



COME PAINT YOUR FUTURE WITH US

PLANNING COMMISSION

Bruce Davis
Barbara Duncan
Bushrod White

Mike Simone, Chairperson

Dan Parrish
Lynne Derby
Timothy Hoskens, Vice-
Chairperson

**Planning Commission Agenda
Regular Meeting
Tuesday, March 8, 2016
6:00 P.M.**

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

Call to Order - Roll Call

Approval of Agenda

Consent Agenda – Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- a. Approval of the Minutes of the January 19, 2016 meeting

Discussion Items

- b. **P2016-002** Fulton Village Annexation & Initial Zoning
- c. **P2016-003** Fulton Village Sketch PUD Plan
- d. 2016 Three Mile Plan
- e. Upcoming land use applications and updates

Future Business

Minutes

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, on Tuesday, January 19, 2016. Chairperson Mike Simone called the meeting to order at 6:00 p.m.

ROLL CALL

Planning Technician Mari Peña called the roll. Those present were Chairperson Mike Simone, Commission members Bruce Davis, Bush White, Dan Parrish, Lynne Derby and Tim Hoskens. Also present were Planning Director Todd Hodges and Planning Technician Mari Peña.

APPROVAL OF AGENDA

Planning Technician Mari Peña noted that Election of Chairperson and Vice-Chairperson be listed as Item D under Discussion Items. Dan Parrish made a motion to approve the agenda as amended and Tim Hoskens seconded the motion.

Motion carried unanimously by a voice vote.

CONSENT AGENDA

It was moved by Bruce Davis and seconded by Tim Hoskens to approve the Consent Agenda as submitted. The following item was part of the Consent Agenda:

Approval of the Minutes of the October 20, 2015 meeting.

Motion carried unanimously by a voice vote.

DISCUSSION ITEMS

P2016-001 85 Pawn & Sales Site Plan Review

The Planning Chair asked for a brief description of the project.

The Planning Director, Todd Hodges, stated that this project is part of the Balderas Annexation and is an existing site with a Special Use Permit to store wrecked vehicles for the state patrol. This project is an expansion to the existing use and requires a site plan review. The construction of the new building includes a sales office. Referral comments are addressed on the Resolution. The Applicants are Manuel and Anita Balderas who are represented by their son, Daniel Balderas, and all are present at this hearing. The new business will use the existing access drive from Highway 85. Comments from Glorice Hice-Idler with CDOT were received and indicated there were no concerns with the use of the existing access.

The Planning Director indicated a letter from Kerr-McGee Oil and Gas was received today and all members and the Applicants have received a copy. This is the third (3rd) land use hearing for this property and the letter should not hold up the site plan review. Any agreements between the owner and mineral lease holder is between them. The building on the site plan is 48x60 but there is a possibility that the orientation of the building will change and should not affect the overall drainage. Staff will continue to work with the Applicants on the orientation of the building.

The Planning Chair opened the public hearing at 6:06 p.m., however there was no public for or against the project. The Planning Chair closed the public hearing at 6:06 p.m.

Member Lynne Derby asked for clarification of the orientation. Daniel Balderas indicated that instead of the building being 48x60 it would be rotated to be 60x48 to accommodate a larger office space.

Member Dan Parrish inquired about the two wells on the property, one to service the residence and the other to service the commercial business. The commercial well is not currently in use. The existing well for the residence is for domestic use. Mr. Parrish questioned permits for the two wells.

Owner Manuel Balderas, noted the second well is for commercial use and it is not tied into the residence. The commercial well will be tied into the commercial business as it is a separate building. The commercial well is not servicing the residence. A septic permit will be obtained from the Weld County Health Department.

The Planning Chair noted that item 1(B) (2) reads, "...dead and dying landscaping material shall be replaced at the earliest reasonable date" and recommends that the following be added to the end "as determined by the City of Fort Lupton," because a reasonable date for the Applicants may differ from that of the City.

Member Bush White commented that the area should look visibility appealing from the Highway.

Member Bruce Davis inquired about the business. Daniel Balderas indicated the business is strictly an auto pawn where owners of a vehicle bring in their vehicle for a loan. If the owner of the vehicle does not pay back the loan the vehicle will be sold. There will be no selling of vehicle parts and the storage of vehicles for the law enforcement will continue.

The Planning Chair asked about oil and antifreeze changes, who will pick up the liquid waste. The Planning Director added that the Fire District has knowledge of what liquids are on site and who remove the liquids. Member Bruce Davis added that any used oil is monitored by the State. Daniel Balderas noted that he would be looking into a heater for the building and there are heaters that use recycled oil to heat up the shop. The Planning Chair asked Daniel

Balderas if he would be disposing of any materials such as liquids as per City, State and Federal laws. He answered yes.

The Planning Chair suggested the Item 1(B)(1) of the Resolution be removed or amended prior to presenting to Council as this item is more for trucking businesses.

Planning Director Todd Hodges agreed and will review the item as Highway 85 is within CDOT's jurisdiction.

Tim Hoskens made a motion to approve Resolution P2016-001 for the Balderas Site Plan and Bush White seconded the motion.

The Planning Chair made a motion to remove item 1(B)(1) from resolution and amend item 3 regarding the landscape to be removed and replaced with "as determined by the City." Tim Hoskens made a motion to approve the Resolution as amended and Bruce Davis seconded the motion.

Motion carried unanimously by voice vote.

Upcoming land use applications and updates

Planning Director Todd Hodges informed members that while no hearings have been scheduled, there are two projects that have been submitted for review. Members will be notified of the hearings.

Election of Chairperson and Vice Chairperson

Tim Hoskens made a motion to elect Mike Simone as Chairperson. Bush White acknowledged the motion and Lynne Derby seconded the motion.

Mike Simone made a motion to elect Tim Hoskens as Vice Chairperson. Bruce Davis seconded the motion.

Motions passed on voice vote.

ADJOURNMENT

It was moved by Bruce Davis and seconded by Tim Hoskens to adjourn the January 19, 2016 Planning Commission meeting at 6:31 p.m.

Motion carried on voice vote.

Mari Peña, Planning Technician

Approved by Planning Commission

Mike Simone, Chairperson

**FULTON VILLAGE
ANNEXATION & INITIAL ZONING
AND SKETCH PUD PLAN**

Resolution No. P2016-002

RESOLUTION NO. P2016-002

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND INITIAL ZONING TO PUD PLANNED UNIT DEVELOPMENT WITH R-1, R-1A, R-2 AND R-3 USES PERMITTED ON A PROPERTY LOCATED EAST AND ADJACENT TO S. FULTON AVE. AND BETWEEN LONE PINE STREET AND KAHIL STREET IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on March 8, 2016 for the purpose of reviewing the Fulton Village Annexation and Initial Zoning to PUD Planned Unit Development with R-1, R-1A, R-2 and R-3 uses permitted, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Fulton Village Annexation and Initial Zoning conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 500 feet and of any abutting parcel, 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 Fulton Village Annexation and Initial Zoning to PUD Planned Unit Development R-1, R-1A, R-2 and R-3 uses permitted.

DONE THIS 8th DAY OF MARCH, 2016, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

Resolution No. P2016-003

RESOLUTION NO. P2016-003

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE FULTON VILLAGE SKETCH PUD PLAN FOR A PLANNED UNIT DEVELOPMENT LOCATED EAST AND ADJACENT TO S. FULTON AVE. AND BETWEEN LONE PINE STREET AND KAHIL STREET IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on March 8, 2016, for the purpose of reviewing the Fulton Village Sketch PUD Plan; and

WHEREAS, after review of the application for a sketch PUD plan, and consideration of staff comments, applicants' presentation and any public input, Planning Commission finds the request for the Fulton Village Sketch PUD Plan conforms with City codes and requirements and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met, including mailing of public hearing notices to adjacent property owners within 500 feet.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration staff comments, the applicant presentation, all referral comments and any citizen testimony in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, and the facts presented on this date, the Planning Commission hereby recommends approval of the Fulton Village Sketch PUD Plan for a planned unit development located east and adjacent to S. Fulton Ave. and between Lone Pine Street and Kahil Street in a Portion of the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado, with the following conditions:

1. Additional right of way shall be required along Lone Pine Street and S. McKinley Avenue with the final PUD plan filing
2. The preliminary and final PUD plans shall be updated so that there is a minimum five foot sidewalk along S. Fulton Avenue.
3. The applicant shall consider connecting the street labeled as S. Hoover Circle on the sketch plan map directly to Kahil Street and the functionality of the multi-family residential lot.

4. The applicants shall adequately address referral agency comments prior to or as part of the preliminary PUD plan submittal.
5. The applicants shall work with City staff to modify the submitted draft PUD guidelines and specify any deviation from the City's Zoning Regulations.
6. The applicants shall work with City staff and Fire District to finalize any proposed road names and design modifications prior to submittal of the preliminary PUD plan.
7. Any submittal for a preliminary PUD plan application shall include all required documents for such submittal along with any additional items that may be required by the City for review.
8. Applicant shall submit proof that they have attempted in good faith to negotiate impact fees with Weld County School District Re-8.
9. Applicant shall work with City staff to finalize the phasing for the construction of the regional trail and park.

DONE THIS 8th DAY OF MARCH, 2016, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

Staff Report



Planning & Building

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

Phone: 720.466.6107
Fax: 303.857.0351

TO: PLANNING COMMISSION

FROM: ALYSSA KNUTSON, PLANNER

SUBJECT: FULTON VILLAGE ANNEXATION & INITIAL ZONE AND SKETCH PUD PLAN; PROJECT NO. ANX2016-001 & SPL2016-001

MEETING DATE: MARCH 8, 2016

I. Attachments

- 1. PC Resolution P2016-002 & P2016-003
- 2. Application Materials
- 3. Referral Responses
- 4. Legal Notifications

II. Project Owners and Representatives:

Owners	Project Representative
Fulton Village, LLC	Aaron Thompson
James D. Lambert	Aperio Property Consultants, LLC
Barbara J. Lambert	18006 E. Grand Ave.
	Aurora, CO 80015
	Phone: (303) 317-3000
	aaron@aperiopc.com

III. Property Information

The site consists of two undeveloped parcels, a public alley and public right-of-way and is located east and adjacent to S. Fulton Ave. and between Lone Pine Street and Kahil Street in a Portion of the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado. The full legal description can be found in the application packet attached to this memorandum. More detail on the separate parcels is provided below:

Parcel No. 147107100004: This parcel is owned by James D. Lambert and Barbara J. Lambert. A portion of this parcel is located in Weld County and was unintentionally

excluded from the previous annexation to the City of Fort Lupton. The applicants have submitted an application to annex and initial zone the remaining portion of this parcel to the PUD Zone District, which is currently zoned Agricultural in Weld County. The remaining portion is in the R-1A Zone District in Fort Lupton and this will be rezoned to PUD with the next review phase of the project. The entire parcel is included within the sketch PUD plan.

Parcel No. 147107100005: This parcel is located in Weld County and is currently zoned R-2. The applicants have submitted an application to annex and initial zone the property to the PUD Zone District. The entire parcel is included within the sketch PUD plan.

III. Project Description

This land use application is for (1) an annexation and initial zoning; and (2) a sketch PUD plan.

The applicants, Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, have submitted an application for an annexation and initial zoning to PUD Planned Unit Development with R-1, R-1A, R-2 and R-3 uses. The total annexation is 12.056 acres, more or less, and includes a parcel owned by Fulton Village, LLC, a portion of a parcel owned by James D. Lambert and Barbara J. Lambert that was erroneously excluded from a previous annexation of their property located, a public alley and public right-of-way.

The applicants have also submitted an application for a sketch PUD Plan for a proposed residential major subdivision that will include a mix of low, medium and high density residential. The sketch PUD plan includes two parcels, one owned by Fulton Village, LLC, and the other owned by James D. Lambert and Barbara J. Lambert, and also includes a public alley and public right-of-way for a total of 14.122 acres, more or less. For additional information on the proposed project, please refer to the Fulton Village Subdivision Development Report that is included in the packet.

VI. Legal Considerations

Annexation

On February 8, 2016, the City Council accepted the annexation petition and set the public hearing date for this matter on March 28, 2016. A public hearing before Planning Commission is required for this request prior to going before City Council.

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

This annexation meets the contiguity requirements set forth by Colorado Statutes.

Sketch PUD Plan

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

All notification requirements were met, including mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties.

The intent of the sketch PUD plan is to provide a general concept that describes the applicants' development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

The City notified surrounding property owners of the sketch PUD plan application and received comments from nearby neighbors, which are included in the packet.

VII. Public Hearing & Meeting Procedure

The annexation and initial zoning require a public hearing before the Planning Commission. The sketch PUD plan is considered a public meeting pursuant to the Fort Lupton Municipal Code.

The Planning Commission's review of the sketch PUD plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the applicants and staff. After the project has been presented, and public input and staff comments have been considered, the Planning Commission shall make a recommendation to the City Council to approve, approve with conditions or deny the sketch PUD plan.

VIII. Findings/Conclusions

After review of the Comprehensive Plan, Municipal Code and referral comments, staff finds that:

1. The Comprehensive Plan designates the property as Urban Residential. The Urban Residential land use type encourages higher density neighborhoods with a mix of housing types. Staff finds that the development proposed conforms to the Comprehensive Plan;
2. The site is located within the district designated Growth Tier 1 in the Comprehensive Plan, which is considered the priority growth area as envisioned by the Plan and is the area that is best able to provide municipal services.
3. There are currently residential subdivisions located directly to the east (Peaceful Acres), west (Lone Pine Estates) and south (County Day Estates) of the property; and
4. There is a need for residential properties within the City of Fort Lupton due to employment created by the oil and gas industry, as well as other commercial development in the area.

IX. Recommendation

Based upon the findings identified in this report, staff recommends approval of Resolution P2016-002 for the annexation of 12.056 acres, more or less, and initial zoning to PUD with R-1, R-1A, R-2 and R-3 Zone District uses. Staff further recommends conditional approval of the Fulton Village Sketch PUD Plan, as listed on Resolution No. P2016-003.

Land Use Application



Planning & Building

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

Phone: 303.857.6694
Greeley: 970.346.0326
Fax: 303.857.0351

COME PAINT YOUR FUTURE WITH US

DATE: 11/15/15	PROJECT NAME: FULTON VILLAGE
ADDRESS / LOCATION OF PROJECT: NE CORNER OF FULTON AVE. AT LONE PINE ST.	
LEGAL DESCRIPTION (LOT, BLK, TWNSHP, RNG.): SEE ATTACHED EXHIBIT 'A'	
Parcel: 147-107-100-005/147-107-100-004	

PLEASE CHECK THE APPROPRIATE ITEM(S):

- | | | |
|--|---|-----------------------|
| <input checked="" type="checkbox"/> ANNEXATION | <input checked="" type="checkbox"/> SKETCH PLAT | ADMIN SITE PLAN |
| <input checked="" type="checkbox"/> INITIAL ZONING | PRELIMINARY PLAT | SITE PLAN |
| CHANGE OF ZONE | FINAL PLAT | PUD SITE PLAN |
| <input checked="" type="checkbox"/> PUD PLAN | AMENDED PLAT | COMP PLAN AMENDMENT |
| SPECIAL USE | BOARD OF ADJUSTMENT | OIL & GAS DEVELOPMENT |
| MINOR SUBDIVISION | | |

PRESENT ZONING: Agriculture	AREA IN ACRES: Parcel: 14.951 Annexation area: 12.056
PROPOSED ZONING: PUD	PRESENT USE: VACANT
PROPOSED # OF LOTS: 60	PROPOSED # OF DU'S: 79
PROPOSED GROSS FLOOR AREA:	MIN LOT SIZE: AVG. LOT SIZE:

PROPERTY / MINERAL OWNER:	PROJECT CONTACT:
NAME: FULTON VILLAGE, LLC AND DONNA LAMBERT ^{BARBARA}	NAME: AARON THOMPSON
ADDRESS: 2212 RIDGE RD. / 155 E. BRIDGE ST. LITTLETON, CO 80120 / BRIGHTON, CO 80601	FIRM / COMPANY: APERIO PROPERTY CONSULTANTS, LLC
PHONE:	ADDRESS: 18006 E. GRAND AVE. AURORA, CO 80015
SIGNATURE: 	PHONE: (303) 317-3000 FAX:
TITLE: mbr	EMAIL: aaron@aperiopc.com
DATE: 1/16/16	

FOR OFFICE USE ONLY	DATE RECEIVED: 1/16/16
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**CITY OF FORT LUPTON
GENERAL FEE DEPOSIT SCHEDULE**

ANNEXATION FEE DEPOSITS:

1. ONE TO TEN ACRES	\$ 750.00 PLUS \$10.00 / ACRE
2. ELEVEN TO FIFTY ACRES	\$ 1,000.00 PLUS \$ 8.00 / ACRE
3. FIFTY-ONE TO ONE HUNDRED ACRES	\$ 1,500.00 PLUS \$ 6.00 / ACRE
4. OVER ONE HUNDRED ACRES	\$ 2,000.00 PLUS \$ 4.00 / ACRE

OIL AND GAS EXPLORATION AND DEVELOPMENT PERMIT:

5. REVIEW / PERMIT FEE	\$ 1,100.00
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MINING OR EXTRACTION OF MINERALS PERMIT:

6. THE FIRST TWENTY-FIVE ACRES	\$1,000.00 PLUS \$10.00 / ACRE OR FRACTION THEREOF IN EXCESS OF TWENTY-FIVE ACRES
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ZONING FEE DEPOSITS:

7. ZONING CHANGE	\$ 900.00
8. SPECIAL USE PERMIT (GENERAL)	\$ 900.00
9. SPECIAL USE PERMIT (GRAVEL MINING)	\$ 1,500.00
10. SPECIAL USE PERMIT (DAYCARE)	\$ 250.00
11. BOARD OF ADJUSTMENT	\$ 300.00

SUBDIVISION (PLAT) FEE DEPOSITS:

12. SKETCH PLAT	\$ 900.00
13. PRELIMINARY PLAT	\$ 1,500.00
14. FINAL PLAT	\$ 900.00
15. MINOR SUBDIVISION	\$ 1,500.00
16. PUD (PRELIMINARY AND FINAL)	\$ 2,400.00

SITE PLAN

17. PRELIMINARY SITE PLAN	\$ 900.00
18. FINAL SITE PLAN	\$ 1,500.00

COMPREHENSIVE PLAN AMENDMENT:

19. COMP PLAN AMENDMENT	\$ 1,500.00
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OTHER DEPOSITS:

20. ADMISTRATIVE REVIEW (MINOR)	\$ 500.00
21. AMENDED PLAT (REPLAT) FOR DRAINAGE & UTILITY EASEMENTS	\$ 500.00

22. AMENDED PLAT (LOT LINE ADJUSTMENTS ONLY)	\$ 500.00
23. DEVELOPMENT REVIEW TEAM (DRT)	\$ 250.00 PLUS CONSULTANT EXPENSES
24. OTHER SERVICES PROVIDED BY CITY STAFF	\$ 55.00 / HOUR
25. CITY CONSULTANT SERVICES	AT COST (Escrow) initial amount to be paid at submittal: \$ 5,000.00. Escrow will be maintained based on work completed.

FLOODPLAIN DEVELOPMENT:

26. PERMIT FEE AND REVIEW	\$ 750.00 UP TO TEN ACRES \$ 1,500.00 OVER TEN ACRES
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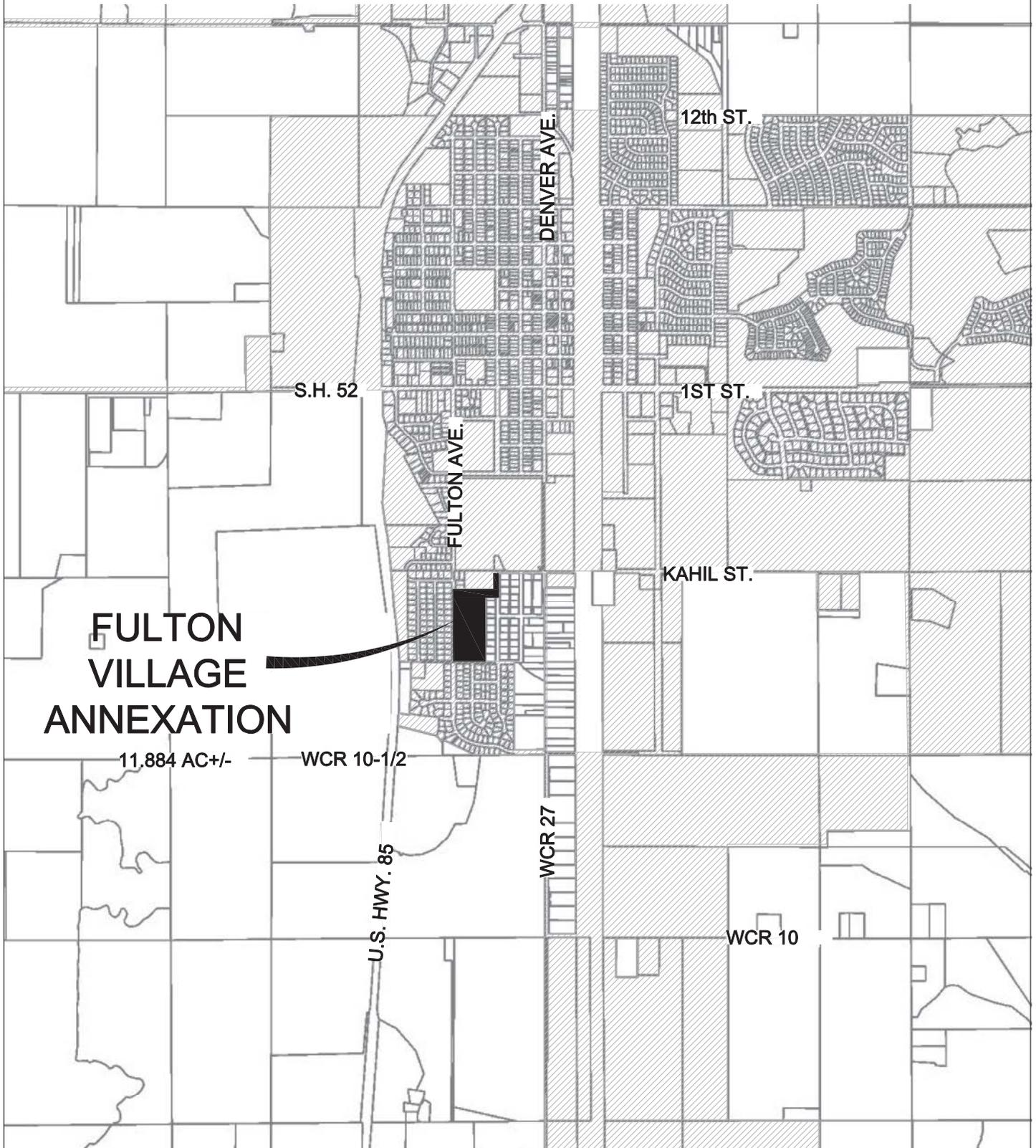
Total: \$ 5,000.00

FEES ARE NON-REFUNDABLE AND DUE AT TIME OF APPLICATION SUBMITTAL. FEES ARE SET BY CITY COUNCIL BY RESOLUTION. CITY STAFF IS NOT AUTHORIZED TO NEGOTIATE FEES AND CANNOT, UNDER ANY CIRCUMSTANCES, CHANGE, REDUCE, OR AMEND THE FEES SET FORTH IN EXHIBIT A WITHOUT CITY COUNCIL AUTHORIZATION. ESCROW FEES SHALL BE TRACKED THROUGHOUT THE COURSE OF THE APPLICATION PROCESS. ONCE THE INITIAL ESCROW HAS BEEN USED THE CITY WILL REQUIRE ADDITIONAL FUNDS TO COVER CITY CONSULTANT SERVICES.

Maps

FULTON VILLAGE ANNEXATION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



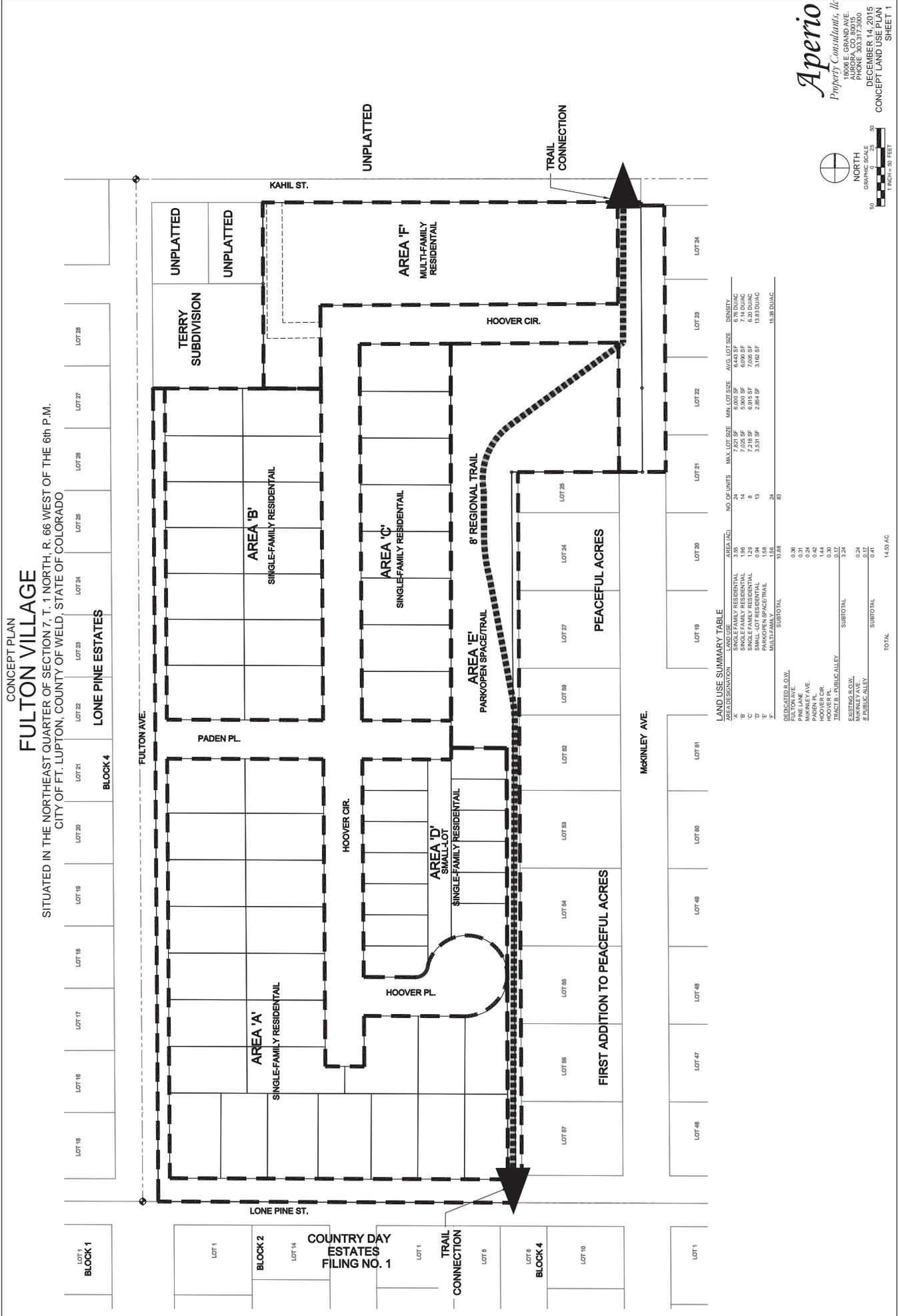
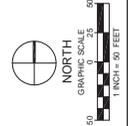
 CITY BOUNDARY

ANNEXATION VICINITY MAP

SCALE: 1"=2000'



NORTH



CONCEPT PLAN
FULTON VILLAGE
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
 CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO

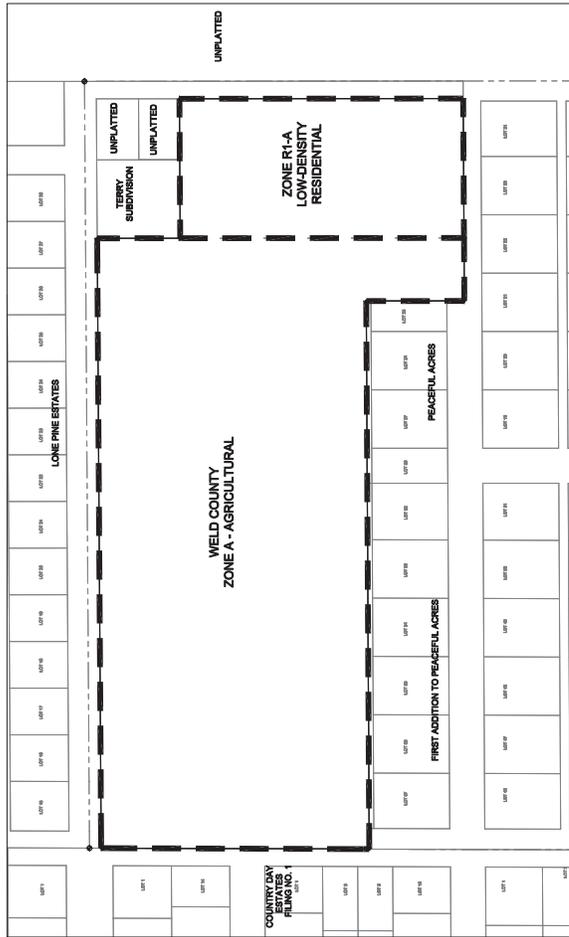
LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21
LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28
LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35
LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42
LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49
LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56
LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63
LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70
LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77
LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84
LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91
LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98
LOT 99 LOT 100

LAND USE SUMMARY TABLE

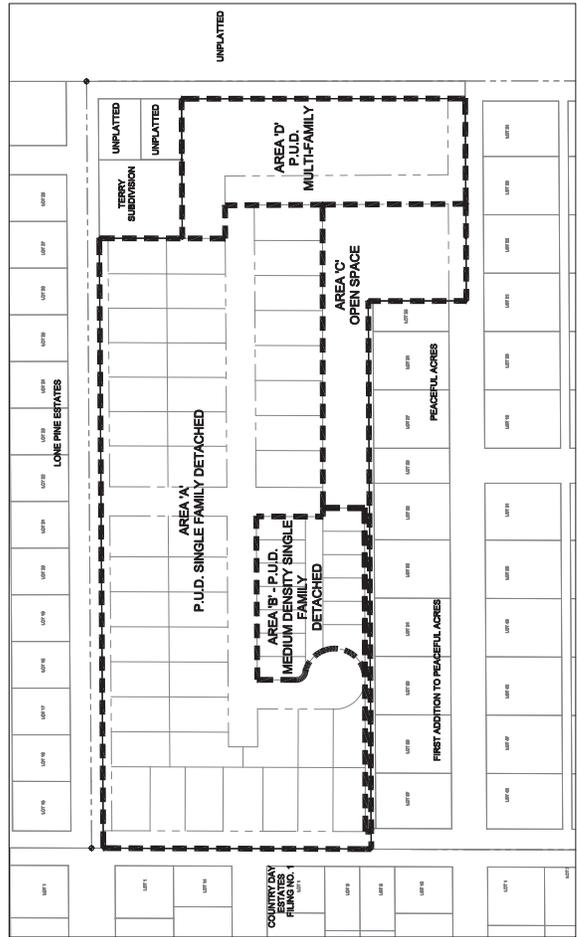
AREA/DESIGNATION	LAND USE	NO. OF UNITS	MAX. LOT SIZE	MIN. LOT SIZE	AVG. LOT SIZE	DENSITY
A	SINGLE-FAMILY RESIDENTIAL	14	7,425 SF	5,900 SF	6,663 SF	7.14 DU/AC
B	SINGLE-FAMILY RESIDENTIAL	8	7,218 SF	6,815 SF	7,005 SF	6.20 DU/AC
C	SINGLE-FAMILY RESIDENTIAL	13	3,521 SF	2,624 SF	3,106 SF	10.53 DU/AC
E	PARKOPEN SPACE/TRAIL	1	-	-	-	-
F	MULTI-FAMILY	24	-	-	-	15.38 DU/AC
SUBTOTAL		60				

DELEGATED ROW	AREA/AC
FULTON AVE.	0.36
HOOPER PL.	0.24
MCKINLEY AVE.	0.24
PADEN PL.	0.42
HOOPER CIR.	0.30
TRAIL B - PUBLIC ALLEY	0.12
TRAIL C - PUBLIC ALLEY	0.24
EXISTING ROW	0.24
MCKINLEY AVE.	0.24
F. PUBLIC ALLEY	0.41
TOTAL	14.53 AC

PLANNED UNIT DEVELOPMENT FOR
FULTON VILLAGE
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
 CITY OF FT. Lupton, COUNTY OF WELD, STATE OF COLORADO



EXISTING ZONING



PROPOSED ZONING

LAND USE SUMMARY TABLE

LAND USE AREA	AREA (AC)	NO. OF UNITS	MAX. LOT SIZE	MIN. LOT SIZE	AVG. LOT SIZE	DENSITY
FAMILY RESIDENTIAL	1.11	13	3,031 SF	2,564 SF	3,182 SF	11.71 DU/AC
MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL	1.70	24	2,564 SF	1,132 DU/AC	1,132 DU/AC	6.88 DU/AC
MULTIFAMILY	14.12	83				
TOTAL						

LAND USE DESIGN STANDARDS

LAND USE AREA	FRONT SETBACK	REAR SETBACK	SE BRACKS REAR SETBACK	SIZE	MAX. HEIGHT	LOT WIDTH AT REAR	MAX. HARD SURFACE LOT COVERAGE
FAMILY RESIDENTIAL	20'	15'	15'	5'	35'	30'	70%
MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL	20'	15'	15'	5'	35'	30'	70%
MULTIFAMILY	25'	20'	20'	10'	35'	30'	

ACCESSORY STRUCTURES

FRONT SETBACK	REAR SETBACK	SIZE	MAX. HEIGHT	MAX. FLOOR AREA (GFA)
20'	15'	5'	35'	1,500 SF

P.U.D. LAND USE STANDARDS

SINGLE FAMILY DETACHED (AREA A)

SINGLE FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS, NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREFTER ERRECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE AND HUD-APPROVED FACTORY-BUILT HOMES. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

ACCESSORY BUILDINGS SHALL BE LIMITED TO THE ABOVE PERMITTED USES. ACCESSORY BUILDINGS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE FRONT AND REAR PROPERTY OR ENSEMBLS. FROM ANY SIDE STREET OR A CORNER LOT, ONLY ONE (1) ACCESSORY BUILDING OR UTILITY SHED IS ALLOWED. ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 200 S.F. GFA.

