



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Thomas Holton
Thomas Meyers
Jimmy Dominguez

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, August 25, 2022

6:00 PM

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

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order - Roll Call

Approval of Agenda

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

a. Approval of the June 23, 2022 Meeting Minutes

b. Approval of the July 28, 2022 Meeting Minutes

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

Action Item(s)

a. P2022-017 County Road 19 Investments LLC Site Plan

Discussion Items

a. Planning Commission Training

b. Review of Meeting Discussion

Future Business

a. Planning Commission Meeting on Thursday, September 22, 2022 at 6:00pm

Adjourn

Virtual Meeting Instructions

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

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You can also dial in using your phone.

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 766-668-765

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

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

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 23, 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, June 23, 2022.

Chair Mike Simone called the meeting to order at 6:02 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bushrod White and Members Kathy Kvasnicka and Jimmy Dominguez. Member Thomas Meyers participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto, Planner Molly Nelson, Planner Clay Hartley and Planning Technician Magaly Morales-Tejada.

APPROVAL OF AGENDA

Bush White moved to approve the agenda and Kathy Kvasnicka seconded.

CONSENT AGENDA

Bush White moved to approve the agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2022-012 The Flats at Lupton Village Change of Zone

Planner Maria Lancto presented this item and item P2022-013 together. She stated that this proposal is for a mixed-use subdivision that will include 120 single-family attached residential lots and 1 general commercial lot. The subdivision includes greenspace amenity areas and connects to the regional trail network. The proposal is requesting a change of zone from the current C-1 General Commercial & R-O Residential and Office Zone to the 'PUD' Planned Unit Development Zone. All notification requirements have been met, including posting on the property and newspaper publications.

Mitch Nelson, with Baessler Developments, was present to provide a presentation on behalf of the applicant. Mr. Nelson stated that they have been working with city staff to address the comments made by the planning commission during the sketch plat review, these changes include increased landscaping and other adjustments to the overall layout. They have reviewed all of the conditions of approval for this project and will be able to address all of the conditions.

Chair Simone opened up the public comment portion of this hearing at 6:08pm. Hearing none he closed the public comment at 6:09pm

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. Comments were made for items P2022-012 and P2022-013.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 23, 2022

Commissioners discussed:

- Fire safety concerns due to the distance between buildings
- Fire suppression inside the garages
- Whether access to the playground will be public and accessible through the city's trail system

Director Hodges stated that the comments from the sketch plan review have been addressed from a planning perspective. The building and fire officials have conducted separate reviews and have provided comments based on the building and fire codes.

Mr. Nelson stated that the Metro District will be responsible for the playground and is responsible for enforcing accessibility but it is anticipated to be accessible by the public. He stated that the garages will have fire rated separation walls for fire suppression.

With no further discussion, Kathy Kvasnicka motioned to approve P2022-0012 The Flats At Lupton Village Change of Zone. Jimmy Dominguez seconded. Motion passed unanimously.

P2022-013 The Flats at Lupton Village Preliminary Plat and Preliminary PUD Plat

Planner Maria Lancto stated that there would be no additional presentation for this item. All notification requirements have been met, including posting on the property and newspaper publications.

Chair Simone opened up the public comment portion of this hearing at 6:19pm. Hearing none he closed the public comment at 6:19pm.

No further discussion was held for this item.

Kathy Kvasnicka motioned to approve P2022-013 The Flats at Lupton Village Preliminary Plat and Preliminary PUD Plan. Jimmy Dominguez seconded. Motioned passed with 4 yes votes and 1 no vote.

P2022-014 Champion Xpress Car Wash Special Use Permit

Planner Maria Lancto presented this item, she stated that this application is for a Special Use Permit that would allow for a 4,360 square foot tunnel car wash facility. The car wash will be open from 8:00 AM to 8:00 PM, and three employees are expected to be on site throughout the day. The car wash does not include a customer service lobby and is intended only as a drive through tunnel for customers to bring their vehicles through. Vacuum stalls will be available for use in the parking areas. All notification requirements have been met, including posting on the property and newspaper publications.

Alan Kirchoff was present virtually on behalf of the applicant to answer any questions. There was no additional presentation from the applicant or the applicant's representative.

Chair Simone opened up the public comment portion of this hearing at 6:22pm. Hearing none he closed the public comment at 6:22pm.

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

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 23, 2022

Commissioners discussed:

- Chemical mitigation and reclamation

Mr. Kirchhoff stated that about 80% of the water is reclaimed and all water going into the sewer system is filtered.

With no further comments, Bush White motioned to approve P2022-014 Champion Xpress Car Wash Special Use Permit. Jimmy Dominguez seconded. Motion passed unanimously.

P2022-015 711 Denver Avenue Special Use Permit

Planner Molly Nelson presented this item. She stated that this application is for a request for a Special Use Permit that would allow for a short-term rental. The short-term rental has proposed quiet hours from 9:00pm to 7:00am. Rooms will not be rented out separately. All structures on this site are existing. All notification requirements have been met, including posting on the property and newspaper publications.

The applicant provided a YouTube video on behalf of her application, this video is not attached to these minutes but can be viewed at <https://youtu.be/a3aFJAncEE>.

Susan Marx was present virtually on behalf of the applicant, she added that the applicant is experienced in short-term rentals and has a reputable history.

Chair Simone opened up the public comment portion of this hearing at 6:34pm. Hearing none he closed the public comment at 6:34pm.

Commissioners discussed:

- Restrictions on the amount of people
- Where guests will park
- Whether this property will be historically designated
- If there will be tax revenue for the city
- The type of fire suppression that will be required
- If a host will be on site at all times

Planner Nelson stated that there is a limit of 10 people at a time per building and fire regulations, including the residents.

Director Hodges stated that parking will be along Denver Avenue. No fire suppression is required based on the occupancy type per the fire and building regulations. This will be a registered business therefore the city will receive tax revenue.

Ms. Marx stated that the resident will be the host and housekeeper so will be on site at all times.

With no further comments, Bush White motioned to approve P2022-015 711 Denver Avenue Special Use Permit. Kathy Kvasnicka seconded. Motion passed unanimously.

P2022-016 Cottonwood Greens PUD Filings No. 1-10 Preliminary Plat

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 23, 2022

Planner Clay Hartley presented this item. He stated that this application is for a Preliminary Plat and PUD Plan for a residential subdivision that will have 410 single family detached residences and 137 single family attached units. The development will include infrastructure, landscaping, parks and trails. This amendment to the original preliminary plat and PUD plan brings in an additional parcel, known as the Conner Parcel. It also amends a piece known as the Thermo Farms Parcel to reflect changes to that parcel the Applicant is requesting from the original layout. This subdivision has gone through several approved plats between May 2019 to the most recent in January 2022. All notification requirements have been met, including posting on the property and newspaper publications.

Kristen Turner, the applicant's representative, was present virtually and provided a brief presentation. She stated that this application ties the previously approved plat with the parcels adjacent to the west and creates cohesiveness throughout the properties.

Chair Simone opened up the public comment portion of this hearing at 6:46pm. Hearing none he closed the public comment at 6:46pm.

Commissioners discussed:

- Open space maintenance
- Road maintenance

Ms. Turner stated that open space and roads will be maintained by the Metro District.

With no further comments, Kathy Kvasnicka motioned to approve P2022-016 Cottonwood Greens PUD Filings No. 1-10 Preliminary Plat. Bush White seconded. Motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

FUTURE BUSINESS

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

ADJOURNMENT

Chair Simone adjourned the meeting at 7:00 PM.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chair

RECORD OF PROCEEDINGS
FORT LUPTON HISTORIC PRESERVATION BOARD
July 28, 2022

The Planning Commission of the City of Fort Lupton did not meet on Thursday, July 28, 2022 due to a lack of quorum.

