire a Consultant/ Professional Engineer	Submit a letter of notification that a Colorado licensed engineering consultant has been obtained and funding has been secured for planning aspects	01/31/2019
CS011	Plan, Report, or Scope of Work	Submit a letter of notification that Preliminary Effluent Limits (PELs) have been received and report progress in obtaining funding for design and construction aspects	01/31/2020
73905	Engineering Plan	Submit a letter of notification that funding has been obtained for design and construction aspects, and final plans specifications have been submitted to the Division. Note that a Site Application and a preliminary design must be submitted and approved by the Division prior to final plans and specifications.	01/31/2021
CS015	Commence Required Work or On-Site Construction	Submit a letter of notification that Final Design Approval has been received from the Division and construction has commenced.	01/31/2022
CS010	Status/Progress Report	Submit a construction progress report summarizing the progress in construction or other activities.	07/31/2022
CS016	Complete Required Work or On-Site Construction	Complete construction of facilities or other appropriate actions, which will allow the permittee to meet the final limitations.	01/31/2023

b. Activities to Meet Total Recoverable Arsenic Final Limits - In order to meet Total Recoverable Arsenic limitations, the following schedule is included in the permit.

Code	Event	Description	Due Date
43699	Facility Evaluation Plan	Submit a report that identifies sources of arsenic to the wastewater treatment facility and identifies strategies to control these sources or treatment alternatives such that compliance with the final limitations may be attained.	December 31, 2025
00899	Implementation Schedule	Submit a progress report summarizing the progress in implementing the strategies to control sources such that compliance with the final limitations may be attained.	December 31, 2026
CS017	Achieve Final Compliance with Emissions or Discharge Limits	Submit study results that show compliance has been attained with the final limitations.	December 31, 2027

In preparation of the regulation requirement the CITY has conducted the following studies and evaluations:

- Fort Lupton Engineering Report Utility Plan, September 2014 prepared by J&T Consulting Inc.
- Wastewater Treatment Expansion Study, 2016 prepared by SEH
- Wastewater Expansion Evaluation Preliminary Design Report 2021 Prepared by Burns and McDonnell

The CITY has determined that entering into an agreement with the Metro Wastewater Reclamation District's (MWRD) Regional Northern Treatment Plant may be a preferred alternative to expanding the CITY's Wastewater Treatment Plant (WWTP). This alternative was previously evaluated during the 2014 Utility Plan update but was not selected as the preferred option at that time. Since the completion of the 2014 Utility Plan, the Northern Treatment Plant has been constructed and the cost for participation is more defined. Joining the regional facility would require:

- Investment in a lift station and force main to convey Fort Lupton wastewater to the Northern Treatment Plant
- Execution of an agreement with the Metro Reclamation District for treatment capacity with initial system connection investments fees and annual operating and maintenance fee.
- Updated Utility Plan

The CITY is interested in issuing a Request for Proposals (RFP) for the planning, permitting and design of a lift station and force main to convey wastewater to the regional Northern Treatment Plant. The CITY is pursuing a loan from the State Revolving Fund (SRF) and procurement of engineering services are subject to the qualification based selection requirements. During the planning phase of the design, cost and benefits of the regionalization alternative will be compared to the cost and benefits of the CITY's WWTP expansion. Upon completion of a study by others comparing the cost of a lift station and force main, the CITY will update the Utility Plan.

Task 1 Utility Plan Revision for Regionalization

If the connection with MWRD is selected as the preferred option by the City, ENGINEER will update the CITY's Utility Plan for the lift station and force main. Discussions with North Front Range Water Quality Planning Association indicated that a new utility plan would be more efficient than submitting an Amendment to the existing Utility Plan as this approach requires the existing sections be brought up to current standards.

The purpose of this task is to prepare a Wastewater Utility Plan (Utility Plan) in accordance with the North Front Range Water Quality Planning Association's (NFRWQPA's) Wastewater Utility Plan Guidance Manual (Guidance Manual), current version as of January 2020. The tasks described below follow the outline of and are based upon the Guidance Manual's format checklist for ease of review by NFRWQPA reviewers. The Utility Plan will be developed from information provided by the CITY related to:

- Metro Reclamation District Northern Treatment Plant
- Recent 2021 Wastewater Treatment Evaluation by Burns and McDonnell
- CITY's Comprehensive Plan
- 2014 City of Fort Lupton Utility Plan by J&T Consulting Inc.

The tasks below identify the section numbering that will be used in the Utility Plan.

Task 1.1 – Executive Summary

An executive summary will be written for the Utility Plan to summarize the main focus areas of the report and near-term capital improvement projects that are recommended.