MEDIUM DENSITY SINGLE FAMILY DETACHED (AREA B)

SINGLE FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS, NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREFTER ERRECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE AND HUD-APPROVED FACTORY-BUILT HOMES. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

ACCESSORY BUILDINGS SHALL BE LIMITED TO THE ABOVE PERMITTED USES. ACCESSORY BUILDINGS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE FRONT AND REAR PROPERTY OR ENSEMBLS. FROM ANY SIDE STREET OR A CORNER LOT, ONLY ONE (1) ACCESSORY BUILDING OR UTILITY SHED IS ALLOWED. ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 200 S.F. GFA.

PARK AND OPEN SPACE (AREA C)

INTENDED FOR OUTDOOR RECREATION FACILITIES AND LARGE OPEN LAND AREAS. NO BUILDINGS SHALL BE CONSTRUCTED ON AREA OF THIS P.U.D. UNLESS SPECIFICALLY APURTENANT TO AN OUTDOOR RECREATION FACILITY OR OUTDOOR PISCINE SHELTER.

MULTIFAMILY (AREA D)

MULTIFAMILY USES WITH HIGHER DENSITY, INCLUDING THE NECESSARY APURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS, NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREFTER ERRECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR MULTIFAMILY DWELLINGS.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE PERMITTED USES SHALL BE ALLOWED. AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCRACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR ENSEMBLS. FROM ANY SIDE STREET OR A CORNER LOT, ONLY ONE (1) ACCESSORY BUILDING OR UTILITY SHED IS ALLOWED. ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING STRUCTURE HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 500 S.F. GFA.

FENCING STANDARDS

- A. ALL FENCES, HEDGES, AND WALLS MUST BE LOCATED WITHIN OR ON THE PROPERTY LINES AND MAINTAINED BY THE PROPERTY OWNER.
 - B. A FENCE, HEDGE, OR WALL LOCATED IN REAR YARD AREAS THAT ABUT AN ADJACENT PROPERTY LINE OR REAR PROPERTY LINE OF ANOTHER PROPERTY MAY BE LOCATED WITHIN OR ON THE PROPERTY LINE EXCEPT, THAT IF THE REAR PROPERTY LINE IS ADJACENT TO A DRIVEWAY, ALLEY, OR STREET, THE SIGHT DISTANCE TRIANGLE REQUIREMENTS SHALL APPLY.
 - C. A FENCE, HEDGE, OR WALL LOCATED ASIDE AND ADJACENT TO A DRIVEWAY, ALLEY, OR STREET, THE SIGHT DISTANCE TRIANGLE REQUIREMENTS SHALL APPLY.
 - D. FENCES ADJACENT TO SIDEWALKS MUST BE REPLACED AT LEAST TWELVE INCHES (12") FROM THE EDGE OF THE SIDEWALK GATES ADJACENT TO SIDEWALKS SHALL OPEN INWARD TO THE PROPERTY.
- HEIGHT RESTRICTIONS:**
- A. A SOLID MATERIAL FENCE, HEDGE OR WALL LOCATED IN A FRONT YARD AREA SHALL HAVE A MINIMUM HEIGHT OF FOUR FEET (4') WITHIN THE FRONT YARD SETBACK.
 - B. NO FENCE SHALL EXCEED SIX FEET (6') IN HEIGHT.

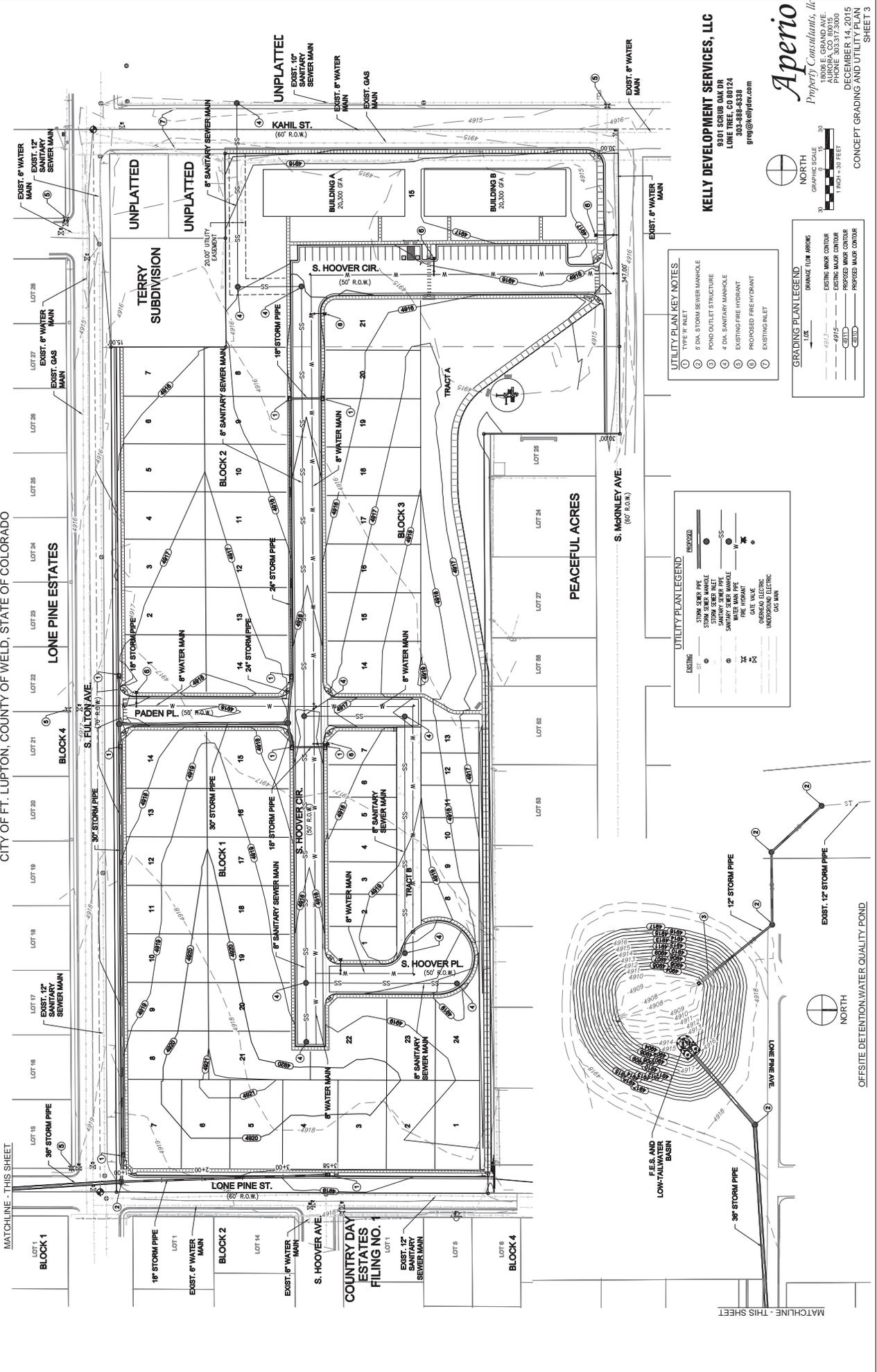
CONSTRUCTION STANDARDS:

- A. COMPLIANCE WITH BUILDING CODE. SOLID MATERIAL FENCE MUST BE CONSTRUCTED TO MEET THE WIND DESIGN CRITERIA OF THE ADOPTED UNIFORM BUILDING CODE. ALL WOOD FENCE MATERIALS SHALL BE TREATED WOOD OR WOOD WITH NATURAL RESISTANCE TO DECAY, OR EQUIVALENT. ALL WOOD SHALL BE CONSTRUCTION GRADE 2, OR BETTER, INCLUDING MINIMUM DESIGN STANDARDS.
- B. ALL (1) SOLID WOOD FENCES LESS THAN SIX FEET (6') IN HEIGHT SHALL HAVE FOUR INCH (4" X 4") WOOD POSTS, OR EQUIVALENT POST SPACING, SHALL BE ARRANGED SO THAT THE SURFACE AREA OF THE FENCE BETWEEN POSTS DOES NOT EXCEED THIRTY-SIX (36) SQUARE FEET. SOLID WOOD FENCES OVER SIX FEET (6') IN HEIGHT AND LESS THAN EIGHT FEET (8') IN HEIGHT SHALL HAVE FOUR (4") EQUIVALENT SPACED EIGHT FEET (8') ON CENTER.
- C. FOR FENCES LESS THAN FIVE FEET (5') IN HEIGHT, TWO (2) HORIZONTAL TWO INCH (2" X 4") WOODEN RAILS OR EQUIVALENT ARE REQUIRED. THE LOWER RAILS SHALL BE WITHIN TWELVE (12") INCHES OF THE TOP OF THE FENCE.
- D. FOR FENCES FIVE FEET (5') TO SIX FEET (6') IN HEIGHT, THREE (3) HORIZONTAL TWO INCH (2" X 4") WOODEN RAILS OR EQUIVALENT ARE REQUIRED. EQUALLY SPACED FROM GROUND LEVEL TO THE TOP OF THE FENCE.
- E. FOR FENCES SIX FEET (6') TO EIGHT FEET (8') IN HEIGHT, FOUR (4) HORIZONTAL TWO INCH (2" X 4") WOODEN RAILS OR EQUIVALENT ARE REQUIRED. EQUALLY SPACED FROM GROUND LEVEL TO THE TOP OF THE FENCE.
- F. ALL POSTS FOR FENCES OF FOUR FEET (4') TO EIGHT FEET (8') IN HEIGHT SHALL BE SET IN CONCRETE AT A DEPTH OF NOT LESS THAN TWO FEET (2') INTO THE GROUND. DIAMETER OF THE CONCRETE SHALL BE NOT LESS THAN FOUR INCHES (4") IN DIAMETER. THE POST SHALL EXTEND THREE INCHES (3") FROM THE BOTTOM OF THE CONCRETE SET INTO GRAVEL OR SANDFILL TO ALLOW MOVEMENT TO OCCUR.
- G. VERTICAL WOODEN, OR EQUIVALENT, FENCE BOARDS OR PICKETS SHALL BE A MINIMUM OF THREE FOURTHS INCH (3/4") IN THICKNESS AND SHALL BE SPACED SUCH THAT A SPHERE FOUR INCHES (4") IN DIAMETER CANNOT PASS THROUGH.

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. Lupton, COUNTY OF WELD, STATE OF COLORADO

SKETCH PLAT



UTILITY PLAN KEY NOTES

- ① TYPE "R" INLET
- ② 8 DIA. STORM SEWER MANHOLE
- ③ POND OUTLET STRUCTURE
- ④ 4 DIA. SANITARY MANHOLE
- ⑤ EXISTING FIRE HYDRANT
- ⑥ PROPOSED FIRE HYDRANT
- ⑦ EXISTING INLET

UTILITY PLAN LEGEND

EXISTING	PROPOSED
— 18" STORM PIPE	— 18" STORM PIPE
— 24" STORM PIPE	— 24" STORM PIPE
— 30" STORM PIPE	— 30" STORM PIPE
— 8" WATER MAIN	— 8" WATER MAIN
— 8" SANITARY SEWER MAIN	— 8" SANITARY SEWER MAIN
— FIRE HYDRANT	— FIRE HYDRANT
— OVERHEAD ELECTRIC	— OVERHEAD ELECTRIC
— GAS MAIN	— GAS MAIN

GRADING PLAN LEGEND

DRAINAGE FOR ARROWS	DRAINAGE FOR ARROWS
— 4913	— EXISTING MAJOR CONTOUR
— 4915	— PROPOSED MAJOR CONTOUR
— 4917	— EXISTING MINOR CONTOUR
— 4919	— PROPOSED MINOR CONTOUR

KELLY DEVELOPMENT SERVICES, LLC
1500 E. GRAND AVE.
DENVER, CO 80202
PHONE 303.373.9000
LOVE TREE: 601.881.2424
303.888.5338
ktr@kellydev.com

Aperio
Property Consultants, LLC
1500 E. GRAND AVE.
DENVER, CO 80202
PHONE 303.373.9000
DECEMBER 14, 2015
CONCEPT GRADING AND UTILITY PLAN
SHEET 3

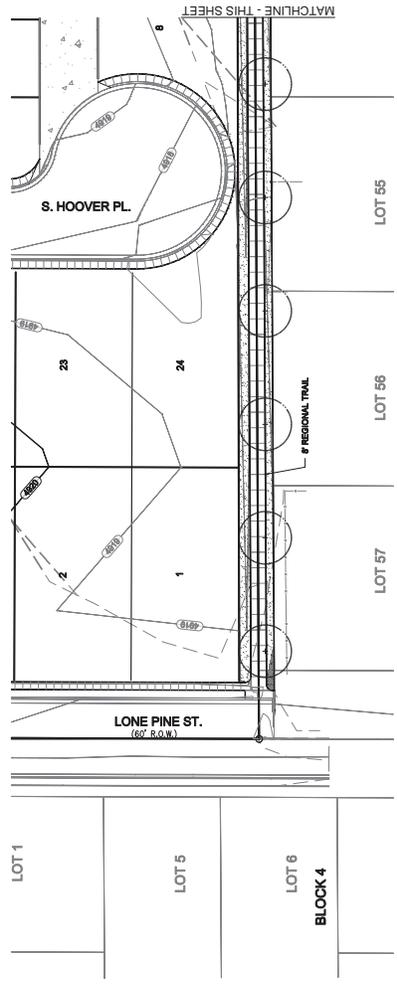
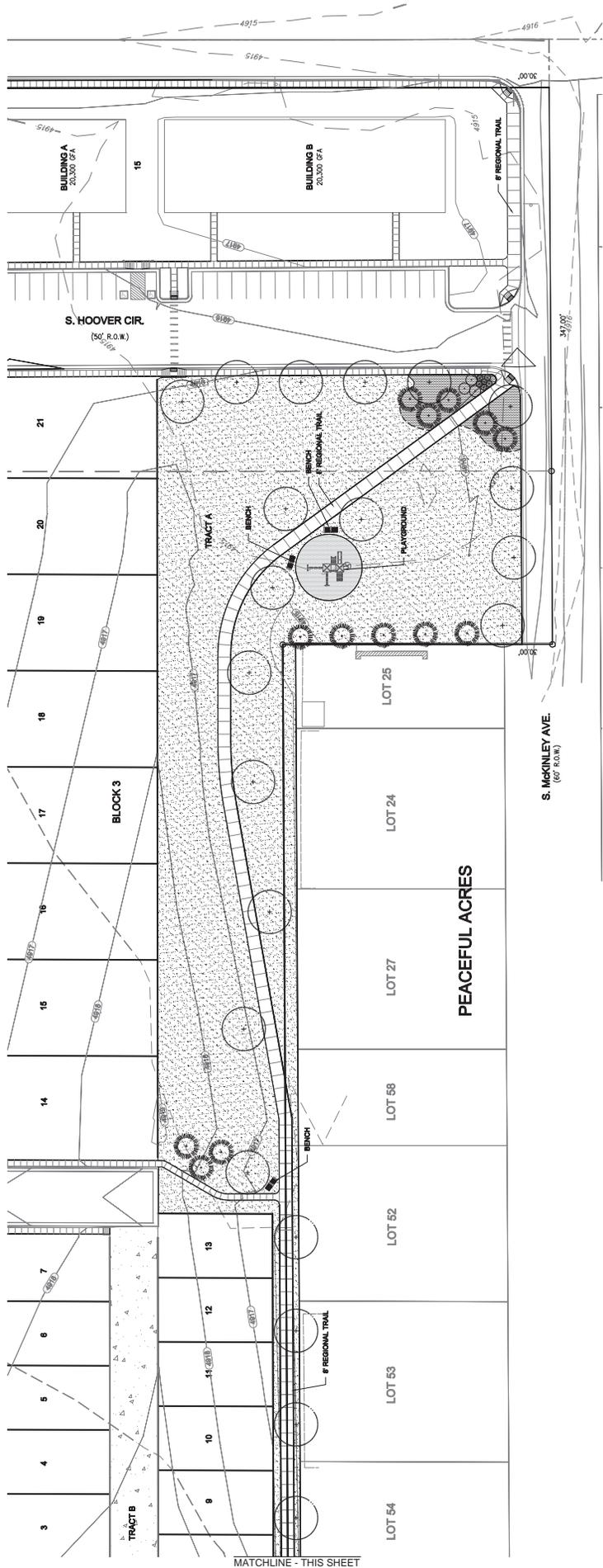


OFFSITE DETENTION WATER QUALITY POND

MATCHLINE - THIS SHEET

MATCHLINE - THIS SHEET

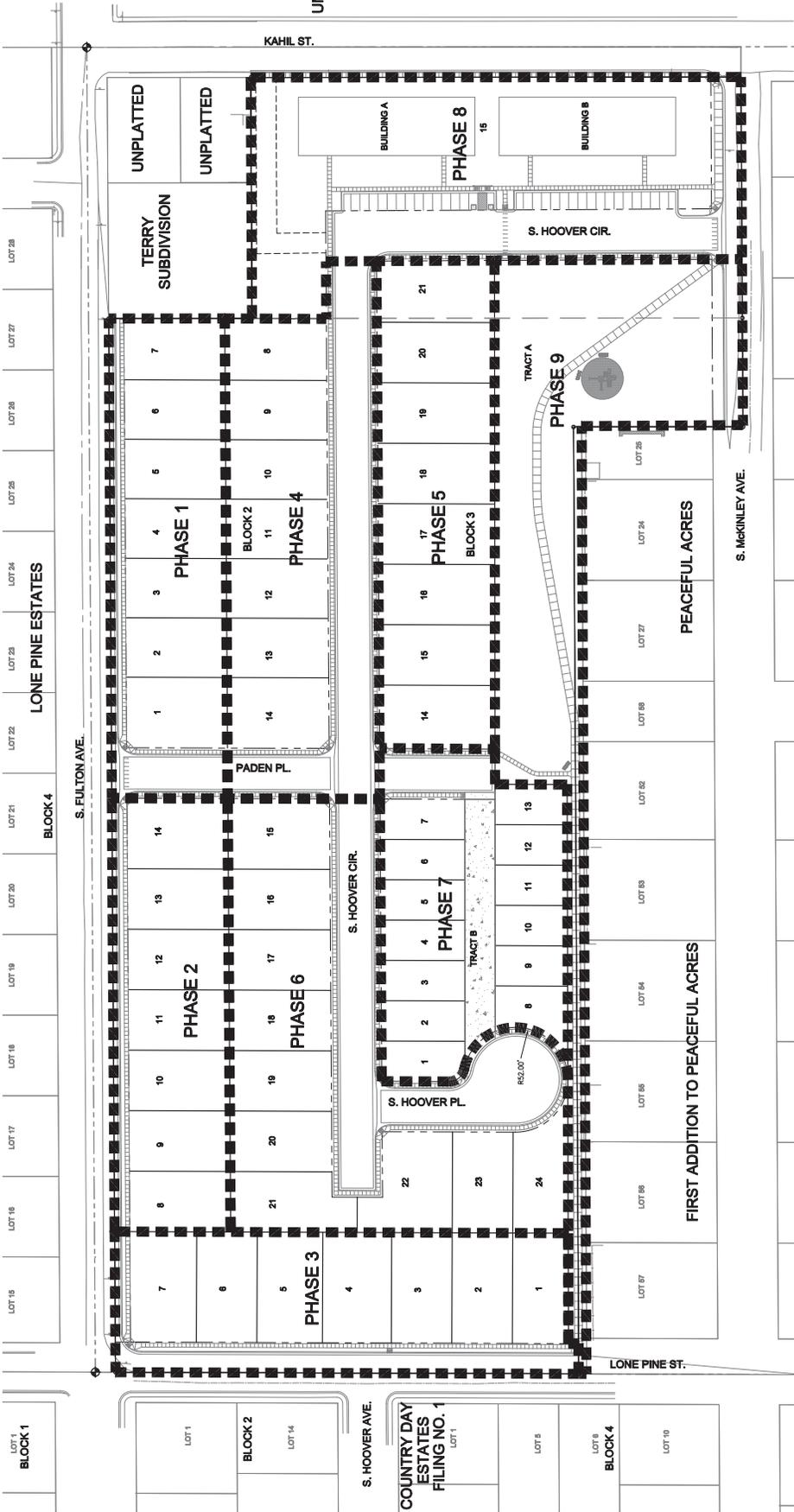
SKETCH PLAT
FULTON VILLAGE SUBDIVISION
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
 CITY OF FT. Lupton, COUNTY OF WELD, STATE OF COLORADO



FULTON VILLAGE SUBDIVISION

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CITY OF FT. Lupton, COUNTY OF WELD, STATE OF COLORADO

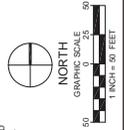
SKETCH PLAT



PHASING SUMMARY

PHASE	AREA (AC)	NO. OF LOTS/UNIT
1	1.33	7
2	1.13	7
3	1.45	7
4	1.29	7
5	1.29	7
6	1.29	7
7	1.29	7
8	1.29	7
9	2.29	10
10	1.29	7
11	1.29	7
12	1.29	7
13	1.29	7
14	1.29	7
15	1.29	7
16	1.29	7
17	1.29	7
18	1.29	7
19	1.29	7
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96	1.29	7
97	1.29	7
98	1.29	7
99	1.29	7
100	1.29	7
101	1.29	7
102	1.29	7
103	1.29	7
104	1.29	7
105	1.29	7
TOTAL	1.88	N/A

*PHASE 9 SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 50TH BUILDING PERMIT FOR THE OVERALL FULTON VILLAGE PROJECT. ANY PHASE MAY BE CONSTRUCTED IN ANY ORDER AS LONG AS THE PHASE IS COMPLETED PRIOR TO THE COMMENCEMENT OF SUCH TIME THAT ALL REQUIRED PUBLIC IMPROVEMENTS FOR PHASES 1-8 HAVE BEEN COMPLETED.



Development Report

Development Report

FULTON VILLAGE

Fort Lupton, Colorado

PREPARED FOR:

FULTON VILLAGE, LLC

2212 Ridge Rd.

Littleton, Colorado 80121

Phone: 303-929-0822

Contact: George Lee

george@leecommercialproperty.com

PREPARED BY:

Aperio

Property Consultants, llc

18006 E. Grand Ave.

Aurora, CO 80015

Phone (303) 317-3000

Contact: Aaron Thompson

Aaron@aperiopc.com

December 14, 2015

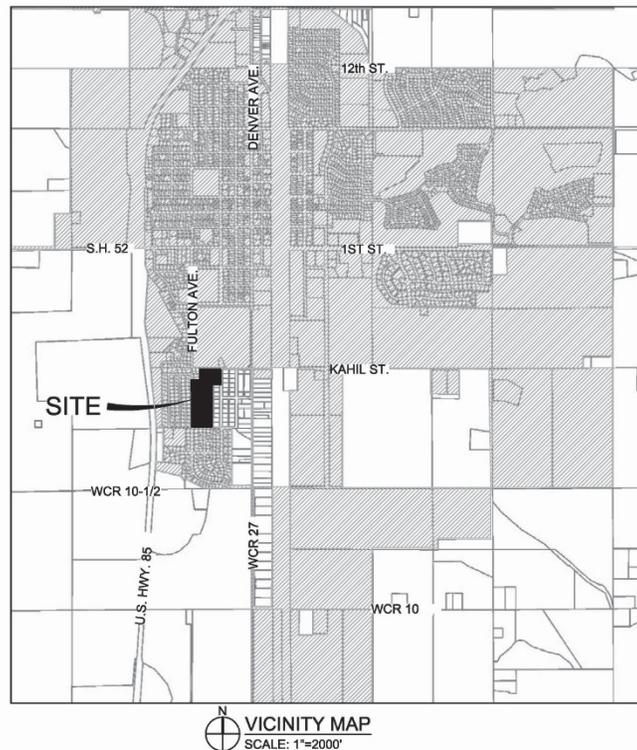
Table of Contents

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A. General Location and Description

General Location

The Fulton Village development (the “Project”) is proposed at the southeast corner of S. Fulton Ave. and Kahil Street in Fort Lupton, Colorado. The proposed Annexation is of two unplatted parcels and a portion of existing Weld County Right of Way for S. McKinley Ave. totaling 11.884 acres, situated in the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P. M., Town of Fort Lupton, County of Weld, and State of Colorado.



The site is bounded on the north by Kahil St., on the east by S. McKinley Ave., Peaceful Acres Subdivision, and the First Addition to Peaceful Acres Subdivision, on the south by Lone Pine St., and to the west by S. Fulton Ave.

The site is vacant and the existing ground cover is primarily native grasses and weeds. The existing soils are comprised of well-graded sand with silt and gravel (SW-SM), in the A Hydrologic Soil Group. A NCRS Soil Resource Report⁴ is included in the application materials for this Annexation proposal which classifies the site soils into the Julesburg/Vona sandy loams and Altvan loam.

B. Project Narrative and Proposed Development Plan

Proposed Land Use

The proposed land use will be residential within a Planned Unit Development (PUD) zone district. The proposed development will be a mix of single-family, small-lot single family (often commonly referred to as “patio homes”), and for-rent multifamily units. The Project will also include a park/open space area, with amenities and a regional trail.

Compliance with the City’s Comprehensive Plan

The Project is in compliance with the City’s adopted Comprehensive Plan which designates the Property as a residential land use.

Phasing

The Project has been divided into nine (9) phases of development. Each individual phase may be constructed at any time. Phase 9, which contains the Park/Open Space/Regional Trail, may be constructed at any time however must be constructed either coincident with the multifamily buildings, or prior to the issuance of the thirtieth (30th) building permit for single family dwellings on the property. Each phase will have obligations for public improvements to be determined at the time of Preliminary Plat approval.

Project Timing

The Project is anticipated to begin construction of Phase 1 in the first quarter of 2016. Subsequent phases will follow as market demand dictates. The multifamily parcel is anticipated to begin construction in the second or third quarter of 2016.

Density

Overall project density is proposed to be approximately 5.8 du/acre.

Open Space

A public Park/Open Space/Regional Trail is proposed with the Project. Calculations for the required amount of open space based upon the projected number of residents per Section III of the Residential Design Standards at the rate of 3 residents per single family dwelling and 2.5 residents per multifamily dwelling are:

$$\begin{array}{l} 59 \text{ single family dwellings} * 3 \text{ residents/dwelling} = 177 \text{ residents} \\ 24 \text{ multifamily dwellings} * 2.5 \text{ residents/dwelling} = 60 \text{ residents} \\ \text{Total} \quad 237 \text{ residents} \end{array}$$

The required open space dedication at the rate of 10 acres/1,000 residents in the proposed development is: $237/1,000 * 10 = 2.37$ acres. The proposed development plan proposes an open space dedication of 1.86 acres; however, because this Project is obligated to construct a portion of the 8’ wide Regional Trail in compliance with the Parks and Trails Masterplan (2005), the Owner requests that the

additional obligation of 0.51-acres open space dedication be satisfied in-lieu via the Regional Trail construction.

C. Utilities and Storm Drainage

Utilities for the Fulton Village project will be provided as follows:

<u>Utility</u>	<u>Service Provider</u>
a) Water	City of Fort Lupton
b) Sanitary Sewer	City of Fort Lupton
c) Gas	XCEL Energy
d) Electric	United Power
e) Telecom	CenturyLink
f) Cable	Comcast

Will-serve letters as appropriate are contained in the Appendix of this report.