Submitted by:

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chairperson

RESOLUTION NO. P2022-017

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL TO APPROVE THE COUNTY ROAD 19 INVESTMENTS LLC SITE PLAN FOR A BOAT, RV, AND LIMITED HEAVY EQUIPMENT STORAGE LOCATED AT ON A PROPERTY LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.-

+

WHEREAS, the Planning Commission held a public hearing on August 25, 2022 for the purpose of reviewing the County Road 19 Investments LLC Site Plan for a storage facility; and

WHEREAS, after review of the application for the site plan, and consideration of staff comments, applicant's presentation and any public input, Planning Commission recommended approval with conditions of the site plan; and

WHEREAS, the City Council held a public hearing to consider and review the request for a site plan on September 6, 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 Fort Lupton Library Site Plan, with the following conditions:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2022-0015 & Plan No. SPR2022-0005.
 - 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 Central Weld County Water District have been adequately addressed.
 - D. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
 - E. Applicant shall work with the Fort Lupton Planning Department to address the comments from United Power.
 - F. All landscaping and fencing shall be completed in phase one. Applicant must submit a timeline of construction to be reviewed and approved by planning staff.

G. The following notes shall be placed on the site plan:

1. The property shall be maintained to the curb, or roadway if no curb exists.
2. Any dead or dying landscape material shall be replaced at the earliest time possible.
3. This Site Plan approval does not give any approval for a future land split.

II. Prior to the release of building permits:

A. One set of mylars for the Site Plan shall be submitted for recording.

DONE THIS 25th DAY OF AUGUST, 2022 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



COUNTY ROAD 19 INVESTMENTS LLC SITE PLAN STAFF REPORT

PROJECT NO. LUP2022-0015 AND PLAN NO. SPR2022-0005

PROJECT DESCRIPTION

Project No.: LUP2022-0015 / Plan No.: SPR2022-0005

Project Name: County Road 19 Investments LLC Site Plan

Owner's Name: Jorge Corral (the "Applicant")

Location of Request:

This site is situated east and adjacent to Weld County Road 19 and approximately 0.13 miles north of Weld County Road 10. The address for this site is 9075 WCR 10, Fort Lupton CO (the "Property"). The Property is located in the Northeast Quarter of Section 6, Township 1 North, Range 66 West of the 6th P.M., Fort Lupton, County of Weld, State of Colorado.



The Property is directly surrounded by I-1 zoning to the West, East, and South. The Property was a part of the NCC Annexation (Zadel), and was annexed in 2018. Since being annexed, the Property has been zoned

I-1, which permits RV, boat, and limited heavy equipment storage under the [Section 16.42](#) in the Fort Lupton Municipal Code. This project was submitted prior to the July 16th, 2022 deadline, therefore is being reviewed under the previous code.

Nature of Request:

The Applicant has submitted a request for a Site Plan that would allow for outdoor RV, boat, and limited heavy equipment storage.

Site Size: 14.250 acres more, or less

Zone District: I-1 Light Industrial District

Proposed Use: RV, boat, and limited heavy equipment storage

Existing Use: Vacant Lot

Hearing Dates: Planning Commission – August 25, 2022 at 6:00 PM; and
City Council –September 6, 2022 at 6:00 PM.

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

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

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.

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 August 11, 2022.

Notice of the public hearings were posted on the Property on August 10, 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 August 10, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the I-1 Zoning district, and requires a site plan application through the City of Fort Lupton for further development. 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.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use meets the existing designation for the industrial and compressive plan.

REFERRALS

Referrals were provided to the list below.

NCWCD	Building Inspector	Weld County Department of Planning
City Attorney	Colorado Parks and Wildlife	GIS Specialist
Police Chief	Public Works Director	Fort Lupton Fire Protection District
CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County Department of Public Health and Env.	City of Dacono	Weld County Public Works
Central Weld County Water District		

For more information on this development, please refer to the following link:

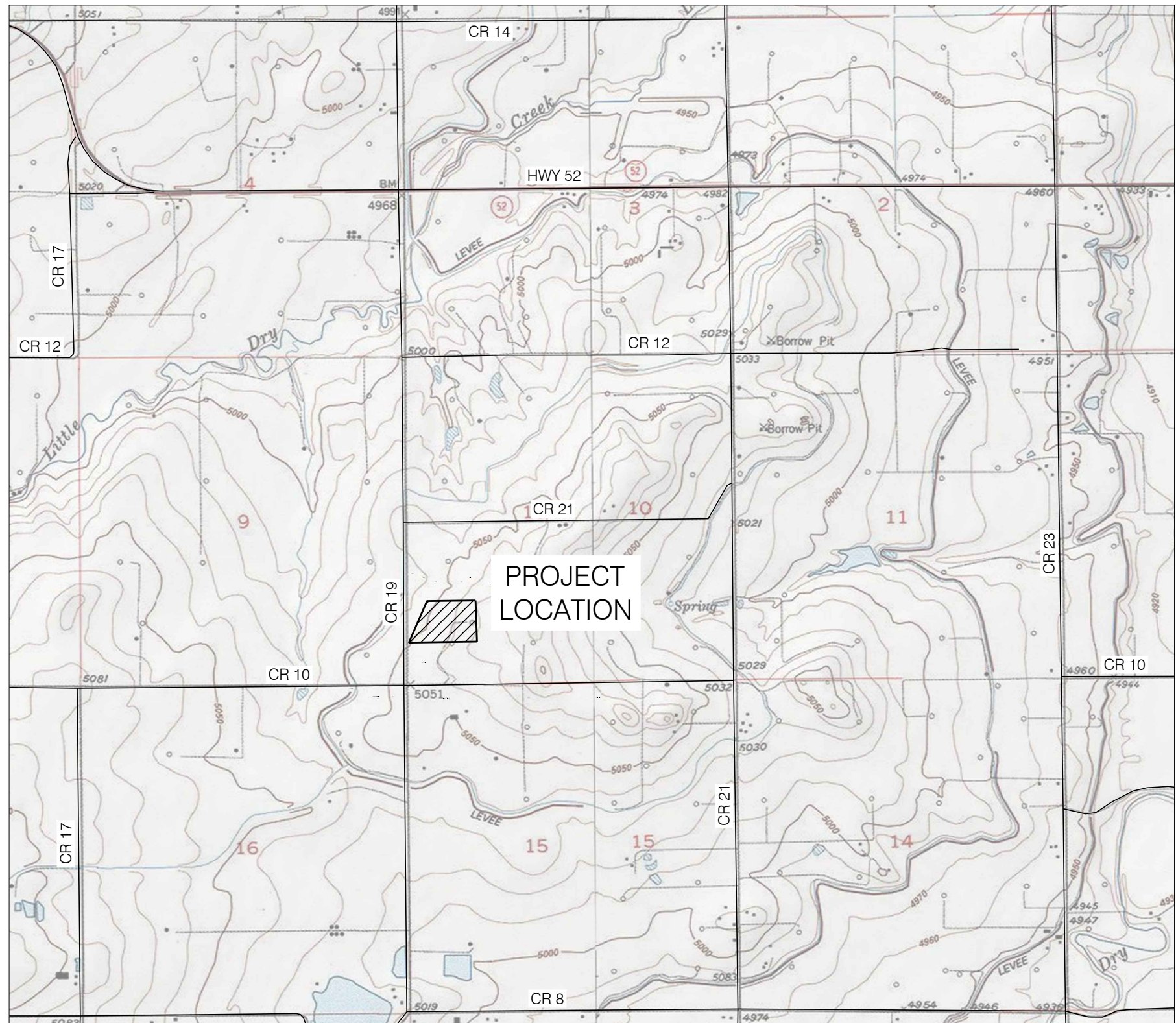
<https://www.fortluptonco.gov/DocumentCenter/Index/673>

COUNTY ROAD 19 INVESTMENTS LLC - SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 1 NORTH,
RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, CO