Task 1.2 – Introduction

An Introduction for the Utility Plan will be written as described below:

- 201 Background—ENGINEER will develop this section that will include a general discussion about the history and location of the CITY and Utility Plan's purpose.
- 202 Facilities Plan Summary—ENGINEER will develop this section that will include a general discussion about the CITY's current wastewater planning considerations. The CITY's past planning efforts will also be discussed.
- 203 Summary of Utility Plan Structure—ENGINEER will develop this section that will include a list of the Utility Plan's contents.

Task 1.3 – Existing Conditions

The Existing Conditions section of the Utility Plan will be written as described below:

- 301 Current Planning Service Area—ENGINEER will develop this section that will describe the CITY's wastewater utility service area (WUSA), growth management area (GMA), and current 208 service area boundary (current WUSA). This section will be based upon the CITY's Comprehensive Plan as well as the NFRWQPA 208 Area Water Quality Management Plan (AWQMP). CITY staff will provide service area boundaries for the 20-year planning period. A single geographic information system (GIS) map will be developed by the ENGINEER showing the current and projected WUSA and projected GMA, along with the edges of any surrounding 208 service areas. ENGINEER will present the CITY's population forecasts in this section.
- 302 Current Wastewater Flows and Loads –ENGINEER will develop this section to describe current wastewater flows and loads to the CITY's wastewater treatment plant (WWTP) based on data from the past three years. The following will be included:
 - Flow and load peaking factors.
 - An assessment of Infiltration and inflow (I/I) and per capita wastewater flows.
 - Nitrogen and phosphorus loading on the WWTP.
 - Current effluent limitations.
 - Preliminary Effluent Limits (PELs) obtained from the Water Quality Control Division (WQCD) of the Colorado Department of Public Health and Environment (CDPHE) for a treatment plant expansion option (assuming these have been applied for previously as part of other planning work to date by the CITY).
- 303 Current Wastewater Treatment System - ENGINEER will incorporate previous planning work into this section that will describe the CITY's treatment facilities. (effort assumes these sections have been previously developed as part of other planning work to date by the CITY). The following subsections shall be incorporated:
 - Description of Existing System.
 - Current Process Flow Schematic.
 - Current Site Plan.
 - Performance of Existing System.
 - Existing Air Quality Permit. ENGINEER will review CDPHE requirements for air quality permits for the WWTP. The CITY will provide a copy of applicable existing permits.
 - Existing Site Stormwater Management Plan. ENGINEER will review CDPHE requirements for a stormwater permit for the WWTP site. The CITY does not currently have a stormwater management plan for the WWTP site.

- Existing Site Characterization. ENGINEER will incorporate this section from previous work that will include a brief discussion about floodplains in the vicinity of the existing WWTP site. ENGINEER will use FEMA floodplain maps to illustrate the floodplain and its proximity to the WWTP.
- Existing Facility Emergency Response Protocols. Engineer will use existing plant protocols to present.
- Existing Biosolids Management Program.
- Condition Assessment of Existing Treatment System and Needs Recommendations incorporated from the Site Application Engineering Report, 2020.
- 304 Existing Wastewater Collection System - ENGINEER will develop this section that will describe the CITY's wastewater collection system. (effort assumes these sections have been previously developed as part of other planning work to date by the CITY). The following subsections shall be developed:
 - Description of existing system including layout and inventory of pipe sizes and materials.
 - Description of existing lift stations including capacity and features.
 - Collection System Infiltration/Inflow. I/I information on the existing system will be presented from the CITY's Site Application Engineering Report, 2020 and the Preliminary Engineering Report/Utility Plan, 2015.
 - Pretreatment Program—The ENGINEER will develop this section that will describe the CITY's existing Pretreatment Program. This section will be based upon program information provided by the CITY. It is assumed that an analysis of the program or a pretreatment investigation will not be required. ENGINEER will prepare a brief discussion on future pretreatment-related needs due to growth.
 - Recommendations for Collection System Improvements for existing facilities. ENGINEER will develop this section based on recommendations in the CITY's Site Application Engineering Report, 2020 and the Preliminary Engineering Report/Utility Plan, 2015.
- 305 Existing Service Area Nonpoint Source Contributions - ENGINEER will develop this section that will describe the CITY's nonpoint source contributions to the South Platte. The following subsections shall be developed:
 - Description of existing nonpoint sources and stormwater collection system. ENGINEER will identify, locate on a map from the CITY's GIS system, and characterize (to the extent data are readily available) or estimate nonpoint sources of pollution which may include agriculture, livestock operations, urban stormwater outside of a Municipal Separate Storm Sewer System (MS4), mining related activity, and/or other effects. The CITY will provide information on their stormwater system from the CITY's GIS. ENGINEER will review Colorado State University's eRAMS database (<https://erams.com/>) for information on nonpoint sources within the CITY's service area.
 - ENGINEER will identify recommended best management practices (BMPs) to control nonpoint source pollution. Estimate load reductions which may reasonably be achieved through BMP implementation over the 20-year planning period.