Water

Water mains exist at every periphery of the Property. Proposed onsite water mains will connect the existing main in S. Fulton Ave. through the project to the main in S. McKinley Ave. The S. McKinley Ave. main is connected to the existing main in Kahil St.; the existing main in S. Fulton Ave. is connected to the existing main in Lone Pine St., which in turn is connected to the existing main in S. McKinley for a completely looped system surrounding the Property. This system will provide for adequate water supply and fire protection for the Fulton Village development.

Water taps for each dwelling unit will be purchased from the Town of Fort Lupton, the terms of which are outlined in the Annexation Agreement (Draft). The schedule for purchasing water taps from the City will be determined via the Preliminary Plat application and Subdivision Improvement Agreement.

Sanitary Sewer

Sanitary sewer mains also exist in the north, south and west adjoining streets of the Property. The proposed site sewer main will outfall to the north to the 10" sanitary sewer main in Kahil St. The single family lots adjacent to S. Fulton Ave. and Lone Pine St. will be individually serviced to the sanitary sewer main in the respective street.

Projected sanitary sewer flows from the Project total 14,660 gal./day as an average daily demand with a peak flow of 51.7 gpm. Supporting calculations are contained in the Appendix of this report.

Storm Sewer

An onsite storm sewer system will collect the majority of the generated storm flows for the project. This onsite system will connect to proposed storm sewer improvements in S. Fulton Ave., which will also collect generated street flows. The system will then be constructed west along Lone Pine St. from S. Fulton Ave. to the existing City of Fort Lupton owned detention pond south of the west dead-end of

Lone Pine St. The existing pond outfalls via an existing outlet structure and 12" PVC pipe to the drainage ditch adjacent to US Highway 85. The proposed improvements for this Project include increasing the depth and capacity of the existing pond to accommodate the proposed storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond. The existing outlet structure and outfall pipe will be re-constructed as part of the Project. Refer to the Preliminary Drainage Plan and Report submitted with the materials for this Sketch Plat application for drainage system details and calculations.

D. Life Safety Services

The Fort Lupton Fire Department Station 1 is located approximately 1.3-miles north of the Property; Station 2 is located approximately 3-miles north and east of the Property. The Fort Lupton Police Department is located approximately 0.4-miles north of the Property.

Life Safety Impacts will be minimal. The projected population dwelling within Fulton Village is a total of 237 persons, calculated as follows:

1) Single-Family Units	59 units * 3.0 persons/unit	=	177 persons
2) Multi-Family Units	24 units * 2.5 persons/unit	=	60 persons
		Total	237 persons

Of course, this projection is not expected to be entirely new population within or relocating to Fort Lupton. It is anticipated that some percentage of Fulton Village residents will relocate from their existing dwellings within the City.

E. Traffic and Roadway Systems

Adequate roadway systems exist to accommodate the Fulton Village development. The Project is flanked on all sides by existing streets: a) S. Fulton Ave. to the west, b) Kahil Street to the north, c) Lone Pine St. to the south, and d) a portion of S. McKinley Ave. to the east. As part of the Fulton Village development, each of these respective streets will require improvement to some degree. S. Fulton Ave., S. McKinley Ave., and Lone Pine St. will each experience widening along with curb, gutter and sidewalk improvements. Curb, gutter and sidewalk improvements will also be constructed on Kahil St. along the Project frontage.

Traffic impacts from the project will be minimal, as the total number of projected persons within the Project represent less than 3% of the total population of the City. Further, the additional improvements to the existing street system will greatly assist in alleviating existing and future traffic in the area.

F. Geological Hazards

A site specific Preliminary Soil Investigation conducted by Colorado Engineering & Geotechnical Group, Inc. on September 16, 2005⁵ reported no geotechnical or geological hazards on the Property. Likewise, the report generated from the National Resources Conservation Service (NRCS) produced no evidence or indication of geological hazards on the Property. Both the Preliminary Soil Investigation and the NRCS Report are contained in the Appendix of this Development Report.

G. Mineral Owners

A Mineral Owners report was conducted on the subject Property, the result of which is that no mineral rights affect the project. A copy of the report, prepared by Crews-Zeren is included in the Appendix of this report.

H. Historical and Cultural Assessment

A Cultural Resource Survey was conducted on October 6, 2006 by James Enterprises, Inc. The result of this assessment was that no significant historical or cultural resources are impacted by the project.

I. Conclusions

The proposed development of Fulton Village will be an asset to the City of Fort Lupton. The proposed housing units will help fill the community need for additional housing in the City, while minimizing impacts upon the existing infrastructure systems, and concurrently developing community assets via additional park space and regional trail improvements.

J. List of References

1. *Sanitary Sewer Flow Study*, Kelly Development Services, October 30, 2015
2. United States Department of Agriculture, Natural Resources Conservation Service, Custom Soil Resource Report prepared October 30, 2015.
3. *Preliminary Soil Investigation*, Colorado Engineering & Geotechnical Group, Inc., September 16, 2005
4. List of Mineral Owners and Mineral Lessees for Notification, Zeren Land Services, November 19, 2015

K. Appendices

1. Key Demographics, Metro Denver Economic Development Corporation
2. Demographics, City of Fort Lupton Community Profile
3. U.S. Census Bureau, Demographics for Weld County, Colorado
4. List of Mineral Owners and Mineral Lessees for Notification

APPENDIX 1

KEY DEMOGRAPHICS, METRO DENVER ECONOMIC DEVELOPMENT CORPORATION

)
 (/)
 Do Business, Mile High Advantages, Industries, Lifestyle, About
 any%2CclickedEntityId%3A563638%2Cidx%3A1-1-1%2CtarId%3A1438980963446%2Ctas%3AMetro%20Denver%20
 (/metrodenverdc/)

Overview

Demographics

Share (<http://www.addthis.com/bookmark.php>)

As a fast-growing region, Metro Denver is a dynamic location where companies can easily attract highly skilled workers and expand their operations.

The Metro Denver region had a 1.5 percent population growth rate between 2004 and 2014 and is consistently ranked as one of the fastest-growing areas in the nation. More impressive facts about Metro Denver and Colorado’s demographics:

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation’s second-most highly educated state for residents (37.8 percent) with a bachelor’s degree or higher (U.S. Census Bureau, 2014)
- In addition, Colorado has the nation’s lowest obesity rate and is No. 2 for physical activity (Trust for America’s Health, 2014; Kaiser State Health Facts, 2014)

Key Demographics

	Metro Denver	Northern Colorado
Square Miles	4,532	6,646
Population 2013	2,951,798	585,371
*Projected		

	Metro Denver	Northern Colorado
Population 2014	3,002,629	597,558
Population 2020*	3,306,177	686,659
Labor Force	1,583,928	309,991
Nonfarm Employment	1,466,400	234,300
Average Wage	\$56,514	\$43,332
Median Age	36.6	35.2
*Projected		

We understand that having the most current and up-to-date information is important to your site selection process. The Metro Denver Economic Development Corporation can provide detailed demographic reports and data analysis that will help expedite your process, and ensure you have all the tools you need to make an informed decision.

Metro Denver Monthly
Economic Indicators »

(<http://www.metrodenver.org/research-reports/monthly-economic-indicators/>)



Mile High Advantage:
Expanding our infrastructure in all directions »

(<http://www.metrodenver.org/mile-high-advantages/infrastructure/>)

Investors

Leadership (<http://www.metrodenver.org/investors/leadership/>)

Investor Database (<http://www.metrodenver.org/investors/investor-database/>)

Benefits & ROI (<http://www.metrodenver.org/investors/benefits-roi/>)

Get Involved (<http://www.metrodenver.org/investors/get-involved/>)

Featured Investor (<http://www.metrodenver.org/investors/featured-investor/>)

Research & Reports

Monthly Economic Indicators (<http://www.metrodenver.org/research-reports/monthly-economic-indicators/>)

Economic Forecasts (<http://www.metrodenver.org/research-reports/economic-forecasts/>)

Industry Cluster Study (<http://www.metrodenver.org/research-reports/industry-cluster-study/>)

Toward a More Competitive Colorado (<http://www.metrodenver.org/research-reports/toward-a-more-competitive-colorado/>)

Resource Rich Colorado (<http://www.metrodenver.org/research-reports/resource-rich-colorado/>)

Resources

Data Central (<http://www.metrodenver.org/resources/data-central/>)

Industry Database (<http://www.metrodenver.org/resources/industry-database/>)

Metro Denver Jobs (<http://www.metrodenver.org/resources/metro-denver-jobs/>)

News

News Center (<http://www.metrodenver.org/news/news-center/>)

Metro Denver in the News (<http://www.metrodenver.org/news/metro-denver-in-the-news/>)

Publications (<http://www.metrodenver.org/news/publications/>)

Events (<http://www.metrodenver.org/news/events/>)

Rankings (<http://www.metrodenver.org/news/rankings/>)

Affiliates

Colorado Energy Coalition (</about/affiliates/colorado-energy-coalition/>)

Colorado Investment Services Coalition (<http://www.metrodenver.org/about/affiliates/colorado-investment-services-coalition/>)

Colorado Space Coalition (</about/affiliates/colorado-space-coalition/>)

Metro Denver Aviation Coalition (</about/affiliates/metro-denver-aviation-coalition/>)

Connect

Twitter (<http://twitter.com/MetroDenverEDC>)

Facebook (<http://www.facebook.com/metrodenveredc>)

Cone of Silence Blog (</blog>)

YouTube (<http://www.youtube.com/user/MetroDenverEDC>)

Flickr (https://www.flickr.com/photos/metrodenver_edc/sets/)

Instagram (<http://web.stagram.com/n/metrodenveredc/>)

Pinterest (<http://www.pinterest.com/metrodenveredc/>)

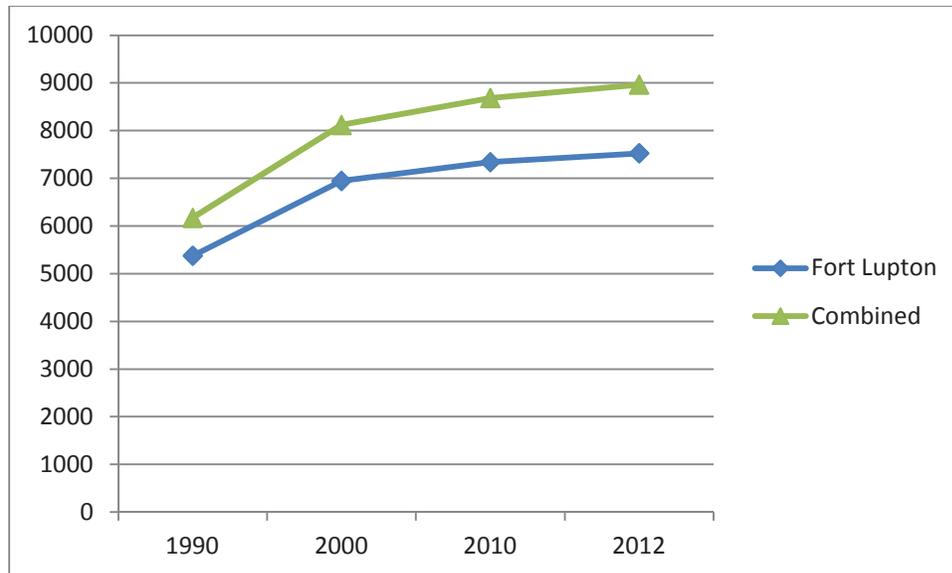
LinkedIn (<https://www.linkedin.com/company/563638?trk=tyah&trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A563638%2Cidx%3A1-1-1%2CtarId%3A1438980963446%2Ctas%3AMetro%20Denver%20>)

APPENDIX 2

DEMOGRAPHICS, CITY OF FORT LUPTON COMMUNITY PROFILE

Demographics

Population, Age & Income



Fort Lupton is growing quickly with the addition of many new jobs in the oil and gas industry. Although Fort Lupton has very affordable housing, the market is very tight with only 2% vacant housing units. Our building has lagged behind the job growth, but we are now starting to have new apartments, housing and hotel permits being pulled weekly.

The population within the city limits is currently over 7,500 residents. Adjacent nearby housing, just outside of the Fort Lupton city limits, brings the population to over 9,000. In the census period from 2000 to 2010, the population in Fort Lupton jumped by 29.2%. The number of households in Fort Lupton jumped by 23.2%, and the big jump in growth is just starting with spec homes being sold before they are completed.

The 2010 census average household income is over \$51,009, with a median age of 28.8. Our average household size is 3.23 and 67.4% of the homes are owner occupied.

Summary for the 2010 census for Fort Lupton¹:

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: \$58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

Education

In Fort Lupton, as in the entire Northern Colorado area, we value education. Aims Community college located in Fort Lupton, has recently doubled the size of their campus for the new Oil and Gas technologies program, a new Ag Business and Production program and a larger welding program. Fort Lupton is also within easy commuting distance of the Colorado School of Mines, the University of Colorado and the University of Northern Colorado. In addition, Fort Lupton is only a short drive from Brighton with Colorado State University (Brighton) and Front Range Community College campuses in Brighton. Over 39.1% of our adult residents have completed some college or have a college degree. Of this number, 9.1% have completed a Bachelor's degree or higher.

Housing

The housing market is tight in Fort Lupton at this time, but planned housing will allow the new resident a variety of housing options, from affordable executive housing with very large lots, to high quality rental apartments.

Cost of Living

Fort Lupton's cost of living is lower than many other communities in the Denver metro area. With the exceptional views of the mountains, good air quality compared to the Denver metro area, a historic downtown, and a growing job market, Fort Lupton is the place to call home.

ⁱ Source Buxton's Complete Demographic Comparison Report

APPENDIX 3

U.S. CENSUS BUREAU, DEMOGRAPHICS FOR WELD COUNTY, COLORADO

Search

State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements: Search by zip code, improved table display, browse more data feature, download data, and more.

Weld County, Colorado

People QuickFacts	Weld County	Colorado
Population, 2014 estimate	277,670	5,355,866
Population, 2010 (April 1) estimates base	252,837	5,029,324
Population, percent change - April 1, 2010 to July 1, 2014	9.8%	6.5%
Population, 2010	252,825	5,029,196
Persons under 5 years, percent, 2014	7.3%	6.3%
Persons under 18 years, percent, 2014	26.9%	23.3%
Persons 65 years and over, percent, 2014	11.1%	12.7%
Female persons, percent, 2014	49.6%	49.8%
White alone, percent, 2014 (a)	93.1%	87.7%
Black or African American alone, percent, 2014 (a)	1.4%	4.5%
American Indian and Alaska Native alone, percent, 2014 (a)	1.7%	1.6%
Asian alone, percent, 2014 (a)	1.5%	3.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2014 (a)	0.2%	0.2%
Two or More Races, percent, 2014	2.1%	2.9%
Hispanic or Latino, percent, 2014 (b)	28.8%	21.2%
White alone, not Hispanic or Latino, percent, 2014	66.7%	69.0%
Living in same house 1 year & over, percent, 2009-2013	80.7%	80.7%
Foreign born persons, percent, 2009-2013	8.5%	9.7%
Language other than English spoken at home, pct age 5+, 2009-2013	18.5%	16.8%
High school graduate or higher, percent of persons age 25+, 2009-2013	85.6%	90.2%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	25.9%	37.0%
Veterans, 2009-2013	16,805	399,458
Mean travel time to work (minutes), workers age 16+, 2009-2013	26.2	24.5
Housing units, 2014	100,070	2,276,184
Homeownership rate, 2009-2013	70.1%	65.4%
Housing units in multi-unit structures, percent, 2009-2013	16.2%	25.9%
Median value of owner-occupied housing units, 2009-2013	\$191,500	\$236,200
Households, 2009-2013	90,465	1,977,591
Persons per household, 2009-2013	2.79	2.53
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$25,468	\$31,109
Median household income, 2009-2013	\$57,180	\$58,433
Persons below poverty level, percent, 2009-2013	14.7%	13.2%
Business QuickFacts	Weld County	Colorado
Private nonfarm establishments, 2013	5,376	154,875 ¹
Private nonfarm employment, 2013	71,783	2,090,975 ¹
Private nonfarm employment, percent change, 2012-2013	2.9%	2.7% ¹
Nonemployer establishments, 2013	19,020	447,586
Total number of firms, 2007	23,024	547,770
Black-owned firms, percent, 2007	0.6%	1.7%
American Indian- and Alaska Native-owned firms, percent, 2007	1.4%	0.8%
Asian-owned firms, percent, 2007	1.5%	2.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	S	6.2%
Women-owned firms, percent, 2007	25.4%	29.2%
Manufacturers shipments, 2007 (\$1000)	4,193,672	46,331,953
Merchant wholesaler sales, 2007 (\$1000)	D	53,598,986
Retail sales, 2007 (\$1000)	2,246,115	65,896,788

Retail sales per capita, 2007	\$9,272	\$13,609
Accommodation and food services sales, 2007 (\$1000)	217,231	11,440,395
Building permits, 2014	2,708	28,686
Geography QuickFacts	Weld County	Colorado
Land area in square miles, 2010	3,987.24	103,641.89
Persons per square mile, 2010	63.4	48.5
FIPS Code	123	08
Metropolitan or Micropolitan Statistical Area	Greeley, CO Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 25 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits

Last Revised: Wednesday, 14-Oct-2015 15:53:40 EDT

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[FIND DATA](#)

[BUSINESS & INDUSTRY](#)

[PEOPLE & HOUSEHOLDS](#)

[SPECIAL TOPICS](#)

[NEWSROOM](#)

||||

APPENDIX 4

MINERAL OWNERS AND LESSEES FOR NOTIFICATION



L A N D S E R V I C E S
O I L A N D G A S T I T L E

P.O. Box 336337
Greeley, CO 80633-0606

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

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION

(Fulton Village, LLC, James Donald Lambert and Barbara Jean Lambert Property)

Subject Property:

Township 1 North, Range 66 West, 6th P.M., Weld County, CO

Section 7: All that part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described on Exhibit A

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, *et seq.* in the Subject Property based upon the records of the Weld County Assessor and Clerk Recorder as of November 11, 2015 at 7:45 a.m.:

Mineral Owners:

Anadarko E&P Company LP
c/o Anadarko Petroleum Corporation
Attn: Manager Land- Western Division
P.O. Box 9149
The Woodlands, TX 77387-9147

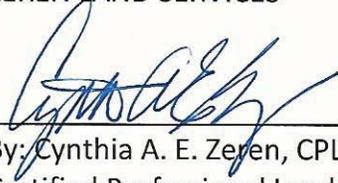
Anadarko Land Corporation
c/o Anadarko Petroleum Corporation
Attn: Manager Property & Rights-of-Way
P.O. Box 9149
The Woodlands, TX 77387-9147

Mineral Leasehold Owners:

Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/ Wattenberg
1099 19th Street, Suite 1500
Denver, CO 80202

Dated this 19th day of November, 2015.

ZEREN LAND SERVICES

A handwritten signature in blue ink, appearing to read 'Cynthia A. E. Zeren', is written over a horizontal line.

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

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

Zeren Land Services, searched (i) the records of the Weld County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Weld County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through November 11, 2015 at 7:45 A.M.

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

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

ZEREN LAND SERVICES

Date: November 19, 2015

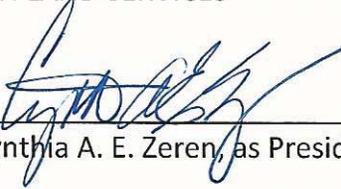
By: 
Cynthia A. E. Zeren, as President

Exhibit A

Township 1 North, Range 66 West, 6th P.M.

Section 7: A parcel of land located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

The basis of bearings for the description is South 00°19'00" East along the East line of the NE $\frac{1}{4}$ of said Section 7;

Commencing at the Northeast corner of said Section 7; Thence South 89°56'41" West along the North Line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7 a distance of 672 feet to the Northeast corner of a parcel of land described under Reception No. 3123110 filed in the Weld County Clerk and Recorder's Office; said point also being Northwest Corner of Peaceful-Acres Subdivision, a Subdivision filed in the Weld County Clerk and Recorder's Office under Reception No. 1207210; Thence South 00°18'59" East along the West boundary of said Peaceful-Acres Subdivision a distance of 30.00 feet to the Point of Beginning;

Thence South 00°18'59" East a distance of 347.00 feet; Thence South 89°56'41" West along the North Line of Lot 25, Peaceful-Acres Subdivision and the Easterly and Westerly prolongation thereof a distance of 198.00 feet to the Northwest corner of an 8' wide alley as shown on the plat of said Peaceful-Acres Subdivision; Thence South 00°18'59" East along the West boundary of said Peaceful-Acres Subdivision and the West Boundary of the First Addition to Peaceful-Acres Subdivision, a Subdivision filed in the Weld County Clerk and Recorder's Office under Reception No. 1333148 a distance of 939.33 feet to a Point on the South Line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence North 89°47'45" West along the South line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 459.10 feet to a point 20 feet East of the Southwest Corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence North 00°22'24" West along a line parallel with and 20 feet East of the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1045.26 feet to the Southwest Corner of the lands described at Book 1574 at Page 1601 filed in the Weld County Clerk and Recorder's Office; Thence North 89°56'41" East along the South line of lands described at said Book 1574 at Page 1601 and the South Line of land described at said Reception No. 3123110 a distance of 142.12 feet; Thence North 00°18'59" West a distance of 134.50 feet along the East Line of the Lands described at said Book 1574 at Page 1601 to the South right-of-way line of Kahil Street; Thence North 89°56'41" East a distance of 486.00 feet along the South right-of-way line of Kahil Street to the Point of Beginning.

**City Council Resolution
No. 2016R008**

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

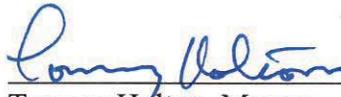
WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado



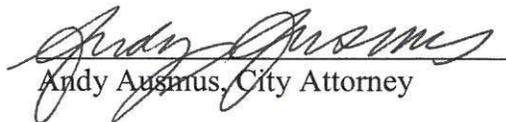
Tommy Holton, Mayor

Attest:

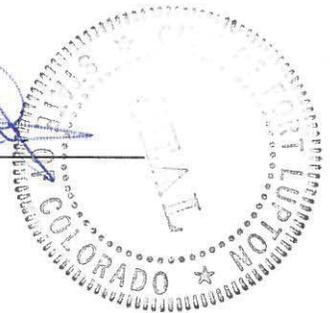


Nanette S. Fornof, MMC
City Clerk

Approved as to form:



Andy Augmus, City Attorney



Petition for Annexation

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

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

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

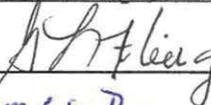
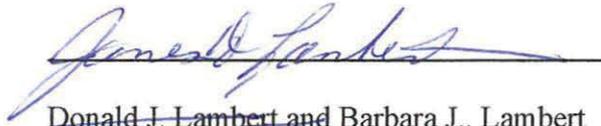
1. It is desirable and necessary that the territory described in Exhibits A and B be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to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

- h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
 - i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - k. The territory to be annexed is 12.056 acres in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:
 - a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
 - d. The legal description.
 - e. Distinction of the boundary that is contiguous to the City and the length of same.
 - f. Lot and block numbers if the area is already platted.
 - g. Existing and proposed easements and rights-of-way.

- h. Existing and requested zoning and acreage of each requested zone.
 - i. Ownership of all parcels within and adjacent to the annexation.
 - j. Appropriate certification blocks as directed by the Planning Department.
5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.
- a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
 - d. Existing and proposed easements and rights-of-way.
 - e. Block numbers and lot numbers with approximate dimensions.
 - f. Proposed gross and net residential density.
 - g. Existing watercourses with adequate easements for flood control.
 - h. Designation of all public sites to be reserved and dedicated.
 - i. Existing two-foot contours.
 - j. Appropriate certification blocks as directed by the Planning Department.
6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:
- a. Soils description and limitation.
 - b. Preliminary utility plan.
 - c. Mailing addresses of all property owners within three hundred (300) feet of the annexation.
 - d. Affidavit concerning the amount and historical use of all water rights owned.
 - e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
 - f. Statement on community need for proposed annexation and zoning.
 - g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.
7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

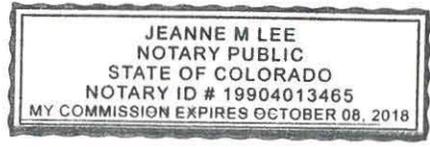
8. The zoning classification requested for the area proposed to be annexed is Planned Unit Development (P.U.D.), as shown on the annexation map attached hereto and incorporated herein.
9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
11. No annexation application fee is tendered herewith.

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

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
<u>Fulton Village, LLC, George Lee (Manager)</u> 	<u>2212 W. Ridge Rd.</u> <u>Littleton, CO 80120</u>	<u>12/30/15</u>
<u>Fulton Village, LLC, Gary Fling (Manager)</u> 	<u>2212 W. Ridge Rd.</u> <u>Littleton, CO 80120</u>	<u>12/30/15</u>
<u>James D. Lambert and Barbara J. Lambert</u> 	<u>155 E. Bridge St.</u> <u>Brighton, CO 80601</u>	
<u>Donald J. Lambert and Barbara J. Lambert</u> 	<u>155 E. Bridge St.</u> <u>Brighton, CO 80601</u>	

The foregoing signature(s) was/were subscribed and sworn to before me this 30th day of December, 2015, by

Witness my hand and official seal.
My commission expires on 10/8/2018.




Notary Public

Land Owned - Exhibit A

If necessary, attach separate sheet.

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

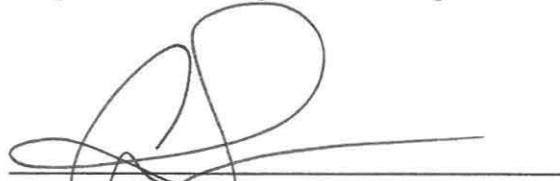
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF ~~WELD~~
ARAPAHOE)

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

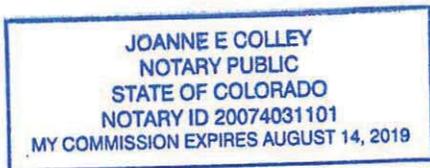


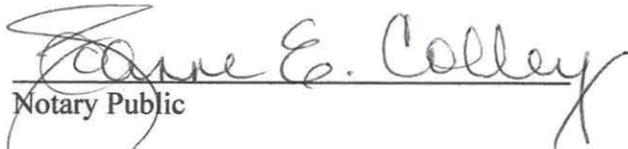
(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 25th day of JANUARY, 2010, by AARON W. THOMPSON.

Witness my hand and official seal.

My commission expires on AUGUST 14, 2019





Notary Public

Legal Notifications

Sign Posting Affidavit
 Fulton Village Annexation & Sketch Plat
 Project No. ANX2016-001 & SPL2016-001



S. Fulton Avenue



Lone Pine Street

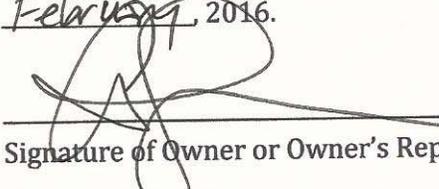


S. McKinley Avenue



Kahil Street

I, Aaron Thompson hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on the 19 day of February, 2016.


 Signature of Owner or Owner's Representative

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 22nd day of February, 2016 (for addresses that are not highlighted in blue) and on the 23rd day of February, 2016 (for addresses that are highlighted in blue), a true and correct copy of the foregoing Notice of Public Hearings, annexation map and sketch plan maps for the proposed Fulton Village development was sent via United States Mail, postage pre-paid, to the following addresses:

3329 34th Street	Greeley	CO	80634
425 Barry Street	Fort Lupton	CO	80621
430 Barry Street	Fort Lupton	CO	80621
445 Barry Street	Fort Lupton	CO	80621
450 Barry Street	Fort Lupton	CO	80621
5702 Capistrano Way	Frederick	CO	80504
3921 Capitol Drive	Fort Collins	CO	80526
1059 Cottonwood Ave.	Fort Lupton	CO	80621
885 County Road 11	Erie	CO	80516
15680 County Road 12	Fort Lupton	CO	80621
1312 Denver Ave.	Fort Lupton	CO	80621
14005 Dogleg Lane	Broomfield	CO	80023
155 E. Bridge St.	Brighton	CO	80601
15400 Edna Drive	Brighton	CO	80603
200 Kahil Place	Fort Lupton	CO	80621
201 Kahil Place	Fort Lupton	CO	80621
240 Kahil Place	Fort Lupton	CO	80621
241 Kahil Place	Fort Lupton	CO	80621
271 Kahil Place	Fort Lupton	CO	80621
280 Kahil Place	Fort Lupton	CO	80621
281 Kahil Place	Fort Lupton	CO	80621
290 Kahil Place	Fort Lupton	CO	80621
291 Kahil Place	Fort Lupton	CO	80621
302 Kahil Street	Fort Lupton	CO	80621
11 Lakeshore	Lewellen	NE	69147
2400 Lakeview Drive	Bedford	TX	76021
430 Lone Pine Street	Fort Lupton	CO	80621
450 Lone Pine Street	Fort Lupton	CO	80621
540 Lone Pine Street	Fort Lupton	CO	80621
2264 Long Lake Road	Detroit Lakes	MN	56501
3139 N. Oak Circle	Broomfield	CO	80020
P.O. Box 133	Brighton	CO	80601
P.O. Box 148	Fort Lupton	CO	80621
P.O. Box 283	Jetmore	KS	67854
P.O. Box 37	Brighton	CO	80601
P.O. Box 395	Fort Lupton	CO	80621
P.O. Box 622	Fort Lupton	CO	80621
P.O. Box 68	Fort Lupton	CO	80621
301 Reynolds Street	Fort Lupton	CO	80621

The foregoing instrument was acknowledged before me by Aaron Walter, ^{Thompson} this 29th day of February, 2016. Witness my hand and seal.

My commission expires 04/29/2019.