LEGEND

---	5296	---	EXISTING GROUND SURFACE CONTOUR AND ELEVATION, FT
---	5296	---	PROPOSED GROUND SURFACE CONTOUR AND ELEVATION, FT
---		---	EXISTING PROPERTY LINE
---		---	EXISTING RIGHT OF WAY
---		---	EXISTING EASEMENT
-x-x-x-x-		-x-x-x-x-	EXISTING WOOD FENCE
==		==	EXISTING DIRT ROAD
-OE-		-OE-	EXISTING OVERHEAD UTILITY
-W-		-W-	EXISTING WATER LINE
-G-		-G-	EXISTING GAS LINE
-E-		-E-	EXISTING ELECTRICAL LINE
-?		-?	EXISTING TELEPHONE LINE
-x-x-x-x-		-x-x-x-x-	PROPOSED FENCE
□		□	EXISTING GAS STRUCTURE
○		○	EXISTING VEGETATION
⊙		⊙	EXISTING GAS WELL
✕		✕	PROPOSED WATER VALVE
●		●	PROPOSED FIRE HYDRANT (FH)
+		+	PROPOSED WATER FITTING
Ⓜ		Ⓜ	PROPOSED WATER METER
4.0%		4.0%	FLOW DIRECTION AND SLOPE
⊙		⊙	DECIDUOUS TREE
⊙		⊙	CONIFER TREE
⊠		⊠	PROPOSED STRUCTURE
⊠		⊠	GRAVEL
⊠		⊠	CONCRETE
⊠		⊠	TURF
SF		SF	SILT FENCE
IP		IP	INLET PROTECTION
OP		OP	OUTLET PROTECTION
CWA		CWA	CONCRETE WASHOUT AREA
VTC		VTC	VEHICLE TRACKING CONTROL



VICINITY MAP

SCALE 1" = 2000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
E-1	EXISTING CONDITIONS
ST-1	SITE & UTILITY PLAN PHASE 1
ST-2	SITE & UTILITY PLAN PHASE 2
DT-1	TYPICAL DETAILS
GR-1	GRADING AND EROSION CONTROL PLAN
GR-2	GRADING & EROSION CONTROL TYPICAL DETIALS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS & SPECIFICATIONS

PROPERTY DESCRIPTION

A parcel of land in the City of Fort Lupton, Colorado, located in the SW 1/4 Section 10, T1N, R67 of the 6th P.M. and more particularly described as follows:

Lot 1 of the Zadel Minor Subdivision

OWNER'S APPROVAL

Know All Men By These Presents, that COUNTY ROAD 19 INVESTMENTS LLC, being the sole owner of the land described herein, and (If there are no mortgagees/holders of liens, leave this space blank) 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 ___, 2022.

STATE OF COLORADO,)

COUNTY OF WELD) ss

The foregoing instrument was acknowledged before me by _____ on this ___ day of _____, 2022. Witness my hand and seal.

My commission expires _____.

CITY ENGINEER'S APPROVAL

Approved this ___ day of _____, 2022.

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ___ day of _____, 2022.

CITY ADMINISTRATOR'S APPROVAL

Approved this ___ day of _____, 2022.

Notary Public

City Engineer

Director of Public Works

City Administrator

PROJECT INFORMATION

PROJECT LOCATION:
PT S2SW4, S10, T1N, R67W OF THE 6TH P.M.
FT LUPTON, CO 80621

PROPERTY OWNER:
COUNTY ROAD INVESTMENTS LLC
3128 E 109TH AVE
NORTHGLENN, CO 80233
PH.# 303-591-9757

PLANNER / ENGINEER / PREPARED BY:
AGPROFESSIONALS
KELSEY BRUXVOORT
CHAD TEVELDE, PE
3050 67TH AVE
GREELEY, CO 80634
PH. # 970-535-9318

PROJECT NUMBER:
AGPRO PROJECT # 1378-01

COVER SHEET



AGPROprofessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854

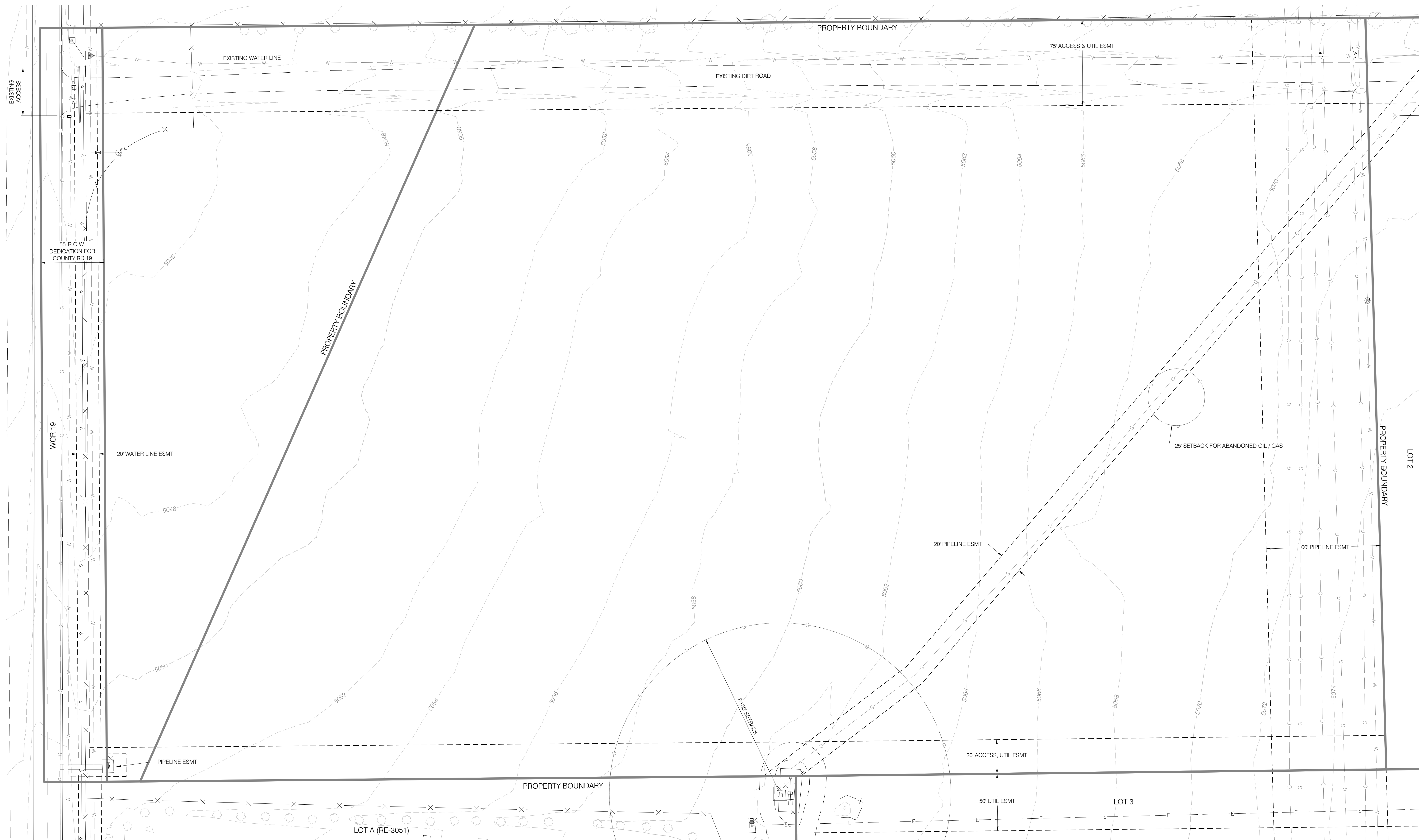


COUNTY ROAD 19 INVESTMENTS LLC
COVER SHEET
FORT LUPTON, CO

SHEET:

C-1

EXISTING CONDITIONS



SHEET:

E-1

COUNTY ROAD 19 INVESTMENTS LLC
EXISTING CONDITIONS
FORT LUPTON, CO



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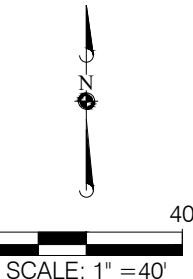
30550 67th Avenue, Suite 200,
Greensley, CO 80534
(970) 535-9318 fax (970) 535-9954

213 Canyon Crest Dr, Suite 100,
Twins Falls, ID 83201
(208) 505-5300



DATE: June 17, 2022	DRAWN BY: AGPRO
ISSUE / REVISION:	