Task 1.4 – Future Conditions

The Future Conditions section of the Utility Plan will be written as described below (effort assumes these sections have been previously developed as part of other planning work to date by the CITY):

- 401 Population and Land Use Projections—ENGINEER will develop this section based on information from the CITY's Comprehensive Plan and the AWQMP. The CITY's projected population growth along with growth in its GMA and WUSA will be presented.
- 402 Wastewater Flow and Load Projections—ENGINEER will develop this section that will describe the CITY's wastewater flow and load projections for a 20-year period. This section will be based upon the population projections from the task above and as documented in the CITY's Wastewater Master Plan.

- 403 Projected Wastewater Flow Characterization—ENGINEER will develop this section to discuss projected I/I and per capita loadings from residential, commercial, and industrial sources for future planning.
- 404 Future Interceptor and Lift Station Collection System Alignments—ENGINEER will develop this section that will address future capacities of the Wastewater Collection Interceptors and Lift Stations for a 20-year planning period.
- 405 Future Service Area Nonpoint Source Contributions—ENGINEER will develop this section that will briefly discuss future stormwater infrastructure needs to address nonpoint sources for a 20-year planning period. The CITY does not have a City-wide stormwater management plan. The ENGINEER will not be producing a City-wide stormwater management plan as part of the Utility Plan.

Task 1.5 — Receiving Water Quality

The Water Quality Characterization section of the Utility Plan will not be developed for the connection to the MWRD.

Task 1.6 — Wastewater Treatment and Collection System Improvements

The Wastewater Treatment Plant improvements will not be included for the connection to the MWRD.

Collection System Improvements section of the Utility Plan will be written as described below:

- 601 Development and Screening of Collection System Improvement Alternatives — This section will include discussion of alternatives for improvements to the collection system and will include the following:
 - Discussion of feasibility of optimizing the performance of the existing facility to meet future requirements.
 - Discussion of consolidating wastewater treatment with another nearby utility (MWRD).
 - Discussion of wastewater reuse as an alternative for meeting future water quality standards.
- 602 Collection System Evaluation Matrix — This section will include discussion of screened alternatives for improvements to the wastewater treatment and collection system (up to two each) and will include the following:
 - Description of alternatives.
 - Monetary Costs [capital and annual operation & maintenance(O&M)].
 - Energy Costs.
 - Performance with respect to PELs.
 - Ease of implementation.
 - Environmental issues.
- 603 Collection System Alternative Selection — This section will include recommendation of selected alternatives for improvements to the wastewater treatment and collection system and will include the following:
 - Discussion of selected alternatives and any green elements to be incorporated into the projects. The term “green” refers to alternative technologies which result in water or energy efficiencies for the treatment facilities.
 - Discussion of emergency standby power needs.
 - Odor control considerations.
 - Future air quality requirements.
 - Site stormwater management plan requirements.
 - Floodplain and geotechnical site characteristics. Geotechnical reports from the 2014 Utility Plan and 2021 Preliminary Design Report will be utilized.

- Listing of National Environmental Protection Act (NEPA) Components for State Revolving Fund (SRF) loan program which will be required.
- Record of public participation for SRF program.

Task 1.7 — Service Area Nonpoint Source Improvements

The Service Area Nonpoint Source Improvements section of the Utility Plan will be written as described below.

- 701 Nonpoint Source Service Area Improvements — This section will include a description of alternatives for improvements to the CITY's stormwater system for controlling nonpoint sources of pollutants.
- 702 Service Area Nonpoint Source Alternatives Evaluation of Best Management Practices (BMPs) — This section will include discussion of alternatives for stormwater BMPs. ENGINEER will evaluate alternative BMPs to control nonpoint source pollution, based on publicly available information and tools, and factors which may include considerations of cost (capital, O&M, 20-year net present value cost), energy cost, performance relative to water quality standards and protective uses, constructability, and environmental issues. ENGINEER will estimate costs, water quality performance, environmental consideration, and constructability (access, right of way, materials, feasibility of construction) of alternative BMPs (up to three will be evaluated). ENGINEER will provide support for opportunities for public review and comment in the process of selection of the preferred BMP and plan. It is assumed that CITY staff will lead public processes and that for efficiency and expediency, the CITY's public processes may address other requirements in parallel with the Utility Plan. This task will provide support for up to two (2) brief virtual public meetings, including preparation of up to 5-10 PowerPoint slides, and taking notes of public comments and discussions.
- 703 Service Area Nonpoint Source Alternatives Plan Selection — This section will include discussion of alternatives for improvements to the wastewater treatment and collection system and will include the following: Document the alternatives analysis in a matrix/table. Prepare a description of the selected plan including treatment capabilities, anticipated load reductions or increases, green infrastructure elements, and the public participation in the process of selecting the preferred plan.