Notary Public

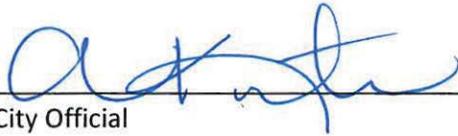
(SEAL)

AMAIA LIRIANO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154017122
MY COMMISSION EXPIRES APRIL 29, 2019

331 S. 22nd Ave.	Brighton	CO	80601
610 S. Broadway Ave.	Fort Lupton	CO	80621
615 S. Broadway Ave.	Fort Lupton	CO	80621
620 S. Broadway Ave.	Fort Lupton	CO	80621
625 S. Broadway Ave.	Fort Lupton	CO	80621
630 S. Broadway Ave.	Fort Lupton	CO	80621
635 S. Broadway Ave.	Fort Lupton	CO	80621
640 S. Broadway Ave.	Fort Lupton	CO	80621
645 S. Broadway Ave.	Fort Lupton	CO	80621
655 S. Broadway Ave.	Fort Lupton	CO	80621
700 S. Broadway Ave.	Fort Lupton	CO	80621
705 S. Broadway Ave.	Fort Lupton	CO	80621
710 S. Broadway Ave.	Fort Lupton	CO	80621
715 S. Broadway Ave.	Fort Lupton	CO	80621
720 S. Broadway Ave.	Fort Lupton	CO	80621
725 S. Broadway Ave.	Fort Lupton	CO	80621
730 S. Broadway Ave.	Fort Lupton	CO	80621
735 S. Broadway Ave.	Fort Lupton	CO	80621
740 S. Broadway Ave.	Fort Lupton	CO	80621
745 S. Broadway Ave.	Fort Lupton	CO	80621
800 S. Broadway Ave.	Fort Lupton	CO	80621
805 S. Broadway Ave.	Fort Lupton	CO	80621
810 S. Broadway Ave.	Fort Lupton	CO	80621
815 S. Broadway Ave.	Fort Lupton	CO	80621
820 S. Broadway Ave.	Fort Lupton	CO	80621
825 S. Broadway Ave.	Fort Lupton	CO	80621
830 S. Broadway Ave.	Fort Lupton	CO	80621
835 S. Broadway Ave.	Fort Lupton	CO	80621
465 S. Fulton Ave.	Fort Lupton	CO	80621
615 S. Fulton Ave.	Fort Lupton	CO	80621
625 S. Fulton Ave.	Fort Lupton	CO	80621
635 S. Fulton Ave.	Fort Lupton	CO	80621
645 S. Fulton Ave.	Fort Lupton	CO	80621
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705 S. Fulton Ave.	Fort Lupton	CO	80621
715 S. Fulton Ave.	Fort Lupton	CO	80621
725 S. Fulton Ave.	Fort Lupton	CO	80621
735 S. Fulton Ave.	Fort Lupton	CO	80621
745 S. Fulton Ave.	Fort Lupton	CO	80621
805 S. Fulton Ave.	Fort Lupton	CO	80621
815 S. Fulton Ave.	Fort Lupton	CO	80621
825 S. Fulton Ave.	Fort Lupton	CO	80621
835 S. Fulton Ave.	Fort Lupton	CO	80621
840 S. Fulton Ave.	Fort Lupton	CO	80621
845 S. Fulton Ave.	Fort Lupton	CO	80621
850 S. Fulton Ave.	Fort Lupton	CO	80621
855 S. Fulton Ave.	Fort Lupton	CO	80621

860 S. Fulton Ave.	Fort Lupton	CO	80621
865 S. Fulton Ave.	Fort Lupton	CO	80621
870 S. Fulton Ave.	Fort Lupton	CO	80621
875 S. Fulton Ave.	Fort Lupton	CO	80621
880 S. Fulton Ave.	Fort Lupton	CO	80621
885 S. Fulton Ave.	Fort Lupton	CO	80621
610 S. Grand Ave.	Fort Lupton	CO	80621
620 S. Grand Ave.	Fort Lupton	CO	80621
630 S. Grand Ave.	Fort Lupton	CO	80621
640 S. Grand Ave.	Fort Lupton	CO	80621
650 S. Grand Ave.	Fort Lupton	CO	80621
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800 S. Grand Ave.	Fort Lupton	CO	80621
810 S. Grand Ave.	Fort Lupton	CO	80621
820 S. Grand Ave.	Fort Lupton	CO	80621
830 S. Grand Ave.	Fort Lupton	CO	80621
840 S. Hoover Ave.	Fort Lupton	CO	80621
847 S. Hoover Ave.	Fort Lupton	CO	80621
850 S. Hoover Ave.	Fort Lupton	CO	80621
853 S. Hoover Ave.	Fort Lupton	CO	80621
859 S. Hoover Ave.	Fort Lupton	CO	80621
860 S. Hoover Ave.	Fort Lupton	CO	80621
865 S. Hoover Ave.	Fort Lupton	CO	80621
870 S. Hoover Ave.	Fort Lupton	CO	80621
871 S. Hoover Ave.	Fort Lupton	CO	80621
877 S. Hoover Ave.	Fort Lupton	CO	80621
610 S. McKinley Ave.	Fort Lupton	CO	80621
630 S. McKinley Ave.	Fort Lupton	CO	80621
640 S. McKinley Ave.	Fort Lupton	CO	80621
650 S. McKinley Ave.	Fort Lupton	CO	80621
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675 S. McKinley Ave.	Fort Lupton	CO	80621
701 S. McKinley Ave.	Fort Lupton	CO	80621
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730 S. McKinley Ave.	Fort Lupton	CO	80621
735 S. McKinley Ave.	Fort Lupton	CO	80621
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755 S. McKinley Ave.	Fort Lupton	CO	80621
760 S. McKinley Ave.	Fort Lupton	CO	80621
765 S. McKinley Ave.	Fort Lupton	CO	80621
850 S. McKinley Ave.	Fort Lupton	CO	80621

855 S. McKinley Ave.	Fort Lupton	CO	80621
856 S. McKinley Ave.	Fort Lupton	CO	80621
868 S. McKinley Ave.	Fort Lupton	CO	80621
874 S. McKinley Ave.	Fort Lupton	CO	80621
910 S. McKinley Ave.	Fort Lupton	CO	80621
610 S. Park Ave.	Fort Lupton	CO	80621
625 S. Park Ave.	Fort Lupton	CO	80621
635 S. Park Ave.	Fort Lupton	CO	80621
645 S. Park Ave.	Fort Lupton	CO	80621
650 S. Park Ave.	Fort Lupton	CO	80621
655 S. Park Ave.	Fort Lupton	CO	80621
745 S. Park Ave.	Fort Lupton	CO	80621
755 S. Park Ave.	Fort Lupton	CO	80621
202 Valley Court	Windsor	CO	80550
1070 W. Century Drive, Ste. 101	Louisville	CO	80027
2212 W. Ridge Rd.	Littleton	CO	80120
3401 Watada Street	Brighton	CO	80601



City Official



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

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694. You can also find more information at <http://www.fortlupton.org/544/Fulton-Village>.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD

COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO

THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO

THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE

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RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton

Tommy Holton, Mayor

Attest:

s/Nanette S. Fornof

Nanette S. Fornof, MMC

City Clerk

Approved as to form:

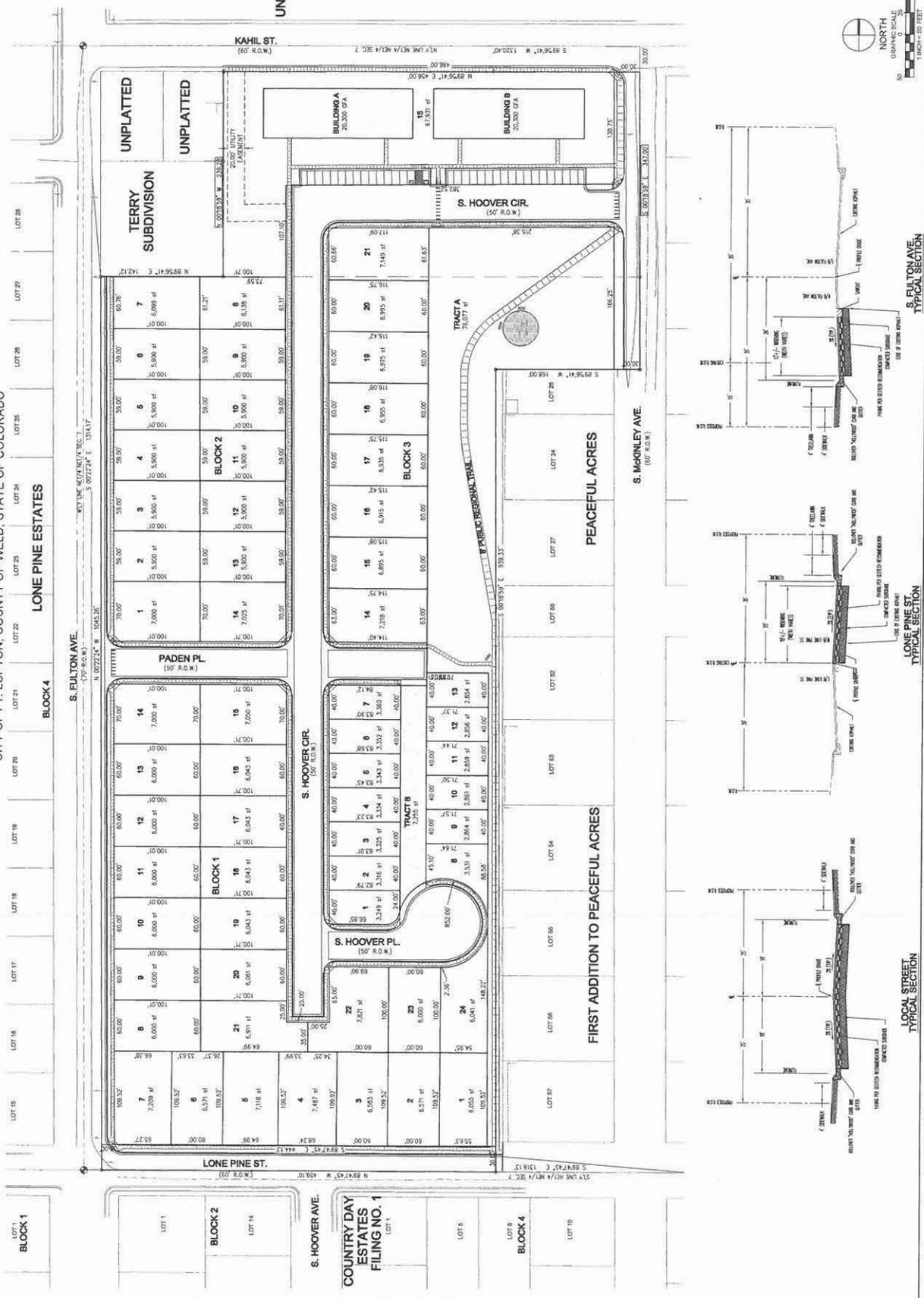
s/Andy Ausmus

Andy Ausmus, City Attorney

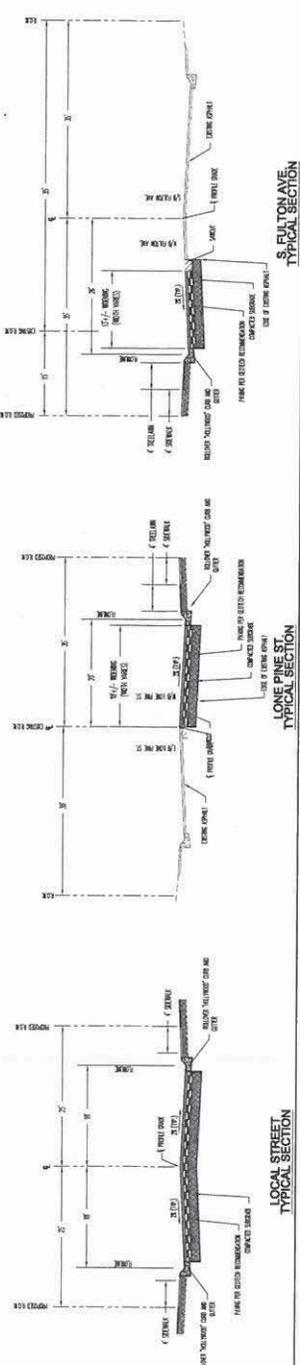
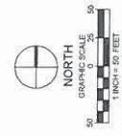
SKETCH PLAT FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPATON, COUNTY OF WELD, STATE OF COLORADO

LONE PINE ESTATES BLOCK 4



Aperio
Property Consultants, LLC
1400 S. WATSON ST.
ARAPAHO, CO 80015
PHONE 303.317.3000
DECEMBER 14, 2015
SKETCH PLAT
SHEET 2



COUNTRY DAY
ESTATES
FILING NO. 1
LOT 1

S. HOOVER AVE.

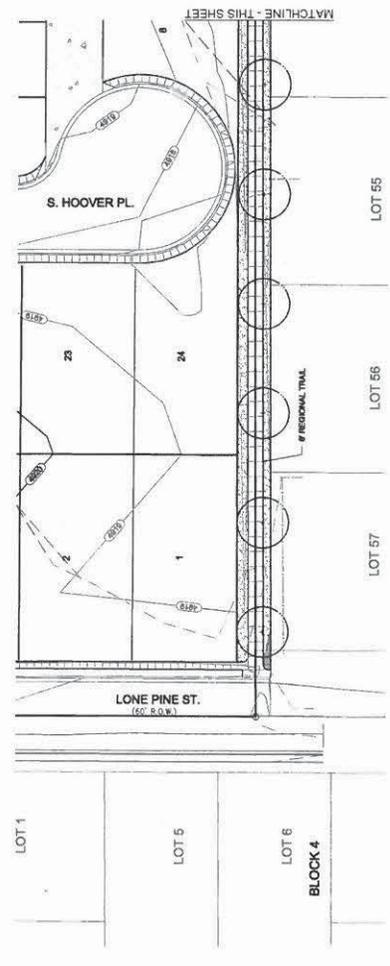
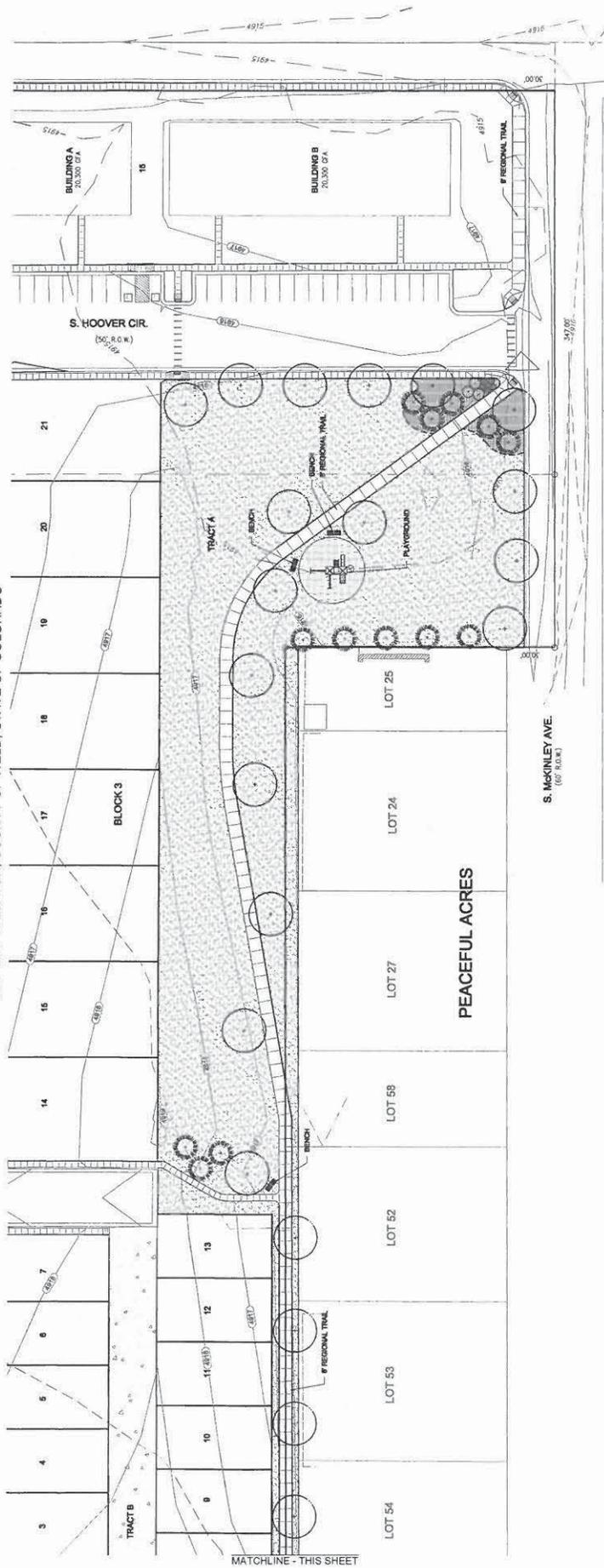
UNPLATTED

FIRST ADDITION TO PEACEFUL ACRES

PEACEFUL ACRES

TERRY
SUBDIVISION
UNPLATTED
UNPLATTED

SKETCH PLAT
FULTON VILLAGE SUBDIVISION
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
 CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



Aperio
 Property Consultants, LLC
 1000 E GRAND AVE.
 ALDEN, CO 80015
 PHONE: 303.317.3000
 FAX: 303.317.3001
 ESTABLISHED: 1975
 PROFESSIONAL LAND SURVEYORS

NORTH
 GRAPHIC SCALE
 1" = 30' FEET

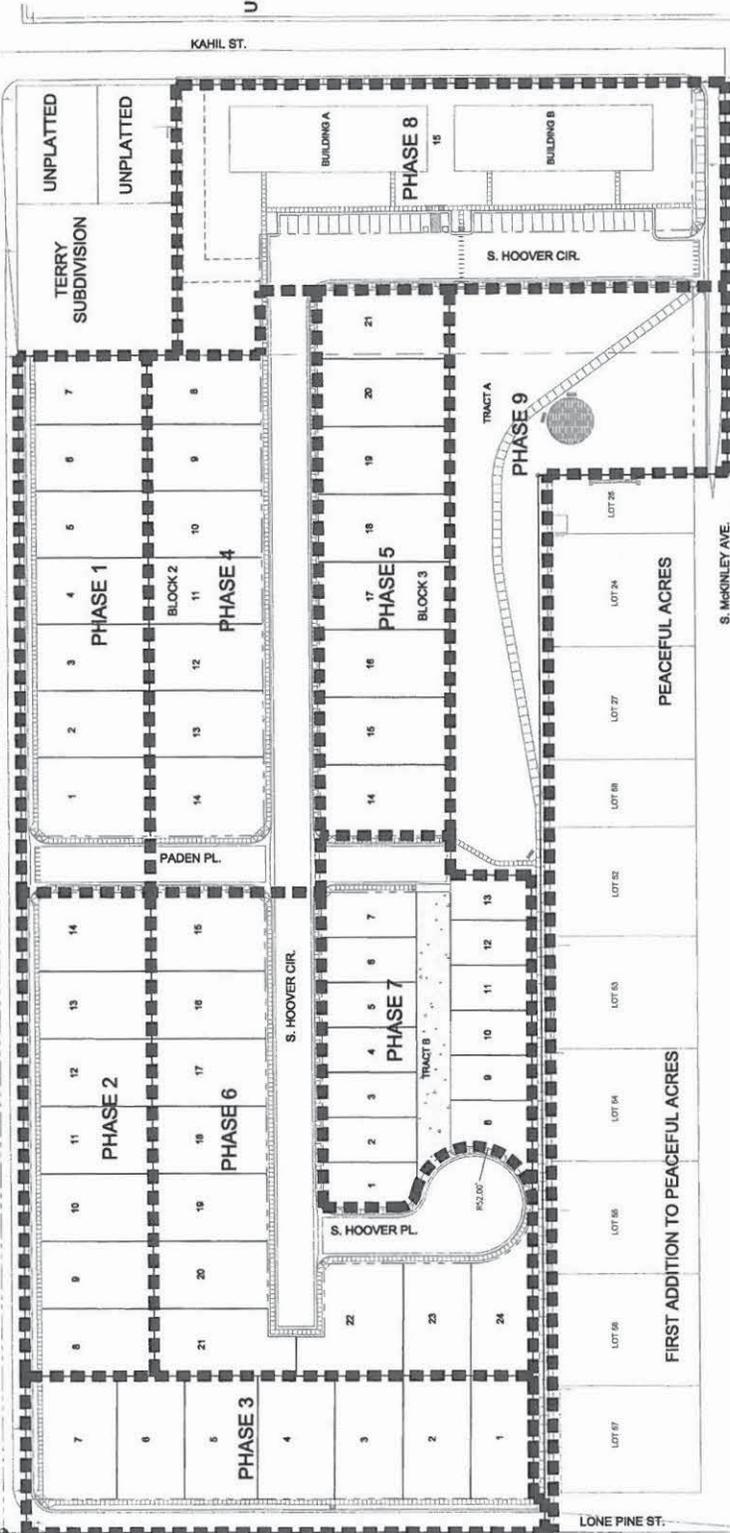
SKETCH PLAT
FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
 CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO

LOT 28
 LOT 27
 LOT 26
 LOT 25
 LOT 24
 LOT 23
 LOT 22
 LOT 21
 LOT 20
 LOT 19
 LOT 18
 LOT 17
 LOT 16
 LOT 15

BLOCK 4

S. FULTON AVE.



PHASING SUMMARY

PHASE	AREA (AC)	NO. OF LOTS/PLATS
1	1.25	7
2	1.54	7
3	1.72	7
4	2.20	10
5	2.20	10
6	1.24	13
7	1.16	13
8	1.16	13
9	1.16	13
TOTAL	14.09	83

PHASES 1 THROUGH 9 ARE TO BE CONSTRUCTED IN THE ORDER SHOWN ON THIS PLAN. BUILDING PERMITS FOR PHASES 1 THROUGH 9 SHALL NOT BE ISSUED UNTIL ALL PHASES HAVE BEEN COMPLETED. PUBLIC IMPROVEMENTS FOR PREVIOUSLY PERMITTED PHASES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF ANY PHASE. ANY PHASE MAY BE DEFERRED AT ANY TIME. HOWEVER, BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY PHASE UNTIL ALL PHASES HAVE BEEN COMPLETED. PUBLIC IMPROVEMENTS FOR PREVIOUSLY PERMITTED PHASES SHALL BE COMPLETED.



February 16, 2016

Fort Lupton Press
Attention: Legal Publications, Bobi Lopez

Please publish the following Notice and Resolution 2016R008 initiating annexation proceedings in the Fort Lupton Press once a week for four (4) consecutive weeks beginning with the **February 24, 2016** Issue. Publication shall follow on **March 2, 2016, March 9, 2016 and March 16, 2016**.

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00

FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton

Tommy Holton, Mayor

Attest:

s/Nanette S. Fornof

Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus

Andy Ausmus, City Attorney

CERTIFICATE OF MAILING

I certify that on the 3rd day of March, 2016, I sent the following documents related to the Fulton Village Annexation proceedings: Fulton Village Annexation Impact Report, South Utility Extension Maps, Fort Lupton Amended Land Use Map, Annexation Vicinity Map, Zoning Map, Tax District 2228 Report, Fulton Village Annexation Map, and Tax District 5196 Report; via certified mail with return-receipt requested to the following:

Weld County Commissioners
P.O. Box 758
Greeley, CO 80632

A handwritten signature in blue ink that reads "Jennifer L. Cupp". The signature is written in a cursive style and is positioned above a horizontal line.

Annexation Impact Report

FULTON VILLAGE

Fort Lupton, Colorado

PREPARED FOR:

FULTON VILLAGE, LLC

2212 Ridge Rd.

Littleton, Colorado 80121

Phone: 303-929-0822

Contact: George Lee

george@leecommercialproperty.com

PREPARED BY:

Aperio

Property Consultants, llc

18006 E. Grand Ave.

Aurora, CO 80015

Phone (303) 317-3000

Contact: Aaron Thompson

Aaron@aperiopc.com

December 14, 2015

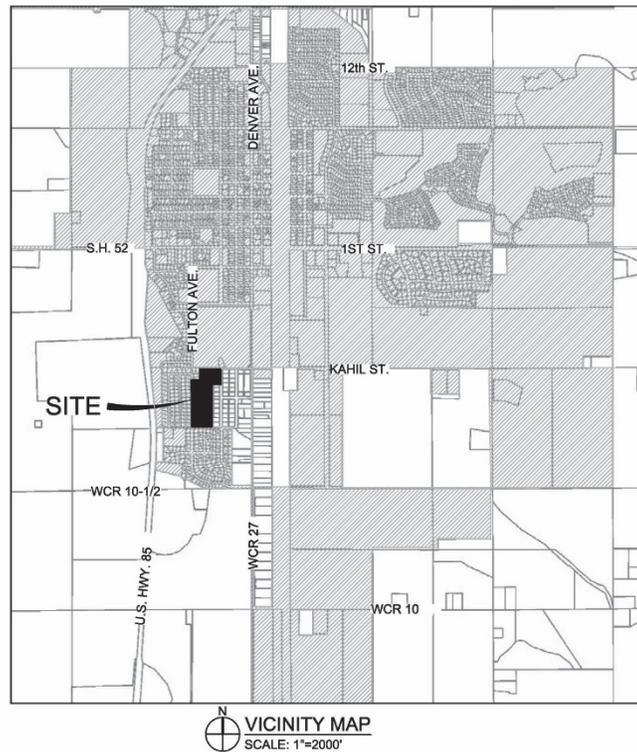
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A. General Location and Description

General Location

The Fulton Village development (the “Project”) is proposed at the southeast corner of S. Fulton Ave. and Kahil Street in Fort Lupton, Colorado. The proposed Annexation is for one unplatted parcel (the “Fulton Village” property), a portion of a parcel that was previously annexed in 1980 (the “Lambert” property) and a portion of existing Weld County Right of Way for S. McKinley Ave. totaling 11.884 acres (collectively, the “Property”), situated in the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P. M., Town of Fort Lupton, County of Weld, and State of Colorado. A graphical map and the associated parcel reports from the Weld County Assessor are contained in the Appendix of this report.



The site is bounded on the north by Kahil St., on the east by S. McKinley Ave., Peaceful Acres Subdivision, and the First Addition to Peaceful Acres Subdivision, on the south by Lone Pine St., and to the west by S. Fulton Ave.

The site is vacant and the existing ground cover is primarily native grasses and weeds. The existing soils

are comprised of well-graded sand with silt and gravel (SW-SM), in the A Hydrologic Soil Group. A NCRS Soil Resource Report⁴ is included in the application materials for this Annexation proposal which classifies the site soils into the Julesburg/Vona sandy loams and Altvan loam.

B. Statement on Community Need

The Fort Lupton housing market demonstrates a strong need for additional housing. Vacancies are at approximately 2%, and with less than twenty (20) single-family homes for sale on the market today, the market is tight. Of those available homes for sale, many are more than 30 years old. With the sustained and projected growth of Colorado and specifically the Front Range Denver Metropolitan area, the affordable cost of living, accessibility to major highways and interstates (both I-25 and I-76), new housing in Fort Lupton will continue to see increased market demand.

Demographics Summary – Colorado ¹

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation's second-most highly educated state for residents (37.8 percent) with a bachelor's degree or higher (U.S. Census Bureau, 2014)

Demographics Summary – Fort Lupton ²

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: \$58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

The preceding demographic summaries for both the State of Colorado and the City of Fort Lupton further support the community need for additional housing in Fort Lupton.

C. Proposed Development Plan

Proposed Land Use

The proposed land use will be residential within a Planned Unit Development (PUD) zone district. The proposed development will be a mix of single-family, small-lot single family (often commonly referred to as "patio homes"), and for-rent multifamily units. The Project will also include a park/open space area, with amenities and a regional trail.

Density

Overall project density is proposed to be approximately 5.8 du/acre.

D. Utility Impacts

Water

Water mains exist at every periphery of the Property. Proposed onsite water mains will connect the existing main in S. Fulton Ave. through the project to the main in S. McKinley Ave. The S. McKinley Ave. main is connected to the existing main in Kahil St.; the existing main in S. Fulton Ave. is connected to the existing main in Lone Pine St., which in turn is connected to the existing main in S. McKinley for a completely looped system surrounding the Property. This system will provide for adequate water supply and fire protection for the Fulton Village development.

Water taps for each dwelling unit will be purchased from the Town of Fort Lupton, the terms of which are outlined in the Annexation Agreement (Draft).

Sanitary Sewer

Sanitary sewer mains also exist in the north, south and west adjoining streets of the Property. The proposed site sewer main will outfall to the north to the 10" sanitary sewer main in Kahil St. The single family lots adjacent to S. Fulton Ave. and Lone Pine St. will be individually serviced to the sanitary sewer main in the respective street.

Projected sanitary sewer flows from the Project total 14,660 gal./day as an average daily demand with a peak flow of 51.7 gpm.

Storm Sewer

An onsite storm sewer system will collect the majority of the generated storm flows for the project. This onsite system will connect to proposed storm sewer improvements in S. Fulton Ave., which will also collect generated street flows. The system will then be constructed west along Lone Pine St. from S. Fulton Ave. to the existing City of Fort Lupton owned detention pond south of the west dead-end of Lone Pine St. The existing pond outfalls via an existing outlet structure and 12" PVC pipe to the drainage ditch adjacent to US Highway 85. The proposed improvements for this Project include increasing the depth and capacity of the existing pond to accommodate the proposed storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond. The existing outlet structure and outfall pipe will be re-constructed as part of the Project. Refer to the Preliminary Drainage Plan and Report submitted with the materials for the Sketch Plat application for drainage system details.

E. Life Safety Impacts

Life Safety Impacts will be minimal. The projected population dwelling within Fulton Village is a total of 237 persons, calculated as follows:

1) Single-Family Units	59 units	* 3.0 persons/unit	=	177 persons
2) Multi-Family Units	24 units	* 2.5 persons/unit	=	60 persons
			Total	237 persons

Of course, this projection is not expected to be entirely new population within or relocating to Fort Lupton. It is anticipated that some percentage of Fulton Village residents will relocate from their existing dwellings within the City.

F. Traffic and Roadway Impacts

Adequate roadway systems exist to accommodate the Fulton Village development. The Project is flanked on all sides by existing streets: a) S. Fulton Ave. to the west, b) Kahil Street to the north, c) Lone Pine St. to the south, and d) a portion of S. McKinley Ave. to the east. As part of the Fulton Village development, each of these respective streets will require improvement to some degree. S. Fulton Ave., S. McKinley Ave., and Lone Pine St. will each experience widening along with curb, gutter and sidewalk improvements. Curb, gutter and sidewalk improvements will also be constructed on Kahil St. along the Project frontage.

Traffic impacts from the project will be minimal, as the total number of projected persons within the Project represent less than 3% of the total population of the City. Further, the additional improvements to the existing street system will greatly assist in alleviating existing and future traffic in the area.

G. School District Impacts

According to the US Census Bureau³, the percentage of school-aged children per home in Weld County is 19.6%. Therefore, the projected number of school-aged children impacting the Weld County RE-8 School District as a result of the Fulton Village development is projected as 237 persons * 19.6% = 46 students. Here again, it is presumed that some percentage of these children are already students in the District, and as such additional capital improvements to the area schools are not anticipated as a result of the Project. Based upon an anticipated valuation of \$275,000 per single family home, and an anticipated valuation of \$1.5M per building (for a total of \$3.0M), the resulting additional annual capital provided to the school District can be calculated as follows:

Single Family Homes:

Valuation	\$275,000
Assessed Value	\$21,862.50
School District Mill Levy	<u>19.563 mils</u>
Projected Annual Tax Revenue (per lot)	\$427.70
 Total Single Family Tax Revenue	 \$24,806.60

Multi-Family

Valuation	\$3,000,000
Assessed Value	\$238,500
School District Mill Levy	<u>19.563 mils</u>
Projected Annual Tax Revenue	\$4,665.78

Therefore, the projected base annual tax revenue provided to the RE-8 School District at full build-out (based upon the 2015 mill levy) is \$29,742.38.