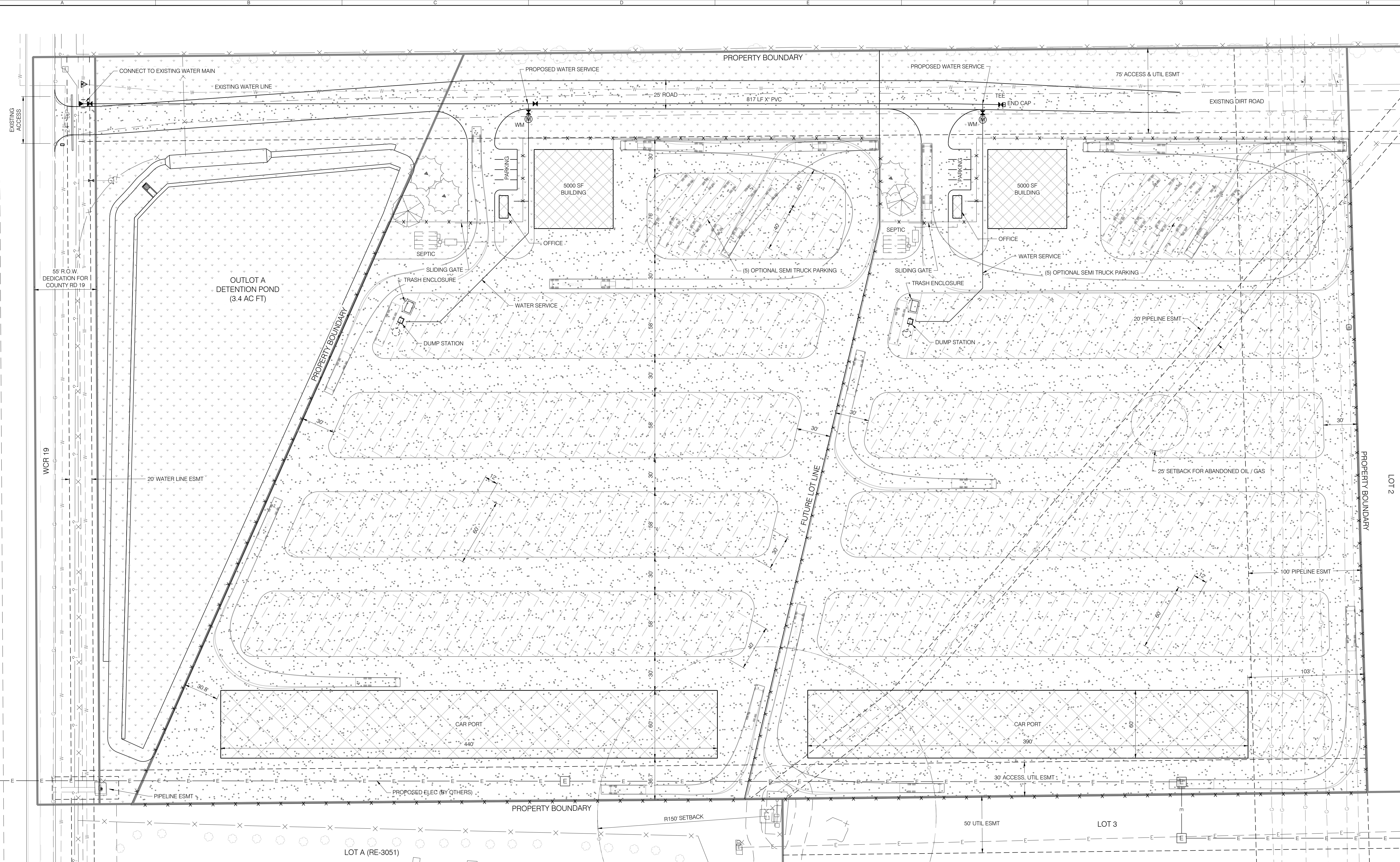
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1. FOR TYPICAL DETAILS SEE SHEET DT-1.

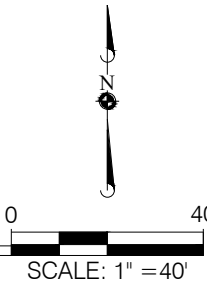
STALLS					
	CARPORT	60 FOOT	40 FOOT	30 FOOT	TOTAL
PHASE 1	63	253	94	2	412
PHASE 2	55	225	49	9	338

SITE & UTILITY PLAN PHASE 2



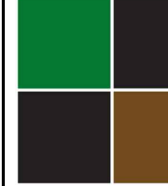
NOTE:
1. FOR TYPICAL DETAILS SEE SHEET DT-1.