Task 1.8 — System Management and Financial Plan

The Management and Financial Plans section of the Utility Plan will be written as described below.

- 801 Wastewater Management Plan—ENGINEER will develop this section that will include a general discussion about the CITY's wastewater management plan with information provided by the CITY. Operations requirements per CDPHE will be discussed. An implementation schedule for upcoming capital projects identified in the Utility Plan will be presented.
- 802 Arrangements for Implementation—Evidence of site ownership for the WWTP site will be presented along with applicable active intergovernmental agreements needed for the upcoming projects.
- 803 Financial Management Plan—The CITY will develop this section which will address the following:
 - Rate and charge structures.
 - Financial solvency should growth not occur.
 - Institutional arrangements to guarantee payment of charges from large connectors and from other governmental connectors.
 - Interest in applying for an SRF loan to finance infrastructure or improvements.
 - Significant industrial users under pretreatment regulations.
 - Proposed method of financing recommended projects.
 - Impact of recommended projects on current typical residential monthly rates and plant investment fees.

Task 1.9 — NFRWQPA 208 AWQMP Data Summary

ENGINEER will provide discussion of the following items to support the 208 AWQMP:

- 901 Agency Summary Data Table 4 and 5 per the NFRWQPA Utility Plan Guidance Document.
- 902 eRAMS Center for Comprehensive, Optimal and Effective Abatement of Nutrients (CLEAN) Dashboard Report.
- 903 eRAMS Watershed Assessment.

Task 1.10 – Appendices and Final Utility Plan Report Production

ENGINEER will prepare draft and final Utility Plan reports for the CITY's review. The report will include all sections as described in Tasks 1 through 9 above plus necessary appendices to support the above sections.

The CITY will provide consolidated written comments on the draft and final Utility Plan report within two weeks of receipt. The ENGINEER will appropriately address comments on the sections prepared by the ENGINEER and the CITY will appropriately address comments on the sections prepared by the CITY.

ENGINEER will appropriately address comments from NFRWQPA on the draft Utility Plan. Draft and final documents will be provided in PDF format.

Task 1.11 – Meetings Regarding Draft Utility Plan

The ENGINEER will attend the following meetings with CITY staff and the NFRWQPA representatives as noted below and in the attached fee estimate:

1. One project initiation meeting with CITY.
2. Up to six progress meetings with CITY via phone.
3. One meeting to discuss Utility Plan review with NFRWQPA Utility Planning Committee.
4. One meeting to discuss Utility Plan revisions following review with NFRWQPA Utility Planning Committee.

Assumption:

- Approvals and meetings with Denver Regional Council of Governments (DRCOG) not required and MWRD will update their own utility plan and coordinate with DRCOG.

Schedule and Deliverables

The project schedule is presented below.

Adoption of MWRD Connection by City Council

120 days following adoption – Submit Draft Utility Plan to CITY for Review

250 days following adoption – Submit Draft Utility Plan to NFRWQPA for Review

335 days following adoption – NFRWQPA Meeting

365 days following adoption – Submit Final Utility Plan to NFRWQPA

400 days following adoption – Approval of Utility Plan by NFRWQPA

Engineer will update the draft schedule above, based on status of MWRD agreement, and force main and lift station design information by Others. Schedule update will also include dates for public meeting and public notifications required for utility plan adoption.

Task 1.12 – Project Management

Engineer's PM will prepare and submit to the Owner's PM, on a monthly basis, a brief cost and schedule status report. The report will include a narrative description of progress to-date, actual costs for each item, estimates of percent complete, and potential cost variances. The invoices and status reports will accompany the Monthly invoices under the Operations and Maintenance Contract.

ENGINEER's project engineer will attend by phone a 1 hour kickoff workshop with CITY staff to confirm the project scope, address technical issues, establish expectations, roles and responsibilities, establish a decision-making process, and advance the design approach for the project.