H. Geological Hazards

A site specific Preliminary Soil Investigation conducted by Colorado Engineering & Geotechnical Group, Inc. on September 16, 2005⁵ reported no geotechnical or geological hazards on the Property. Likewise, the report generated from the National Resources Conservation Service (NRCS)⁴ produced no evidence or indication of geological hazards on the Property.

I. Water Rights

No water rights remain with the subject Property. The Lambert parcel (147-107-100-004) has five (5) existing water taps previously purchased from the City associated with the property. Affidavits concerning the water rights for the Property are contained in the Appendix of this report.

J. Cultural Resource Survey

A Cultural Resource Survey was conducted on October 6, 2006 by James Enterprises, Inc. The result of this assessment was that no significant historical or cultural resources are impacted by the project. A copy of the Survey is included in the Appendix of this report.

K. Conclusions

The proposed Annexation and subsequent development of Fulton Village will be an asset to the City of Fort Lupton. The proposed housing units will help fill the community need for additional housing in the City, while minimizing impacts upon the existing infrastructure systems, and concurrently developing community assets via additional park space and regional trail improvements.

L. List of References

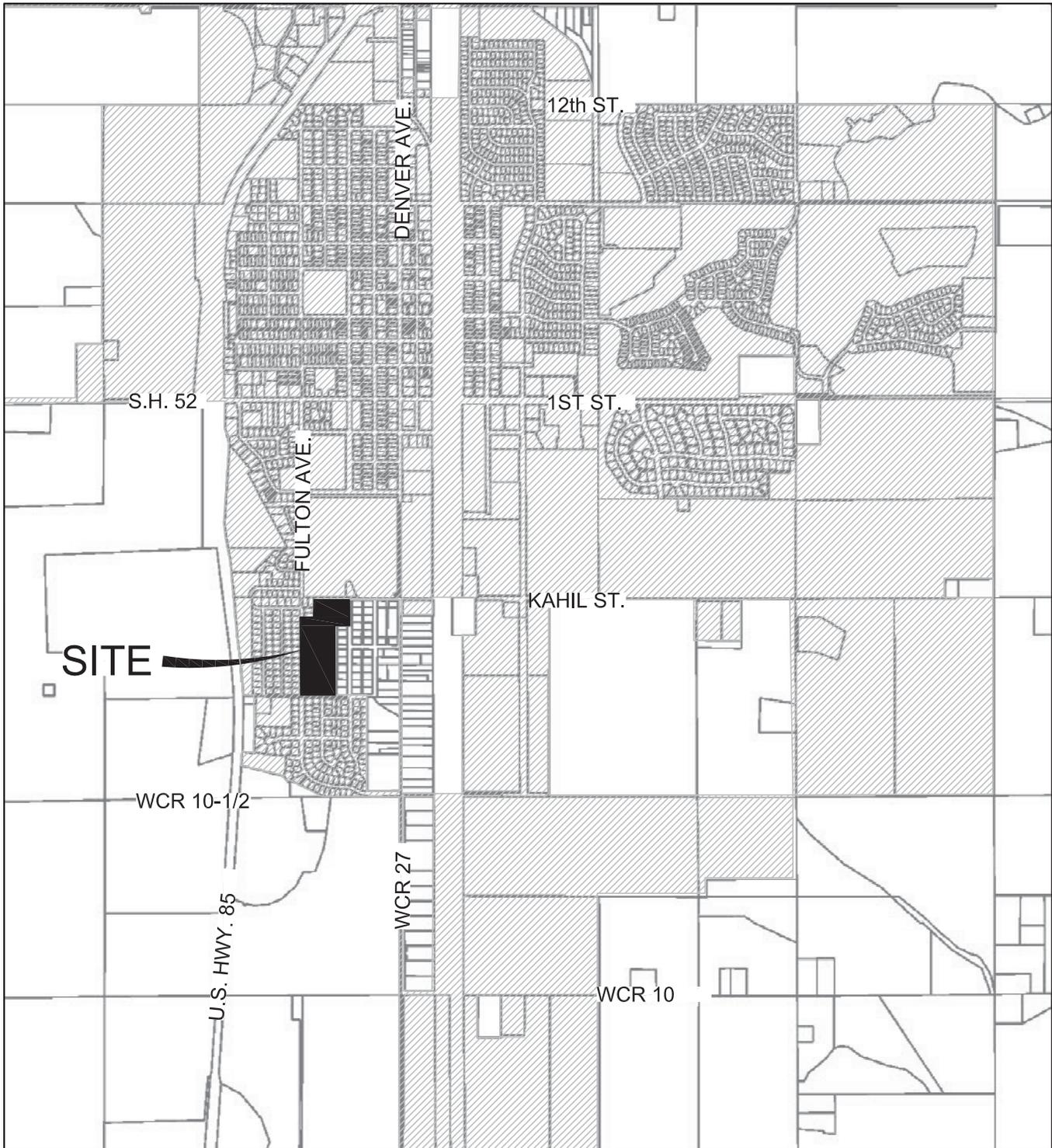
1. Metro Denver Economic Development Corporation, Key Demographics, www.metrodenver.org
2. City of Fort Lupton, Demographics Report via Community Profile, www.fortlupton.org
3. U.S. Census Bureau, Demographics for Weld County, Colorado, www.quickfacts.census.gov
4. United States Department of Agriculture, Natural Resources Conservation Service, Custom Soil Resource Report prepared October 30, 2015.
5. *Preliminary Soil Investigation*, Colorado Engineering & Geotechnical Group, Inc., September 16, 2005
6. *Cultural Resource Survey*, James Enterprises, Inc., October 6, 2006

M. Appendices

1. Parcel Information Reports and Graphical Map
2. Key Demographics, Metro Denver Economic Development Corporation
3. Demographics, City of Fort Lupton Community Profile
4. U.S. Census Bureau, Demographics for Weld County, Colorado
5. NRCS Custom Soil Resource Report
6. Cultural Resource Survey

APPENDIX 1

**PARCEL INFORMATION REPORTS AND GRAPHICAL MAP
(THE "PROPERTY")**



 **VICINITY MAP**
SCALE: 1"=2000'

Property Profile for Account # R6189786
January 30, 2015

Account Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Legal
FTL 15813-J PT NE4NE4 7 1 66 BEG 672'W OF NE COR S269' W486' N269' E486' TO BEG EXC UPRR RES

Subdivision	Block	Lot	Land Economic Area
			SUBDIVISION TRACTS

Property Address	Property City	Zip	Section	Township	Range
	FORT LUPTON	000000000	07	01	66

Owner Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Owner(s)	Address Line 1	Address Line 2	City	ST	Zip
LAMBERT BARBARA JEAN					
LAMBERT JAMES DONALD	155 E BRIDGE ST		BRIGHTON	CO	806011612

Document History Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
02060768	07/15/1986	QCN			0.00	01/01/1900	0

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
2957437	06/03/2002	WDN	LAMBERT & SON INC	LAMBERT JAMES DONALD & BROOKMAN BARBARA	0.00	12/31/2001	0
3123110	11/03/2003	QCN	BUROUGH LEALLAN L & KAROLYN L	LAMBERT JAMES DONALD & BROOKMAN BARBARA	0.00	10/29/2003	0
3328406	10/04/2005	DEC	BROOKMAN BARBARA JEAN	LAMBERT BARBARA JEAN	0.00	08/19/2005	0

Building Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Valuation Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Land	0520	1 AC TO L/T 5 AC	78,750	22,840	3.000	130,680
			78,750	22,840	3.000	130,680

Tax Authority Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
0882	0100	WELD COUNTY	15.800	2015
0882	0208	SCHOOL DIST RE8-FORT LUPTON	19.563	2015
0882	0301	NORTHERN COLORADO WATER (NCW)	1.000	2015
0882	0302	CENTRAL COLORADO WATER (CCW)	1.737	2015
0882	0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.309	2015
0882	0407	FORT LUPTON CITY	30.274	2015

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
0882	0506	FORT LUPTON FIRE	9.303	2015
0882	0530	FORT LUPTON FIRE (BOND 2022)	1.032	2015
0882	0700	AIMS JUNIOR COLLEGE	6.333	2015
0882	1050	HIGH PLAINS LIBRARY	3.267	2015
			89.618	

Property Profile for Account # R6189886
January 30, 2015

Account Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Legal
15813C PT NE4NE4 7 1 66 BEG 672'W & 269'S OF NE COR NE4NE4 S108' W168' S943' W480' N1051' E648' TO BEG EXC UPRR RES

Subdivision	Block	Lot	Land Economic Area
			4209 FT LUPTON

Property Address	Property City	Zip	Section	Township	Range
			07	01	66

Owner Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Owner(s)	Address Line 1	Address Line 2	City	ST	Zip
FULTON VILLAGE LLC	2212 W RIDGE RD		LITTLETON	CO	801203031

Document History Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
01992985	12/26/1984	PRDN			0.00	01/01/1900	0
3327581	09/30/2005	WD	TEDFORD ELEANOR G ETAL	FULTON VILLAGE LLC	32.00	08/25/2005	320,000

Building Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Valuation Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Land	4127	DRY FARM LAND-AGRICULTURAL	1,352	390	12.000	522,720
			1,352	390	12.000	522,720

Tax Authority Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
2228	0100	WELD COUNTY	15.800	2015
2228	0208	SCHOOL DIST RE8-FORT LUPTON	19.563	2015
2228	0301	NORTHERN COLORADO WATER (NCW)	1.000	2015
2228	0302	CENTRAL COLORADO WATER (CCW)	1.737	2015
2228	0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.309	2015
2228	0506	FORT LUPTON FIRE	9.303	2015
2228	0530	FORT LUPTON FIRE (BOND 2022)	1.032	2015
2228	0700	AIMS JUNIOR COLLEGE	6.333	2015
2228	1050	HIGH PLAINS LIBRARY	3.267	2015
2228	1201	PLATTE VALLEY CONSERVATION	0.000	2015
			59.344	

APPENDIX 2

KEY DEMOGRAPHICS, METRO DENVER ECONOMIC DEVELOPMENT CORPORATION

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 (/metrodenverdc/)

Overview

Demographics

Share (<http://www.addthis.com/bookmark.php>)

As a fast-growing region, Metro Denver is a dynamic location where companies can easily attract highly skilled workers and expand their operations.

The Metro Denver region had a 1.5 percent population growth rate between 2004 and 2014 and is consistently ranked as one of the fastest-growing areas in the nation. More impressive facts about Metro Denver and Colorado’s demographics:

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation’s second-most highly educated state for residents (37.8 percent) with a bachelor’s degree or higher (U.S. Census Bureau, 2014)
- In addition, Colorado has the nation’s lowest obesity rate and is No. 2 for physical activity (Trust for America’s Health, 2014; Kaiser State Health Facts, 2014)

Key Demographics

	Metro Denver	Northern Colorado
Square Miles	4,532	6,646
Population 2013	2,951,798	585,371
*Projected		

	Metro Denver	Northern Colorado
Population 2014	3,002,629	597,558
Population 2020*	3,306,177	686,659
Labor Force	1,583,928	309,991
Nonfarm Employment	1,466,400	234,300
Average Wage	\$56,514	\$43,332
Median Age	36.6	35.2
*Projected		

We understand that having the most current and up-to-date information is important to your site selection process. The Metro Denver Economic Development Corporation can provide detailed demographic reports and data analysis that will help expedite your process, and ensure you have all the tools you need to make an informed decision.

Metro Denver Monthly
Economic Indicators »

(<http://www.metrodenver.org/research-reports/monthly-economic-indicators/>)



Mile High Advantage:
Expanding our infrastructure in all directions »

(<http://www.metrodenver.org/mile-high-advantages/infrastructure/>)

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Leadership (<http://www.metrodenver.org/investors/leadership/>)

Investor Database (<http://www.metrodenver.org/investors/investor-database/>)

Benefits & ROI (<http://www.metrodenver.org/investors/benefits-roi/>)

Get Involved (<http://www.metrodenver.org/investors/get-involved/>)

Featured Investor (<http://www.metrodenver.org/investors/featured-investor/>)

Research & Reports

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Economic Forecasts (<http://www.metrodenver.org/research-reports/economic-forecasts/>)

Industry Cluster Study (<http://www.metrodenver.org/research-reports/industry-cluster-study/>)

Toward a More Competitive Colorado (<http://www.metrodenver.org/research-reports/toward-a-more-competitive-colorado/>)

Resource Rich Colorado (<http://www.metrodenver.org/research-reports/resource-rich-colorado/>)

Resources

Data Central (<http://www.metrodenver.org/resources/data-central/>)

Industry Database (<http://www.metrodenver.org/resources/industry-database/>)

Metro Denver Jobs (<http://www.metrodenver.org/resources/metro-denver-jobs/>)

News

News Center (<http://www.metrodenver.org/news/news-center/>)

Metro Denver in the News (<http://www.metrodenver.org/news/metro-denver-in-the-news/>)

Publications (<http://www.metrodenver.org/news/publications/>)

Events (<http://www.metrodenver.org/news/events/>)

Rankings (<http://www.metrodenver.org/news/rankings/>)

Affiliates

Colorado Energy Coalition (</about/affiliates/colorado-energy-coalition/>)

Colorado Investment Services Coalition (<http://www.metrodenver.org/about/affiliates/colorado-investment-services-coalition/>)

Colorado Space Coalition (</about/affiliates/colorado-space-coalition/>)

Metro Denver Aviation Coalition (</about/affiliates/metro-denver-aviation-coalition/>)

Connect

Twitter (<http://twitter.com/MetroDenverEDC>)

Facebook (<http://www.facebook.com/metrodenveredc>)

Cone of Silence Blog (</blog>)

YouTube (<http://www.youtube.com/user/MetroDenverEDC>)

Flickr (https://www.flickr.com/photos/metrodenver_edc/sets/)

Instagram (<http://web.stagram.com/n/metrodenveredc/>)

Pinterest (<http://www.pinterest.com/metrodenveredc/>)

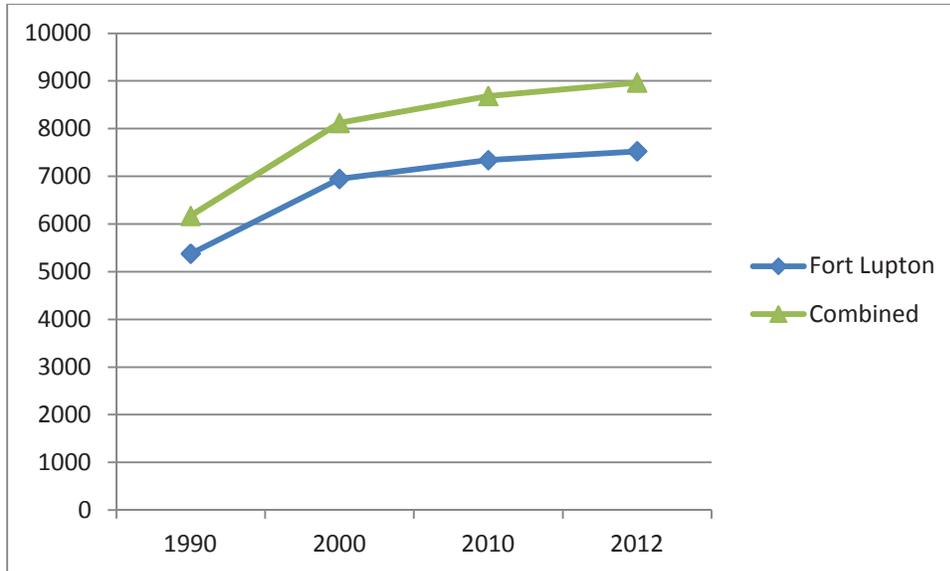
LinkedIn (<https://www.linkedin.com/company/563638?trk=tyah&trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A563638%2Cidx%3A1-1-1%2CtarId%3A1438980963446%2Ctas%3AMetro%20Denver%20>)

APPENDIX 3

DEMOGRAPHICS, CITY OF FORT LUPTON COMMUNITY PROFILE

Demographics

Population, Age & Income



Fort Lupton is growing quickly with the addition of many new jobs in the oil and gas industry. Although Fort Lupton has very affordable housing, the market is very tight with only 2% vacant housing units. Our building has lagged behind the job growth, but we are now starting to have new apartments, housing and hotel permits being pulled weekly.

The population within the city limits is currently over 7,500 residents. Adjacent nearby housing, just outside of the Fort Lupton city limits, brings the population to over 9,000. In the census period from 2000 to 2010, the population in Fort Lupton jumped by 29.2%. The number of households in Fort Lupton jumped by 23.2%, and the big jump in growth is just starting with spec homes being sold before they are completed.

The 2010 census average household income is over \$51,009, with a median age of 28.8. Our average household size is 3.23 and 67.4% of the homes are owner occupied.

Summary for the 2010 census for Fort Lupton¹:

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: \$58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

Education

In Fort Lupton, as in the entire Northern Colorado area, we value education. Aims Community college located in Fort Lupton, has recently doubled the size of their campus for the new Oil and Gas technologies program, a new Ag Business and Production program and a larger welding program. Fort Lupton is also within easy commuting distance of the Colorado School of Mines, the University of Colorado and the University of Northern Colorado. In addition, Fort Lupton is only a short drive from Brighton with Colorado State University (Brighton) and Front Range Community College campuses in Brighton. Over 39.1% of our adult residents have completed some college or have a college degree. Of this number, 9.1% have completed a Bachelor's degree or higher.

Housing

The housing market is tight in Fort Lupton at this time, but planned housing will allow the new resident a variety of housing options, from affordable executive housing with very large lots, to high quality rental apartments.

Cost of Living

Fort Lupton's cost of living is lower than many other communities in the Denver metro area. With the exceptional views of the mountains, good air quality compared to the Denver metro area, a historic downtown, and a growing job market, Fort Lupton is the place to call home.

ⁱ Source Buxton's Complete Demographic Comparison Report

APPENDIX 4

U.S. CENSUS BUREAU, DEMOGRAPHICS FOR WELD COUNTY, COLORADO

Search

State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements: Search by zip code, improved table display, browse more data feature, download data, and more.

Weld County, Colorado

People QuickFacts	Weld County	Colorado
Population, 2014 estimate	277,670	5,355,866
Population, 2010 (April 1) estimates base	252,837	5,029,324
Population, percent change - April 1, 2010 to July 1, 2014	9.8%	6.5%
Population, 2010	252,825	5,029,196
Persons under 5 years, percent, 2014	7.3%	6.3%
Persons under 18 years, percent, 2014	26.9%	23.3%
Persons 65 years and over, percent, 2014	11.1%	12.7%
Female persons, percent, 2014	49.6%	49.8%
White alone, percent, 2014 (a)	93.1%	87.7%
Black or African American alone, percent, 2014 (a)	1.4%	4.5%
American Indian and Alaska Native alone, percent, 2014 (a)	1.7%	1.6%
Asian alone, percent, 2014 (a)	1.5%	3.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2014 (a)	0.2%	0.2%
Two or More Races, percent, 2014	2.1%	2.9%
Hispanic or Latino, percent, 2014 (b)	28.8%	21.2%
White alone, not Hispanic or Latino, percent, 2014	66.7%	69.0%
Living in same house 1 year & over, percent, 2009-2013	80.7%	80.7%
Foreign born persons, percent, 2009-2013	8.5%	9.7%
Language other than English spoken at home, pct age 5+, 2009-2013	18.5%	16.8%
High school graduate or higher, percent of persons age 25+, 2009-2013	85.6%	90.2%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	25.9%	37.0%
Veterans, 2009-2013	16,805	399,458
Mean travel time to work (minutes), workers age 16+, 2009-2013	26.2	24.5
Housing units, 2014	100,070	2,276,184
Homeownership rate, 2009-2013	70.1%	65.4%
Housing units in multi-unit structures, percent, 2009-2013	16.2%	25.9%
Median value of owner-occupied housing units, 2009-2013	\$191,500	\$236,200
Households, 2009-2013	90,465	1,977,591
Persons per household, 2009-2013	2.79	2.53
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$25,468	\$31,109
Median household income, 2009-2013	\$57,180	\$58,433
Persons below poverty level, percent, 2009-2013	14.7%	13.2%
Business QuickFacts	Weld County	Colorado
Private nonfarm establishments, 2013	5,376	154,875 ¹
Private nonfarm employment, 2013	71,783	2,090,975 ¹
Private nonfarm employment, percent change, 2012-2013	2.9%	2.7% ¹
Nonemployer establishments, 2013	19,020	447,586
Total number of firms, 2007	23,024	547,770
Black-owned firms, percent, 2007	0.6%	1.7%
American Indian- and Alaska Native-owned firms, percent, 2007	1.4%	0.8%
Asian-owned firms, percent, 2007	1.5%	2.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	S	6.2%
Women-owned firms, percent, 2007	25.4%	29.2%
Manufacturers shipments, 2007 (\$1000)	4,193,672	46,331,953
Merchant wholesaler sales, 2007 (\$1000)	D	53,598,986
Retail sales, 2007 (\$1000)	2,246,115	65,896,788

Retail sales per capita, 2007	\$9,272	\$13,609
Accommodation and food services sales, 2007 (\$1000)	217,231	11,440,395
Building permits, 2014	2,708	28,686
Geography QuickFacts	Weld County	Colorado
Land area in square miles, 2010	3,987.24	103,641.89
Persons per square mile, 2010	63.4	48.5
FIPS Code	123	08
Metropolitan or Micropolitan Statistical Area	Greeley, CO Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 25 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits

Last Revised: Wednesday, 14-Oct-2015 15:53:40 EDT

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||||

APPENDIX 5

NCRS SOIL SURVEY REPORT



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

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

FULTON VILLAGE



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:2,340 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
 Survey Area Data: Version 14, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 16, 2012—Apr 13, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map-unit boundaries may be evident.

MAP LEGEND

- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Map Unit Legend

Weld County, Colorado, Southern Part (CO618)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Altvan loam, 0 to 1 percent slopes	11.5	81.8%
30	Julesburg sandy loam, 1 to 3 percent slopes	0.4	2.7%
75	Vona sandy loam, 0 to 1 percent slopes	1.3	9.4%
76	Vona sandy loam, 1 to 3 percent slopes	0.9	6.1%
Totals for Area of Interest		14.1	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

Custom Soil Resource Report

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Weld County, Colorado, Southern Part

1—Altvan loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 361j
Elevation: 4,500 to 4,900 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 130 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Altvan and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altvan

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old alluvium

Typical profile

H1 - 0 to 10 inches: loam
H2 - 10 to 25 inches: clay loam
H3 - 25 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)

Minor Components

Cascajo

Percent of map unit: 9 percent

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

30—Julesburg sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3628

Elevation: 4,700 to 4,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 145 to 155 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 90 percent

Minor components: 10 percent

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

Description of Julesburg

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 27 inches: sandy loam

H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Valent

Percent of map unit: 5 percent

Remmit

Percent of map unit: 5 percent

75—Vona sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 363v

Elevation: 4,650 to 4,950 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 130 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

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

Description of Vona

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 28 inches: fine sandy loam

H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Custom Soil Resource Report

Hydrologic Soil Group: A
Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Remmit

Percent of map unit: 11 percent

Olney

Percent of map unit: 4 percent

76—Vona sandy loam, 1 to 3 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Vona

Setting

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

Typical profile

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

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.8 inches)

Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Remmit

Percent of map unit: 9 percent

Olney

Percent of map unit: 3 percent

Julesburg

Percent of map unit: 3 percent

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Custom Soil Resource Report

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APPENDIX 6

CULTURAL RESOURCE SURVEY

JAMES ENTERPRISES INC.
James M. Brechtel, Principal Investigator
P.O. Box 1064, Fort Collins, Colorado 80522 -
(970)484-3335 office & fax, (970)215-4307 mobile
jbjei@mesanetworks.net

6 October 2006

Jeanne Lee
51 Cherry Hills Farm Drive
Englewood, CO 80113

Dear Ms. Lee:

Enclosed is the Cultural Resource Survey report for the proposed Lee NCWCD Inclusion in Weld Co., Colorado. Since it appears that no significant cultural resources will be affected, cultural resource clearance for this project is apparently indicated. This report has been sent to the Bureau of Reclamation Archaeologist in Loveland, Colorado for agency review and approval.

Please note that this letter and report do not convey cultural resource clearance for this project; such clearance must be obtained only through the appropriate reviewing/management agency, e.g. Bureau of Reclamation and Northern Colorado Water Conservancy District.

Please contact me if I may be of further service, or if you have any questions about the enclosed report. Invoice # 0625 is enclosed. Thank you for your business, and good luck with this project.

Sincerely,


James M. Brechtel, M.A.

enc.

OAHP Use Only: OAHP Doc. No. _____ OAHP Project No. _____

Colorado Office of Archaeology and Historic Preservation

LIMITED-RESULTS CULTURAL RESOURCE SURVEY FORM

(page 1 of 3)

Small scale limited results projects include block surveys under 160 acres with linear surveys under four miles. Additionally, there should be no sites and a maximum of four Isolated Finds. This form must be typed.

I. IDENTIFICATION

1. Report Title (include County): Intensive Cultural Resource Survey of Proposed Lee NCWCD Inclusion, Weld Co.

2. Date of Field Work: 5 September 2006

3. Form completed by: James Brechtel Date: 6 October 2006

4. Survey Organization/Agency: James Enterprises Inc.

Principal Investigator: James Brechtel

Principal Investigator's Signature: James Brechtel

Other Crew: none

Address: P.O. Box 1064, Ft. Collins, CO 80522

5. Lead Agency / Land Owner: Lead Agency: BOR; Land Owner: George & Jeanne Lee

Contact: Bob Burton, BOR

Address: Bureau of Reclamation, Loveland, CO

6. Client: Jeanne Lee

7. Permit Type and Number: BOR CRUP# 06-GP-07-S

8. Report / Contract Number: _____

9. Comments: _____

II. DESCRIPTION OF UNDERTAKING / PROJECT

10. Type of Undertaking: Inclusion of undeveloped parcel within Northern Colorado Water Conservancy District (NCWCD), in order to obtain domestic water service.

11. Size of Undertaking (acres): +/- 12 Size of Project (if different) same

12. Nature of the Anticipated Disturbance: Trenching to install water line(s).

13. Comments: Residential development will occur within the surveyed parcel at unspecified locations.

III. PROJECT LOCATION

Please attach a photocopy of USGS Quad. clearly showing the project location. The Quad. should be clearly labeled with the Prime Meridian, Township, Range, Section(s), Quad. map name, size, and date. Please do not reduce or enlarge the photocopy.

14. Description: Project is located on the eastern Colorado High Plains in southwestern Weld Co., in the town of Ft. Lupton, about 3/4 mi. south of Highway 52 & 3/4 mi. east of the South Platte River.

15. Legal Location: Quad. Map: Ft. Lupton Date(s): 1988 Principal Meridian: 6th x NM Ute

NOTE: Only generalized subdivision ("quarter quarters") within each section is needed

Township: 1N Range: 66W Sec.: 7 1/4s NE/NE

If section(s) is irregular, explain alignment method: _____

16. Total number of acres surveyed: +/- 12

17. Comments: Surveyed an irregular, rectangular parcel, w/max. dimensions about 500 x 1050 ft.

IV. ENVIRONMENT

18. General Topographic Setting: Formerly open plains; parcel is on virtually flat terrain.

Current Land Use: Vacant, surrounded by residential neighborhoods; has been cultivated.

19. Flora: Mostly volunteer grain, weedy plants, & some brome-like grasses.

20. Soils/Geology: Silty/sandy loam, underlain by Cretaceous sedimentary bedrock.

21. Ground Visibility: 45-85%, generally adequate visibility for purposes of this survey.

22. Comments _____

V. LITERATURE REVIEW

23. Location of File Search: OAHP/COMPASS Date: 2 Sept 2006

24. Previous Survey Activity

In the project area: COMPASS records indicate that a partial survey of farmsteads in Weld Co., including at least part of the current project section, was conducted in 1988, & 1 farmstead was recorded in the project section.

In the general region: In addition to the survey noted above, several highway related surveys have been conducted in this general area previously; also, a number of wellsites & NCWCD inclusions within a 10-mi. radius of the current project have been conducted by the author of this report during the past 20 years.

V. LITERATURE REVIEW (continued)

25. Known Cultural Resources

In the project area: Site 5WL1384, a 1910-era farmstead, has been recorded within the project section. This site has been field-evaluated *not eligible* for the NRHP. Its exact location within this section is questionable, since the legal location & UTM coordinates listed for this site in COMPASS do not coincide. Field survey determined that this site is not located within or adjacent to the surveyed parcel.

In the general region (summarize): More than 4,300 sites & isolated finds, representing all prehistoric stages from Paleoindian thru Late Prehistoric (12,000 B.C. – 1870 A.D.), as well as pioneer-era Euroamerican resources, have been documented in Weld Co. previously.

26. Expected Results: Low potential was anticipated for prehistoric sites because of project's distance from reliable water source & lack of viewshed. Some potential was anticipated for historic resources related to homesteading/agriculture themes.

VI. STATEMENT OF OBJECTIVES

27. NHPA 1966 compliance, to be accomplished by locating, recording, evaluating, & submitting management recommendations for all potentially NRHP-significant cultural resources within the project's area of potential effect.

VII. FIELD METHODS

28. Definitions: Site At least 5 discrete artifacts, representing an identifiable locus of patterned cultural activity, or a single cultural feature more than 50 years old.

IF Fewer than 5 discrete artifacts.