STALLS					
	CARPORT	60 FOOT	40 FOOT	30 FOOT	TOTAL
PHASE 1	63	253	94	2	412
PHASE 2	55	225	49	9	338



COUNTY ROAD 19 INVESTMENTS LLC
SITE & UTILITY PLAN PHASE 2

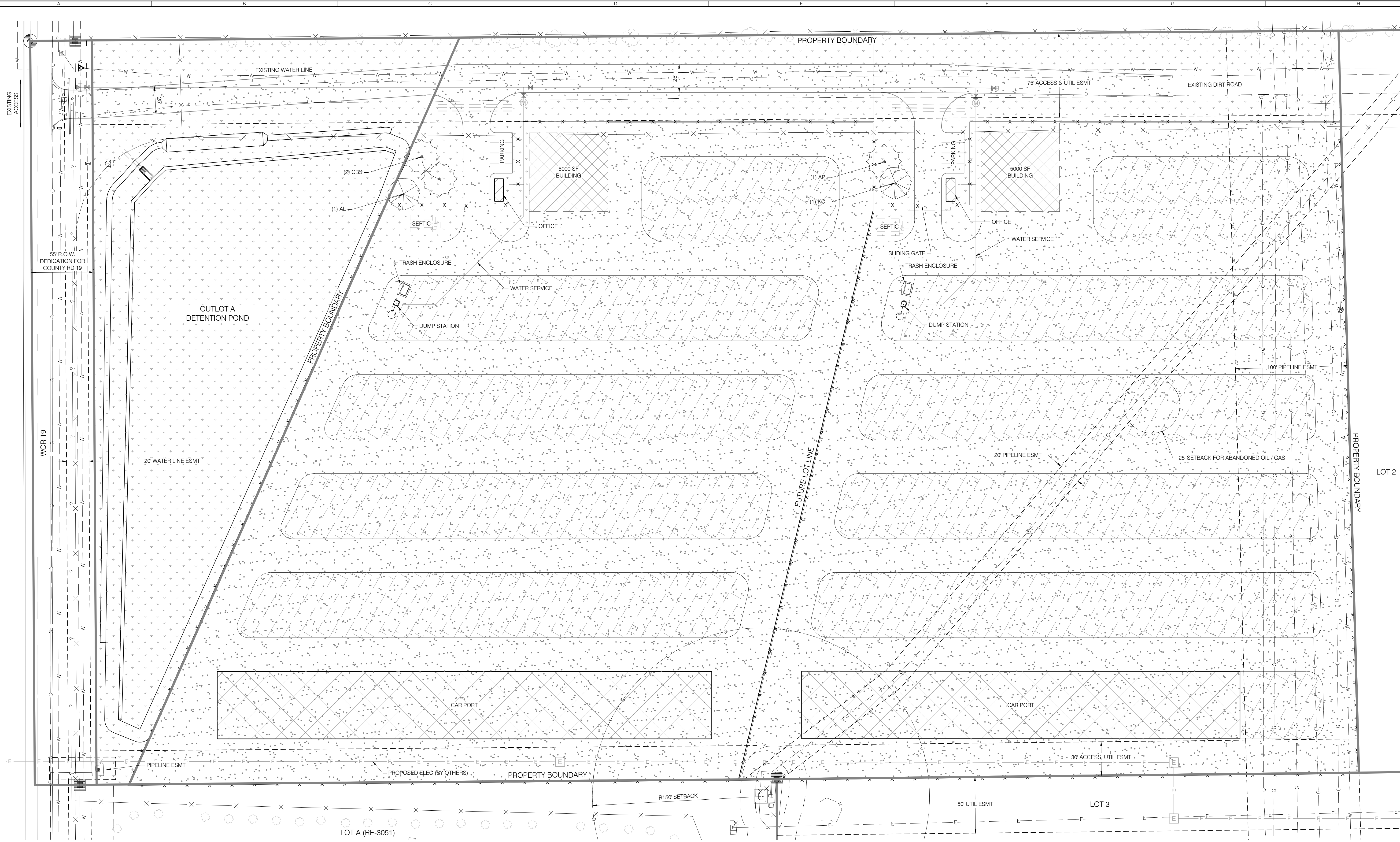
SHEET:
ST-2

**AGPRO**professionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
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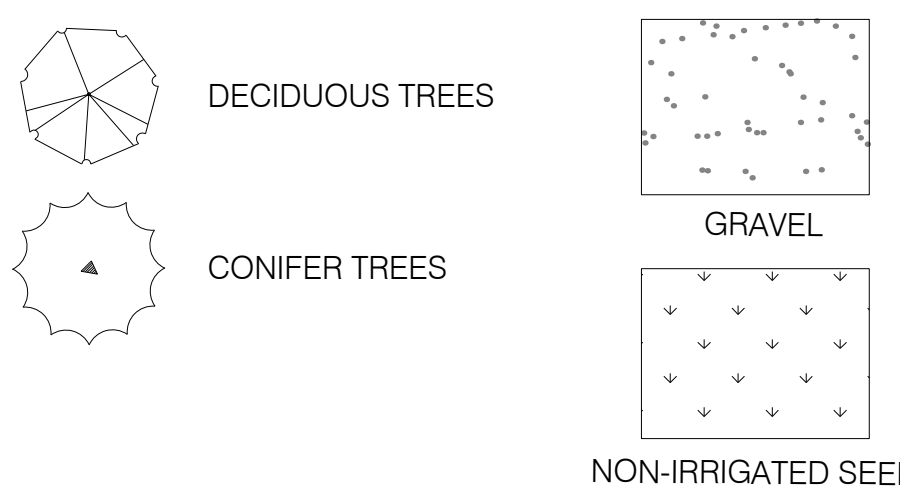


DATE:	June 17, 2022
DRAWN BY:	AGPRO
ISSUE / REVISION:	
DESC:	



PLAN VIEW

LANDSCAPE LEGEND



PLANT LIST							
ABB.	SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	WATER USAGE	QTY.
AL	2" cal.	American Linden	Tilia americana	75'	35-45'	M	1
KC	2" cal.	Kentucky Coffeetree	Gymnocladus dioicus	40-60'	30-50'	L	1
AP	6-8'	Austrian Pine	Pinus nigra	40-50'	25-30'	L	1
CBS	6-8'	Colorado Blue Spruce	Picea pungens	15-80'	8-35'	M	2

NOTE:
1. PHASE 2 LANDSCAPE IS SHOWN IN PLAN VIEW.
2. SEE SHEET LS-2 FOR TYPICAL DETAILS.

GENERAL NOTES

- UTILITIES:
1. LOCATION OF LANDSCAPE MATERIAL MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES.
2. UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS.
3. LANDSCAPE TREATMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
4. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM OR POP-UP SPRAYS AS APPROPRIATE FOR THE TURF AREAS.
5. ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING AND MULCHED WITH A FABRIC WEED BARRIER UNDERLAY AS DESCRIBED IN LANDSCAPE SPECIFICATION AND DETAILS INCLUDED HEREIN.
6. GROUND COVER WILL CONSIST OF NON-IRRIGATED SEED, COBBLE AND FIBER MULCH.
7. THIS LANDSCAPE PLAN IS DIAGRAMMATIC. TREE AND SHRUB LOCATIONS MAY BE ADJUSTED AS NEEDED AT THE TIME OF PLANTING TO MAINTAIN A MINIMUM SEPARATION FROM UNDERGROUND UTILITIES. MINIMUM SEPARATION SHOULD BE 10' FOR TREES AND 4' FOR SHRUBS.
8. SCHEDULED SIZES STATED REPRESENT MINIMUM CALIPER AND HEIGHT. SIZES PROVIDED MAY EXCEED MINIMUM REQUIRED, BUT IN NO EVENT SHALL SMALLER PLANT MATERIALS SIZES BE PROVIDED.

DATE: June 17, 2022
DRAWN BY: AGPRO
REVISIONS:
R1 DSC
R2 DSC
R3 DSC
R4 DSC
R5 DSC

811
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AGPRO professionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854



COUNTY ROAD 19 INVESTMENTS LLC
LANDSCAPE PLAN

FORT LUPTON, CO

SHEET:
LS-1

LANDSCAPE SPECIFICATIONS

Materials

1. Weed Barrier:

weed barrier may be TYPAR 3341 or approved equal. Place weed barrier beneath cobble mulch areas.
2. Headers:

Steel Header: Ryerson estate steel header 1/8" x 4" with 1" x 24" size strap steel stakes or equal.
3. Tree Stakes:

8-foot long, 2-inch diameter pressure treated lodge pole pine stakes or metal "T" posts as allowed by landscape designer. Approval required prior to installation.
4. Guy Anchors:

24-inch long metal "T" posts.
5. Guying and Staking Wire:

Galvanized iron or steel 12-guage wire.
6. Webbing:

2-inch nylon webbing or rubberize cloth.
7. Tree Wrap:

4-inch minimum width commercial tree wrap.
8. Safety Caps:

Industry standard (for metal "T" post only).
9. Compost:

A totally organic product that has been aerobically and naturally processed in such a manner as to maintain a consistent temperature of 140 degrees Fahrenheit or greater for a period of time sufficient to create the following matter: 25-40% organic matter; nitrogen ratio: 15:1 to 20:1; PH: 7 to 8; PH SALTS: Between 1 and 10 mmhos/cm; inorganic matter: less than 1% soil, dirt or sand; maximum particle size of ½ inch diameter. Eradication of all harmful weed seeds, pathogens and bacteria; a non-offensive earthy smell.
10. Fertilizer:

Fertilizer for turf shall be commercial type, of uniform composition, free flowing, and conforming to applicable state and federal laws. Submit manufacturer's guaranteed analysis. Formulated fertilizer analysis shall be submitted to owner's representative for review and shall be based upon recommendations made by soil lab. Contractor shall submit soil sample to soil lab for analysis consistent formulated fertilizer for the entire site area. However, if soil structures are vastly different, a formulated fertilizer for each specific site area will be required. Fertilizer for tree and shrub, backfill mix, and ground cover areas shall be Osmocote Sierrablend, 9 month slow-release fertilizer.
11. Native Seed:

Seeded turf areas shall be seeded with the following blend or alternative as described in the City of Fort Lupton pre-approved seed mixes.

Water quality feature seed mix: Species per pounds per acre - Pure live seed.

Little bluestem 2.0

Yellow Indian Grass 2.0

Switchgrass 1.0

Blue gramma 0.6

Side oats gramma 3.0

Prairie Sandreed / Western wheatgrass 4.0

Stream bank grass 5.0.

12. Trees, Shrubs, and Ground Covers:

Plant materials shall be grown in a recognized nursery in accordance with proper horticultural practice. Plants shall be healthy, well-branched, vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries. All plants shall conform to standards for measurements, grading, branching, quality ball and burlapping as stated in the American Standard for Nursery Stock, 1990 Edition, American Association of Nurseryment, Inc. (AAN-ASNS) and the Colorado Nursery Act of 1965 (CNA) Botanic and common names; plant names given in the plan list are in conformance with standard horticultural practice in this area. Plants are to be delivered to the site with tags bearing the botanic name as indicated by the plant list.

Installation

1. Clearing;

prior to any soil preparation, existing vegetation to remain and which might interfere with the specified soil preparation shall be mowed, grubbed, raked, and the debris removed from the site. Prior to or during grading or tillage operation the ground surface shall be cleared of materials that might hinder final operation.
2. Prepare all areas to be planted as follows:

Rip all areas to be planted, seeded or sodded to a minimum of 8 inches in two directions using an agricultural ripper with tines spaced at no greater than 18 inches. Areas adjacent to walks, structures, curbs, etc. Where the use of large mechanical equipment is difficult, shall be worked with smaller equipment or by hand.
3. Soil Preparation:

spread 3 CY/1000 SF of compost and sufficient fertilizer to meet requirements of soil analysis over all areas to be seeded, sodded, and/or planted with trees, shrub bed and ground cover. Incorporate compost mixture with no pockets of soil or amendments remaining.