Deliverables:

The following deliverables will be prepared for this task:

- Project Status Reports and Invoices

Payment

Compensation will be on a time and expense basis with labor billed at rates shown in **Attachment 1**. Subconsultant expenses will be billed at actual cost plus a 5 percent markup, and direct expenses at actual cost. The hourly billing rates will include allowances for salary, benefits, overhead, and profit. Other expenses will include travel, printing, mailing, copying, supplies, and other similar costs incurred in performance of the work. ENGINEER's fee estimate is presented in **Attachment 1**. ENGINEER will make reasonable efforts to complete the work within this budget and will keep the CITY informed of progress toward that end so that the budget or work effort can be adjusted if found necessary. ENGINEER will not exceed the total budgetary amount without prior written approval from the CITY.

List of Attachments

Attachment 1 –Fee

Attachment B

Attachment B -- Fee Sheet Work Order: CH-2020 -5 Utility Plan Assistance City of Fort Lupton Oncall Services		year	OC Al Paquet	Project Manager Brad Schutt	Pipeline Brian Folsom	Kyle Snider STC	Pat Nelson Regulatory Specialist	Tiffany McEachen Sr. Water Resources Engineer	Madalyn Murphy Project Engineer	Jeremy Quan GIS/Graphics	Office/Administration	Total Labor	Total Labor Cost	Subconsultant Utility, Survey, and Geotech	Markup on Subconsultant (5%)	Travel/TDA Expense	Miscellaneous Expense	Total Expenses/ Subcontracts Cost	Total
	Per Diem Code/Classification		3	6	4	2	2	5	8	6	19								
			\$ 235	\$ 165	\$ 210	\$ 240	\$ 240.00	\$ 190.00	\$ 130.00	\$ 165.00	\$ 90.00								
1.0	208 Utility Plan Revision for Regionalization		50	152	-	74	46	53	203	42	20	640	110,820	-	-	630	1,060	1,680	112,500
1.1	Executive Summary		4	16		4	-	-	4	4	-	32	\$ 5,720			\$ 60	\$ 100	\$ 160	\$ 5,880
1.2	Introduction		-	6		-	-	-	-	-	2	8	\$ 1,170			\$ 60	\$ 100	\$ 160	\$ 1,330
1.3	Existing Conditions		10	20		14	2	2	32	16	-	96	\$ 16,670			\$ 60	\$ 100	\$ 160	\$ 16,830
1.4	Future Conditions		10	22		8	4	2	8	4	-	58	\$ 10,940			\$ 60	\$ 100	\$ 160	\$ 11,100
1.5	Receiving Stream Water Quality		4					18	28			50	\$ 8,000			\$ -	\$ -	\$ -	\$ 8,000
1.6	Collection System Improvements		-	16		5	4	-	24	4	4	57	\$ 8,940			\$ 60	\$ 100	\$ 160	\$ 9,100
1.7	Service Area Improvements		-	-		2	-	18	28	12	-	60	\$ 9,520			\$ 60	\$ 100	\$ 160	\$ 9,680
1.8	System Management and Financial Plan		2	16		8	-	-	-	2	-	28	\$ 5,360			\$ 60	\$ 100	\$ 160	\$ 5,520
1.9	NFRWQPA 208 Regional Data Summary		2	-		2	28	-	-	-	-	32	\$ 7,670			\$ 60	\$ 100	\$ 160	\$ 7,830
1.10	Appendicies and Final Report Production		8	8		16	6	4	72	-	14	128	\$ 19,860			\$ 60	\$ 100	\$ 160	\$ 20,020
1.11	Meetings		4	16		15	2	9	7	-	-	53	\$ 10,280			\$ 60	\$ 100	\$ 160	\$ 10,440
1.12	Project Management		6	32								38	\$ 6,690			\$ 30	\$ 60	\$ 80	\$ 6,770
Total			50	152	-	74	46	53	203	42	20	640	\$ 110,820	\$ -	\$ -	\$ 630	\$ 1,060	\$ 1,680	\$ 112,500

Assumptions Used in Developing this Scope of Services

The ENGINEER's estimate of engineering costs for the project is based on the elements included in task descriptions above, and the following assumptions:

1. CITY will examine information submitted by ENGINEER and render in writing or otherwise provide decisions and requested data within two weeks.
2. CITY will give prompt notice to ENGINEER whenever CITY observes or becomes aware of any development that affects the scope or timing of ENGINEER's services, or of any defect in the work of ENGINEER.
3. ENGINEER will provide the CITY with deliverables as defined respectively in this scope of work and as defined in specific work request.
4. Deliverables will be distributed electronically via email (pdf format).
5. Meetings with the CITY will be held at the CITY's office or treatment plants.
6. In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the project, ENGINEER has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by operating personnel or third parties; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, ENGINEER makes no warranty that CITY's actual project costs, financial aspects, economic feasibility, or schedules will not vary from ENGINEER's opinions, analyses, projections, or estimates. If CITY wishes greater assurance as to any element of project cost, feasibility, or schedule, CITY will employ an independent cost estimator, contractor, or other appropriate advisor.
7. ENGINEER is not responsible for the accuracy of data provided by others.
8. The work for this project will occur over a 15 month time period from the date of authorization to proceed, expected by June 2021 and the utility plan work may occur in parallel with the RRP and other ENGINEER's alternatives analysis.
9. CITY to manage the Bid Net procurement process
10. CITY reports and management areas and plans are accurate and complete
 - Growth management area
 - Growth management plan
 - Picture Fort Lupton, A Plan for Our Communities Future, 2018 (Comprehensive Plan)
 - Fort Lupton WWTF Expansion Project, Site Application Engineering Report, March 26, 2020
 - Preliminary Engineering Report/Utility Plan, September 2014
11. A Collection System Condition Assessment and Stormwater Management Plan will not need to be completed as part of this project and are not included in the scope.
12. Compensation will be on a time and expense basis with labor billed at hourly rates and direct expenses at actual cost or standard billing rates. The hourly billing rates include allowances for salary, benefits, overhead, and profit. Other expenses will include travel, printing, mailing, copying, supplies, and other similar costs incurred in performance of the work. A summary of the assumed level of effort and budgetary amount for the Engineer's services is presented in the Fee Schedule Attachment B. The Engineer will make reasonable efforts to complete the work within this budget and will keep the City informed of progress toward that end so that the budget or work effort can be adjusted if found necessary. The Engineer will not exceed the total budgetary amount without prior written approval from the CITY.

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2022-041

APPROVE PAYMENT TO EMRICK HOLDINGS, LLC IN THE AMOUNT OF \$7,224.00 FOR SIDEWALK AND ALLEY ENTRANCE REPAIRS AT WHOLLY STROMBOLI

I. Agenda Date: Council Meeting – February 15, 2022

II. Attachments:

- a. City estimate of costs
- b. Contractor Invoices

III. Summary Statement:

To approve compensating the Wholly Stromboli property owner for Right of Way improvements to repair the alley entrance and sidewalk at 410 Denver Avenue.

IV. Submitted by: _____
Public Works Director

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval: _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

Wholly Stromboli building improvements project exposed a discrepancy in the public right-of-way sidewalk configuration. The alley entrance was too wide and encroached upon the north property line of the lot. This causes traffic to turn too early into the alley cutting across the property. The building improvements include extending the building foot print to the north to accommodate a patio feature.

The timing of improvements would not occur until early 2022 with the City contractor, which was being bid out in the fall. The property owner discussed with Council late summer regarding rectifying the conditions. Council was amenable to compensating the property owner for the costs that the City would incur with our concrete repair contractor.

The sidewalk work is completed, the contractor submitted an invoice for \$14,107.93, whereas the original estimate presented to Council was for \$8,469.16. The original City estimate was \$3,794.00. A revised estimate of contractor unit prices from the bid award is \$7,224.00.

X. Legal/Political Considerations:

None.

XI. Alternatives/Options:

- A) Approve the Payment.
- B) Revise the proposed payment.
- C) Pay full invoice amount of work done.

XII. Financial Considerations:

The concrete repairs budget in the Street Sales Tax Fund for 2022 is \$75,000.00

XIII. Staff Recommendation:

Staff recommends approving payment.