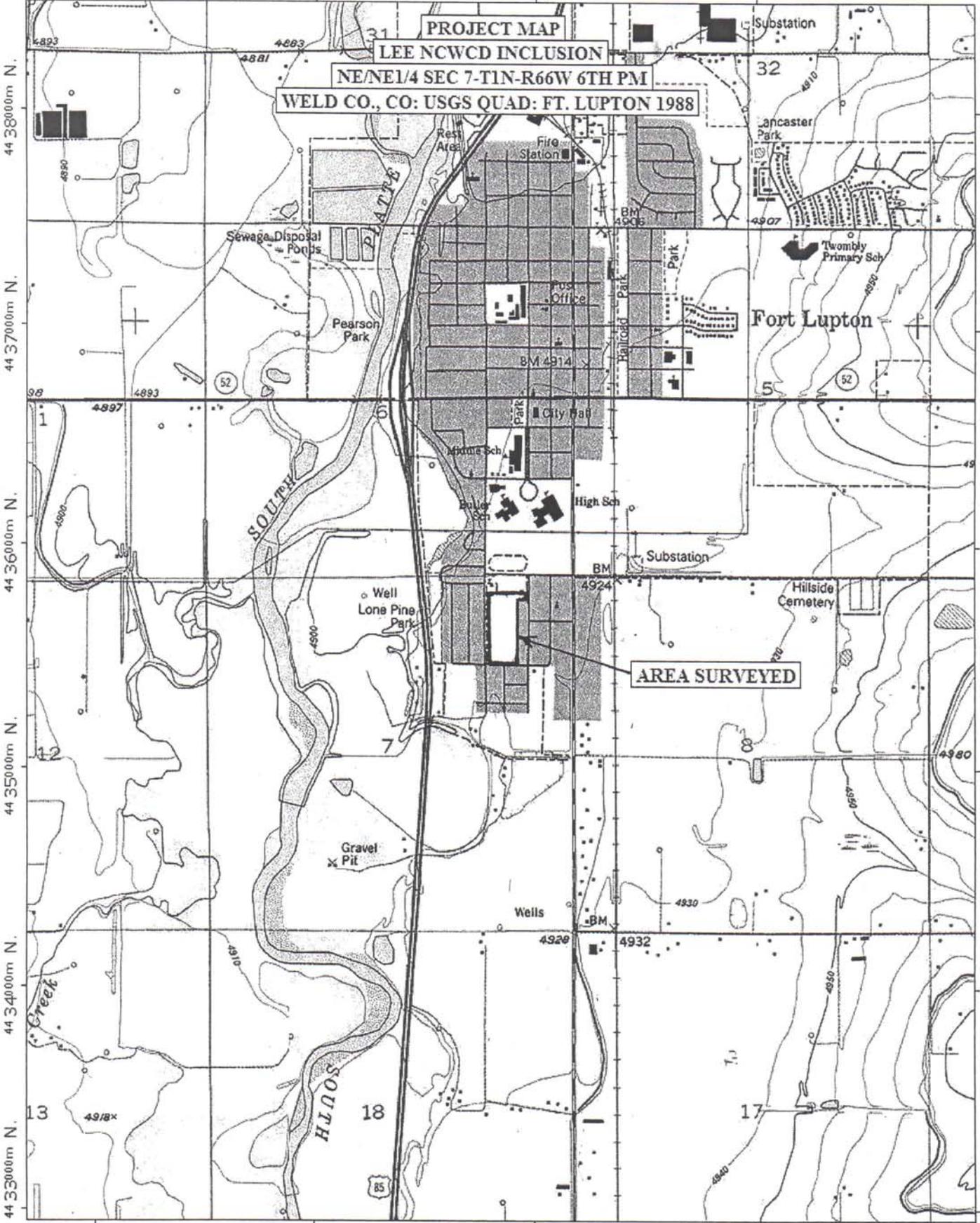
29. Describe Survey Method: Parallel, pedestrian transects, oriented generally east-west & spaced not more than 10-15 meters apart, were used to cover all of the surveyed parcel uniformly.

VIII. RESULTS: No significant cultural resources were observed. Some modern roadside litter.

30. List IFs if applicable. Indicate IF locations on the map completed for Part III.

31. Using your professional knowledge of the region, why are there none or very limited cultural remains in the project area? Is there subsurface potential? Absence of significant resources may be related to vagaries in the distribution & preservation of such resources generally. Also, surveyed area is some distance from reliable water sources & lacks extensive viewshed, probably has been cultivated in the past, & has been surrounded for some time by established residential neighborhoods.

514000m E. 515000m E. 516000m E. WGS84 Zone 13T 517000m E.



TN
MN
10°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Lee NCWCD Inclusion

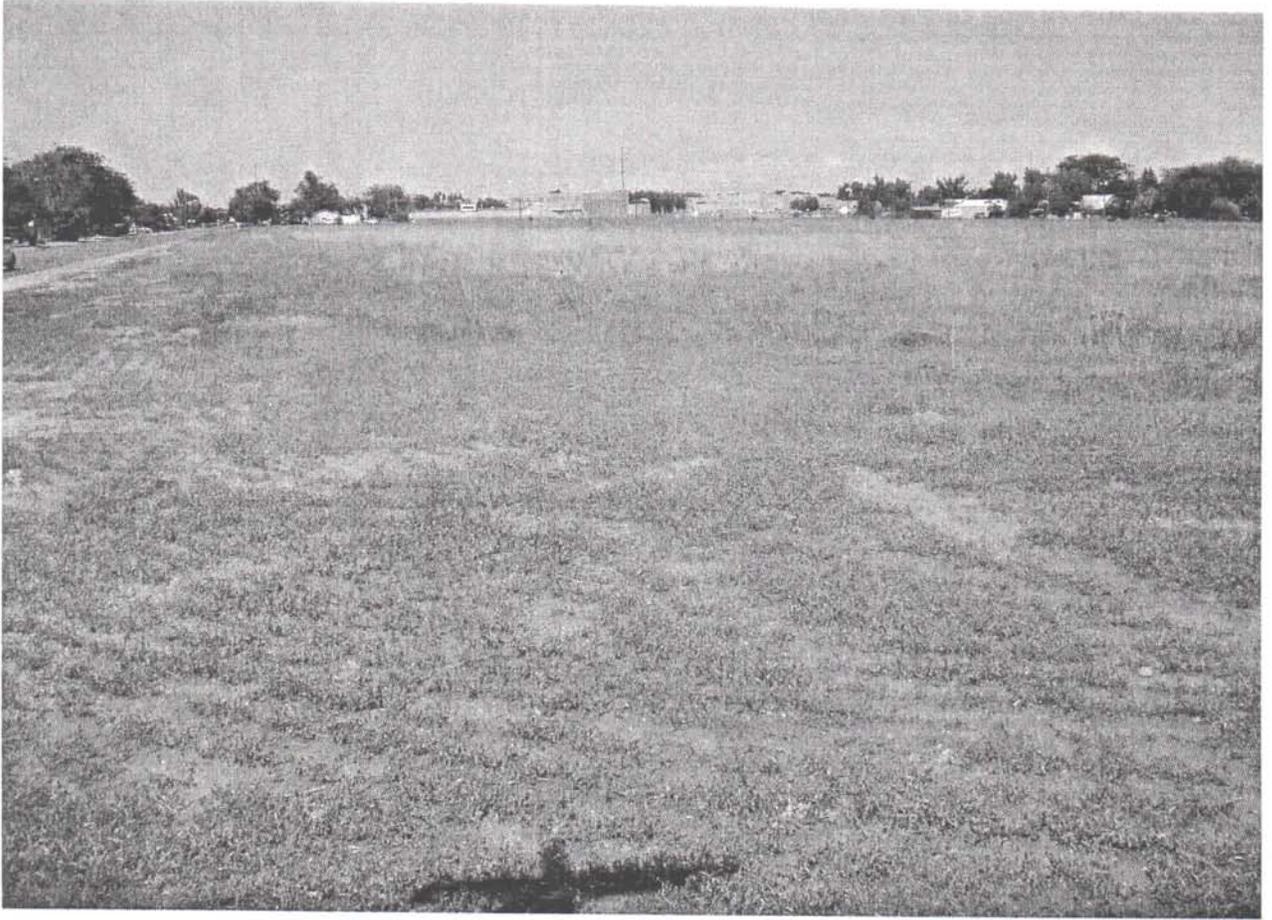
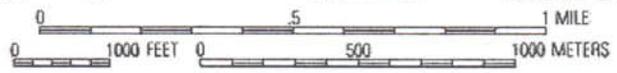
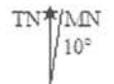
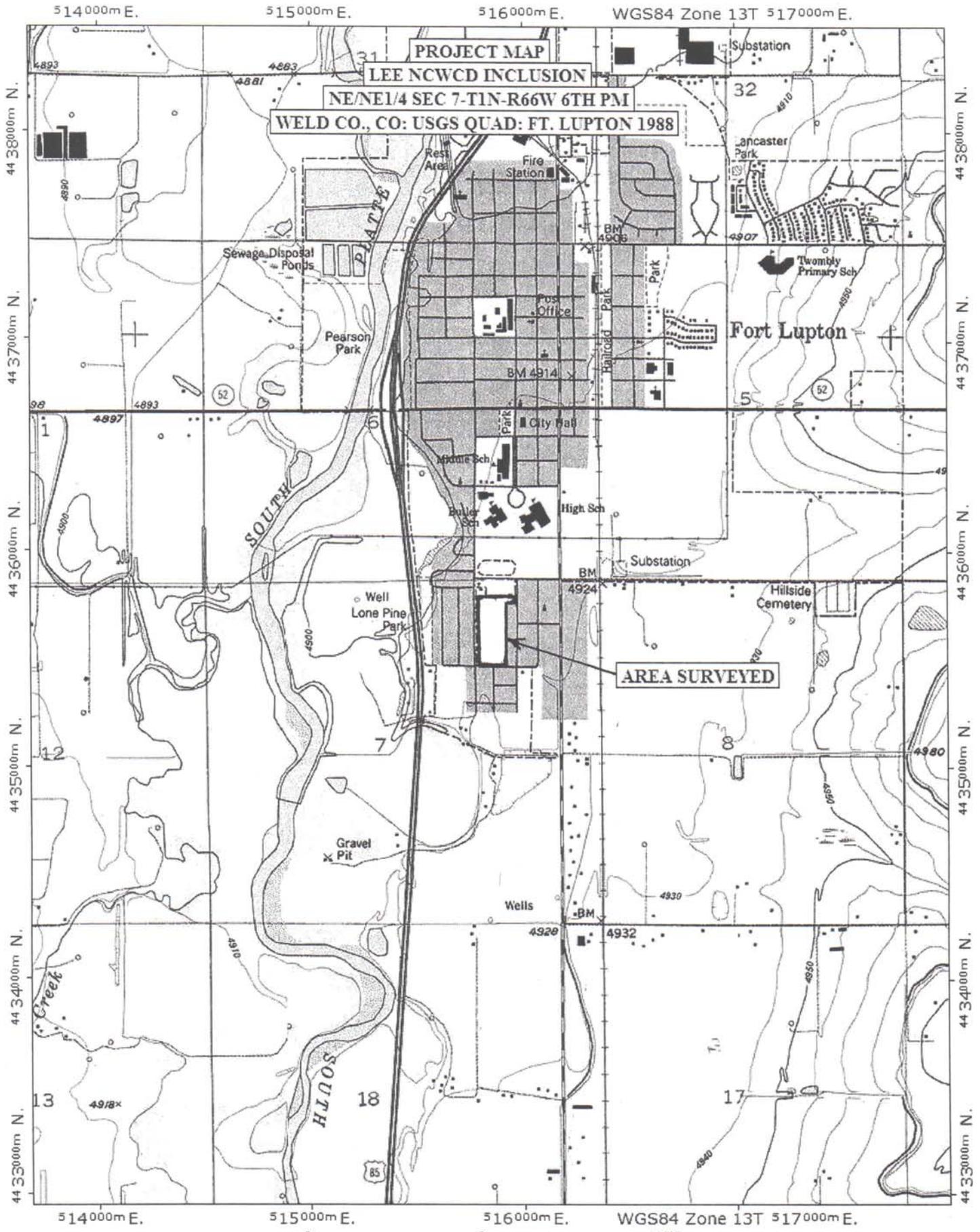


Photo 003: Overview of surveyed area, looking north, Fulton Ave. @ left.



WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT FOR TAX YEAR 2015

Tax District - 2227

<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.800000
0207	SCHOOL DIST RE7-KERSEY	10.247000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0511	LASALLE FIRE	5.154000
0700	AIMS JUNIOR COLLEGE	6.325000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
Total Levy		43.639000

Tax District - 2228

<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
Total Levy		54.968000

WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT FOR TAX YEAR 2015

Tax District - 5196

<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0407	FORT LUPTON CITY	28.977000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
0923	FORT LUPTON URBAN RENEWAL AUTHORITY 4 (FLURA)	0.000000
1050	HIGH PLAINS LIBRARY	3.308000
Total Levy		83.945000

Tax District - 5197

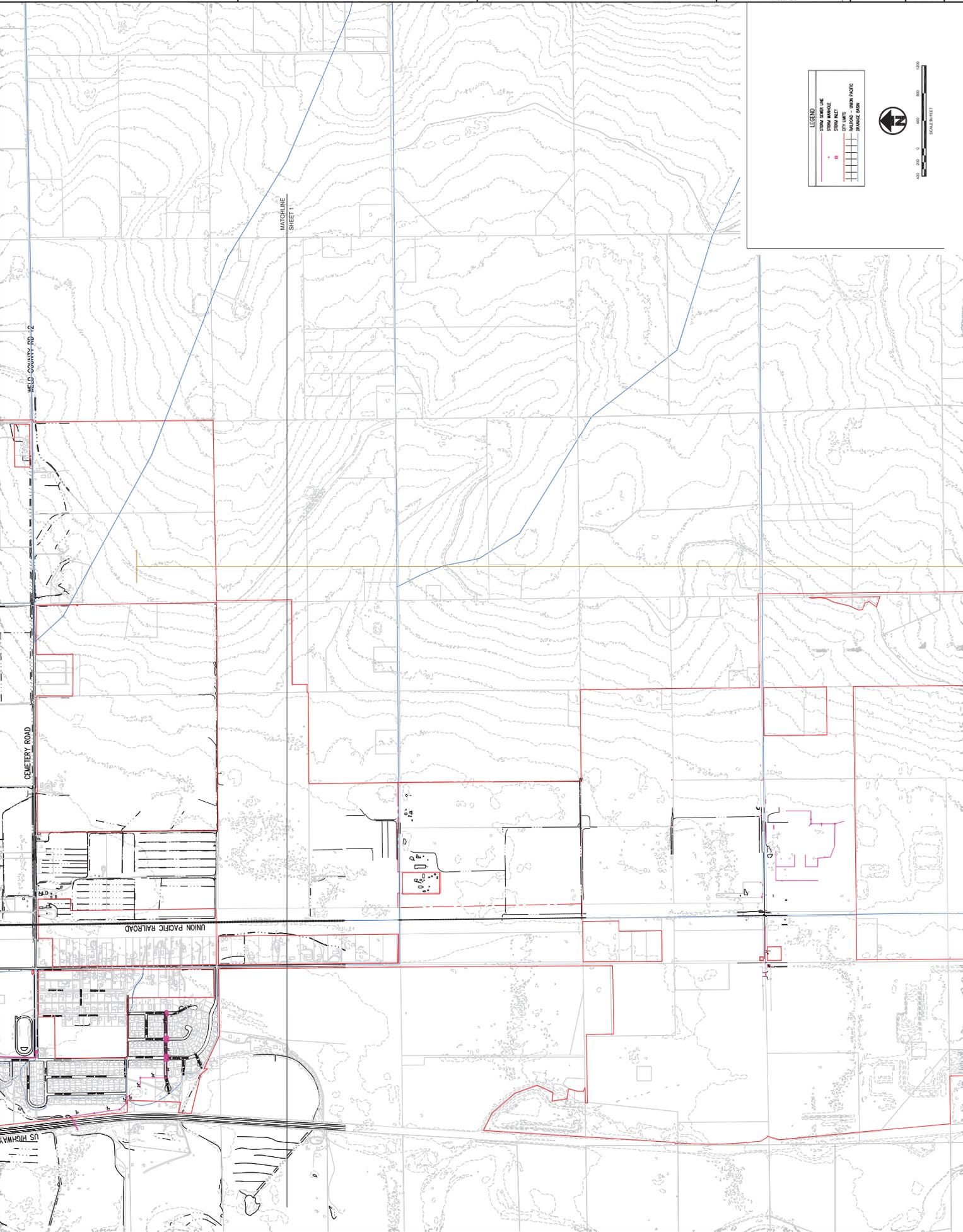
<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
0924	FORT LUPTON URBAN RENEWAL AUTHORITY 5 (FLURA)	0.000000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
Total Levy		53.696000

NO.	DATE	BY	CHK	DESCRIPTION

City of Ft. Lupton

South Utility Extensions

J&T Consulting, Inc.
 305 Denver Avenue - Suite D
 Fort Lupton, CO 80621
 Tel: 303.422.7444 Fax: 303.422.7444
 www.jandt.com



LEGEND

- STORM SEWER MAIN
- STORM MAIN
- STORM INLET
- RAILROAD - UNION PACIFIC
- DRAINAGE BASIN



NO.	DATE	BY	CHK	DESCRIPTION

City of Ft. Lupton

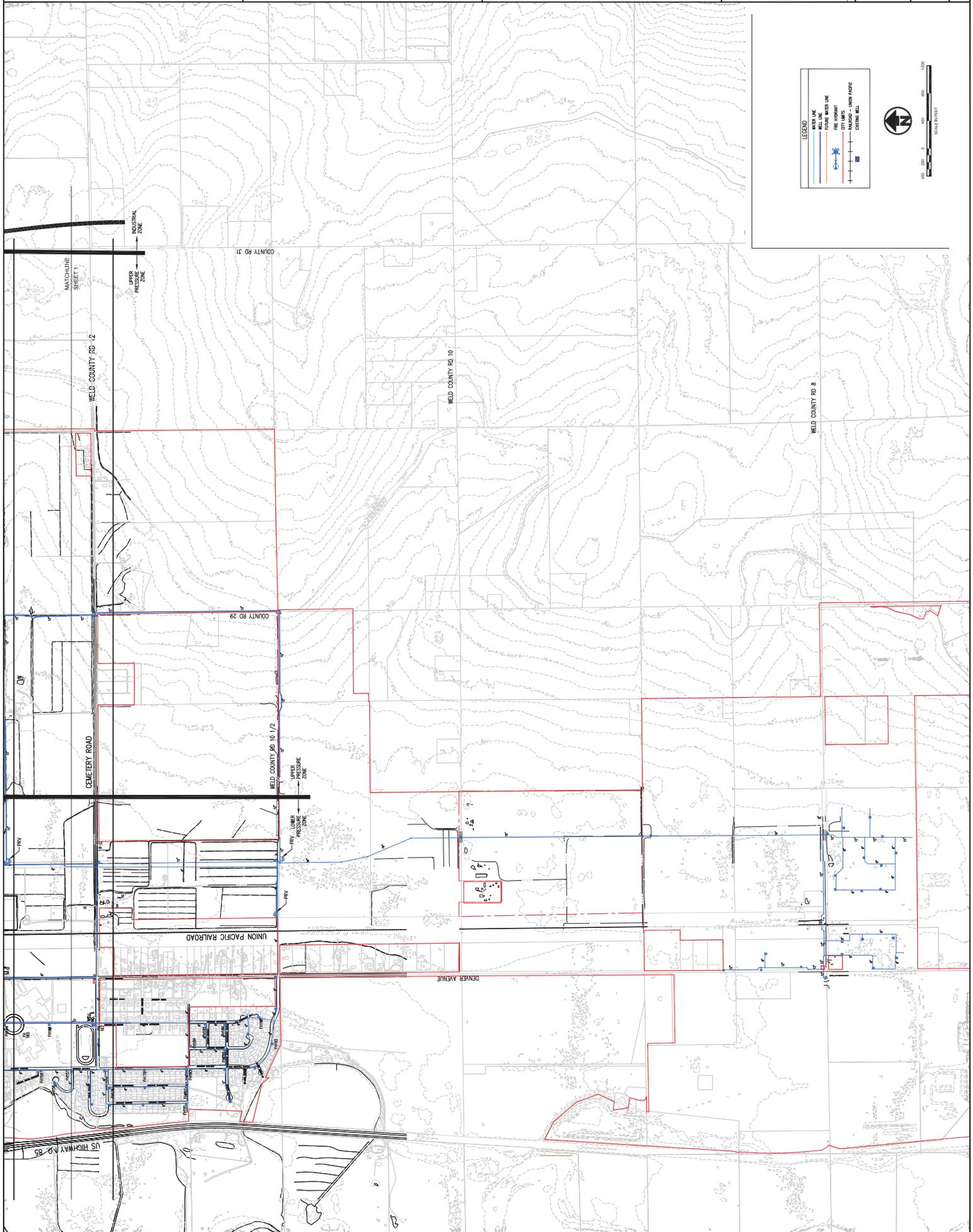
South Utility Extensions

J&T Consulting, Inc.
 305 Denver Avenue - Suite D
 Fort Lupton, CO 80621
 781.336.4328 Fax: 781.336.4323
 www.jandt.com

Water System Map

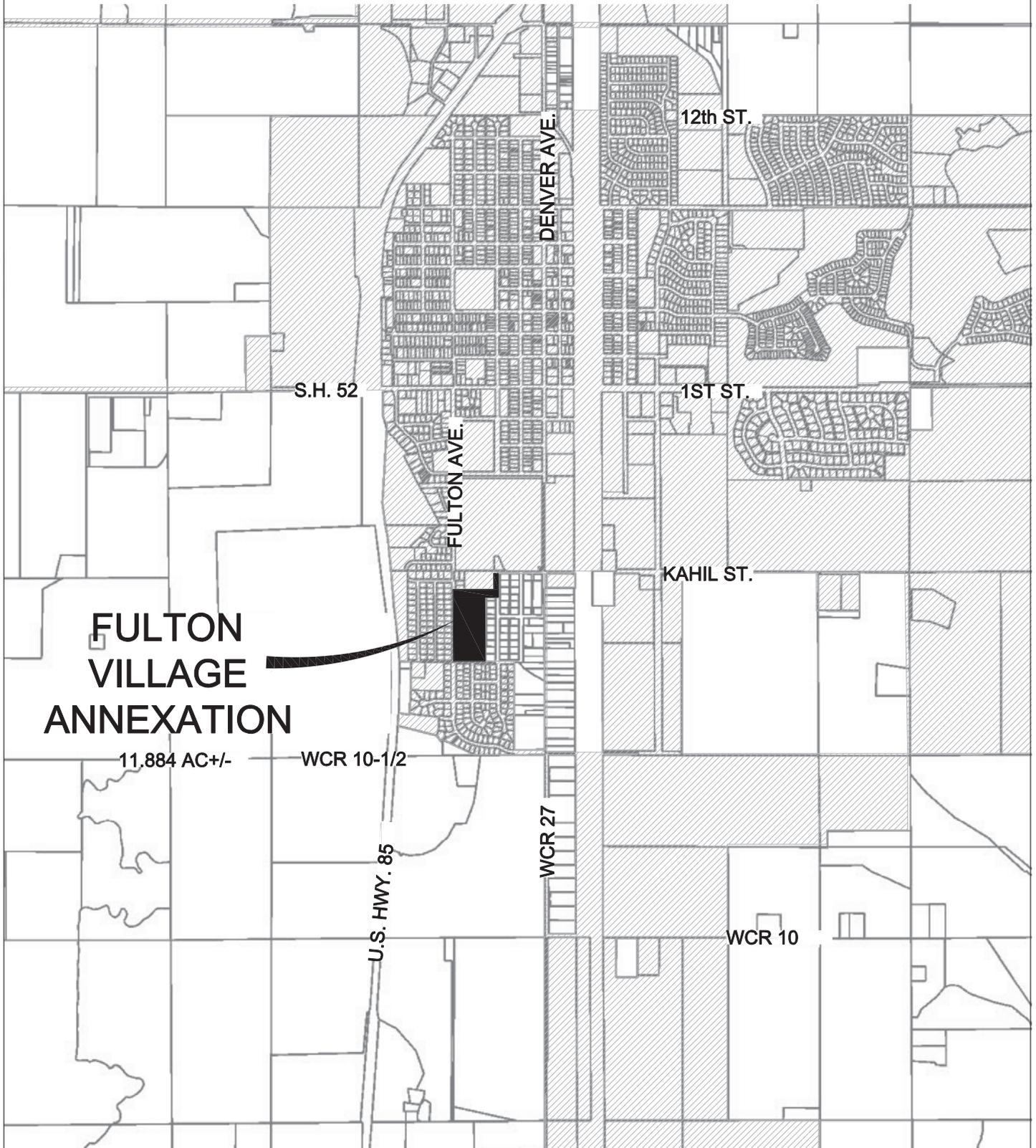
LEGEND

- WATER LINE
- SEWER LINE
- STORM SEWER LINE
- PIPE TRENCH
- CITY LIMIT
- RAILROAD - UNION PACIFIC
- CITY WELL



FULTON VILLAGE ANNEXATION

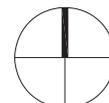
SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



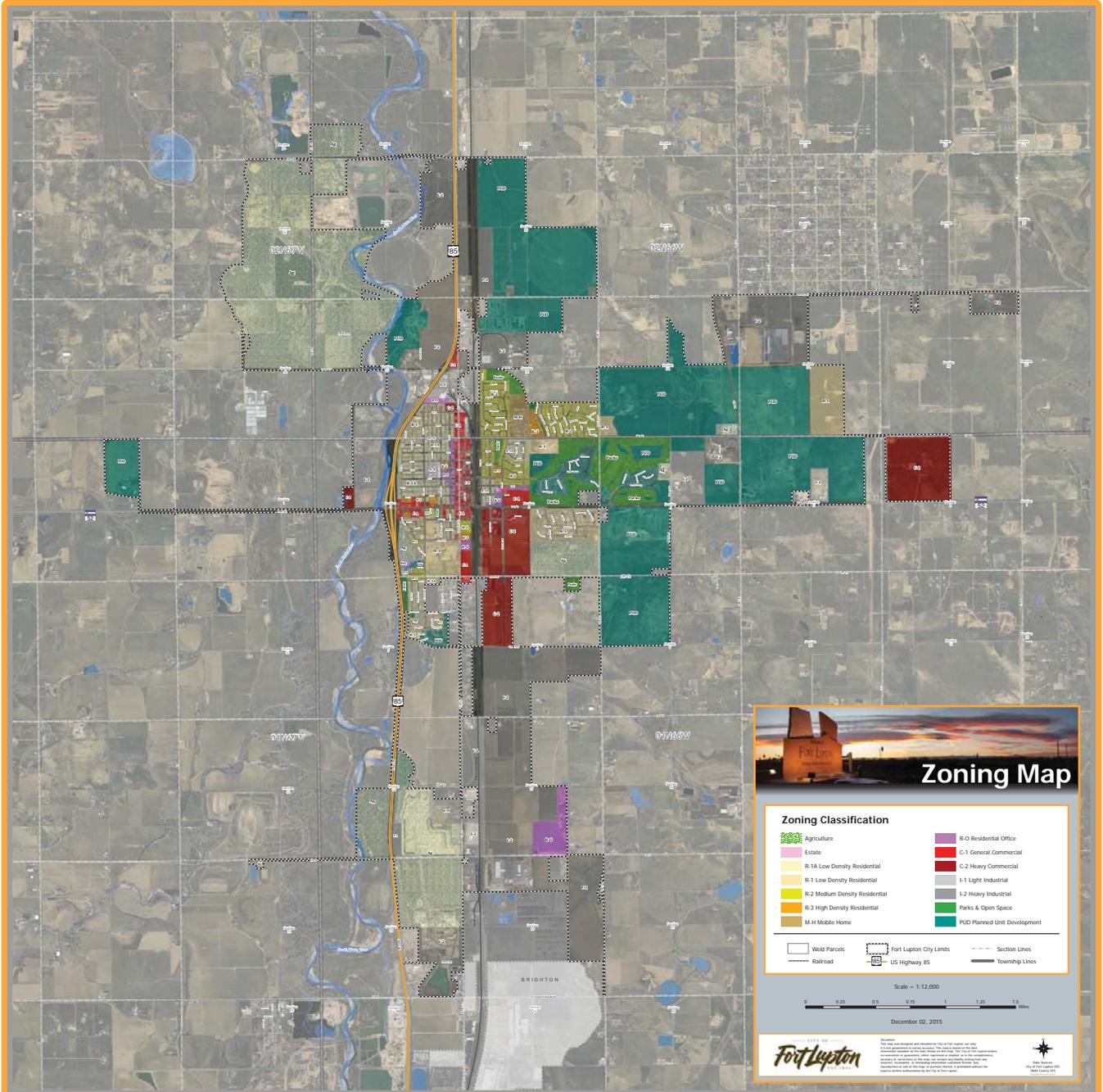
 CITY BOUNDARY

ANNEXATION VICINITY MAP

SCALE: 1"=2000'



NORTH



Zoning Classification

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

- Weld Parcels
- Fort Lupton City Limits
- Section Lines
- Railroad
- US Highway 85
- Township Lines

Scale = 1:12,000
 0 0.25 0.5 0.75 1 1.25 1.5 Miles
 December 02, 2015

Fort Lupton

This map was designed and created by City of Fort Lupton staff. The City of Fort Lupton is not responsible for any errors or omissions. The City of Fort Lupton is not responsible for any damages or losses resulting from the use of this map. The City of Fort Lupton is not responsible for any damages or losses resulting from the use of this map. The City of Fort Lupton is not responsible for any damages or losses resulting from the use of this map.

CERTIFICATE OF MAILING

I certify that on the 1st day of March, 2016, I sent the following documents related to the Fulton Village Annexation proceedings: Notice of Public Hearing with Legal Description and Resolution No. 2016R008, Petition for Annexation and the Annexation Vicinity Map, via certified mail with return-receipt requested to the following:

Weld County Commissioners
P.O. Box 758
Greeley, CO 80632

Weld County Attorney
P.O. Box 758
Greeley, CO 80631

High Plains Library District
2650 W. 29th Street
Greeley, CO 80631

Weld County School District RE8
301 Reynolds Street
Fort Lupton, CO 80621

Central Colorado Water Conservancy
3209 West 28th Street
Greeley, CO 80631

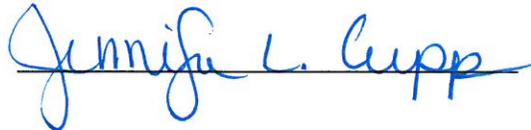
Fort Lupton Fire Protection District
1121 Denver Ave.
Fort Lupton, CO 80621

Aims Community College
P.O. Box 69
Greeley, CO 80632

Northern Colorado Water Conservancy District
220 Water Ave.
Berthoud, CO 80513-9245

Platte Valley Conservation District
57 W. Bromley Lane
Brighton, CO 80601

City of Fort Lupton and FLURA
130 South McKinley Ave
Fort Lupton, CO 80621





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

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694. You can also find more information at <http://www.fortlupton.org/544/Fulton-Village>.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE

N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton
Tommy Holton, Mayor

Attest:

s/Nanette S. Fornof
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

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

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

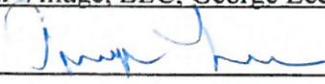
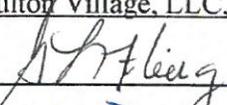
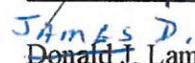
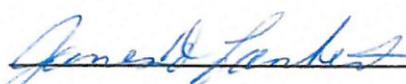
1. It is desirable and necessary that the territory described in Exhibits A and B be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to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

- h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
 - i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - k. The territory to be annexed is 12.056 acres in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:
 - a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
 - d. The legal description.
 - e. Distinction of the boundary that is contiguous to the City and the length of same.
 - f. Lot and block numbers if the area is already platted.
 - g. Existing and proposed easements and rights-of-way.