Tree and Shrub Planting

1. Substitutions:

Any plant substitutions are to be approved by landscape designer prior to installation.
2. Established Location:

Stake trees and flag or set out all shrubs in locations shown on the plans prior to installation for review by owner. The following are minimum distances that plant materials can be placed from adjacent walls, fences or paved areas: Large shrubs: 4 feet, Medium shrubs: 2-21/2 feet, perennials, grasses and ground covers; 18 inches.
3. Planting pits:

Dig planting pits a minimum of 2 times as wide as diameter of root ball or container, and a depth sufficient to allow top of root ball at trunk to sit a minimum of 3" above surrounding grade for shrubs. Incorporate compost by diskimg or rototilling into the top 4 to 6 inches of soil. Obtain a uniform mixture with no pockets of soil or amendments remaining. Restore the fine grade of all areas to be planted, seeded and/or sodded with float drag to

- remove irregularities resulting from tilling operations.

Float drag two directions. Remove any additional stones over 1-1/2 inches that have come to the surface. Upon completion of finish grading operations, the contractor must provide a finish landscape surface. Upon completion of finish grading operations, the contractor shall provide positive drainage in all landscape areas. Shrubs: roughen side of the pit to remove any compacting or glazing. Loosen soil at bottom of pit to a minimum depth of six inches. Mix loosened soil with specified backfill.
4. Backfill material:

Tree and shrub planting pits shall be backfilled with the following mix: 75% topsoil by volume (soil excavated from planting pits). 25% compost by volume. The specified backfill materials shall be pro-mixed using industry accepted technique in order to obtain a uniform, evenly blended consistency, free from pockets of unblended material and clods or stones greater than two inches in diameter. Backfill mix shall be delivered to each planting pit after mixing has occurred.

Planting

1. Remove stock from container.

Do not break the root ball. A spade shall not be used. Scarify sides and bottom of root ball.
2. Place backfill mix into planting pit to a depth such that the plant, when planted, will be three inches above finish grade for deciduous trees, four to six inches for coniferous trees, and two inches above finish grade for all shrubs.
3. Untie and remove burlap from top third of root ball on balled and burlap material.

Remove wire baskets from top and minimum of 2/3 of all side of root ball.
4. Backfill one-half of pit with backfill mixture and water in thoroughly before placing any more backfill.
5. Backfill the rest of the planting pit with backfill mixture and tamp to compact.

Water thoroughly. Do not work wet soil. Apply slow release fertilizer, per manufacturer's direction of size of plant material, by spreading evenly over the top of the entire planting pit.
6. Stake or guy all trees in a true vertical position.

Wrap deciduous trees bottom to top. Staple or tack in place at top. Wrap approximately November 15 and remove approximately May 15.
7. If trees are planted in a spade dug hole, they shall be deep watered with a watering needle angling from the inside of the ball out through the perimeter of the soil.

Weed Barrier Installation

1. Weed barrier shall be placed in all shrub bed areas where 5-gallon shrub material is used or where noted in plan and details.

At all edges of curbs, walls, structures, pavements, and headers, weed barrier shall be secured with

- 11-guage, 6-inch long staples at 18 inches O.C. at all edges.
2. No weed barrier shall be placed in areas receiving one gallon and smaller plant material.
3. No weed barrier shall be placed in soil planting rings of deciduous and coniferous trees planted in sodded or seeded area.

Steel Header Construction

1. Layout steel header in locations shown on plans and receive review of owner prior to installation. Locate by scaling off of plan. Install plumb with grades. Maintain a minimum constant height of one inch above adjacent turf area. Install using straight lines and smooth curves. Stake steel header using pins of two feet O.C. provide drainage slits or holes at sufficient intervals to allow excess water to drain away.