**Schedule 1a - Concrete Repair
Wholly Stromboli**

Contractor:					Imperial Custom Concrete	
Payment Item No.	Specification Reference	Description	Payment Unit	Quantity	Rate in Numbers	Amount in Numbers
Project Total						\$ 7,224.00
Division 100 - General Provisions						
1-a	TS 16-101	Mobilizaton	LS	1	\$ 2,700.00	\$ 270.00
2-a	TS 16-102	Traffic Control	LS	1	\$ 3,500.00	\$ 350.00
Subtotal, Division 100						\$ 620.00
Division 200 - Earthwork, Erosion Control, And Seeding						
3-a	TS 16-201	Remove Existing Sidewalk	SF	33	\$ 3.00	\$ 99.00
4-a	TS 16-201	Sawcut Asphalt	LF	24	\$ 1.75	\$ 42.00
5	TS 16-201	Curb & Gutter Removal	LF	24	\$ 3.50	\$ 84.00
Subtotal, Division 200						\$ 225.00
Division 300 - Aggregate Base Courses						
15-a	TS 16-301	Furnish and Place Aggregate Base Course, Class 6 (6" Depth)	SF	196	\$ 1.25	\$ 245.00
Subtotal, Division 300						\$ 245.00
Division 400 - Pavements						
16-a	TS 16-401	Furnish and Place Hot Mix Asphalt, 4", Mix Grade S (3/4 inch), Asphalt Grade PG64-22 (with max 20% RAP), Complete in Place USED FOR PATCHING	TON	2	\$ 220.00	\$ 440.00
20-a	TS 16-412	Furnish New Sidewalk (4" Thick)	SF	33	\$ 18.00	\$ 594.00
21	TS 16-412	6" Curb & Gutter	LF	22	\$ 90.00	\$ 1,980.00
22	TS 16-412	6" Curb & Gutter (Depressed)	LF		\$ 90.00	\$ -
23	TS 16-412	Mountable Curb & Gutter	LF		\$ 33.00	\$ -
26	TS 16-505	Furnish and Install New Chase Drain (12" Wide, 7' 4" Long, 4" Tall); Include 12"x12"x12" Gravel/Cobble Bed at Outlet	EA	1	\$ 2,400.00	\$ 2,400.00
24	TS 16-412	Cross Pan	LF	24	\$ 30.00	\$ 720.00
Subtotal, Division 400						\$ 6,134.00

Wholly Stromboli Sidewalk

	Remove Existing Concrete Sidewalk/C&G in and near Alignment Path (Assumed 6" depth)	SY	33	\$ 11.25	\$ 370.00
	Install Concrete 6" Vertical Curb & Gutter Catch, 4" Sidewalk 5' Wide	LF	37	\$ 55.00	\$ 2,035.00
	Replace Concrete Driveway/Parking Lot; High Early PCC	SF	196	\$ 5.25	\$ 1,029.00
	Install 6" Vertical Curb & Gutter	LF	15	\$ 24.00	\$ 360.00

Total Cost Estimate

\$ 3,794.00





3601 N. Stagecoach Rd, Suite 102
Longmont, CO 80504

Change Request

To: EMRICK Holdings, LLC
410 Denver Ave
Fort Lupton, CO 80621
Ph: (720)366-2778

Number: Rev-1
Date: 8/27/21
Job: 21-010.00 Wholly Stromboli
Phone:

Description: Rework curb cut from Denver Ave into alley

We are pleased to offer the following specifications and pricing to make the following changes:

Rework curb cut from Denver Ave into alley per Owner provided sketch.

Work to be performed on a Time & Material basis, and once approved by the City Public Works Department, costs to be adjusted into final Change Request.

Does not include Right-of-Way permit costs.

Install an 8" wide sidewalk chase into the new sidewalk from the relocated downspout straight through the face of the new curb.

Painting of curb if required by the City is not included.

Description				Price
Demo and replace Sidewalk and Curb				\$6,000.00
Furnish sidewalk chase				\$1,120.00
Install sidewalk chase				\$600.00
Subtotal:				\$7,720.00
General Liability Insurance		\$7,720.00	1.00%	\$77.05
Builders Risk Insurance		\$7,720.00	0.16%	\$11.97
Warranty		\$7,720.00	0.55%	\$42.54
Contractor's Fee		\$7,720.00	8.00%	\$617.60
Total:				\$8,469.16
If you have any questions, please contact me at .				

Submitted by: Mishler Construction

Approved by: _____

Date: _____



3601 N. Stagecoach Rd, Suite 102
Longmont, CO 80504

Change Request

To: EMRICK Holdings, LLC
410 Denver Ave
Fort Lupton, CO 80621
Ph: (720)366-2778

Number: 1 R2
Date: 8/27/21
Job: 21-010.00 Wholly Stromboli
Phone:

Description: Rework curb cut from Denver Ave into alley

We are pleased to offer the following specifications and pricing to make the following changes:

Rework curb cut from Denver Ave into alley per Owner provided sketch.

Work to be performed on a Time & Material basis, and once approved by the City Public Works Department, costs to be adjusted into final Change Request.

Does not include Right-of-Way permit costs.

Install an 8" wide sidewalk chase into the new sidewalk from the relocated downspout straight through the face of the new curb.

Painting of curb if required by the City is not included.

Includes updated concrete/asphalt demo and new concrete Work

Also includes Traffic Control and asphalt patch as required by the City.