- h. Existing and requested zoning and acreage of each requested zone.
 - i. Ownership of all parcels within and adjacent to the annexation.
 - j. Appropriate certification blocks as directed by the Planning Department.
5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.
- a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
 - d. Existing and proposed easements and rights-of-way.
 - e. Block numbers and lot numbers with approximate dimensions.
 - f. Proposed gross and net residential density.
 - g. Existing watercourses with adequate easements for flood control.
 - h. Designation of all public sites to be reserved and dedicated.
 - i. Existing two-foot contours.
 - j. Appropriate certification blocks as directed by the Planning Department.
6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:
- a. Soils description and limitation.
 - b. Preliminary utility plan.
 - c. Mailing addresses of all property owners within three hundred (300) feet of the annexation.
 - d. Affidavit concerning the amount and historical use of all water rights owned.
 - e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
 - f. Statement on community need for proposed annexation and zoning.
 - g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.
7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is Planned Unit Development (P.U.D.), as shown on the annexation map attached hereto and incorporated herein.
9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
11. No annexation application fee is tendered herewith.

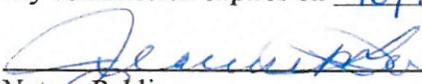
THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

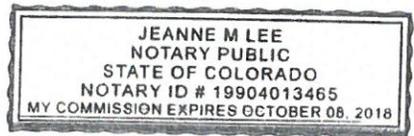
<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
<u>Fulton Village, LLC, George Lee (Manager)</u> 	<u>2212 W. Ridge Rd.</u> <u>Littleton, CO 80120</u>	<u>12/30/15</u>
<u>Fulton Village, LLC, Gary Fling (Manager)</u> 	<u>2212 W. Ridge Rd.</u> <u>Littleton, CO 80120</u>	<u>12/30/15</u>
<u>James D. Lambert and Barbara J. Lambert</u> 	<u>155 E. Bridge St.</u> <u>Brighton, CO 80601</u>	
<u>Donald J. Lambert and Barbara J. Lambert</u> 	<u>155 E. Bridge St.</u> <u>Brighton, CO 80601</u>	
<u>Barbara J. Lambert</u> 		

The foregoing signature(s) was/were subscribed and sworn to before me this 30th day of December, 2015, by

Witness my hand and official seal.

My commission expires on 10/8/2018.


Notary Public



Land Owned - Exhibit A

If necessary, attach separate sheet.

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

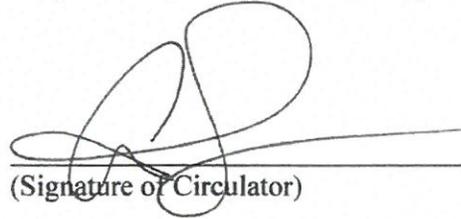
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF ~~WELD~~)
 ARAPAHOE

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

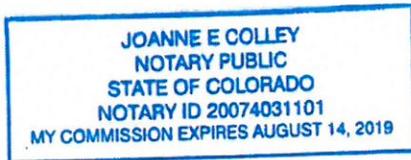


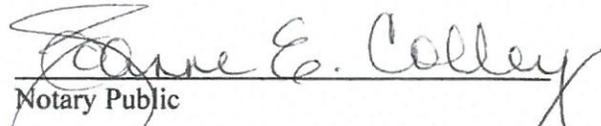
(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 25th day of JANUARY, 2010, by AARON W. THOMPSON.

Witness my hand and official seal.

My commission expires on AUGUST 14, 2019





Notary Public

Referral Responses



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

RE: Section 404 of the Clean Water Act Initial Comments

To whom it concerns:

In accordance with Section 404 of the Clean Water Act, the Corps of Engineers regulates the discharge of dredged or fill material, and any excavation associated with a dredged or fill project, either temporary or permanent, into waters of the United States (WOUS). You should notify this office if the project proposed falls within these regulated activities because the project may require a Department of the Army Section 404 permit.

A WOUS may include ephemeral and/or perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. A wetland delineation must be conducted, and verified by the Corps of Engineers, using the methods outlined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*: (using applicable Regional Supplement) to determine wetlands based on the presence of three wetland indicators: hydrophytic vegetation, hydric soils, and wetland hydrology. Wetland delineations must be conducted in the field by a qualified environmental consultant and any aquatic resource boundaries must be identified accordingly. Once the aquatic resources have been identified, only this office can determine if they are WOUS. Please note that development of the upland areas, avoiding stream and wetland resources, does not require authorization from this office.

Nationwide Permits (NWP) authorize common types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 52 types of nationwide permit activities and their general conditions can be found on our website: <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>. Some fill activities require notifying the Corps before starting work. Also, some types/sizes of work may require additional information or mitigation.

Regional General Permits (RGP) authorize specific types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 4 types of regional general permit activities and their general conditions can be found on our website: <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado/RegionalGeneralPermits.aspx>. These fill activities require notifying the Corps before starting work, and possibly other local or state agencies. Also, some types/sizes of work may require additional information or mitigation. Please note several of the RGP's are applicant and location specific.

Individual permits may authorize fill activities that are not covered under the NWP or Regional General Permits (RGP's). This permit will be processed through the public interest review procedures, including public notice and receipt of comments. An alternative analysis (AA) must be provided with this permit action. The AA must contain an evaluation of environmental impacts for a range of alternatives. These alternatives should include the preferred action, no action alternative, and other action alternatives that would be the identified project purpose. Other action alternatives should include other practicable (with regards to cost, logistics, and technology) that meet the overall project purpose. The alternatives could include offsite alternatives and alternative designs. When evaluating individual permit applications, the Corps can only issue a permit for the least environmentally damaging practicable alternative (LEDPA). In some cases, the LEDPA may not be the applicant's preferred action. The individual permit application form and form instructions can be found on our website: <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/ObtainPermit.aspx>.

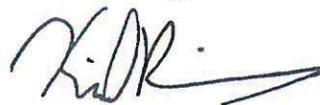
If the activity requires a Department of the Army permit as a result of any impacts to WOUS or any earth disturbances within that resource, a federal action will occur. For the Corps to make a permit decision, the applicant must provide enough information to demonstrate compliance with Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act (ESA).

The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to WOUS to the maximum extent practicable at the project site. Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal. Any loss of an aquatic site may require mitigation. Mitigation requirements will be determined during the Department of the Army permitting review.

If the information that was submitted could impact WOUS, which are jurisdictional resources, this office should be notified. If a section 404 permit is required, work in an aquatic site should be identified by the proponent of the project and be shown on a map identifying the Quarter Section, Township, Range and County, Latitude and Longitude, Decimal Degrees (example 39.55555; -104.55555) and the dimensions of work in each aquatic site.

If there are any questions, please call the Denver Regulatory Office at 303-979-4120.

Sincerely,

A handwritten signature in black ink, appearing to read "Kiel Downing", with a long horizontal flourish extending to the right.

Kiel Downing
Chief, Denver Regulatory Office

Enclosures:
-PCN Requirements



Pre-Construction Notification (PCN) Requirements

(Nationwide Permit General Condition No. 31
from the February 21, 2012 Federal Register)

**US Army Corps of Engineers,
Omaha District, Denver Regulatory Office
9307 South Wadsworth Blvd,
Littleton, CO 80128
Phone: (303) 979-4120**

Website: <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>

Contents of Pre-Construction Notification:

The PCN must be in writing and include the following information:

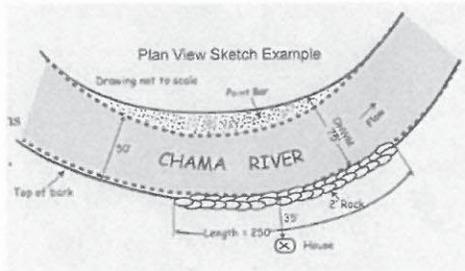
- (1) Name, address and telephone numbers of the prospective permittee;
- (2) Location of the proposed project;
- (3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause, including the anticipated amount of loss of water of the United States expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);
- (4) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;
- (5) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse effects are minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.
- (6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and
- (7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

(8) Attach map and sketches- examples shown here.

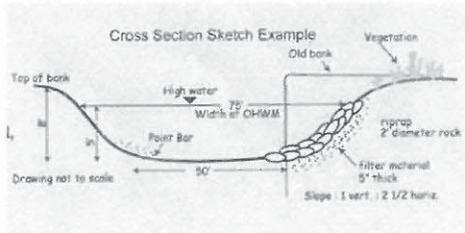
Location Map: Photocopy from road or topo map; indicate site location, any landmarks, etc.



Plan View Sketch: “Bird’s-eye view”; include all features- distances, length and width; dimensions of features and stream/wetlands.



Cross Section Sketch: “Cut away view”; include heights, widths of structures, channel, wetland, bank slopes, etc.





FROM: Alyssa Knutson
DATE: February 10, 2016
PROJECT: Fulton Village Annexation, PUD Sketch Plan and Change of Zone; Project Nos. ANX2016-001 & SPL2016-001

INTERNAL DISTRIBUTION:

- Internal distribution list with checkboxes for City Engineer, 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:

- Outside distribution list with checkboxes for Fort Lupton Fire Protection District, Weld County Department of Public Health & Environment, CDOT, Weld County School District RE-8, Colorado DRMS, NCWCD, Colorado Parks and Wildlife, Fulton Ditch Company, Division of Water Resources, Platteville Ditch Company, Army Corp of Engineers, City of Brighton, United Power, Town of Frederick, Comcast, Town of Platteville, CenturyLink, City of Dacono, Xcel Energy, Town of Firestone, Postmaster, Other: Weld County Public Works, Weld County Department of Planning, Other:

If you have comments, please respond by: March 2, 2016

Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org. A non-response to this referral may be considered a favorable response.

COMMENTS:

Handwritten comment: Please send addresses when available along with dedicated Communications Easements. We will plan on joint with Power. Thank You John Hamburg - Comcast



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

February 23, 2016

Alyssa Knutson, Planner
City of Fort Lupton Planning and Building Department
Transmission via email: aknutson@fortlupton.org

**RE: Fulton Village PUD - City Annexation and Sketch Plan Application
Project Nos. ANX2016-001 and SPL2016-001
Part of the NE ¼ of the NE ¼ of Sec. 7, T1N, R66W, 6th P.M.
Water Division 1, Water District 2**

Dear Ms. Knutson:

We have reviewed the application materials received February 10, 2016 regarding the above referenced application to annex 14.12 acres, consisting of two existing parcels, into the city and divide the parcels in 60 lots. The proposed development will be a mix of single family, small-lot single family, and for-rent multifamily units with 83 total dwelling units. The project will also include a park/open space area, with amenities and a regional trail.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton, therefore this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any City or County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or the physical availability of water.

Estimated water requirements were not provided for the new lots. The proposed water and sewer supplier is the City of Fort Lupton ("City"). Since our office does not have information regarding the water requirements of the proposed subdivision, or the water supplies available to the City, our office cannot comment on the ability of the City to serve the proposed subdivision.

Records in our office indicate that numerous water wells have been drilled in the general area of the proposed development. Should any of these wells exist on-site, the applicant must plug and abandon the wells in accordance with Rule 16 of the Water Well Construction Rules and submit Well Abandonment Reports to our office for each abandoned well. Else, if the applicant desires to use any existing wells in the proposed subdivision, it must obtain a plan for augmentation from the Water Court and a new well permit.

The application materials indicate that the project will collect storm flows from the project in an onsite storm sewer system. These flows will be directed to an existing City of Fort Lupton owned

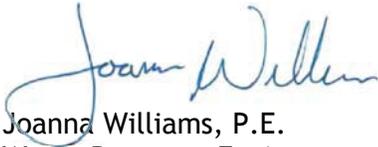


detention pond located southwest of the property. As a part of this project, the applicant will increase the depth and capacity of the existing pond to accommodate the propose storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond.

The applicant and City should be aware that, unless the proposed improvements to the existing storm water structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

If you or the applicant has any questions regarding this matter, please contact Karlyn Armstrong of this office.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Attch: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*





Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

Storm Water Detention Facilities

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.



In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from



taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District (“UDFCD”), located at:

<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,¹ extended detention basins,² and full spectrum detention basins.³ Storm Water Best Management Practices⁴ (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.

¹ Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).

² Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).

³ Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).

⁴ Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).



Post-Wildland Fire Facilities

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream⁵.
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.

⁵ DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream



Resources and References

Colorado Stormwater Detention and Infiltration Facility Notification Portal:
<https://maperture.digitaldataservices.com/qvh/?viewer=cswdif>

Colorado Senate Bill15-212:
http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf

United States Geological Survey National Hydrography Dataset: <http://nhd.usgs.gov/>

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:
<http://udfcd.org/crs-37-93-6028-explanation-memo-and-fags/>

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:
<http://udfcd.org/volume-three>





Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

Date: 2/24/2016

Project name: Fulton Village Subdivision Annexation and Sketch Plat

Project address: Southeast corner of S. Fulton Ave. and Kahil Street

FLFPD Project # 2016-024

Plan reviewer: Randall S. Weigum

The Fire District has reviewed the submitted Annexation and sketch plat for Fulton Village Subdivision located at southeast corner of S. Fulton Ave. and Kahil Street. The plans were reviewed for compliance with *2012 International Fire Code (IFC)* as adopted by the Fort Lupton Fire Protection District and the City of Fort Lupton. Below are my comments on this project:

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *2012 IFC Section 503.1.1*,
 - Lots 10, 11 and 12 in Block 3 do not meet the 150 feet requirement. This portion of the development will need to be redesign so all portions of the exterior walls of the buildings are within 150 feet of the apparatus access roads.
 - I have concerns with the parking that will be available for Lots 8 through 13 in Block 3. With what appears to be no additional parking except for on the lot themselves, this will create an issue with parking in the cul-de-sac and the small extended portion of Paden Place.
 - How will the development maintain the occupant access for Lots 8 through 13 on Block 3? My concern is in the future when one of these occupants have a medical issue the Fire District will not be able to get an ambulance down this access. This will cause us to have to stage the ambulance on South Hoover Place's cul-de-sac or on Paden Place. During adverse weather wheeling a patient on a stretcher from one of these lots to the staged ambulance will create a dangerous event for the patient, medic and firefighters if this access is not maintained.
2. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. *2012 IFC Appendix D Section D102.1*
3. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders and parking. *2012 IFC Appendix D Section D103.1*



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

4. Verify that the turning radius throughout the development meets the required turning radius of the Fire District. I have attached the turning radius for the Fort Lupton Fire Protection District for your records. *2012 IFC Appendix D Section D103.3*
5. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The multi-family buildings A and B in Block 2 may fall into this requirement. *2012 IFC Appendix D Section D105.2*
 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. *2012 IFC Appendix D Section D105.2*
 - At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. *2012 IFC Appendix D Section D105.3*
 - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. *2012 IFC Appendix D Section D105.4*
6. A single family home of Type V-B construction with a square footage up to 3,600ft² requires a fire flow of 1,000 gallons per minute (gpm) for a duration of 1 hour. A single family home of Type V-B construction with a square footage of 3,601 to 4,800ft² requires a fire flow of 1,750 gpm for two hours. The fire flow test from 2015 on the fire hydrant located at Kahil Street and South McKinley Avenue was 1,800 gpm. This site has the required fire flow for the single family homes. *2012 IFC Appendix B Section B105.1 and Table B105.1*
7. The multi-family buildings A and B in Block 2 will require a National Fire Protection Association (NFPA) fire sprinkler system 13R. *2012 IFC 903.3.1.2*
8. The multi-family buildings having a square footage of 23,000ft², Type V-B construction and a NFPA 13R fire sprinkler system will require 1,500gpm for 2 hours. The fire flow test from 2015 on the fire hydrant located at Kahil Street and South McKinley Avenue has 1,800 gpm. This site has the required fire flow for the multi-family units. *2012 IFC Appendix B Section B105.2 (Exception) and Table B105.1*
9. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants. Please make sure the landscaping plans include the 3-foot clear space around all fire hydrants. *2012 IFC Section 507.5*



Fort Lupton Fire Protection District

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10. The average fire hydrant spacing for a fire flow requirement of 1,750 gpm or less is 500 feet between fire hydrants. The maximum distance from any point on the street or road frontage to a fire hydrant is 250 feet. *2012 IFC Appendix B Section C105.1 and Table C105.1*

- Move the fire hydrant located on Lot 7 of Block 3 to Lot 14 of Block 3 to meet the spacing requirement. *2012 IFC Appendix C Section C105.1 and Table C105.1*



Turning Performance Analysis

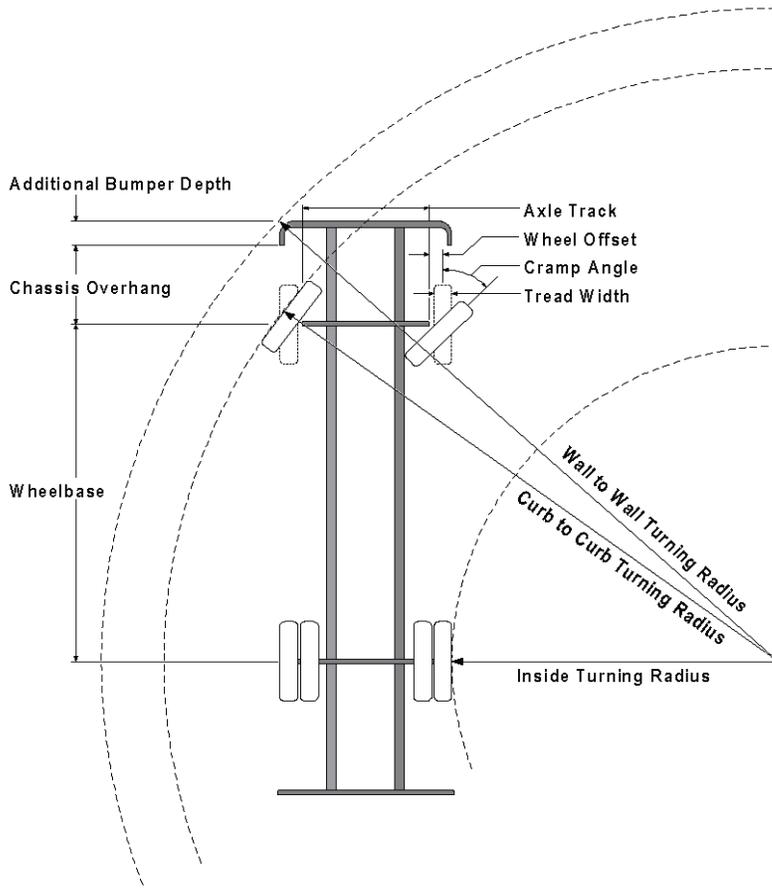
12/6/2012

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

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

Department:

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.

From: [Marilyn Conley](#)
To: [Todd Hodges](#); [Alyssa Knutson](#)
Subject: RE: Fulton Village Annexation
Date: Thursday, February 11, 2016 1:07:35 PM
Attachments: [image002.png](#)

Hi Todd. Here is what I have found out. The parcel ending in 004 was included in with your original inclusion for the whole City of Fort Lupton 1990.

The parcel ending in 005 was included 2007. The petitioners were Fulton Village LLC.

Our system has some kind a glitch and I was trying to send you these Court Orders by email, but it won't let me. You should have copies of these Court Orders in your files. I can send you copies. Your original Court Order is 145 pages long for both the Northern Water and Subdistrict.

Please let me know what you want me to do.

Marilyn



Marilyn Conley | Inclusions Administrator
220 Water Ave | Berthoud, CO 80513
Direct 970-622-2216
Main 800-369-RAIN (7246) | Fax 877-851-0018
www.northernwater.org | [Find us on Facebook](#)

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Todd Hodges [mailto:thodges@fortlupton.org]
Sent: Thursday, February 11, 2016 8:39 AM
To: Marilyn Conley; Alyssa Knutson
Subject: RE: Fulton Village Annexation

Marilyn,

You are quick on the draw with our referrals.

Can you clarify that the property has been petitioned and if so can you send us the information.

Thanks.

Todd A. Hodges, Planning Director
Main: 303-857-6694
Cell: 303-994-3174



From: Marilyn Conley [<mailto:mconley@northernwater.org>]

Sent: Thursday, February 11, 2016 8:03 AM

To: Todd Hodges <thodges@fortlupton.org>; Alyssa Knutson <AKnutson@fortlupton.org>

Subject: Fulton Village Annexation

Good Morning

This parcel is within both the Northern Water and Subdistrict boundaries.

If you have any questions, please let me know.

Have a great day.

Marilyn



Marilyn Conley | Inclusions Administrator
220 Water Ave | Berthoud, CO 80513
Direct 970-622-2216
Main 800-369-RAIN (7246) | Fax 877-851-0018
www.northernwater.org | [Find us on Facebook](#)

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MEMO

To: Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: February 19, 2016

Subject: Fulton Village Annexation & PUD Sketch Plat;
Case No. ANX2016-001 & SPL2016-001
Public Works Review

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

1. Streets– Tract B access to Phase 7 lots is problematic. The street section proposed is not a typical standard section within the city. This cannot be public ROW to be maintained by the City of Fort Lupton.
 - a. Would prefer to have Hoover Ave connect into the site.
 - b. Tract B curb returns and radius will be required.
 - c. Local Street section not what we have as a standard. Standard is 60' ROW with 5' wide sidewalks.
 - d. Sheet 2 – Fulton St section – Is the existing ROW correctly labeled as 35'? Is the Lone Pine St section added ROW of 35' correct?
2. Preliminary Drainage Plan – The Final Drainage Plan will need to verify and show the detention pond tributary basins? Who owns the detention pond? If pond side slopes cannot be maintained at 3:1 or less, terraced steps will be required.
 - a. Will need to identify emergency overflow paths and maximum ponding potential elevation at sump locations. Finish floor elevations will be required to prevent potential property damage.
3. Water Lines - We would like to avoid any dead end lines. If Hoover Ave is not connected through to Lone Pine, an easement would be required to connect the water line through.

There may be additional concerns as this design develops.

From: [John Hoag](#)
To: [Alyssa Knutson](#)
Cc: [Todd Hodges](#); [Mari Pena](#); [Budd Buchmann](#)
Subject: Re: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date: Wednesday, February 17, 2016 11:24:21 AM

Hi Alyssa,

Weld County School District Re-8 is supportive of the Fulton Village Development. We respectfully ask that the City Planning Department and Planning Commission support the School District by requiring an agreement between the developer and district to support the school facilities via a cash-in lieu of land dedication to be paid to the district prior to platting.

Thank you.

John
John Hoag, Superintendent
Weld County School District Re-8
301 Reynolds St.
Fort Lupton Colorado 80621

(303) 857-3200 phone



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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 County School District Re-8 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 County School District Re-8: 301 Reynolds Street, Fort Lupton, CO 80621, 303.857.3200, superintendent@weld8.org

On Wed, Feb 10, 2016 at 1:30 PM, Alyssa Knutson <AKnutson@fortlupton.org> wrote:

Good Morning,

The documentation located at the link <http://co-fortlupton.civicplus.com/544/Fulton-Village> is submitted to you for review and recommendation for an annexation and PUD sketch plat application. Any comments you consider relevant to this request would be appreciated. Please reply by **March 2, 2016** 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. If you have any questions, you may either contact me or Todd A. Hodges, Planning Director, at thodges@fortlupton.org or [303-857-6694](tel:303-857-6694).

The hearings for this matter are scheduled for **Tuesday, March 8, 2016 at 6:00 P.M.** with the Fort Lupton Planning Commission and **Monday, March 28, 2016 at 7:00 P.M.** with the Fort Lupton City Council.

Comments may be sent via mail, faxed to [303.857.0351](tel:303.857.0351) or emailed to thodges@fortlupton.org and aknutson@fortlupton.org.

Your time in this matter is greatly appreciated!

Alyssa Knutson

Planner

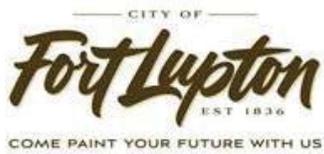
130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: [303.857.6694](tel:303.857.6694)

Direct: [720.466.6128](tel:720.466.6128)

Mobile: [303.304.4498](tel:303.304.4498)



This institution is an equal opportunity provider and employer.

From: [JC York](#)
To: [Alyssa Knutson](#)
Cc: [Todd Hodges](#); [Mari Pena](#); [Roy Vestal](#)
Subject: RE: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date: Tuesday, March 01, 2016 3:30:17 PM

Alyssa –

Overall the submittal looks fine.

We have some concerns with the detention pond upgrades and want to make sure that the outlet structure is upgraded to allow for the release rates needed to provide the storage for the runoff from the property and as they indicated in the drainage report keep the downstream flows unchanged so there are no impacts to downstream properties. We will need to see more detail of the outlet structure upgrades in future submittals should they proceed with the development.

Plan and profile drawings of the water, sewer, and storm sewer will be required in future submittals to make sure there are not issues or utility conflicts.

Let me know if you have any questions or need any additional information.

Regards,

J.C.

J.C. York, P.E.

J&T Consulting, Inc.
305 Denver Avenue, Suite D
Fort Lupton, CO 80621

Office: (303) 857-6222
Mobile: (970) 222-9530
FAX: (303) 857-6224

From: Alyssa Knutson [mailto:AKnutson@fortlupton.org]
Sent: Wednesday, February 10, 2016 1:30 PM
Cc: Todd Hodges; Mari Pena
Subject: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001

Good Morning,

The documentation located at the link <http://co-fortlupton.civicplus.com/544/Fulton-Village> is submitted to you for review and recommendation for an annexation and PUD sketch plat application. Any comments you consider relevant to this request would be appreciated. Please reply by **March 2, 2016** 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. If you have any questions, you may either contact me or Todd A. Hodges, Planning Director, at thodges@fortlupton.org or 303-857-6694.

The hearings for this matter are scheduled for **Tuesday, March 8, 2016 at 6:00 P.M.** with the Fort Lupton Planning Commission and **Monday, March 28, 2016 at 7:00 P.M.** with the Fort Lupton City Council.

Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org.

Your time in this matter is greatly appreciated!

Alyssa Knutson
Planner
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Direct: 720.466.6128
Mobile: 303.304.4498



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

March 1, 2016

City of Fort Lupton
Planning and Building Department
130 S. McKinley Ave.
Fort Lupton, CO 80621

Attn: Todd Hodges and Alyssa Knutson

Re: Fulton Village Annexation and Zoning

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plans for **Fulton Village Annexation and Zoning** and has no objection to this annexation proposal. PSCo owns and operates gas facilities located in this area. **PSCo is requesting that the City of Fort Lupton send us notification after approval of the proposed annexation has been finalized.** This notification should be sent to **Sandi Cardenas** (303-571-3635) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or sandra.cardenas@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

To ensure that adequate utility easements are available within this development and per state statutes, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated adjacent to all public streets within Tract A. These easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be

installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

Surrounding Property Owner Items

From: Jimjind@aol.com
To: [Todd Hodges](#); [Alyssa Knutson](#)
Subject: Fulton Village Subdivision
Date: Monday, February 29, 2016 11:36:33 AM

My name is Jim Jones 855 S Fulton

This Fulton Village has been in the works for several years and I think by the same developer and still presents the same problem over and over. If I am right this will be the third time and it appears to be the same thing with a new face.

1 The plan is higher density then the area around it thus they are trying to still put 10 lbs. in a 5 lb. bag.

2 This plan will still put much higher traffic on Fulton south to road 27 as the McKinley exit will probably be used by approx. 25% of the development and Fulton will get the other 75%.

3 There is no exit east on Lone Pine and from the plot drawings I received the expansion of Lone Pine will still have a bottleneck at S McKinley. This puts all this traffic on Fulton. The drawings also indicate the existing bottleneck at Fulton and Kahil will still be there.

4 S Fulton already needs to be re surfaced from Kahil at least to Elizabeth and probably all the way to Road 27 and it will need it more and faster if you add more traffic. A good guess would be that Fulton would see 100 plus cars or more/day going south from this subdivision. Kahil already needs to be reworked as whoever the city let pave it a few years ago did a very very bad job. If we paid for that work we got robbed.

5 I see a public trail is also added that goes no where, at least on the south end and on the north goes to the school. The school has already posted signs for people to keep off the track and the ball fields.

6 There appears to not be enough parking on the north end of this development which will put a lot of parking in Kahil for the multi-family units and it would also appear that around 28 to 30 of these properties are going to have to use S Hoover Cir and Paden Pl to even get out of the subdivision along with another 21 lots on S Fulton and Lone Pine, and all this will use S Fulton to go to town or get out of town.

7 Those of us who have been living in this area and paying taxes for many years deserve a lot more consideration from the city than I think this plan offers. A good plan for this area will benefit the city and the neighborhood but the plan as shown is no good for anyone but the developer.

I plan to attend the hearing if I can but would still like to get a response on this email.

Thanks
Jim Jones

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THREE MILE PLAN

City of Fort Lupton, Colorado

Three Mile Area Plan

Adopted January 2016



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This Plan has been created by the planning staff at the City of Fort Lupton,
130 South McKinley Avenue,
Fort Lupton, Colorado 80621.

INTRODUCTION

The City of Fort Lupton Three Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within three (3) miles of the current boundaries of the City of Fort Lupton. The Plan identifies issues that should be addressed prior to any parcel of land being annexed into the City of Fort Lupton, but does not propose the annexation of any lands near the City of Fort Lupton. Annexation of any land into the City of Fort Lupton remains a decision of the individual landowner. Finally, this Plan addresses requirements for the Three Mile Area Plan, as outlined in the Colorado Revised Statute 31-12-105 (1) (e), as amended.

The City of Fort Lupton needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The City of Fort Lupton has identified a desire to annex lands in an orderly manner that balances both the short and long term fiscal needs of the community. Annexation proposals should also balance business, residential and industrial land uses, to the greatest extent possible; with park and open space uses reserved to help maintain a balance of land uses within the community. Successful annexation applications to the City of Fort Lupton should focus on how any particular annexation will meet the goals of the Fort Lupton community as identified in the Comprehensive Plan. Annexation is a discretionary act available to the City of Fort Lupton; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

The City of Fort Lupton wishes to continue to work with Weld County to ensure that there is a smooth transition of land uses from urban to rural in the area near Fort Lupton. This plan was developed using a visual survey of the area, mapping information from the City of Fort Lupton and Weld County Planning Departments, and review by the City of Fort Lupton Planning Commission and City Council.

METHODOLOGY

Criteria to be considered when determining which lands near the City of Fort Lupton might be desirable for annexation include:

- Areas which will broaden the range of housing types in the City of Fort Lupton and expand the permanent resident population.
- Areas that have enough buildable land so that all desired City land uses can be accommodated.
- Areas close to the City that are, or can easily be, urban in nature and can be served by City services and utilities with little or no negative physical or economic impact on the community.
- Areas that help strengthen the economy of Fort Lupton.
- Areas that promote infill development.
- Areas that share a community of interest with the City of Fort Lupton.

No land in unincorporated Weld County is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable for future urban uses, can easily be served by current services and facilities, are existing residential subdivisions, are needed to provide open space for the community, or will be logical for the expansion of the City of Fort Lupton urban area.

Thanks are due to the Planning Commission, City Council, and the planning staff of the City of Fort Lupton for their thorough review of this document. Comments from the entire process have been incorporated into the adopted Plan.