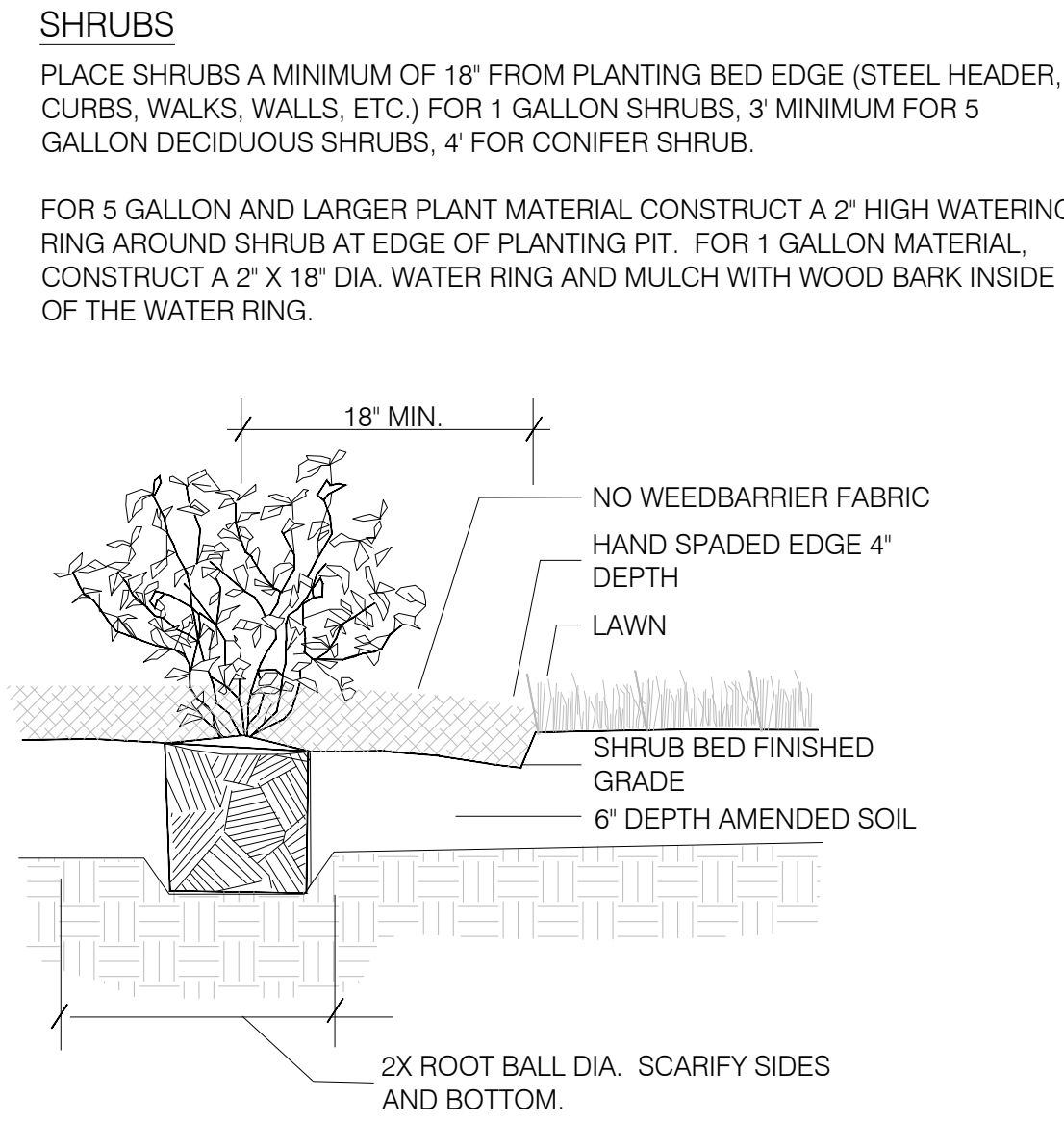
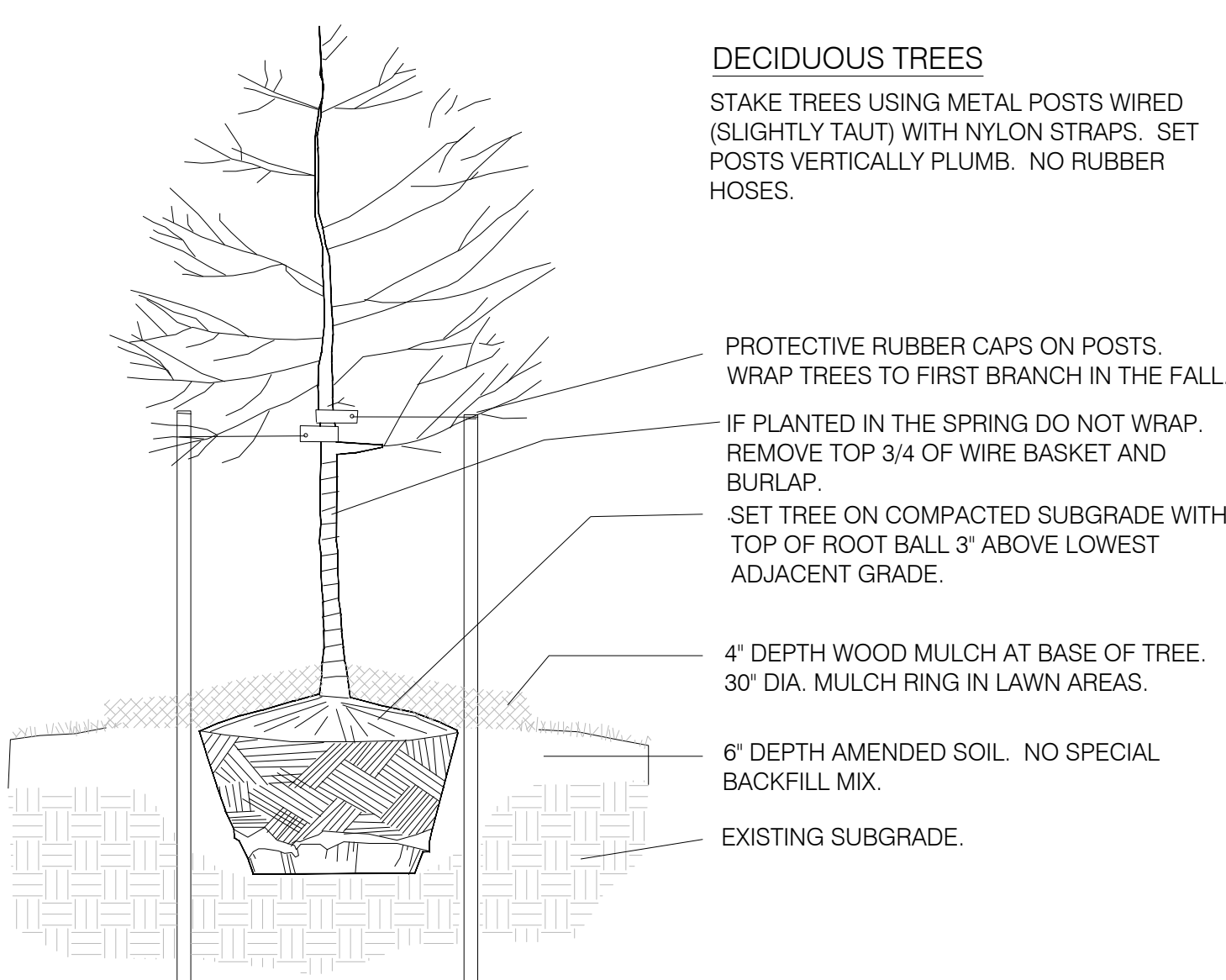
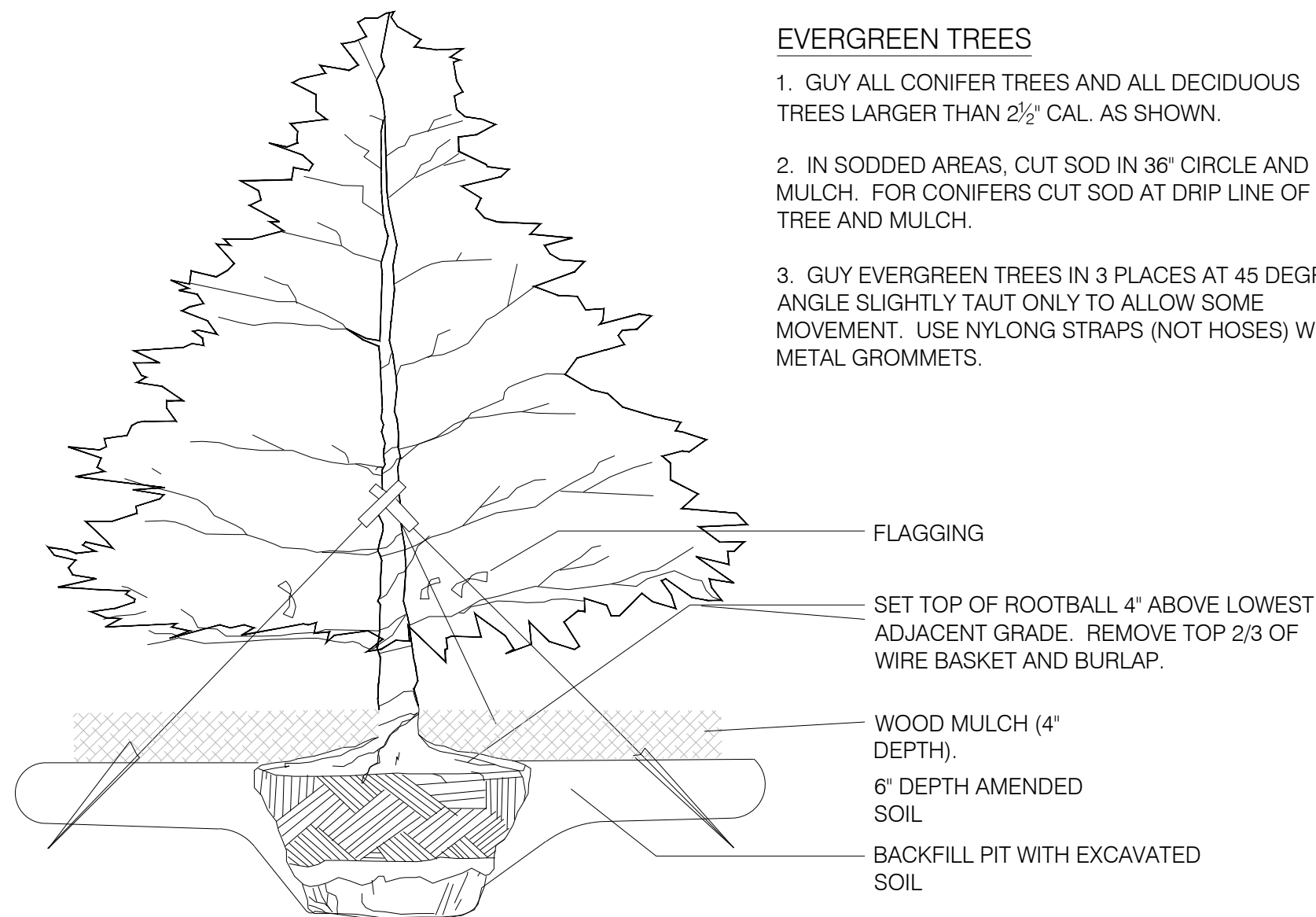
Seeding

1. Time of seeding.

Unless otherwise approved, all turf seeding shall be completed between April 15 and May 31, or between September 1 and October 15.
2. Broadcast seeding.

Broadcast seeding shall only occur in areas inaccessible to a drill seeder. Broadcast seed only after all trees and shrubs have been planted in these area. Broadcast seeding will be accomplished using hand-operation "cyclone-type" seeders or rotary broadcast equipment attached to construction or re-vegetation machine. All machinery will be equipped with metering devices. Broadcasting by hand will be acceptable on small, isolated sites. When broadcast seeding, passes will be made over each site to be seeded in a manner to ensure an even distribution of seed. When using hopper type equipment, seed should be frequently mixed within the hopper to discourage seed settling and uneven planting distribution of species.