Description				Price
Demo and replace Sidewalk and Curb				\$8,200.00
Furnish sidewalk chase				\$1,120.00
Install sidewalk chase				\$500.00
Traffic Control				\$540.00
Asphalt Paving/Patch				\$2,500.00
			Subtotal:	\$12,860.00
	General Liability Insurance	\$12,860.00	1.00%	\$128.34
	Builders Risk Insurance	\$12,860.00	0.16%	\$19.93
	Warranty	\$12,860.00	0.55%	\$70.86
	Contractor's Fee	\$12,860.00	8.00%	\$1,028.80
			Total:	\$14,107.93

If you have any questions, please contact me at .

Submitted by: Mishler Construction

Approved by: 
Date: November 2, 2021

CITY OF FORT LUPTON

CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

IM 2022-003

WITHDRAWAL OF AFFIDAVIT FOR SURRENDER OF LIQUOR LICENSE FOR SBM TRAVEL STOP COLORADO LLC DBA TJ'S EXPRESS AT 804 DENVER AVENUE

- I. Agenda Date: Council Meeting – February 15, 2022
- II. Attachments: Withdrawal of Affidavit of Surrender Letter
- III. Detail of Issue/Request:

On January 18, 2022, SBM Travel Stop Colorado LLC dba TJ's Express at 804 Denver Ave. submitted an affidavit for surrender of their Fermented Malt Beverage ("FMB") license. According to the owner's attorney, TJ's would be out of inventory by January 23, 2022.

On February 10, 2022, Carl Ream, Attorney for TJ's Express submitted a withdrawal of application for surrender due to the fact that the licensee is unable to pursue its proposed business plans at the demised location and that the surrender of its liquor license in anticipation of those plans would cause significant economic hardship.

- IV. Legal/Political Considerations:
- V. Alternatives/Options:
N/A
- VI. Financial Considerations:
N/A
- VII. Submitted by:
- VII. Approved for Presentation:

Mari Peña, City Clerk

City Administrator

CARL J. REAM

Attorney at Law
11000 E. Yale Ave., Ste 202
Aurora, Colorado 80014

Phone (720) 535-4051
Cell: (303) 257-0660

Telefax (720) 535-9063
email: carl_ream@hotmail.com

February 10, 2022

Town of Fort Lupton
Attn: Mari Pena, City Clerk
130 So. McKinley Ave.
Fort Lupton, CO 80621

Re: withdrawal of application for surrender of a FMB license for SBM Travel Stop Colorado LLC dba
TJ's Express, 804 Denver Avenue, Ft. Lupton, CO 80621

Dear Ms. Pena:

As Attorney for SBM Travel Stop Colorado LLC, which previously submitted an application for surrender of its FMB license for its TJ's Express store at 804 Denver Avenue, in Fort Lupton, we would request that the application be withdrawn immediately. We make this request due to the fact that the licensee is unable to pursue its proposed business plans at the demised location and that the surrender of its liquor license in anticipation of those plans would cause it a significant economic hardship.

Sincerely,



Carl Ream



Upcoming Events

February 21, 2022	City Hall closed in Observance of President's Day
February 22, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
March 1, 2022	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
March 8, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.

Special Community Events 2022

SPRING & SUMMER

APRIL 9

Easter Egg Hunt ~ Ages 0-12
@ the Rec. Center

MAY 5

Cinco de Mayo 5K Run/Walk
Rail Road Park

MAY 30

Memorial Day Service
Hillside Cemetery

JUNE 10

Jacobs Fore Youth Benefit Golf
Tournament
@ Coyote Creek Golf Course

JULY 2

Independence Day Celebration
@ the Rec. Center
*Fireworks at Dusk, Coyote Creek Golf
Course

JULY 8-9

Citywide Yard Sales

AUGUST 2

@ Koshio Park
National Night Out

AUGUST 25

Spaghetti Dinner
@ the Rec. Center
School Supply Fundraiser~Music~Auction

SEPTEMBER 10

Trapper Days
@ Downtown Fort Lupton
Parade~Food Trucks~Carnival & More
+Annual Quilt Show @ the Library

SEPTEMBER 23

Salsa! Dancin' & Dippin'
Competition
@ the Rec. Center

OCTOBER 15

Pumpkinfest & Haunted Hayride
@ Historic Fort Lancaster
Featuring Pumpkins on Parade,
Treats & Games @ the Fort

DECEMBER 3

~ Cookies & Cocoa with Santa
@ the Library
~ Family Portraits

DECEMBER 31

New Year's Eve Teen Bash
@ the Rec.



FALL & WINTER

More!
Scan for more fun
events around town.



**Parks, Recreation
& Golf**



**Active Adults
Program**



**Teen Program
& Trips**



[Fortluptonco.gov/events](https://fortluptonco.gov/events)