STUDY AREA

To address the lands within a three (3) mile area of the City of Fort Lupton, the Plan divides the area into four (4) quadrants, identified as Quadrant I, Quadrant II, Quadrant III, and Quadrant IV. Specific areas referred to in the Three Mile Area Plan will be done by the Township Range Style, a common method for identifying land areas across the United States.

The location of each of the quadrants within the three (3) mile area is identified on the Three Mile Area Boundary Map. The general character of each of the four (4) quadrants is described and classified according to the following six (6) categories:

- Description
- Land Use
- Community Services
- Transportation
- Utility Provisions
- Open Space, Parks, and Recreation

The four (4) quadrants are included within the City of Fort Lupton Three Mile Area Plan and are generally eligible for annexation to the City of Fort Lupton, under the provisions of the Colorado Revised Statutes. Inclusion in this plan does not assume properties will be annexed into the City or guarantee annexation, should it be requested by property owners.

For analysis purposes, the lands within three (3) miles of the corporate limits of the City of Fort Lupton have been divided into four (4) quadrants. The organization of the sections or quadrants was based on the professional judgment of the City of Fort Lupton planning staff. The quadrant boundaries were determined by using the major arterial highways of Colorado State Highway (SH) 52 and United States Highway (US) 85, as a guide.

STATUTORY REQUIREMENT

According to Colorado Revised Statute 31-12-105 (1) (e), as amended, the Three Mile Area Plan shall generally describe the location, character, and extent of areas within three (3) miles of the City boundary and shall address streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, other public ways, grounds, public utilities, proposed land use, terminals for water, light, sanitation, transportation, and power to be provided by the municipality; some of these items will not be considered or addressed by this Plan, as they are not relevant to the City (e.g. subway). Those relevant items will be discussed within each annexation category or quadrant. In addition, the potential impact on community services such as police, fire, schools and administrative services is contemplated in each category analysis.

ANNEXATION ELIGIBILITY AND PROCESSING REQUIREMENT

An annexation petition must meet all of the requirements of the Colorado Municipal Annexation Act and its amendments, as well as applicable and specific City of Fort Lupton Municipal Code criteria. In addition, a conceptual planning map(s) shall be provided that illustrates all existing and proposed streets, easements, and other right-of-way connections in the subject property to the existing City streets and right-of-way; location of the current and proposed City boundary; and proposed land use and zoning concepts, if developed.

CITY PERSPECTIVE ON ANNEXATION

The current position of the City of Fort Lupton is to annex those lands that offer material benefit to the City's infrastructure and economic development, while not compromising its small town atmosphere. While infill development would afford some potential for development within the current City boundaries, other opportunities are available on nearby lands. These lands lend themselves to a mixture of commercial, industrial, and residential development, the conservation of open space, and the creation of recreational opportunities. Annexation requests that demonstrate favorable benefits to the residents and taxpayers of the City and contribute to the City's goals for quality growth and enhanced community character will be favorably considered for inclusion into the City. In addition, the City desires to control the development of adjacent private lands in order to preserve and promote the best interests of the City and its citizens.

The City intends to ensure that adequate community resources, public facilities, and services are in place or provided for at the time of new development in the City of Fort Lupton. Facilities and services include but are not limited to potable water supply, wastewater treatment, storm water drainage, fire protection, police protection, parks, libraries, and schools. The City of Fort Lupton will assess the proportionate share of costs of expanding facilities to new development. However, in general, new development in the City of Fort Lupton should pay its own way, and cover the capital costs of infrastructure and maintenance.

3 MILE AREA COOPERATION

The City of Fort Lupton works cooperatively with Weld County and neighboring municipalities on the review of development proposals in the area near the City of Fort Lupton. Weld County provides the City with the opportunity to review and comment on any development proposal within three (3) miles of the City limits; Fort Lupton has responded when projects warranted a response. The City, County, and neighboring municipalities should strive to take a consistent approach to land use development.

QUADRANT I

Description:

Township 2 North, Range 65 West, Sections 19 and 29-32, and *parts* of Sections 18 and 20. Township 2 North, Range 66 West, Sections 8, 9, 14-17, 20-29, and 32-36, and *parts* of Sections 7, 10, 13, 18, and 31. In addition, *parts* of Sections 5 and 6 of Township 1 North, Range 65 West, and *parts* of Sections 1-6 in Township 1 North, 66 West. This area totals thirty-two (32) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture.¹ The topography is generally flat; the hydrology of the quadrant includes the Platteville and Fulton Ditches.

Land Use:

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, Platte Valley Air Park, water storage, a transmission power station, the City of Fort Lupton Water Treatment Plant, commercial, and industrial uses currently make up the land uses found in the area identified as Quadrant I.

As identified in the City of Fort Lupton Comprehensive Plan², land use types identified for this area include Agriculture, Rural Residential, Medium Density Residential, Urban Residential, Mobile Homes, Neighborhood Center, Employment Area Tier 1, Employment Area Tier 2, and Mixed Use. Scattered homesteads, mobile homes, commercial, and industrial uses define the area. The average parcel size, outside the City limits and within the three mile boundary, is eighteen (18) acres.

Some areas within the quadrant, located adjacent to US 85, south of Weld County Road (WCR) 16 and north of SH 52 are considered an enclave. Annexation of these areas into the City would promote infill development.

Transportation:

The quadrant is bound to the south by SH 52 and to the west by US 85, providing arterial access to the area. WCR 14, 16, 18, 20, 22, and 37 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

¹ Vegetation Map. Fort Lupton Comprehensive Plan Update.

² City of Fort Lupton Comprehensive Plan.

Utility Provisions:

City water utilities extend east on East 14th Street to WCR 33, north to WCR 16 and east to the City of Fort Lupton Water Treatment Plant, located east of WCR 35. In addition, Central Weld Water District, and individual well and septic systems serve the area.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the land in this area is dry agricultural and irrigated agricultural land. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, and parks and open space.³ Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

As indicated under the *Methodology* section of this document, land located in Quadrant I generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

³ City of Fort Lupton Comprehensive Plan.

QUADRANT II

Description:

Township 2 North, Range 66 West, Sections 19 and 30, and *parts* of Sections 6, 7, 18, and 31. Township 2 North, Range 67 West, Sections 12-15, 22-27 and 33-36, and *parts* of Sections 1, 11, 21, 28, 32, and 33. In addition, *parts* of Section 6 in Township 1 North, Range 66 West, and *parts* of Sections 1-5 in Township 1 North, Range 67 West. This area totals twenty-five (25) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture⁴. The topography is generally flat; the hydrology of the quadrant includes the South Platte River, located west of US 85. The area along the South Platte River is identified as a Riparian Resource.⁵ Wildlife habitat of the area around the South Platte River includes: Geese⁶, Great Blue Heron⁷, Bald Eagle⁸, Pelican⁹, White Tail Deer¹⁰, and Turkey habitat¹¹.

Land Use:

Rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II.

As identified in the City of Fort Lupton Comprehensive Plan¹², land use types identified for this area include Agriculture, Rural Residential, Medium Density Residential, Urban Residential, Neighborhood Center, Employment Area Tier 1, Employment Area Tier 2, Mixed Use, Parks and Open Space, and Mineral Zone. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is twenty-nine (29) acres.

⁴ Vegetation Map. Fort Lupton Comprehensive Plan Update.

⁵ Riparian Resources Map. Fort Lupton Comprehensive Plan Update.

⁶ DOW: Geese Habitat Map. Fort Lupton Comprehensive Plan Update.

⁷ DOW: Heron Great Blue. Fort Lupton Comprehensive Plan Update.

⁸ DOW: Bald Eagle. Fort Lupton Comprehensive Plan Update.

⁹ DOW: Pelican. Fort Lupton Comprehensive Plan Update.

¹⁰ DOW: White Tail Deer. Fort Lupton Comprehensive Plan Update.

¹¹ DOW: Turkey. Fort Lupton Comprehensive Plan Update.

¹² City of Fort Lupton Comprehensive Plan.

Some areas within the City limits, located adjacent to US 85, south of WCR 18 and north of SH 52 are considered an enclave. Annexation of these areas into the City would promote infill development.

Transportation:

The quadrant is bound to the south by SH 52 and to the east by US 85, providing arterial access to the area. WCR 14, 14.5, 16, 17, 18, 19, 20, 21, 22, 22.5, 23, 24, 25, and 25.5 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Utility Provisions:

Central Weld Water District, and individual well and septic systems serve the area residents.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the area is dry agricultural, irrigated agricultural and riparian lands. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space.¹³ Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

Land located in Quadrant II generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, lands in this area have the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area.

¹³ City of Fort Lupton Comprehensive Plan.

QUADRANT III

Description:

Parts of Sections 6, 7, 18, 19, 30, and 31 of Township 1 North, Range 66 West. Township 1 North, Range 67 West, Sections 9-15, 22-26, and 36, and parts of Sections 1-5, 8, 16, 21, 27, 28, 34, and 35. This area totals twenty-three (23) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture¹⁴. The topography is generally flat; the hydrology of the quadrant includes the South Platte River, located west of US 85. The area along the South Platte River is identified as a Riparian Resource.¹⁵ Wildlife habitat of the area around the South Platte River includes: Geese¹⁶, Great Blue Heron¹⁷, Bald Eagle¹⁸, Pelican¹⁹, White Tail Deer²⁰, and Turkey habitat²¹.

Land Use:

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant III.

As identified in the City of Fort Lupton Comprehensive Plan²², land use types identified for this area include Agriculture, Rural Residential, Medium Density Residential, Urban Residential, Neighborhood Center, Employment Area Tier 1, Employment Area Tier 2, Mixed Use, Parks and Open Space, and Mineral Zone. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is thirty (30) acres.

Some areas within the City limits, located adjacent to US 85, south of SH 52, are considered an enclave. Annexation of these areas into the City would promote infill development.

¹⁴ Vegetation Map. Fort Lupton Comprehensive Plan Update.

¹⁵ Riparian Resources Map. Fort Lupton Comprehensive Plan Update.

¹⁶ DOW: Geese Habitat Map. Fort Lupton Comprehensive Plan Update.

¹⁷ DOW: Heron Great Blue. Fort Lupton Comprehensive Plan Update.

¹⁸ DOW: Bald Eagle. Fort Lupton Comprehensive Plan Update.

¹⁹ DOW: Pelican. Fort Lupton Comprehensive Plan Update.

²⁰ DOW: White Tail Deer. Fort Lupton Comprehensive Plan Update.

²¹ DOW: Turkey. Fort Lupton Comprehensive Plan Update.

²² City of Fort Lupton Comprehensive Plan.

Transportation:

The quadrant is bound to the north by SH 52 and to the east by US 85, providing arterial access to the area. WCR 2, 4, 6, 8, 10, 12, 17, 19, 21, and 23 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Utility Provisions:

Central Weld Water District, and individual well and septic systems serve the area residents.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the area is dry agricultural, irrigated agricultural and riparian lands. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space.²³ Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

Land located in Quadrant III generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, this area has the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area.

²³ City of Fort Lupton Comprehensive Plan

QUADRANT IV

Description:

Township 1 North, Range 65 West, Section 7, and *parts* of Sections 5, 6, 8, and 18. Township 1 North, Range 66 West, Sections 8-17, 20-23, 27-29, 32-34, and parts of 1-7, 18, 19, 24, 26, 30, 31, and 35. The area totals thirty-three (33) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture.²⁴ The topography is generally flat; the hydrology of the quadrant includes Fulton Ditch, located east of US 85.

Land Use:

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, commercial, and industrial uses currently make up the land uses found in the area identified as Quadrant IV.

As identified in the City of Fort Lupton Comprehensive Plan²⁵, land use types identified for this area include Agriculture, Rural Residential, Medium Density Residential, Urban Residential, Neighborhood Center, Employment Area Tier 1, Employment Area Tier 2, Mixed Use, Parks and Open Space, and Mineral Zone. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is seventeen (17) acres.

Some areas within the City limits, located adjacent to US 85, south of SH 52, are considered an enclave. Annexation of these areas into the City would promote infill development.

Transportation:

The quadrant is bound to the north by SH 52 and to the west by US 85, providing arterial access to the area. WCR 2, 4, 6, 8, 10, 12, 29, 31, 33, 35, and 37 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

²⁴ Vegetation Map. Fort Lupton Comprehensive Plan Update.

²⁵ City of Fort Lupton Comprehensive Plan.

Utility Provisions:

With the exception of water and sewer service extended south to WCR 8 along WCR 27 and water service extended east on WCR 10.5 to WCR 29, Central Weld Water District, and individual well and septic systems serve the area residents.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the land in this area is dry agricultural and irrigated agricultural land. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space.²⁶ Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

Land located in Quadrant IV generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, this area has the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

²⁶ City of Fort Lupton Comprehensive Plan.

3- MILE ACRE TABULATION

QUADRANT	SQUARE MILES	TOTAL ACRES
I	32.1	20,526
II	24.7	15,783
III	21.3	14,991
IV	23.4	21,036

NOTE: In the case of identical ownership of properties that are within and extend beyond the three (3) mile area, the extended areas may be annexed so long as fifty (50) percent of the area lies within the three (3) mile boundary; in addition, the three (3) miles may be exceeded if necessary to annex an enterprise zone.

CONCLUSION

Land located in Quadrants I-IV generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, lands in these areas have the potential for annexation to the City. While annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area, the City of Fort Lupton will consider annexation where economically and environmentally logical. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

The City of Fort Lupton considers the Three Mile Area Plan as an important guiding document for potential growth. It is expected that any annexation consideration, county development, or known or unknown competing interests will follow the principles of this and other community planning documents in the areas identified.

City of Fort Lupton Three Mile Area Plan 2016

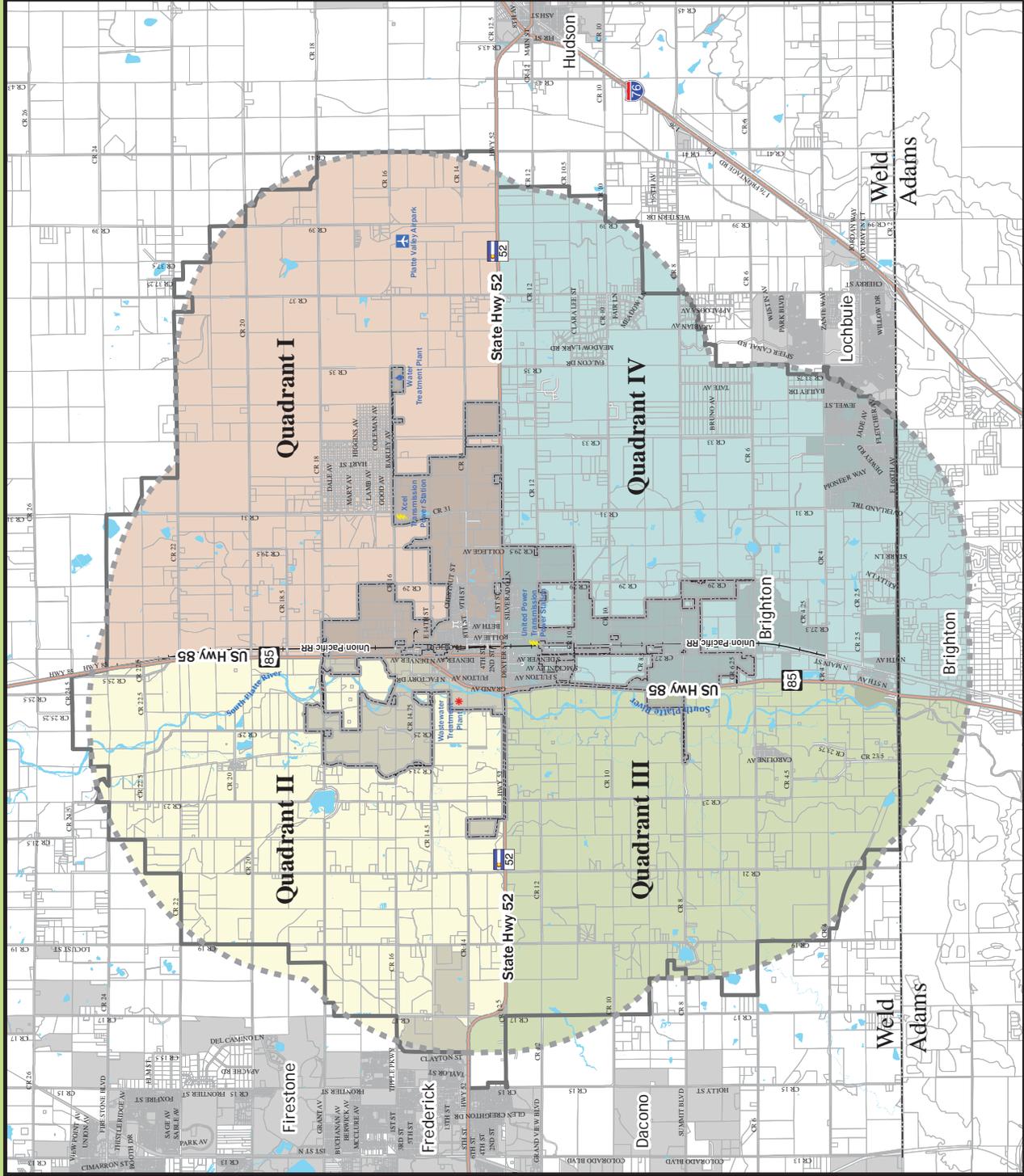
Legend

-  Three Mile Area Plan Boundary with Quadrants
-  Boundary of Weld County parcels with at least 50% area within the 3 Mile Buffer
-  Weld County Parcels/ Adams County Census Blocks
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
-  Water
-  Airport
-  Wastewater Treatment Plant
-  Transmission Power Station
-  Water Treatment Plant



Data Sources: City of Fort Lupton GIS, Weld County GIS, US Census Bureau

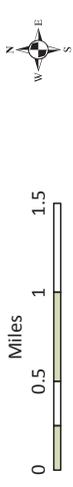
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Quadrant I

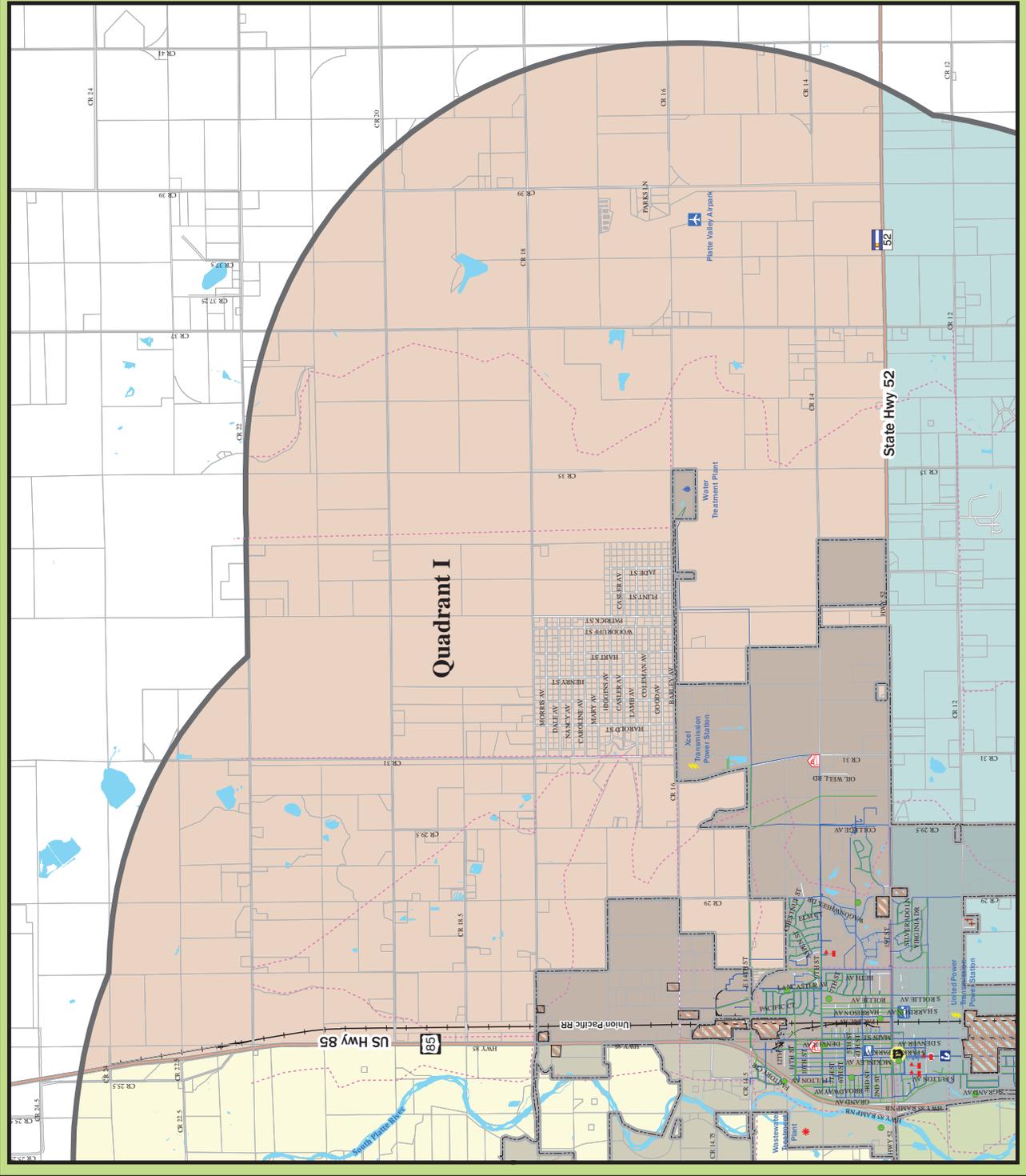
Legend

-  Three Mile Parcel Boundary with Quadrants
-  Weld County Parcels/Adams County Census Blocks
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
-  Water
-  Sanitary Sewer Lines
-  Waterlines
-  Planned Trails
-  Infill
-  Airport
-  Wastewater Treatment Plant
-  Transmission Power Station
-  Water Treatment Plant
-  Cemetery
-  Parks
-  Police Station
-  School
-  Fire Station
-  Post Office
-  Library
-  Rec Center



Data Sources: City of Fort Lupton GIS, Weld County GIS, US Census Bureau

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Quadrant II

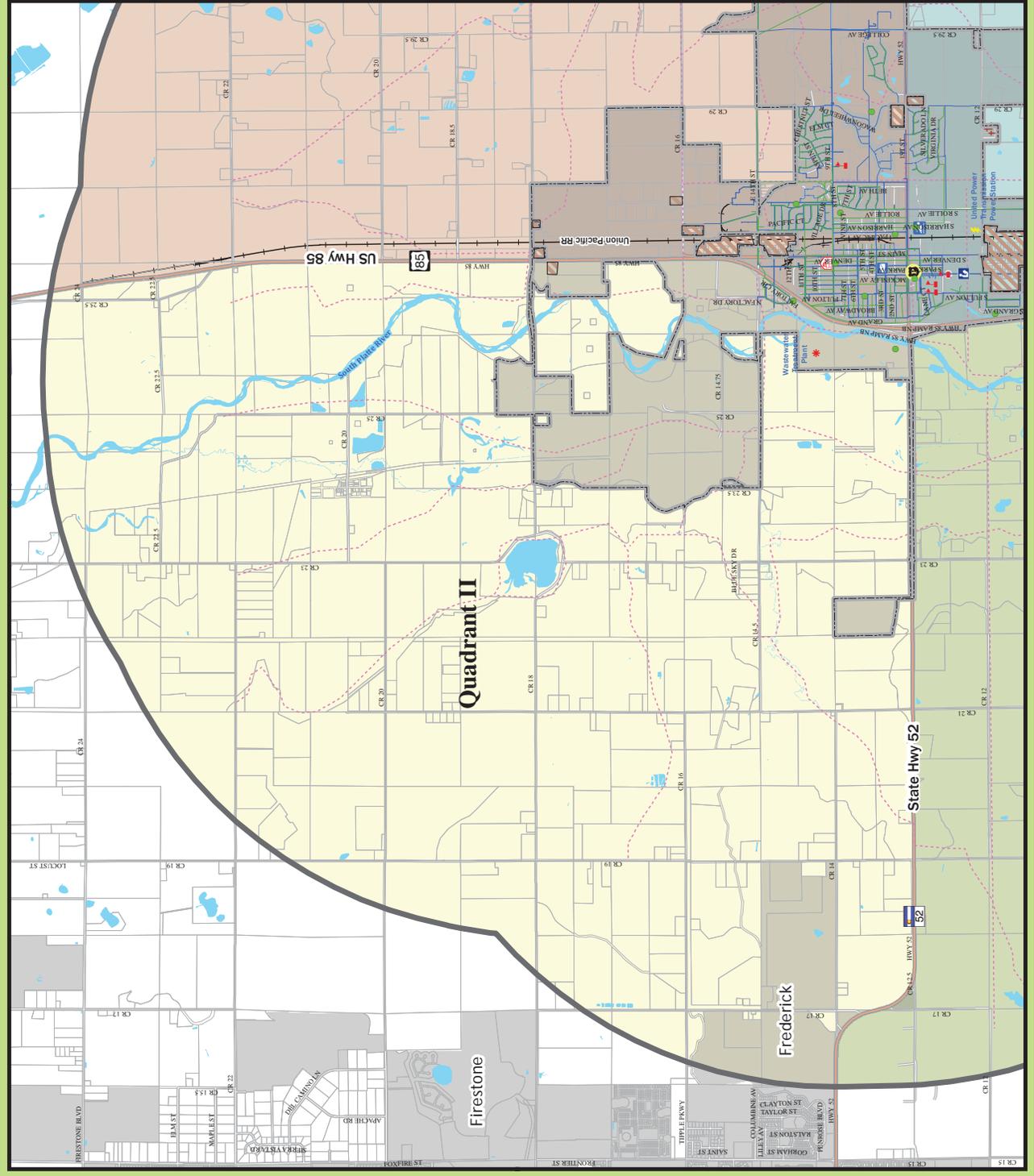
Legend

-  Three Mile Parcel Boundary with Quadrants
-  Weld County Parcels/ Adams County Census Blocks
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
-  Water
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-  Waterlines
-  Planned Trails
-  Infill
-  Airport
-  Wastewater Treatment Plant
-  Water Treatment Plant
-  Cemetery
-  Parks
-  Police Station
-  School
-  Fire Station
- Post Office
- Library
- Rec Center



Data Sources: City of Fort Lupton GIS, Weld County GIS, US Census Bureau

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Quadrant III

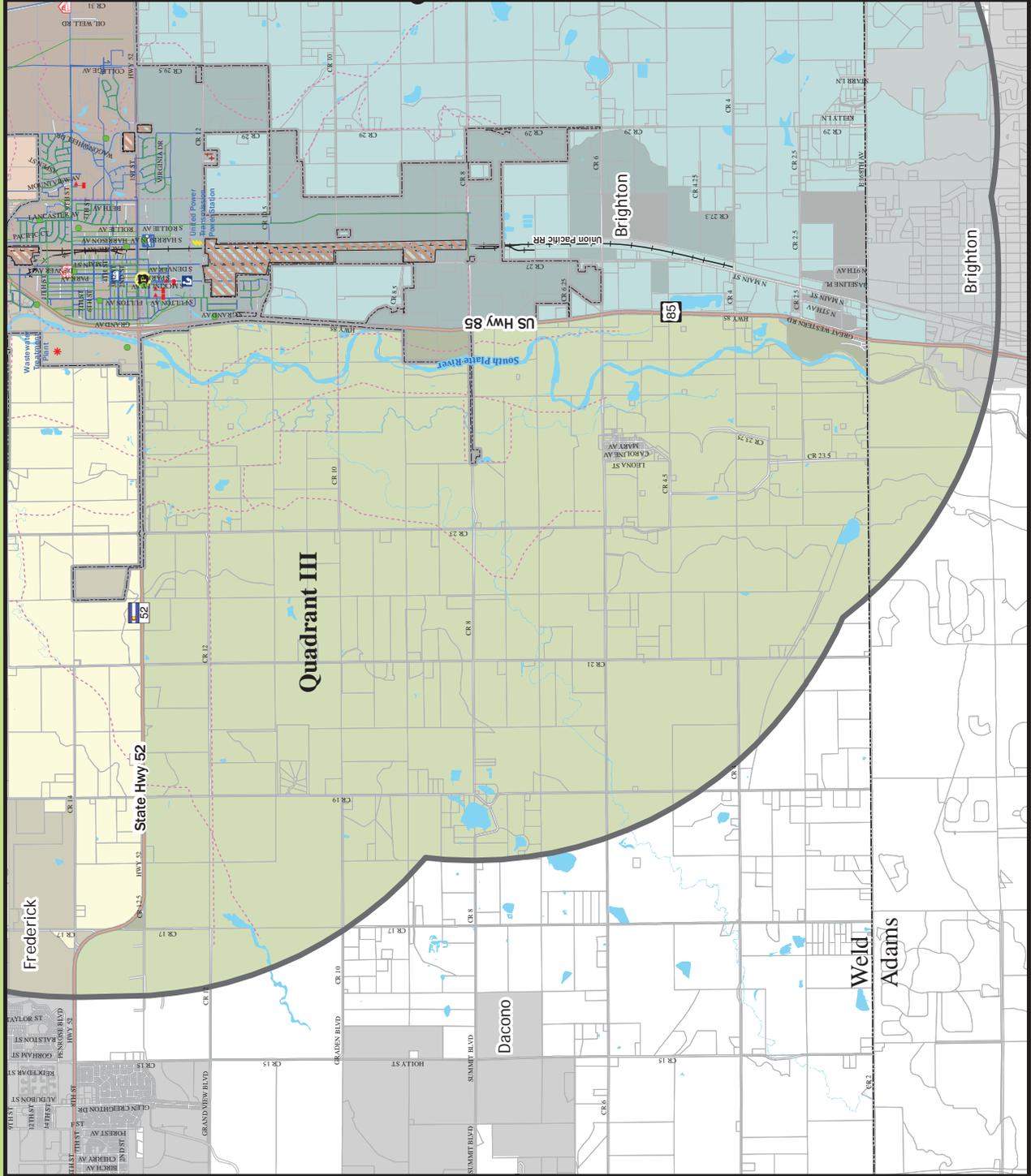
Legend

-  Three Mile Parcel Boundary with Quadrants
-  Weld County Parcels/Adams County Census Blocks
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
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-  Waterlines
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-  Infill
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-  Wastewater Treatment Plant
-  Transmission Power Station
-  Cemetery
-  Police Station
-  Fire Station
-  Library
-  Parks
-  School
-  Post Office
-  Rec Center



Data Sources: City of Fort Lupton GIS, Weld County GIS, US Census Bureau

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Quadrant IV

Legend

-  Three Mile Parcel Boundary with Quadrants
-  Weld County Parcels/Adams County Census Blocks
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
-  Water
-  Sanitary Sewer Lines
-  Waterlines
-  Planned Trails
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Data Sources: City of Fort Lupton GIS, Weld County GIS, US Census Bureau

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