TREE AND SHRUB INSTALLATION



LANDSCAPE DETAILS & SPECIFICATIONS

DATE: June 17, 2022		DRAWN BY: AGPRO	
REVISIONS:			
R1	DESC	~ / ~ / ~	
R2	DESC	~ / ~ / ~	
R3	DESC	~ / ~ / ~	
R4	DESC	~ / ~ / ~	
R5	DESC	~ / ~ / ~	



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COUNTY ROAD 19 INVESTMENTS LLC

LANDSCAPE DETAILS & SPECIFICATIONS

FORT LUPTON, CO

SHEET:

LS-2



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 10th day of August 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the County Road 19 Investments LLC Site Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

STOCK SHOW DRIVE LLC
5040 ACOMA ST
DENVER, CO 80216

ZADEL FAMILY LLP
9075 COUNTY ROAD 10
FORT LUPTON, CO 80621

4Z INVESTMENTS LLP
9075 COUNTY ROAD 10
FORT LUPTON, CO 80621

BONANZA YARD LLC
PO BOX 27
ERIE, CO 80516

COUNTY ROAD 19 INVESTMENTS LLC
3128 E 109TH AVE
NORTHGLENN, CO 80233

A handwritten signature in brown ink, appearing to read "M. M. M.", is written over a horizontal line.

City Official



Planning & Building Department

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 County Road 19 Investments Site Plan located approximately 0.02 miles east of County Road 19 and approximately .12 miles north of County Road 10 in the 'I-1' Light Industrial Zone District pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on August 25, 2022, at 6:00 P.M., and before the City Council on September 6, 2022, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures 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: COUNTY ROAD 19
INVESTMENTS LLC SITE PLAN**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SW 1/4 SECTION 10, T1N, R67 OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1 OF THE ZADEL MINOR SUBDIVISION

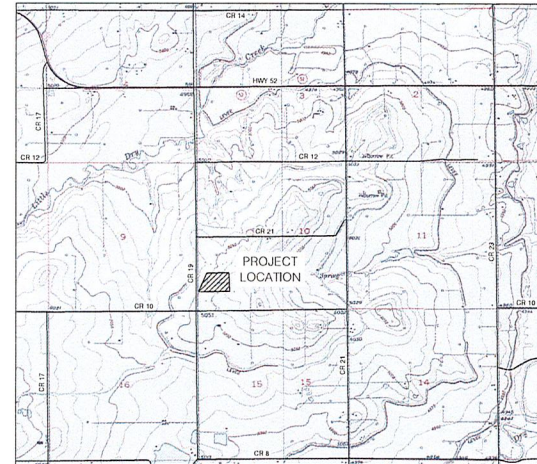
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: COUNTY ROAD 19 INVESTMENTS LLC SITE PLAN

COUNTY ROAD 19 INVESTMENTS LLC - SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 1 NORTH,
RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, CO

LEGEND

- EXISTING GROUND SURFACE CONTOUR AND ELEVATION, FT
- PROPOSED GROUND SURFACE CONTOUR AND ELEVATION, FT
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING WOOD FENCE
- EXISTING DIRT ROAD
- EXISTING OVERHEAD UTILITY
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- EXISTING TELEPHONE LINE
- PROPOSED FENCE
- EXISTING GAS STRUCTURE
- EXISTING VEGETATION
- EXISTING GAS WELL
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED WATER FITTING
- PROPOSED WATER METER
- FLOW DIRECTION AND SLOPE
- DECIDUOUS TREE
- CONIFER TREE
- PROPOSED STRUCTURE
- GRAVEL
- CONCRETE
- TURF
- SILT FENCE
- INLET PROTECTION
- OUTLET PROTECTION
- CONCRETE WASHOUT AREA
- VEHICLE TRACKING CONTROL



VICINITY MAP

SCALE 1" = 2000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
E-1	EXISTING CONDITIONS
ST-1	SITE & UTILITY PLAN PHASE 1
ST-2	SITE & UTILITY PLAN PHASE 2
DT-1	TYPICAL DETAILS
GR-1	GRADING AND EROSION CONTROL PLAN
GR-2	GRADING & EROSION CONTROL TYPICAL DETAILS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS & SPECIFICATIONS

PROPERTY DESCRIPTION

A parcel of land in the City of Fort Lupton, Colorado, located in the SW 1/4 Section 10, T1N, R67 of the 6th P.M. and more particularly described as follows:

Lot 1 of the Zadel Minor Subdivision

OWNER'S APPROVAL

Know All Men By These Presents, that COUNTY ROAD 19 INVESTMENTS LLC, being the sole owner of the land described herein, and [if there are no mortgages/holders of liens, leave this space blank] are all of the mortgages 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 ____, 2022.

STATE OF COLORADO,)

COUNTY OF WELD) ss

The foregoing instrument was acknowledged before me by ____ on this ____ day of ____, 2022. Witness my hand and seal.

My commission expires ____

CITY ENGINEER'S APPROVAL

Approved this ____ day of ____, 2022.

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ____ day of ____, 2022.

CITY ADMINISTRATOR'S APPROVAL

Approved this ____ day of ____, 2022.

Notary Public

City Engineer

Director of Public Works

City Administrator

PROJECT INFORMATION

PROJECT LOCATION
PT SE20W1, S10, T1N, R67W OF THE 6TH P.M.,
FT LUTON, CO 80601

PROPERTY OWNER
COUNTY ROAD INVESTMENTS LLC
3128 E 100TH AVE
NORTHGLENN, CO 80023
PH: 303-581-0257

PLANNER / ENGINEER / PREPARED BY
AGPROFESSIONALS
KELSEY BRUXVOORT
CHAD TWELDE, PE
3050 67TH AVE
GREELEY, CO 80634
PH: # 970-535-9318

PROJECT NUMBER
AGPRO PROJECT # 1378-01

COVER SHEET

DATE	REVISION	BY	DATE	REVISION	BY
JAN 17 2022	REVISED	AG			
		AG			
		AG			
		AG			
		AG			

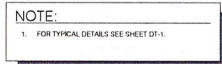


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COUNTY ROAD 19 INVESTMENTS LLC
COVER SHEET
FORT LUTON, CO

SHEET:
C-1



STALLS					
	CARPORT	60 FOOT	40 FOOT	30 FOOT	TOTAL
PHASE 1	63	253	94	2	412
PHASE 2	55	225	49	9	338

SITE & UTILITY PLAN PHASE 1

SHEET:
ST-1



COUNTY ROAD 19 INVESTMENTS LLC
SITE & UTILITY PLAN PHASE 1
FORT LUTON, CO



AGPROfessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
www.agpro.org 970.206.0164

213 Canyon Crest Dr, Suite 100,
Twain Falls, ID 83301
twainfalls@agpro.org

DATE	JUNE 17, 2022	DEPARTMENT / AGRO
	ISSUE / REMARKS	
-	DISC	19/06/22

Sign Posting Affidavit

County Road 19 Investments LLC Site Plan Review Permit
Project No. LUP2022-0015 - SPR2022-0005



VACANT [Lot 1 of the Zadel Minor Subdivision], Fort Lupton, CO 80621
lying in PT S2SW4 Section 10, Township 1N, Range 67W

I, Kelsey Bruxvoort hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 4th day of August, 2022.

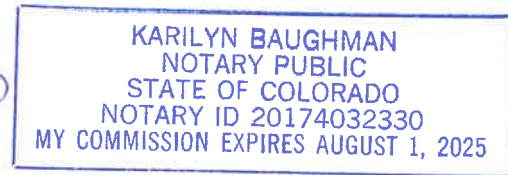
Kelsey Bruxvoort - AG Professionals
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Kelsey Bruxvoort, this 5th
day of August, 2022. Witness my hand and seal.

My commission expires 8-1-2025.


Notary Public

(SEAL)



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

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 8/11/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



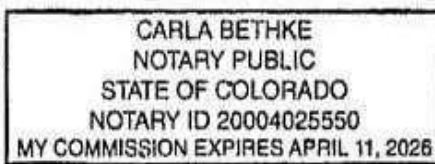
For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 8/11/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-232225

Carla Bethke
Notary Public
My commission ends April 11, 2026



PUBLIC NOTICE

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Last Publication: August 11, 2022
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